



July 28, 2026

To: All Concerned Bidders

Subject: Addendum No. 1 to Specifications/Bid Form for Asbestos Removal at
Former Delaware County Memorial Hospital
Upper Darby School District
Criterion Project Number: **261264**

I. Introduction:

Criterion and interested bidders walked through the property known as the Former Delaware County Memorial Hospital located at 501 N. Lansdowne Avenue, in Drexel Hill, PA, on July 23, 2026. Criterion fielded questions by the interested bidders during the walkthrough. The questions and answers are listed in the attachment. Other requests for information were made. Those answers will be provided by Upper Darby School District and posted separately from this Addendum 1.

II. Scope of Work and Revised Drawing Notations:

1. 18 Linear Feet (LF) of additional pipe fittings were added to the scope of work on the 6th Floor; the exact locations of these fittings are reflected on the attached revised drawings. (SHEET # H-106.00)
2. The quantity of mastic associated with sheet flooring in the 5th Floor Patient Room 5C Bathrooms found on page TS-8 of the specification was increased from 140 Square Feet (SF) to 210 SF. The exact location of this additional mastic is reflected on the attached revised drawings (SHEET # H-101.00).
3. 3 LF of additional pipe fittings were added to the scope of work for the 4th Floor- West Side, the exact locations of these fittings are reflected on the attached revised drawings (SHEET # H-108.00).
4. The quantity of mastic associated with sheet flooring in the 3rd Floor Awing Patient Room Bathrooms found on page TS-11 of the specification was increased from 750 SF to 885 SF. The exact location of this additional mastic is reflected on the attached revised drawings. (SHEET # H-103.00)
5. 3 LF of additional pipe fittings were added to the scope of work for the 2nd Floor- West Side, the exact locations of these fittings are reflected on the attached revised drawings (SHEET # H-110.00)



July 28, 2026

Addendum No. 1 to Specifications/Bid Form for Asbestos Removal at

Former Delaware County Memorial Hospital

Page 2

6. The drawings were revised to correct areas previously labeled as double layer flooring abatement in the 2nd Floor X-Ray area to single layer flooring. The 2nd floor patient room bathroom was also updated from single layer to double-layer flooring abatement. These changes are reflected on the revised drawings (SHEET # H-104.00).
7. The drawings were revised to include the locations of the black mastic listed on the scope of work on page TS-8 of the specification. The exact location of this material can be found on the attached revised drawings (SHEET # H-101.00). Revisions are locations only and no changes to the quantities.
8. 180 SF of mastic abatement was added to the scope of work for the 3rd Floor of the MOB. The exact location of this material can be found on the attached revised drawings (SHEET # H-103.00).
9. 92 Each (EA) metal fire doors located throughout the building have been added to scope of work. These metal fire doors are located in hallways, stairwells, and the boiler room and are assumed to contain asbestos. Wooden fire doors located throughout the hospital were sampled and confirmed to be non-asbestos containing.

If there should be any questions, please contact me at (215) 244-1300, extension 1051.

Sincerely,

Craig Gratz, CHMM, PMP
Project Manager

Encl.



GENERAL ASBESTOS ABATEMENT NOTES – NON-FRIABLE

1. ALL ASBESTOS ABATEMENT WORK SHALL COMPLY WITH APPLICABLE OSHA, EPA, PA DEP, AND LOCAL REGULATORY REQUIREMENTS AND SHALL BE PERFORMED BY PROPERLY LICENSED AND CERTIFIED PERSONNEL.
2. SCOPE INCLUDES REMOVAL AND DISPOSAL OF ASBESTOS-CONTAINING NON-FRIABLE FLOORING MATERIALS, INCLUDING FLOOR TILE, SHEET FLOORING, ASSOCIATED MASTICS, ADHESIVE RESIDUE, AND RELATED DEBRIS WITHIN AREAS INDICATED.
3. ESTABLISH REGULATED WORK AREAS, PROVIDE REQUIRED WARNING SIGNAGE, AND IMPLEMENT ENGINEERING CONTROLS NECESSARY TO PREVENT THE SPREAD OF ASBESTOS CONTAMINATION.
4. REMOVE FLOORING AND MASTIC USING METHODS THAT MINIMIZE BREAKAGE, DUST GENERATION, AND FIBER RELEASE. GRINDING, SANDING, ABRASIVE BLASTING, OR OTHER METHODS THAT MAY RENDER NON-FRIABLE ACM FRIABLE ARE PROHIBITED UNLESS SPECIFICALLY PERMITTED BY APPLICABLE REGULATIONS.
5. ALL REMOVED FLOORING, MASTIC, ADHESIVE RESIDUE, DISPOSABLE PPE, CONTAINMENT MATERIALS, AND ASBESTOS-CONTAMINATED DEBRIS SHALL BE CONSIDERED ASBESTOS-CONTAINING WASTE AND SHALL BE PACKAGED, TRANSPORTED, AND DISPOSED OF AS ASBESTOS WASTE AT AN APPROVED DISPOSAL FACILITY.
6. CONTRACTOR SHALL PROVIDE WASTE SHIPMENT RECORDS, DISPOSAL MANIFESTS, AND ALL REQUIRED CLOSEOUT DOCUMENTATION TO THE OWNER. OWNER SHALL HOLD FINAL PAYMENTS UNTIL RECEIVED.
7. IF SUSPECT ASBESTOS-CONTAINING MATERIAL NOT IDENTIFIED IN THE SCOPE OF WORK IS ENCOUNTERED, STOP WORK IN THE AFFECTED AREA AND NOTIFY THE OWNER IMMEDIATELY.

PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

SITE CONDITIONS NOTES

1. WATER UTILITIES AT THE PROPERTY HAVE BEEN SHUT OFF. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WATER NECESSARY TO COMPLETE ABATEMENT.
2. ELECTRICAL POWER AT THE PROPERTY IS LIMITED, AND THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ELECTRICAL POWER TO EACH WORK AREA.

LEGEND

	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILE AND/OR SHEET FLOORING (1 LAYER)
	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED SHEET FLOORING AND FLOOR TILES (2 LAYERS)
	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILES (2 LAYERS)
	ASBESTOS-CONTAINING ADHESIVE AND STAIR TREAD
	ASBESTOS-CONTAINING BLACK MASTIC AND FLOOR TILES (3 LAYERS)
	ASBESTOS-CONTAINING BLACK MASTIC AND FLOOR TILES (1 LAYER)



400 Street Road
Bensalem, PA 19020
(215) 244-1300
web: www.criterionlabs.com

**ASBESTOS ABATEMENT
NON-FRIABLE MATERIALS
SIXTH FLOOR**

**FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
501 N. LANSDOWNE AVENUE
DREXEL HILL, PA 19026**

DATE: **7-14-2026**
REVISION: **7-27-2026**
PROJECT NO. **261264**
ADDENDUM 1

SCALE: **NTS**
DRAWN BY: **MC**
REVIEWED BY: **CG**

SHEET # H-100.00



GENERAL ASBESTOS ABATEMENT NOTES – NON-FRIABLE

1. ALL ASBESTOS ABATEMENT WORK SHALL COMPLY WITH APPLICABLE OSHA, EPA, PA DEP, AND LOCAL REGULATORY REQUIREMENTS AND SHALL BE PERFORMED BY PROPERLY LICENSED AND CERTIFIED PERSONNEL.
2. SCOPE INCLUDES REMOVAL AND DISPOSAL OF ASBESTOS-CONTAINING NON-FRIABLE FLOORING MATERIALS, INCLUDING FLOOR TILE, SHEET FLOORING, ASSOCIATED MASTICS, ADHESIVE RESIDUE, AND RELATED DEBRIS WITHIN AREAS INDICATED.
3. ESTABLISH REGULATED WORK AREAS, PROVIDE REQUIRED WARNING SIGNAGE, AND IMPLEMENT ENGINEERING CONTROLS NECESSARY TO PREVENT THE SPREAD OF ASBESTOS CONTAMINATION.
4. REMOVE FLOORING AND MASTIC USING METHODS THAT MINIMIZE BREAKAGE, DUST GENERATION, AND FIBER RELEASE. GRINDING, SANDING, ABRASIVE BLASTING, OR OTHER METHODS THAT MAY RENDER NON-FRIABLE ACM FRIABLE ARE PROHIBITED UNLESS SPECIFICALLY PERMITTED BY APPLICABLE REGULATIONS.
5. ALL REMOVED FLOORING, MASTIC, ADHESIVE RESIDUE, DISPOSABLE PPE, CONTAINMENT MATERIALS, AND ASBESTOS-CONTAMINATED DEBRIS SHALL BE CONSIDERED ASBESTOS-CONTAINING WASTE AND SHALL BE PACKAGED, TRANSPORTED, AND DISPOSED OF AS ASBESTOS WASTE AT AN APPROVED DISPOSAL FACILITY.
6. CONTRACTOR SHALL PROVIDE WASTE SHIPMENT RECORDS, DISPOSAL MANIFESTS, AND ALL REQUIRED CLOSEOUT DOCUMENTATION TO THE OWNER. OWNER SHALL HOLD FINAL PAYMENTS UNTIL RECEIVED.
7. IF SUSPECT ASBESTOS-CONTAINING MATERIAL NOT IDENTIFIED IN THE SCOPE OF WORK IS ENCOUNTERED, STOP WORK IN THE AFFECTED AREA AND NOTIFY THE OWNER IMMEDIATELY.

PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

SITE CONDITIONS NOTES

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LEGEND

	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILE AND/OR SHEET FLOORING (1 LAYER)
	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILES (2 LAYERS)
	ASBESTOS-CONTAINING ADHESIVE AND STAIR TREAD



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**ASBESTOS ABATEMENT
NON-FRIABLE MATERIALS
FIFTH FLOOR**

**FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
501 N. LANSDOWNE AVENUE
DREXEL HILL, PA 19026**

DATE: **7-14-2026**
REVISION: **7-27-2026**
PROJECT NO. **261264**
△ ADDENDUM 1

SCALE: **NTS**
DRAWN BY: **MC**
REVIEWED BY: **CG**

SHEET # H-101.00



GENERAL ASBESTOS ABATEMENT NOTES – NON-FRIABLE

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SITE CONDITIONS NOTES

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	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILES (2 LAYERS)
	ASBESTOS-CONTAINING ADHESIVE AND STAIR TREAD
	ASBESTOS-CONTAINING BLACK MASTIC AND FLOOR TILES (1 LAYER)



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**ASBESTOS ABATEMENT
NON-FRIABLE MATERIALS
FOURTH FLOOR**

**FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
501 N. LANSDOWNE AVENUE
DREXEL HILL, PA 19026**

DATE: **7-14-2026**
REVISION: **7-27-2026**
PROJECT NO. **261264**
ADDENDUM 1

SCALE: **NTS**
DRAWN BY: **MC**
REVIEWED BY: **CG**

SHEET # H-102.00



GENERAL ASBESTOS ABATEMENT NOTES – NON-FRIABLE

1. ALL ASBESTOS ABATEMENT WORK SHALL COMPLY WITH APPLICABLE OSHA, EPA, PA DEP, AND LOCAL REGULATORY REQUIREMENTS AND SHALL BE PERFORMED BY PROPERLY LICENSED AND CERTIFIED PERSONNEL.
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PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

