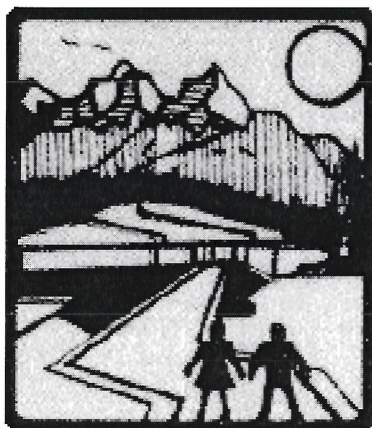


ADDENDUM TO THE BID DOCUMENTS		Page: 1	Total Pages: 19
Addendum No: # 2		Date this Addendum Issued: January 5, 2024	
<u>Issuing Office:</u> Matanuska-Susitna Borough School District (MSBSD) Purchasing Department 690 Cope Industrial Way Palmer, Alaska 99645 Phone: (907) 861-5120 Facsimile: (907) 861-5184		<u>Previous Addenda Issued:</u> One <u>1</u> <u>December 19, 2023</u> _____ _____ _____ _____ _____	
<u>Return Acknowledgment To:</u> Issuing Department <u>Bid Title:</u> Security Upgrades at the MSBSD Administration Building <u>Bid No:</u> B24-03		<u>Date and Hour of Bid Due Date:</u> December 29, 2023 at 2:00 P.M. January 12, 2024 at 2:00 P.M. <u>As Advertised (Frontiersman):</u> December 1 and 3, 2023 <u>As Advertised (ADN):</u> December 1 and 3, 2023	
<p>The following corrections, changes, additions, deletions, revisions, and/or clarifications are hereby made a part of the contract documents. In case of conflicts between this addendum and previously issued documents, this addendum shall take precedence. The bidder must acknowledge receipt of this addendum in the space provided on Appendix #1. Failure to do so may subject the bidder to disqualification.</p> <p>Questions 1. Q: On Drawing G1 0, under Summary of Work, note two states Abatement: See Hazmat Report and Contract General Conditions provided for Reference. The box on the middle of the page titled NOTIFICATION OF POTENTIAL HAZARDS indicates hazardous materials may be present in the building and it is the Contractor's responsibility to deal with this possibility. Please provide the referenced Reports, locations of hazards, and procedures to mitigate so the Contractor can quantify the scope and price accordingly.</p> <p>A: The ACBM is in the mechanical system and should not be disturbed during this project. Appendix 11: AHERA Reinspection Report is attached.</p> <p>Attachments Appendix 11: AHERA Reinspection Report (18 pages)</p>			
END OF ADDENDUM #2			

APPROVED BY:	Signature on File	DATE:	January 5, 2024
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AHERA REINSPECTION REPORT



Matanuska-Susitna Borough School District

MSBSD Administration Building

Prepared and Submitted in Compliance with the
ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA)
40 CFR 763, SUBPART E

Prepared For

Matanuska-Susitna Borough School District
Wasilla, Alaska

Prepared By



ENGINEERING, HEALTH & SAFETY CONSULTANTS
11901 Business Blvd., Suite 208
Eagle River AK 99577
1-(907) 694-1383 E-Mail: ehsak@ehs-alaska.com

Reinspected on July 17, 2019

THIS REINSPECTION REPORT SHALL BE INSERTED INTO AND
MADE PART OF THE SCHOOL'S MANAGEMENT PLAN.

PREFACE

This Reinspection Report is submitted in partial fulfillment of the regulatory requirements of the Asbestos Hazard Emergency Response Act [Title II of the Toxic Substances Control Act (15 U.S.C. 2601 et seq.)] as implemented by Title 40 of the Code of Federal Regulations, Part 763, Subpart E (40 CFR 763). The Matanuska-Susitna Borough School District, as the submitting local education agency, has relied upon the competence of the Management Planner and Inspector, as certified by the U.S. Environmental Protection Agency, for the accuracy and completeness of this report.

The authors of this report, as accredited Management Planners under the Act, have relied upon the accuracy of previous Inspection Reports, the accredited analytical laboratories, and upon the interpretation of the Act as provided by the State of Alaska Department of Education and Region X of the U.S. Environmental Protection Agency.

40 CFR 763 requires that each “school building” be inspected for the presence of asbestos-containing building materials (ACBM) and that a Management Plan be written for each building detailing the procedures necessary for compliance with 40 CFR 763, unless that building meets the exclusion provisions of 40 CFR 763.99. ACBMs are defined as building materials containing one percent (1%) or more of asbestos. Even if a school building is certified to have no asbestos-containing building materials (ACBMs), a Management Plan is required.

