

**Quotations for Small Purchases (QSP) No. Q22001, Air Monitoring & Clearance Testing for 1314 N. 44th Ave
Piping Project (B21023) - Addendum #1**

PLEASE NOTE: As long as you are registered for this Quotations for Small Purchases (QSP), you will continue to receive these notices. If you do not plan to submit a quote in response to this QSP, you may want to access the Housing Agency Marketplace and mark "No Bid". Once you have done so, you will no longer receive notices regarding this QSP.

We received the following questions and hereby respond:

1. The title of the project mentions that this is a "Piping Project" and the scope of work only mentions abatement of floor tile/mastic and ceiling texture. The scope of work is limited to floor tile/mastic and ceiling texture abatement in each apartment/unit, correct?
-Correct and also including chase debris abatement/clean up (detailed in addendum) and any incidental abatement/clean up that we may encounter. Abatement/Air Monitoring will happen in each piping phase as the project moves along.
2. Section 1.1 mentions unit pricing for an 8-hour day, less than an 8-hour day, and beyond an 8-hour day. On the unit pricing sheet, only an 8-hour day and a clearance testing price is listed. Do you want an hourly rate written in?
-We revised the unit pricing sheet. Please see attached and submit this document with your quote submission.
3. The scope of work indicates the work will occur in 9 phases. Will the abatement and air monitoring occur continuously, or will there be periods where we demobilize and remobilize? Will the abatement activities be in close proximity to each other, or spread across the four buildings and floors for each phase?
-All of the abatement in each phase will be conducted in units that are in close proximity. Typically one phase will be 4 vertical stacks of 6 units for a total of 24 units at a time and a couple phases that will be 5 vertical stacks of 6 for a total of 30 units. The first phase for example will be stacks '35, '36, '37, and '38 with entry doors on each of the 6 floors very close together to make logistics as good as possible. We will have a unit that is dedicated to the air monitoring and testing work. This unit will remain constant except for one move because we need to mod all of the units which will require moving once. The majority of the abatement of flooring will happen in 4-6 days in the beginning of each phase including any sprinkler scrapes of ceiling texture. The piping and apartment mod will then happen and then the next phase will begin. You will hold the key to the designated room so you won't have to demobilize in between each phase but there will be a break in the work.
4. I see the mini-containment is going to be used as the enclosure/abatement technique, will the quantities per room be under 10sf?
-The quantities of floor tile are around 345sqft minimum.
5. Section 1.1.4.1 states that clearance testing must be complete by 4:00 p.m. each day. In order to meet that timeline and to collect samples, then the abatement contractors would need to be completed by 1:45 p.m. each day. Does the abatement contractors abatement RFP reference this timeframe?
-We can go to 4:30 if necessary and the timing is stated. Being these units are vacant we can also clear the next morning if necessary before anyone enters uncleared units.
6. Will we be able to use the power on-site to run our air sampling equipment or will we need to provide power?
-There will be power in the designated room and elsewhere in the building for this activity. You may need longer cords and secure them if necessary for safety including GFCI's as needed.
7. What locations are available for parking and are there any associated costs?
-There are no costs for parking and we will work this out between lot and street parking with all involved in the project.
8. Is the air monitoring contractor to prepare a final close out report upon project completion?
-Yes, we need a final report including all test results as they happen (I need to see the results and approve before workers enter the units) which then are compiled by the Air Monitoring Contractor into a final, close out report.

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9. What is the goal of the piping project? What piping/ items are being replaced, removed, installed?
-The goal of the piping project is to replace all of the drain and vent piping in the building, install a fire suppression system, and complete apartment upgrades including flooring, kitchen cabinets, and finishes.
10. Is all VCT in units being removed (350 square feet)? If not approximately how large of an area is scheduled to be removed? (attached MDH rules reference mini-containment of less than 10 square feet)
-There are two sizes of apartments, 374sqft (143) and 458sqft (76) which will all (220 total) get completely abated including VCT flooring and mastic and plumbing chase floor clean up.
11. Is it assumed that there will be a set of clearance samples ran per unit?
-Yes
12. Does this include the mastic abatement?
-Yes
13. Is VCT removal going to be assumed friable? If so full containments will be needed not mini-containments.
-The VAT (more accurately – 9x9) is considered friable. So Yes, full containment.
14. What would be the reason for ceiling texture abatement?
-The Ceiling texture is ACM. We are using wall mount only installation methods for the fire suppression concealment system but there will be isolated needs for scrapes so that fasteners can be safely installed.
15. Will the apartment units be vacant for an extended amount of time to allow failed containments to be cleaned and clearance the next day?
-Not as a part of the schedule. If a unit fails and therefore needs to be re-cleaned and re-cleared the costs including impact to the schedule will be the responsibility of the GC.
16. Will there be any potential for common area or utility/boiler room abatement with this project?
-Not per the current plans.
17. Will there be a need to include sampling of unidentified suspect material?
-That is not anticipated.
18. Is there a set of demo areas to be abated drawings?
-The demo areas shown on the plan are the pipe chase wall surfaces that need to be removed to access the Kitchen/Bathrooms (shared chase – bathroom side wall surface removed only) and the shower chase for access to the piping that is getting replaced (Shower side wall of the chase removed only).
19. Is the March 2022-December 31, 2023 start/finish date for the whole project or just for the abatement?
-These dates are for the entire project with the abatement being one of the components of each of the 9 phases. Each phase will have demo and abatement and then piping demo and replacement, and then apartment upgrades and finishes before moving on to the next phase.

Thank you for your interest in doing business with MPHA. We look forward to receiving a quote from your firm.

Regards,
Molly Prahm
Buyer