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LEGEND

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| | ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILE AND/OR SHEET FLOORING (1 LAYER) |
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| | ASBESTOS-CONTAINING ADHESIVE AND STAIR TREAD |
| | ASBESTOS-CONTAINING BLACK MASTIC AND FLOOR TILES (3 LAYERS) |



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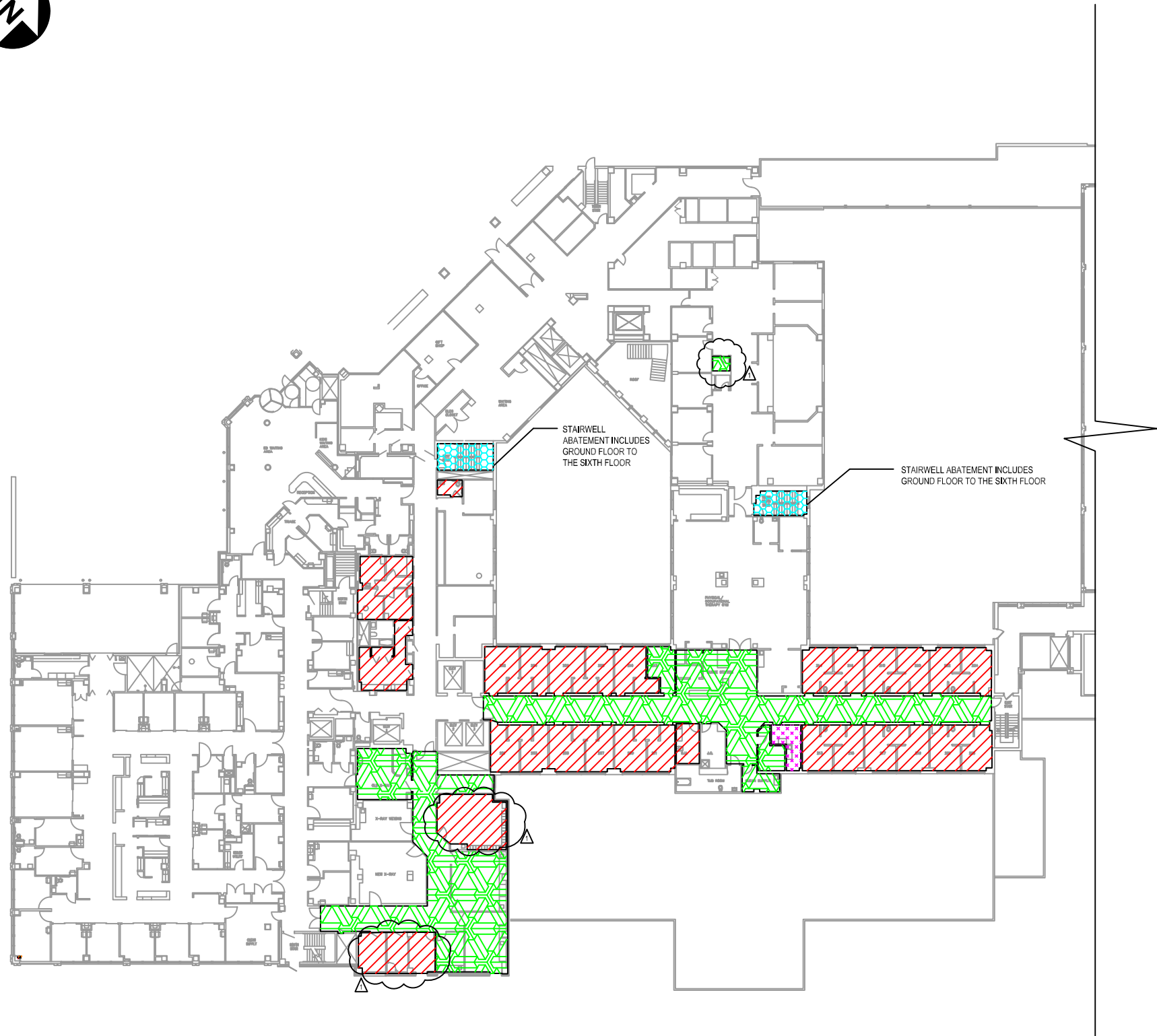
ASBESTOS ABATEMENT
NON-FRIABLE MATERIALS
THREE FLOOR

FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
501 N. LANSDOWNE AVENUE
DREXEL HILL, PA 19026

DATE: 7-14-2026
REVISION: 7-27-2026
PROJECT NO. 261264
ADDENDUM 1

SCALE: NTS
DRAWN BY: MC
REVIEWED BY: CG

SHEET # H-103.00



GENERAL ASBESTOS ABATEMENT NOTES – NON-FRIABLE

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PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

SITE CONDITIONS NOTES

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LEGEND

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|--|---|
| | ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILE AND/OR SHEET FLOORING (1 LAYER) |
| | ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILES (2 LAYERS) |
| | ASBESTOS-CONTAINING ADHESIVE AND STAIR TREAD |
| | ASBESTOS-CONTAINING BLACK MASTIC AND FLOOR TILES (3 LAYERS) |



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ASBESTOS ABATEMENT
NON-FRIABLE MATERIALS
SECOND FLOOR

FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
501 N. LANSDOWNE AVENUE
DREXEL HILL, PA 19026

