

ADDENDUM #3

DATE: March 8, 2023
PROJECT: **Estate Tutu Apartments Phase II Demolition of Site & Buildings 13, 15, 17, & 18 – IFB #2023-002**
Architect's Project Number 2237
OWNER: Virgin Islands Housing Authority (VIHA)
ARCHITECT: Creative Housing Solutions, Inc. (CHS)

TO ALL BIDDERS:

The following additions, deductions, changes and corrections to the drawings, specifications and Project Manual for the above referenced project shall be incorporated into the work, and their effect on the bidding shall be reflected in the bidder's proposal. Unless specifically noted below, or in previous addendums, all other portions of the original bid documents shall remain as originally published, without change. Bidders shall indicate the receipt of this addendum on their bid form. Recipients of this addendum shall be responsible for notifying their sub trades/bidders of the contents of this addendum.

ITEM #1 – *Only building #21 showed any asbestos and that was at less than .25%. Sixteen samples were taken and only one for the same material tested positive and at only .25%. Can the specific location on the building exterior walls be pinpointed so the contractor can retest that location using a 1,000 point count method and additional testing of that wall to verify the presence of asbestos or not? With only one positive sample out of 16, the one positive result is suspect.*

Seven samples were collected from the exterior chase wall plasters and all were negative for asbestos. Seven samples were collected from the exterior wall plaster on all sides and one sample was found to contain <1% asbestos by PLM Point Count Method on side C (which is the rear wall). Following EPA sampling methodology, this entire Homogeneous Area (building material) must be treated as <0.25% asbestos on all sides of the building. This exterior wall plaster is not regulated by the EPA and the reason it is listed in the specification is because the landfill in the USVI does not accept any asbestos according to conversations with the USVI Waste Management. All OSHA regulations still apply to <1% asbestos materials, see OSHA compliance letter for exact work procedures.

If the Demolition Contractor, at their expense, wants to have a third-party asbestos inspector collect the appropriate number of samples (3,5,7 based on square footage) from sides A, B and D, then these sides could be omitted from removal activities if all samples are negative for asbestos. Only two samples were collected from side C and the third-party asbestos inspector would have to collect the appropriate number of samples (3,5,7 based on square footage). And on side C, if the remaining samples are None Detected or <1% by PLM or PLM Point Count Method, this side will still have to be removed and disposed of outside of the USVI at an approved EPA asbestos landfill. If side C returns any sample that is >1% asbestos by PLM Point Count Method, it will have to be notified, abated and disposed of at an EPA asbestos waste landfill outside of the USVI at the Contractors expense.

No amount of testing can be performed to negate the original sample analysis performed on Side C.

ITEM #2 – *Is third party air monitoring required daily or just for air clearances? If daily, who hires and pays the testing company? Owner or contractor?*

Third party air monitoring is required for clearance inspections and final air testing at the Demolition Contractor's expense.

- END OF ADDENDUM #3 -