The AHERA law does not require destructive investigation to find concealed asbestos-containing material (ACM). The sole use of the Management Plan and Reinspection Reports as a basis of design for a renovation or demolition project would violate the requirements of 40 CFR Part 61 to thoroughly inspect the facility for ACM prior to such a project. Nothing in this Management Plan is to be construed as professional architectural, engineering, legal or medical advice as defined by Alaska statutes.

The signature below certifies that the general responsibilities of the Matanuska-Susitna Borough School District as stipulated by 40 CFR 763.84, have been met or will be met.



Stephen Murray
LEA Designated Person



ENGINEERING, HEALTH & SAFETY CONSULTANTS

11901 Business Blvd., Suite 208, Eagle River, AK 99577
1-(907) 694-1383 ehsak@ehs-alaska.com

SCHOOL INFORMATION

Facility: MSBSD Administration Building

Buildings: The Admin Building was the original Sherrod Elementary School. The single story 45,272 square foot structure was constructed in 1971 of concrete slab on grade, concrete block walls, and steel roof. In 2004 the school was converted to the MSBSD Administration Building. Portable Buildings # 15 and 81 were located on site. Portable # 81 has an "exclusion" document.

School Physical Address: 501 N. Gulkana, Palmer, Alaska 99645

School Mailing Address: 501 N. Gulkana, Palmer, Alaska 99645

Phone: 907-746-9200

Fax: 907-761-4076

Are Friable asbestos-containing materials present in the building? ☒ Yes ☐ No

Are Non-Friable asbestos-containing materials present in the building? ☒ Yes ☐ No

Exclusions - Certification that No Asbestos-Containing Building Material was used or specified as a building material.

☒ There are exclusions at this facility. Portable Building # 81 is "excluded".

☐ There are no exclusions at this facility.

Stephen Murray has been designated by Matanuska-Susitna Borough School District as the person responsible to ensure that the requirements of the AHERA asbestos management plan are carried out. If you have any questions about the asbestos in this building, please contact:

Stephen Murray
Operations & Maintenance Foreman – Eastern Region
Matanuska-Susitna Borough School District
3901 W. Bogard Road
Wasilla, Alaska 99654
(907) 864-2005



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Inspection Summary

The reinspection is summarized as follows:

REINSPECTION DATE: July 17, 2019
 NAME OF INSPECTOR: Travis Juliussen
 BUSINESS AFFILIATION: EHS-Alaska, Inc.
 ADDRESS: 11901 Business Blvd., Suite 208
 Eagle River, Alaska 99577
 TELEPHONE: (907) 694-1383
 REFRESHER COURSE: AHERA Building Inspector
 DATE: January 10, 2019
 INSPECTOR'S CERTIFICATION: AHERA No: TBI4-119-12482
 (Certificate Attached, see Appendix A)

Changes at Facilities

- A. The following facility renovation projects or building changes were noted:
 - i. A 2012 survey for lay-in ceiling tiles was conducted by Nortech for a roof replacement project. Asbestos-containing lay-in ceiling tiles were found during the survey. The ACM lay-in ceiling tiles were not observed during the 2016 reinspection. All ceiling tiles appeared to be the same and newly replaced. No response action documentation for the removal of ACM lay-in ceiling tiles or for the roofing project were found in the Management Plan. No change in status noted during the 2019 reinspection.
- B. Sheet vinyl flooring in the server room appeared to be improperly removed prior to the 2016 inspection and no response action documentation was found in the Management Plan. No change in status noted during the 2019 reinspection.
- C. Complete documentation for all response actions may be found in the Management Plan at the Matanuska-Susitna Borough School District offices in Wasilla, Alaska.

Reinspection Findings and Assessment

Floor plans depicting locations of previously identified asbestos-containing materials were copied from the original Management Plan and are included in Appendix B. The scope of work for EHS-Alaska, Inc. did not include any sampling of newly suspect materials or creation of new



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drawings, however, copies of the floor plans have been updated with any newly assumed materials.

If a composite sample of gypsum wallboard and joint compound contains less than one percent asbestos (even though the joint compound may be greater than one percent), the EPA considers it a wall system and therefore not ACM for the purposes of clearances. OSHA treats both materials separately and therefore classifies the disturbance or removal of wallboard with joint compound that contains greater than one percent asbestos as Class II (or Class III) asbestos work. Because OSHA regulations apply during any disturbance of GWB wall systems, joint compound is included in this report as a potential asbestos-containing material.

Table 1 contains the findings and assessments of all previously and newly identified ACM or assumed ACM. Non-AHERA materials are those materials that are found to contain asbestos or assumed to contain asbestos, but are not classified by the EPA as being covered by the AHERA regulations, this includes exterior materials and roofing. These materials are not classified as ACM by the AHERA regulations, but their disturbance and disposal are regulated by OSHA and EPA regulations.

Each ACM and suspected ACM in the school building is classified into one of the following categories.