DATE: 7-14-2026

SCALE: NTS

SHEET # H-104.00

REVISION: 7-27-2026

DRAWN BY: MC

PROJECT NO. 261264

REVIEWED BY: CG

ADDENDUM 1



STAIRWELL ABATEMENT
INCLUDES GROUND FLOOR
TO THE SIXTH FLOOR

ASBESTOS-CONTAINING
CHALKBOARD GLUE DOTS

STAIRWELL ABATEMENT INCLUDES
GROUND FLOOR TO THE SIXTH FLOOR

CARPET OVER 3-LAYERS OF TILE

RUBBER FLOORING OVER
3-LAYERS OF TILE

CARPET OVER 2-LAYERS OF TILE

GENERAL ASBESTOS ABATEMENT NOTES – NON-FRIABLE

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5. ALL REMOVED FLOORING, MASTIC, ADHESIVE RESIDUE, DISPOSABLE PPE, CONTAMINATION MATERIALS, AND ASBESTOS-CONTAMINATED DEBRIS SHALL BE CONSIDERED ASBESTOS-CONTAINING WASTE AND SHALL BE PACKAGED, TRANSPORTED, AND DISPOSED OF AS ASBESTOS WASTE AT AN APPROVED DISPOSAL FACILITY.
6. CONTRACTOR SHALL PROVIDE WASTE SHIPMENT RECORDS, DISPOSAL MANIFESTS, AND ALL REQUIRED CLOSEOUT DOCUMENTATION TO THE OWNER. OWNER SHALL HOLD FINAL PAYMENTS UNTIL RECEIVED.
7. IF SUSPECT ASBESTOS-CONTAINING MATERIAL NOT IDENTIFIED IN THE SCOPE OF WORK IS ENCOUNTERED, STOP WORK IN THE AFFECTED AREA AND NOTIFY THE OWNER IMMEDIATELY.

PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

SITE CONDITIONS NOTES

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LEGEND

	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILE AND/OR SHEET FLOORING (1 LAYER)
	ASBESTOS-CONTAINING CHALKBOARD GLUE DOTS
	ASBESTOS-CONTAINING BLACK MASTIC WITH CONTAMINATED FLOOR TILES (2 LAYERS)
	ASBESTOS-CONTAINING ADHESIVE AND STAIR TREAD
	ASBESTOS-CONTAINING BLACK MASTIC AND FLOOR TILES (3 LAYERS)
	ASBESTOS-CONTAINING BLACK MASTIC AND FLOOR TILES (1 LAYER)