AHERA ASSESSMENT CATEGORIES:

- 1a. Damaged thermal system insulation ACM.
- 1b. Significantly damaged thermal system insulation ACM.
- 2. Damaged friable surfacing ACM.
- 3. Significantly damaged friable surfacing ACM.
- 4a. Damaged friable miscellaneous ACM.
- 4b. Significantly damaged friable miscellaneous ACM.
- 5. ACM with potential for damage.
- 6. ACM with potential for significant damage.
- 7. Other friable ACM or suspected ACM.
- X None - no assessment required

The findings and assessments of previously and newly identified ACMs are described in Table 1.

WARNING: These materials may not be disturbed except by qualified personnel, unless they have been tested according to 40 CFR 763.86 and shown to not contain asbestos.



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Table 1
MSBSD Administration Building
Summary of All Identified and/or Assumed Asbestos-Containing Materials

Category of Material	Mgmt. Plan Reference	Homogeneous Area & Description	Approx. Quantity	Functional Space(s)	%Asbestos / Friable? (Yes/No)	Reassessment Category /Condition	Comment
Thermal System Insulation	Figure 6-1	Area B – TSI Cementitious Insulation on Pipe Elbows and Fittings	700 Each	Fan Rooms, Boiler Room, Throughout Building	15% Chrysotile / Yes	1a / Damaged Insulation on Heating Pipes in fan rooms noted.	Identified 1989 Inspection / *Damage present during 2019 reinspection
Miscellaneous Material	Figure 7-1	Area F – Cement Asbestos Board	700 SF	Gym and Shower Rooms	30% Chrysotile / No	5 / Good	Identified 1989 Inspection / *Unable to locate CAB in Gym. CAB in Shower Rooms was covered by GWB or FRP
Miscellaneous Material	Figure 7-1	Throughout – Buried underground ducts	Unknown	Throughout	Assumed	5 / Good	Assumed present, concealed during 2019 reinspection
Miscellaneous Material	Figure 7-2	Area H – Sheet Vinyl Flooring	3,500 SF	Offices, Storage	5% Chrysotile / No	5 / Good	Identified 1989 Inspection *No change in status as of 2019 reinspection
Miscellaneous Material	Figure 7-2	Joint compound	Unknown	Throughout 1971 era, possibly other eras	Assumed	5 / Good	Added to this report in 2019



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Miscellaneous Material	Figure 7-2	Area H – Sheet Vinyl Flooring	500 SF	Gym Restrooms, Server	5% Chrysotile / Yes, where backing is exposed	4b / Fair	Identified 1989 Inspection *Damage present during 2019 reinspection. Remnants of SV backing and mastic present in small server room adjacent center offices. Damage found in bathroom of gym pod.
Miscellaneous Material	Figure 6-1	Area M – Gaskets and valve packings on Boilers, water heaters, pumps, and flanges	6 Each	Boiler Room	Assumed / No	5 / Good	Assumed 1989 Inspection *No change in status as of 2019 reinspection
Miscellaneous Material	Figure 7-1	Brown Mastic of CAB	Sampling Recom'd.	Boys Shower Room off Gym	Assumed / No	Not Observed	Assumed 2007 Reinspection *No change in status as of 2019 reinspection
Miscellaneous Material	Figure 7-1	CAB insulated sandwich panels	Sampling Recom'd.	Typically under exterior windows, also present at interior relites	Assumed / No	5 / Some Cracks and dents observed	Assumed 2004 Reinspection *No change in status as of 2019 reinspection
Miscellaneous Material	Figure 7-1	Grey/green duct sealant	Fan room and throughout	Fan room on metal ducting	2.4% Chrysotile / No	5 / Good	Identified 2010 Survey *No change in status as of 2019 reinspection



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Non-AHERA	Figure 7-1	Roof sealants and tars	Roof	Patching tars at roof penetrations, flashings, etc.	4.8% Chrysotile / No	Not Observed	Identified 2010 Survey *Most has been removed by 2011 abatement
Non-AHERA	Figure 7-1	Exterior gravel coated stucco fascia panels	Exterior at roof line	Exterior at edge of roof	1.8% Chrysotile	Not Observed	Confirmed 2010 Survey Reinspection *May still be present under metal siding at roof perimeter

NOTE: The materials that are assumed of containing asbestos have not been sampled, and have not been thoroughly inspected to determine quantities, locations, etc. It is recommended that they be sampled and quantified prior to any disturbance.

I hereby certify that the homogeneous areas specified above have been assessed in accordance with the requirements of 40 CFR 763.88.

Signature

07/17/2019

Date

Travis Juliussen

Typed Name

TBI4-119-12482

AHERA Cert. No

Sampling Methodology

At the request of the Matanuska Susitna Borough School District, the reinspection specifically excluded sampling of suspect ACM materials that had not been sampled in prior asbestos surveys, or samples of materials where previous sampling had been inconsistent.