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**ASBESTOS ABATEMENT
NON-FRIABLE MATERIALS
FIRST FLOOR**

**FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
501 N. LANSDOWNE AVENUE
DREXEL HILL, PA 19026**

DATE: **7-14-2026**

SCALE: **NTS**

SHEET # H-105.00

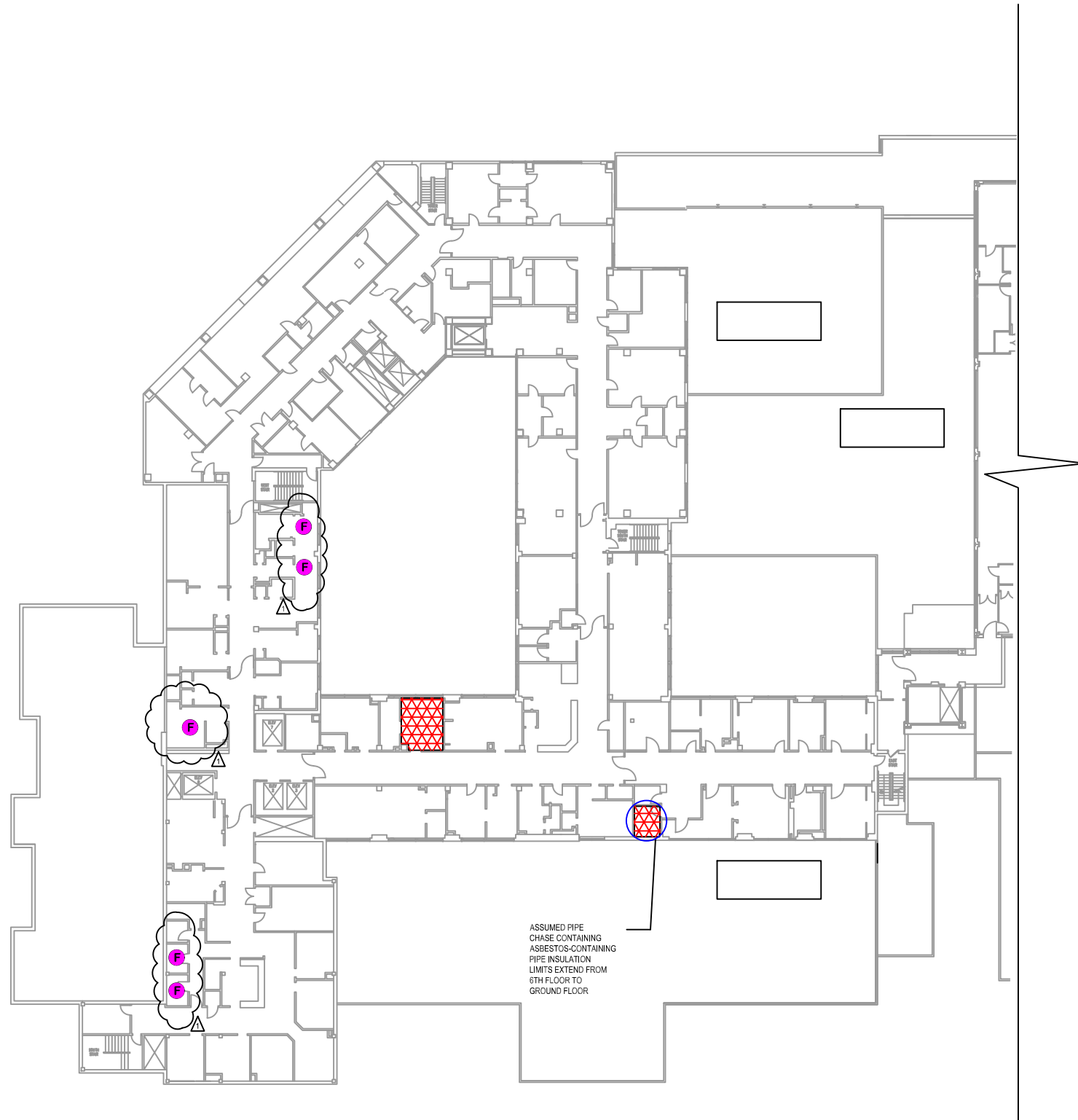
REVISION: **7-27-2026**

DRAWN BY: **MC**

PROJECT NO. **261264**

REVIEWED BY: **CG**

ADDENDUM 1



GENERAL ASBESTOS ABATEMENT NOTES - FRIABLE

1. ALL ASBESTOS ABATEMENT WORK SHALL COMPLY WITH APPLICABLE OSHA, EPA, PA DEP, AND LOCAL REGULATORY REQUIREMENTS AND SHALL BE PERFORMED BY PROPERLY LICENSED AND CERTIFIED PERSONNEL.
2. SCOPE INCLUDES THE REMOVAL AND DISPOSAL OF FRIABLE ASBESTOS-CONTAINING THERMAL SYSTEM INSULATION (TSI), INCLUDING PIPE INSULATION, FITTINGS INSULATION, ELBOWS, VALVES, MUDDED JOINTS, AND ASSOCIATED ASBESTOS-CONTAMINATED PLASTER, DEBRIS, AND BUILDING MATERIALS WITHIN AREAS INDICATED.
3. CONTRACTOR SHALL PERFORM ALL REQUIRED SELECTIVE DEMOLITION NECESSARY TO ACCESS AND REMOVE ASBESTOS-CONTAINING MATERIALS. DEMOLITION LIMITS SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE WHILE ALLOWING COMPLETE REMOVAL OF IDENTIFIED ACM.
4. ESTABLISH REGULATED WORK AREAS, INSTALL REQUIRED CRITICAL BARRIERS AND WARNING SIGNAGE, AND MAINTAIN NEGATIVE AIR PRESSURE CONTAINMENTS AS REQUIRED TO PREVENT THE MIGRATION OF ASBESTOS FIBERS.
5. REMOVE ALL IDENTIFIED ASBESTOS-CONTAINING PIPE INSULATION, FITTINGS INSULATION, AND CONTAMINATED PLASTER USING METHODS THAT MINIMIZE FIBER RELEASE AND COMPLY WITH APPLICABLE REGULATORY REQUIREMENTS.
6. ALL POROUS MATERIALS AND DEBRIS CONTAMINATED BY ASBESTOS-CONTAINING PIPE INSULATION, INCLUDING PLASTER, DRYWALL, INSULATION, CEILING MATERIALS, FLOOR DEBRIS, AND OTHER IMPACTED BUILDING MATERIALS, SHALL BE REMOVED AND DISPOSED OF AS ASBESTOS-CONTAINING WASTE.
7. ALL REMOVED ACM, CONTAMINATED BUILDING MATERIALS, DISPOSABLE PPE, POLYETHYLENE SHEETING, FILTERS, CLEANING MATERIALS, AND ASBESTOS-CONTAMINATED DEBRIS SHALL BE CONSIDERED ASBESTOS-CONTAINING WASTE AND SHALL BE PACKAGED, TRANSPORTED, AND DISPOSED OF AT AN APPROVED DISPOSAL FACILITY.
8. CONTRACTOR SHALL CLEAN WORK AREAS UTILIZING HEPA VACUUMING AND WET CLEANING METHODS. NO VISIBLE DEBRIS, DUST, OR SUSPECT ACM SHALL REMAIN AT PROJECT COMPLETION.
9. CONTRACTOR SHALL PROVIDE WASTE SHIPMENT RECORDS, DISPOSAL MANIFESTS, AIR CLEARANCE DOCUMENTATION, AND ALL REQUIRED CLOSEOUT DOCUMENTATION TO THE OWNER. OWNER SHALL HOLD FINAL PAYMENTS UNTIL ALL DOCUMENTS ARE RECEIVED.
10. IF ADDITIONAL SUSPECT ASBESTOS-CONTAINING MATERIALS ARE ENCOUNTERED THAT ARE NOT IDENTIFIED IN THE SCOPE OF WORK STOP WORK IN THE AFFECTED AREA AND NOTIFY THE OWNER IMMEDIATELY.

PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

SITE CONDITIONS NOTES

1. WATER UTILITIES AT THE PROPERTY HAVE BEEN SHUT OFF. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WATER NECESSARY TO COMPLETE ABATEMENT.
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LEGEND



ASBESTOS-CONTAINING PIPE INSULATION



ASBESTOS-CONTAINING PIPE FITTINGS



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Bensalem, PA 19020
(215) 244-1300
web: www.criterionlabs.com

**ASBESTOS ABATEMENT
FRIABLE MATERIALS
SIXTH FLOOR**

**FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
501 N. LANSDOWNE AVENUE
DREXEL HILL, PA 19026**

DATE: **7-14-2026**

REVISION: **7-27-2026**

PROJECT NO. **261264**

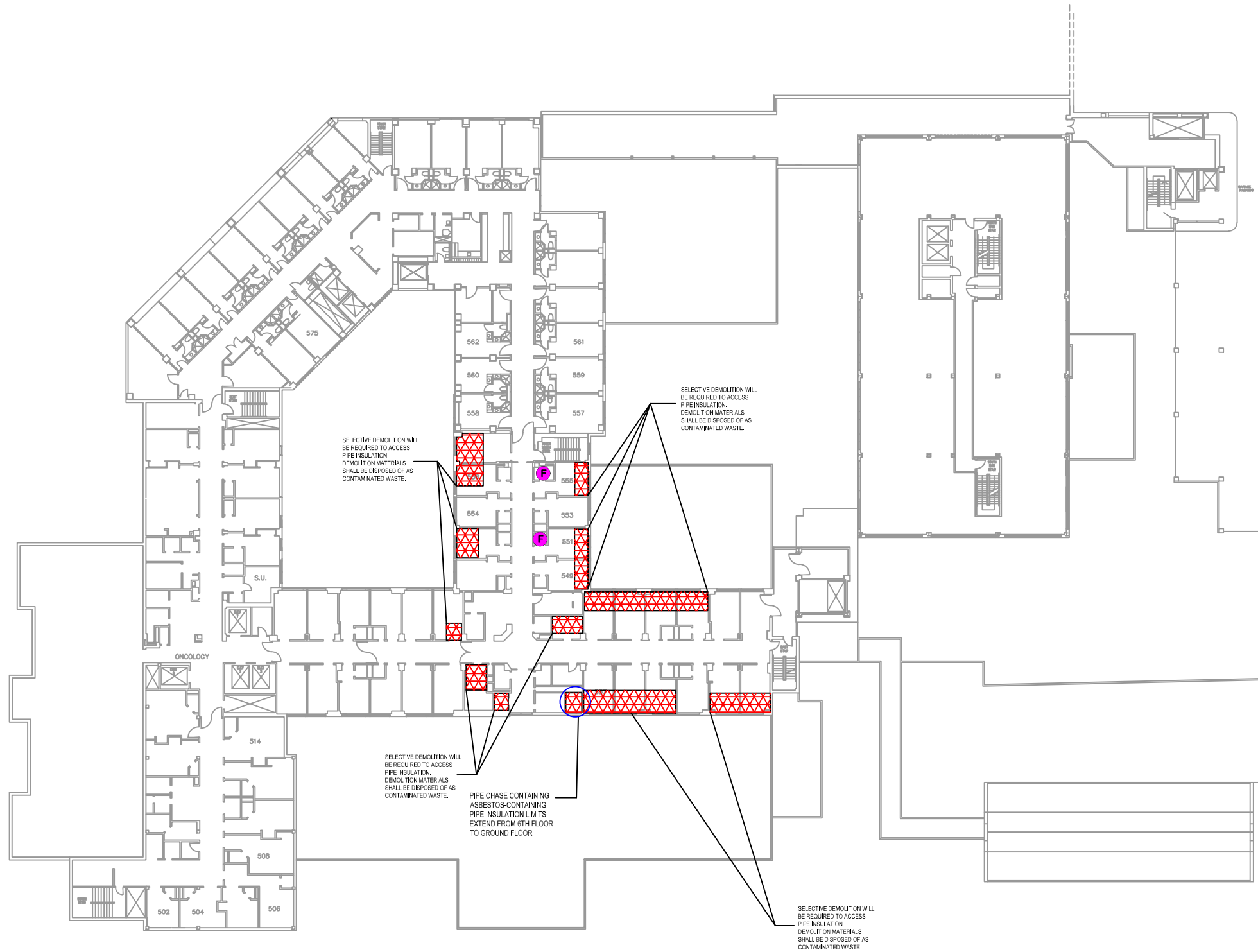
ADDENDUM 1

SCALE: **NTS**

DRAWN BY: **MC**

REVIEWED BY: **CG**

SHEET # H-106.00



GENERAL ASBESTOS ABATEMENT NOTES - FRIABLE

1. ALL ASBESTOS ABATEMENT WORK SHALL COMPLY WITH APPLICABLE OSHA, EPA, PA DEP, AND LOCAL REGULATORY REQUIREMENTS AND SHALL BE PERFORMED BY PROPERLY LICENSED AND CERTIFIED PERSONNEL.
2. SCOPE INCLUDES THE REMOVAL AND DISPOSAL OF FRIABLE ASBESTOS-CONTAINING THERMAL SYSTEM INSULATION (TSI), INCLUDING PIPE INSULATION, FITTINGS INSULATION, ELBOWS, VALVES, MUDD JOINTS, AND ASSOCIATED ASBESTOS-CONTAMINATED PLASTER, DEBRIS, AND BUILDING MATERIALS WITHIN AREAS INDICATED.
3. CONTRACTOR SHALL PERFORM ALL REQUIRED SELECTIVE DEMOLITION NECESSARY TO ACCESS AND REMOVE ASBESTOS-CONTAINING MATERIALS. DEMOLITION LIMITS SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE WHILE ALLOWING COMPLETE REMOVAL OF IDENTIFIED ACM.
4. ESTABLISH REGULATED WORK AREAS, INSTALL REQUIRED CRITICAL BARRIERS AND WARNING SIGNAGE, AND MAINTAIN NEGATIVE AIR PRESSURE CONTAINMENTS AS REQUIRED TO PREVENT THE MIGRATION OF ASBESTOS FIBERS.