The triennial reinspection is not required to seek out and find materials that may be newly suspected of containing asbestos, and if newly identified materials are shown herein, they are just those inadvertently encountered during the inspection. Other newly "suspect" materials may be present that are not noted herein. This reinspection did not meet the requirements of 40 CFR Part 61, which is required prior to any demolition or renovation that may disturb ACM.

The asbestos industry's body of knowledge concerning materials that are suspected to contain asbestos, and the variability of asbestos content in typical building materials, continues to evolve since the time of the original AHERA inspections. Accordingly, there likely are additional materials in the school which may contain asbestos that were not previously considered as being "suspect". Those materials may include construction mastics and sealants used on a variety of systems, which are typically concealed and non-friable, as well as fire doors where the insulation materials are concealed within the doors, and other materials and finishes. Additionally, some materials that were previously sampled, may not have had sufficient samples taken, according to present knowledge of the variability of asbestos content, to "prove" that material does not contain asbestos.



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The initial inspection survey appears to have insufficient numbers of samples taken of several suspect building materials, such as texturing on wallboard, ceiling tiles and mastics. Prior to any disturbance, additional sampling is required in accordance with NESHAP, 40 CFR Part 61. Other suspect materials may be present at the building that have not been identified.

Recommended Response Actions

This section contains the Recommended Response Actions to be taken as mandated in 40 CFR 763.90 and 40 CFR 763.91.

A. Continuing Actions:

- i. Implement and maintain an Operations and Maintenance Program as described under 40 CFR 763.91.
- ii. Conduct Periodic Surveillance and Reinspections (at 6 month and 3 year intervals respectively) of asbestos-containing materials to check for accessibility, damage or excessive wear.
- iii. Maintain vinyl asbestos flooring according to the procedures in 29 CFR 1910.1001 (k). Sanding of asbestos-containing floor material is prohibited. Stripping of finishes shall be conducted using low abrasion pads at speeds lower than 300 rpm and wet methods. Burnishing or dry buffing may be performed only on asbestos-containing flooring which has sufficient finish so that the pad cannot contact the asbestos-containing material. Waste and debris and accompanying dust in areas containing accessible ACM and/or PACM or visibly deteriorated ACM, shall not be dusted or swept dry, or vacuumed without using a HEPA filter.
- iv. The local education agency shall ensure that workers and building occupants or their legal guardians are informed annually about asbestos-related activities and short-term workers are informed about locations of ACM according to 40 CFR 763.84.
- v. The local education agency shall ensure that all maintenance and custodial staff (custodians, electricians, heating/air conditioning engineers, plumbers, etc.) who may work in a building that contains ACBM receive training according to 40 CFR 763.92.
- vi. Response actions including removal, encapsulation, enclosure, or repair, other than small-scale, short-duration repairs, or minor fiber release episodes shall be designed and conducted by persons accredited to design and conduct response actions.
- vii. Maintain the Administration Building's AHERA Management Plan to contain response action information, survey results, etc. as directed in 40 CFR 763.93.



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-
- viii. Verify that an AHERA Management Plan was created for Portable Building #15 according to 40 CFR 763.93.
- B. Damaged or significantly damaged thermal system insulation ACM or damaged friable surfacing ACM was found in the fan rooms. All fan rooms should be thoroughly inspected for any damage.
 - i. Remove and/or encapsulate the damage friable TSI “hard fittings” in the fan rooms and adjacent spaces. This response action and associated cleaning should take place as soon as possible.
 - ii. Institute preventive measures appropriate to eliminate the reasonable likelihood that the ACM or its covering will become significantly damaged, deteriorated, or delaminated.
 - iii. Remove the material as soon as possible if appropriate preventive measures cannot be effectively implemented, or unless other response actions are determined to protect human health and the environment. If the remaining TSI becomes friable, immediately isolate the area and restrict access if necessary to avoid an imminent and substantial endangerment to human health or the environment.
 - C. Damaged miscellaneous ACM was found in the shower room off the Gymnasium and in the small server room at the center offices. The shower room was being used for storage of paper documents. Approximately 6 square feet of sheet vinyl flooring was damaged in the shower room. Approximately 60 square feet of sheet vinyl flooring had been removed from the small server room. Remnant sheet vinyl backing and mastic was still present on the concrete floor and should be properly removed and the area “cleared” in accordance with AHERA regulations. This response action should take place as soon as possible.
 - D. Significantly damaged friable surfacing ACM or significantly damaged friable miscellaneous ACM was not found.
 - E. Friable surfacing ACM, thermal system insulation ACM, or friable miscellaneous ACM that has potential for significant damage was found in the Fan Rooms.
 - F. Cleaning (according to the procedures in 40 CFR 763.91) of areas in the school building where friable ACBM, damaged or significantly damaged thermal system insulation ACM or friable suspected ACBM which is assumed to be ACM are present, shall be cleaned at least once after the completion of the reinspection and before the initiation of any response action, other than O & M activities or repair.
 - G. If future damage or deterioration occurs, causing materials to become friable, areas where friable ACBM, damaged or significantly damaged thermal system insulation ACM or friable suspected ACBM which is assumed to be ACM are present, cleaning (according to



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the procedures in 40 CFR 763.91) shall occur at least once after the discovery and before the initiation of any response action, other than O & M activities or repair.



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APPENDIX A

INSPECTOR CERTIFICATIONS



1310 E 66th Avenue, Suite 2- Anchorage, AK 99518 - 907.332.0456

Certificate of Training

This is to certify that

Travis Juliussen

Has Attended and Successfully Completed
**Building Inspector Refresher
4 Hour Course**



This course was accredited by the IDEM and is in compliance with TSCA Title II and State of Indiana
under 326 IAC 18-2.

Certificate Number: TBI4-119-12482

Expiration Date: 1/10/2020

Alan Caldwell
Training Division Manager

1/10/2019

Exam Date:

1/10/2019

Course Date:



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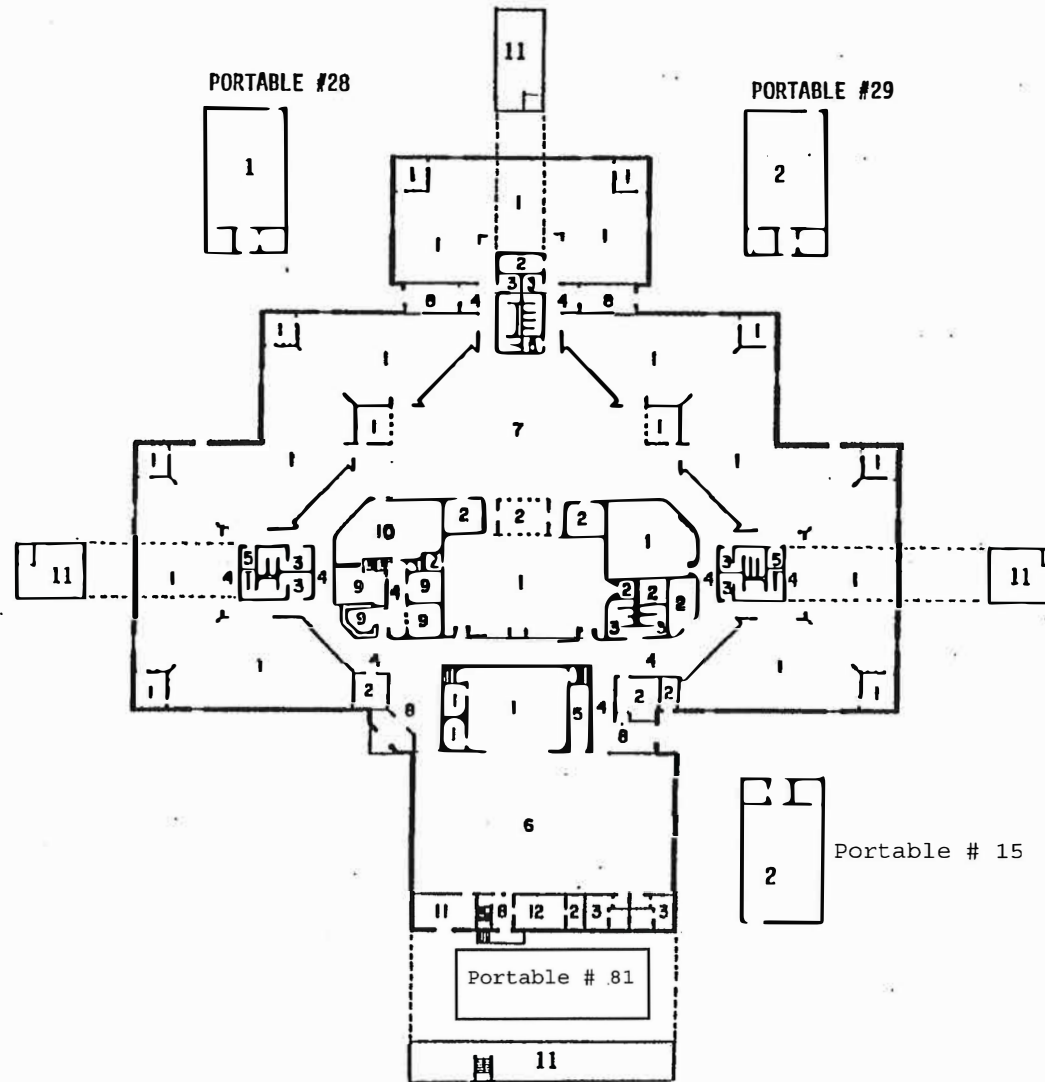
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APPENDIX B