5. REMOVE ALL IDENTIFIED ASBESTOS-CONTAINING PIPE INSULATION, FITTINGS INSULATION, AND CONTAMINATED PLASTER USING METHODS THAT MINIMIZE FIBER RELEASE AND COMPLY WITH APPLICABLE REGULATORY REQUIREMENTS.
6. ALL POROUS MATERIALS AND DEBRIS CONTAMINATED BY ASBESTOS-CONTAINING PIPE INSULATION, INCLUDING PLASTER, DRYWALL, INSULATION, CEILING MATERIALS, FLOOR DEBRIS, AND OTHER IMPACTED BUILDING MATERIALS, SHALL BE REMOVED AND DISPOSED OF AS ASBESTOS-CONTAINING WASTE.
7. ALL REMOVED ACM, CONTAMINATED BUILDING MATERIALS, DISPOSABLE PPE, POLYETHYLENE SHEETING, FILTERS, CLEANING MATERIALS, AND ASBESTOS-CONTAMINATED DEBRIS SHALL BE CONSIDERED ASBESTOS-CONTAINING WASTE AND SHALL BE PACKAGED, TRANSPORTED, AND DISPOSED OF AT AN APPROVED DISPOSAL FACILITY.
8. CONTRACTOR SHALL CLEAN WORK AREAS UTILIZING HEPA VACUUMING AND WET CLEANING METHODS. NO VISIBLE DEBRIS, DUST, OR SUSPECT ACM SHALL REMAIN AT PROJECT COMPLETION.
9. CONTRACTOR SHALL PROVIDE WASTE SHIPMENT RECORDS, DISPOSAL MANIFESTS, AIR CLEARANCE DOCUMENTATION, AND ALL REQUIRED CLOSEOUT DOCUMENTATION TO THE OWNER. OWNER SHALL HOLD FINAL PAYMENTS UNTIL ALL DOCUMENTS ARE RECEIVED.
10. IF ADDITIONAL SUSPECT ASBESTOS-CONTAINING MATERIALS ARE ENCOUNTERED THAT ARE NOT IDENTIFIED IN THE SCOPE OF WORK STOP WORK IN THE AFFECTED AREA AND NOTIFY THE OWNER IMMEDIATELY.

PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

SITE CONDITIONS NOTES

1. WATER UTILITIES AT THE PROPERTY HAVE BEEN SHUT OFF. THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WATER NECESSARY TO COMPLETE ABATEMENT.
2. ELECTRICAL POWER AT THE PROPERTY IS LIMITED, AND THE ABATEMENT CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ELECTRICAL POWER TO EACH WORK AREA.