MANAGEMENT PLAN FLOOR PLANS WITH ASBESTOS LOCATIONS

APPENDIX 11: AHERA REINSPECTION REPORT



1. CLASSROOM
2. STORAGE
3. RESTROOM
4. CORRIDOR
5. JANITOR
6. MULTIPURPOSE
7. LIBRARY
8. ENTRY
9. OFFICE
10. LOUNGE
11. MECHANICAL
12. KITCHEN



**MATANUSKA-SUSITNA
BOROUGH SCHOOL DISTRICT**

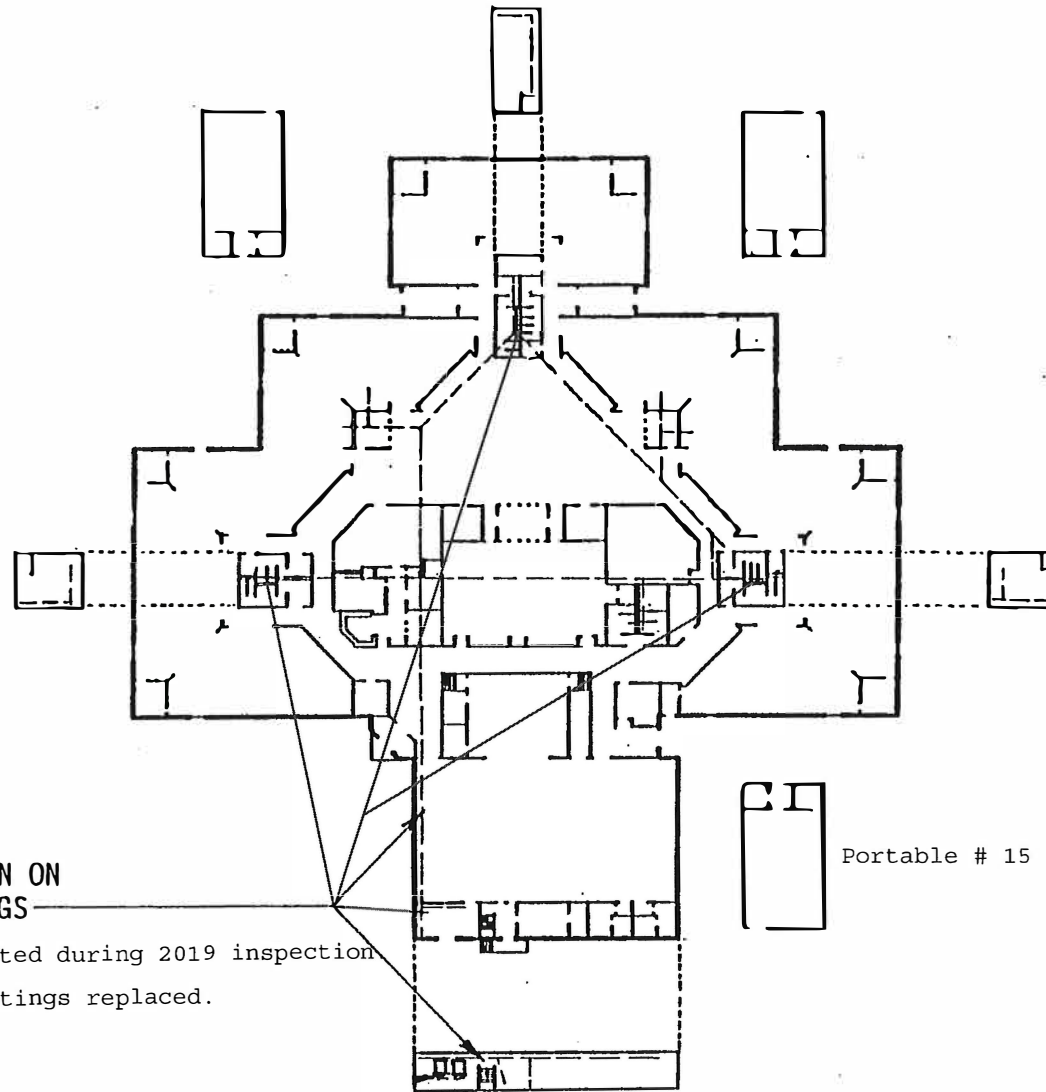
**SHERROD ELEMENTARY SCHOOL
FLOOR PLAN**

FIG.

2-2
BID #B24-03

SECURITY UPGRADES AT THE MSBSD ADMINISTRATION BUILDING

Mat-Su Borough School District || Purchasing Department || 690 Cope Industrial Way || Palmer, Alaska 99645 || P. 16



CEMENTITIOUS INSULATION ON
PIPE ELBOWS AND FITTINGS

Damaged hard fittings noted during 2019 inspection.
Some pipe elbows and fittings replaced.

Portable # 15



LOCATION OF THERMAL SYSTEM INSULATION THAT IS ASBESTOS-CONTAINING



**MATANUSKA-SUSITNA
BOROUGH SCHOOL DISTRICT**

**SHERROD ELEMENTARY SCHOOL
FLOOR PLAN**

FIG.

6-1

BID #B24-03

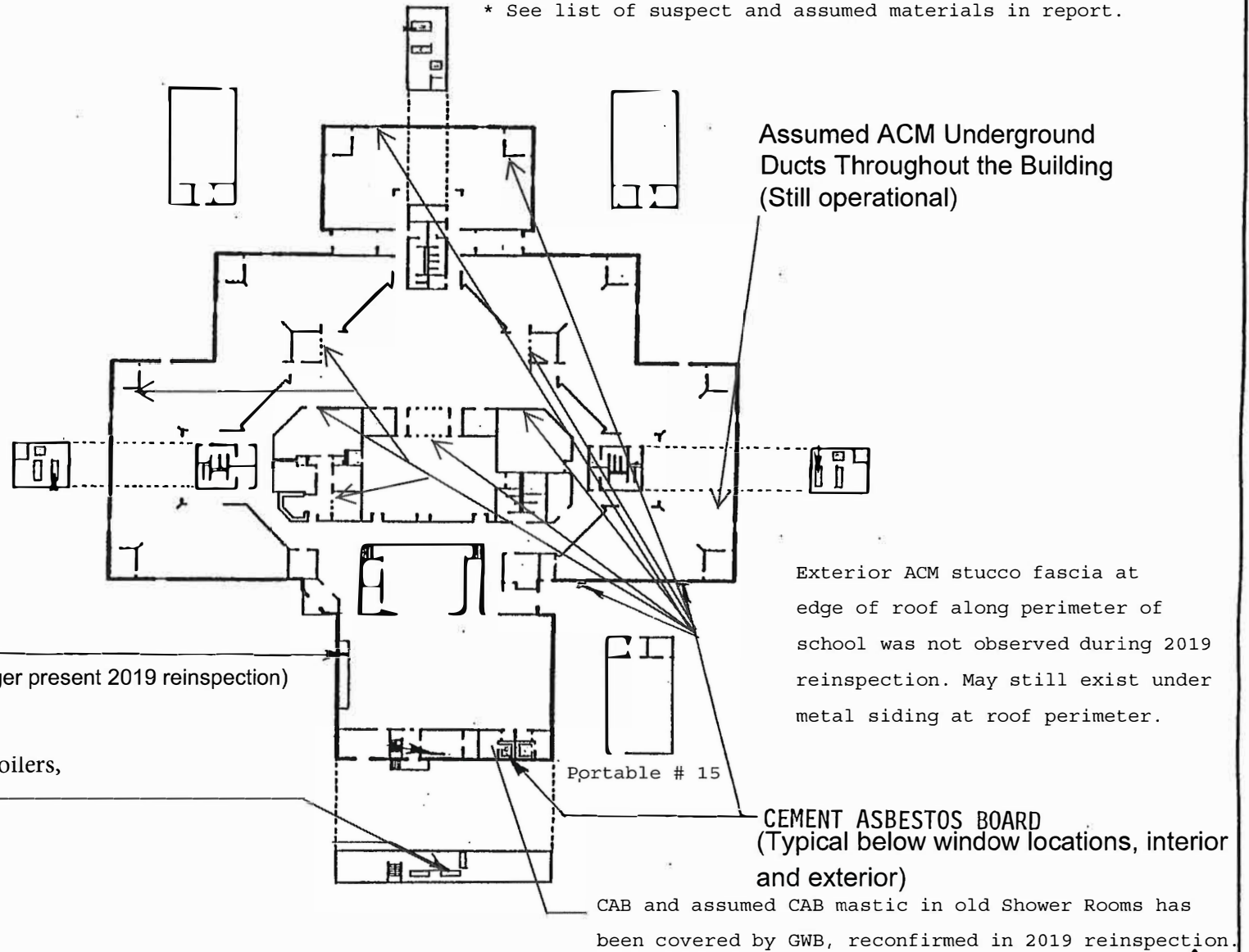
SECURITY UPGRADES AT THE MSBSD ADMINISTRATION BUILDING

Mat-Su Borough School District || Purchasing Department || 690 Cope Industrial Way || Palmer, Alaska 99645 || P. 17

APPENDIX 11: AHERA REINSPECTION REPORT

Assumed ACM Materials

* See list of suspect and assumed materials in report.



0 10' 20' 50' 75'

LOCATION OF MISCELLANEOUS MATERIAL THAT IS ASBESTOS-CONTAINING



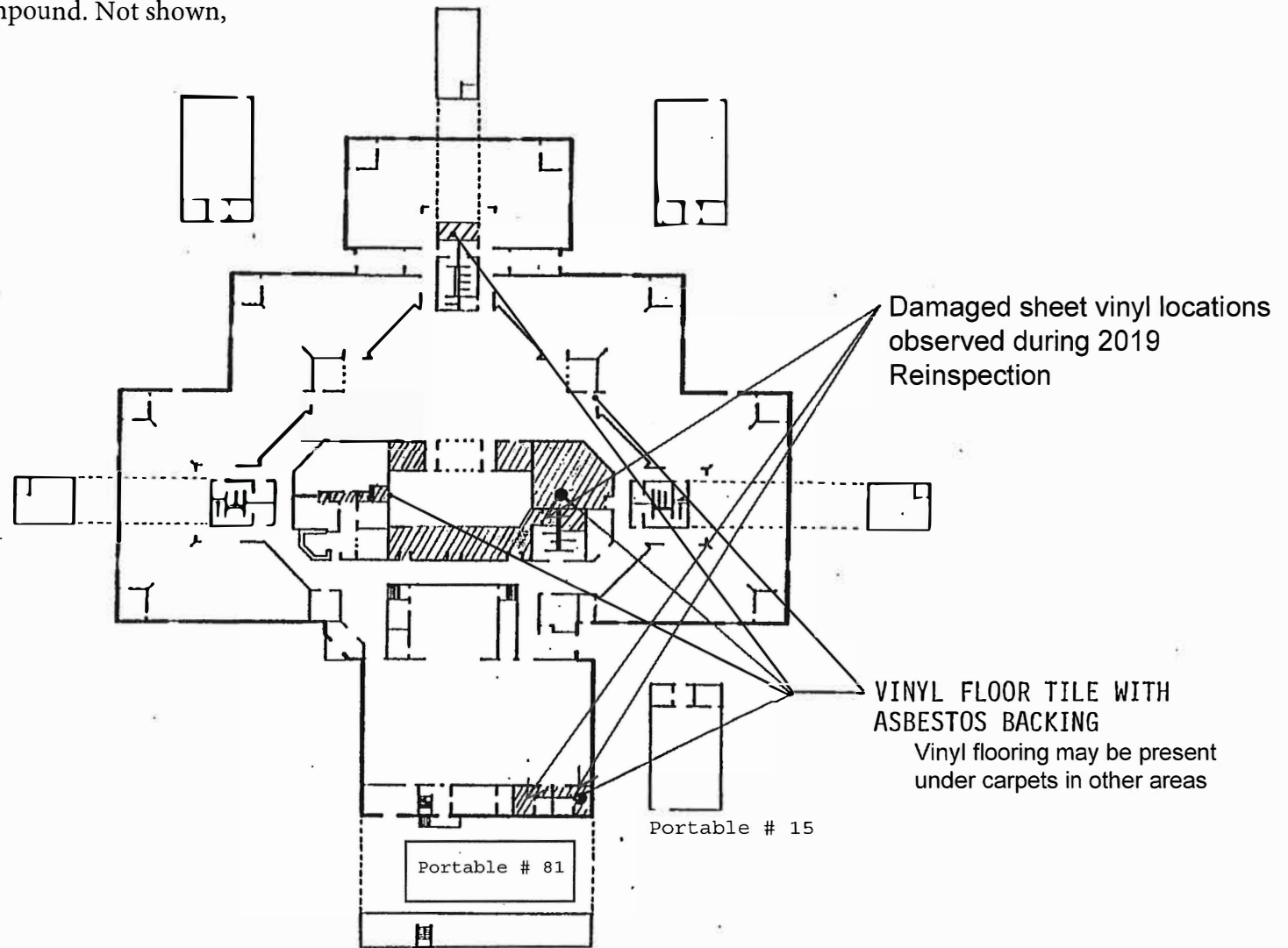
**MATANUSKA-SUSITNA
BOROUGH SCHOOL DISTRICT**

**SHERROD ELEMENTARY SCHOOL
FLOOR PLAN**

**FIG.
7-1**

BID #B24-03

Gypsum wallboard of original walls and ceilings, with asbestos-containing joint compound. Not shown, exists throughout 1971 era.



LOCATION OF MISCELLANEOUS MATERIAL THAT IS ASBESTOS CONTAINING



**MATANUSKA-SUSITNA
BOROUGH SCHOOL DISTRICT**

**SHERROD ELEMENTARY SCHOOL
FLOOR PLAN**

FIG.

BID #B24-03 7-2