LEGEND



ASBESTOS-CONTAINING PIPE INSULATION



ASBESTOS-CONTAINING PIPE FITTINGS



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**ASBESTOS ABATEMENT
FRIABLE MATERIALS
FIFTH FLOOR**

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DREXEL HILL, PA 19026**

DATE: **7-14-2026**

SCALE: **NTS**

SHEET # H-107.00

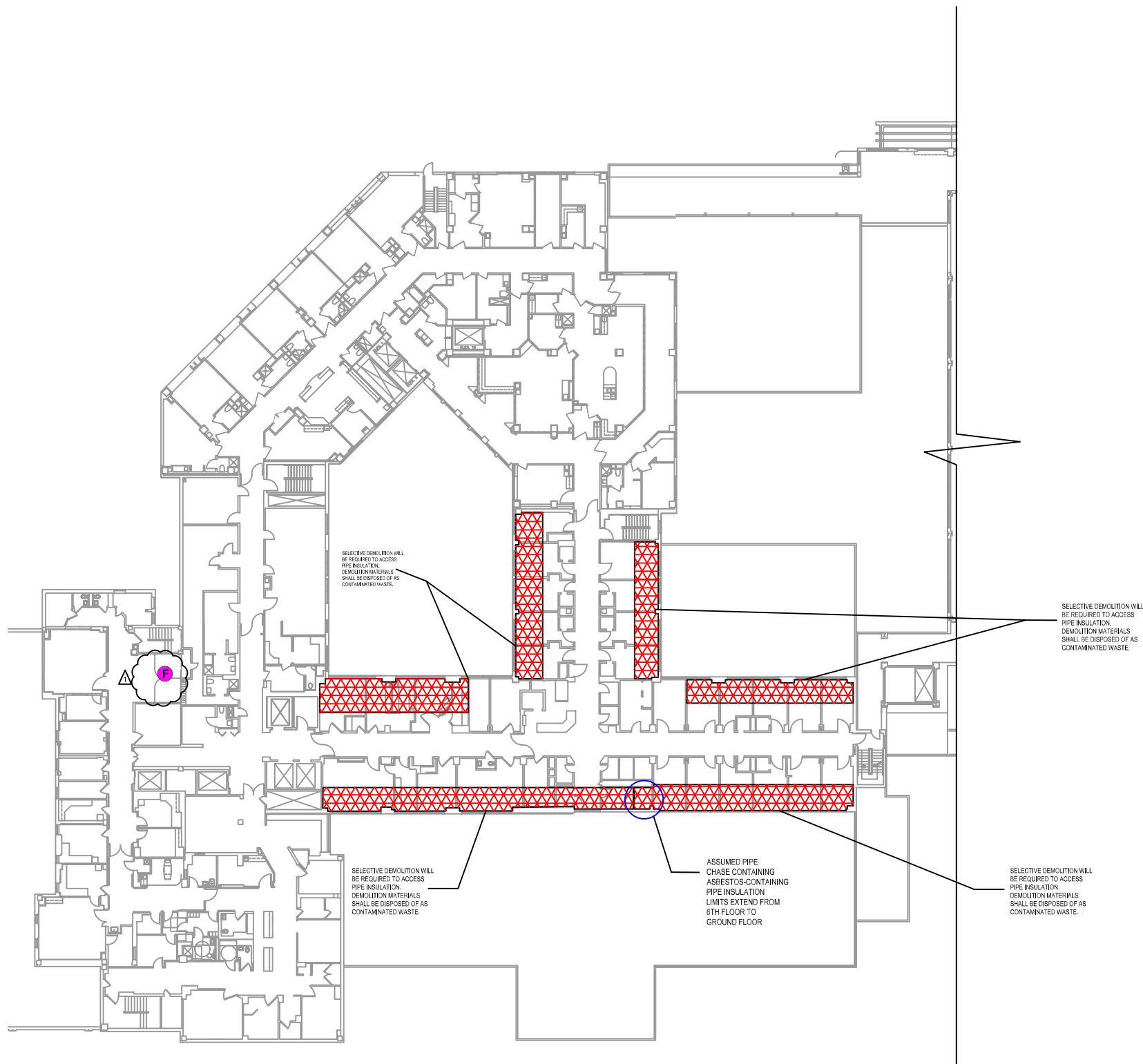
REVISION: **7-27-2026**

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 ASBESTOS-CONTAINING PIPE INSULATION

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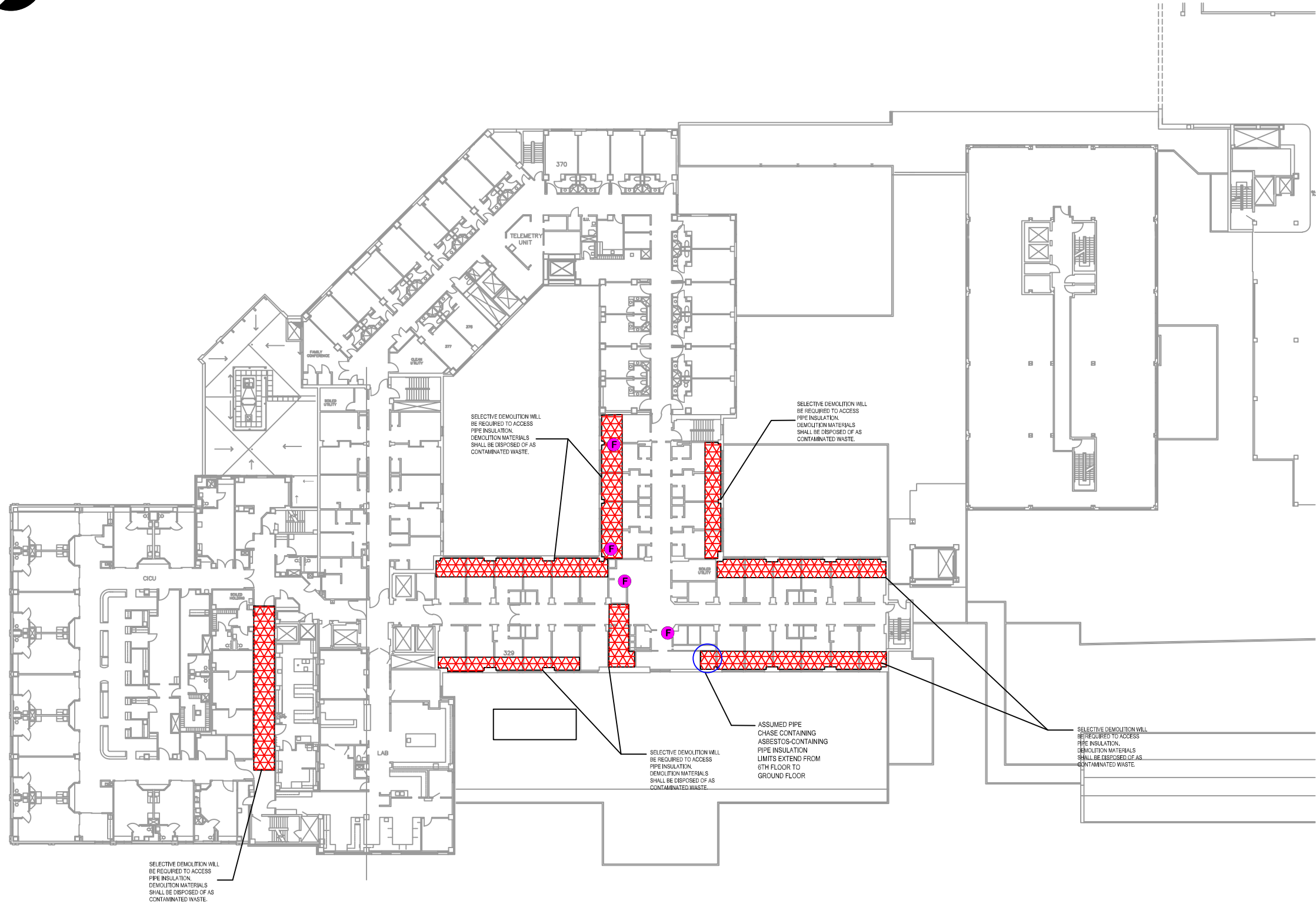


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 ASBESTOS-CONTAINING PIPE FITTINGS

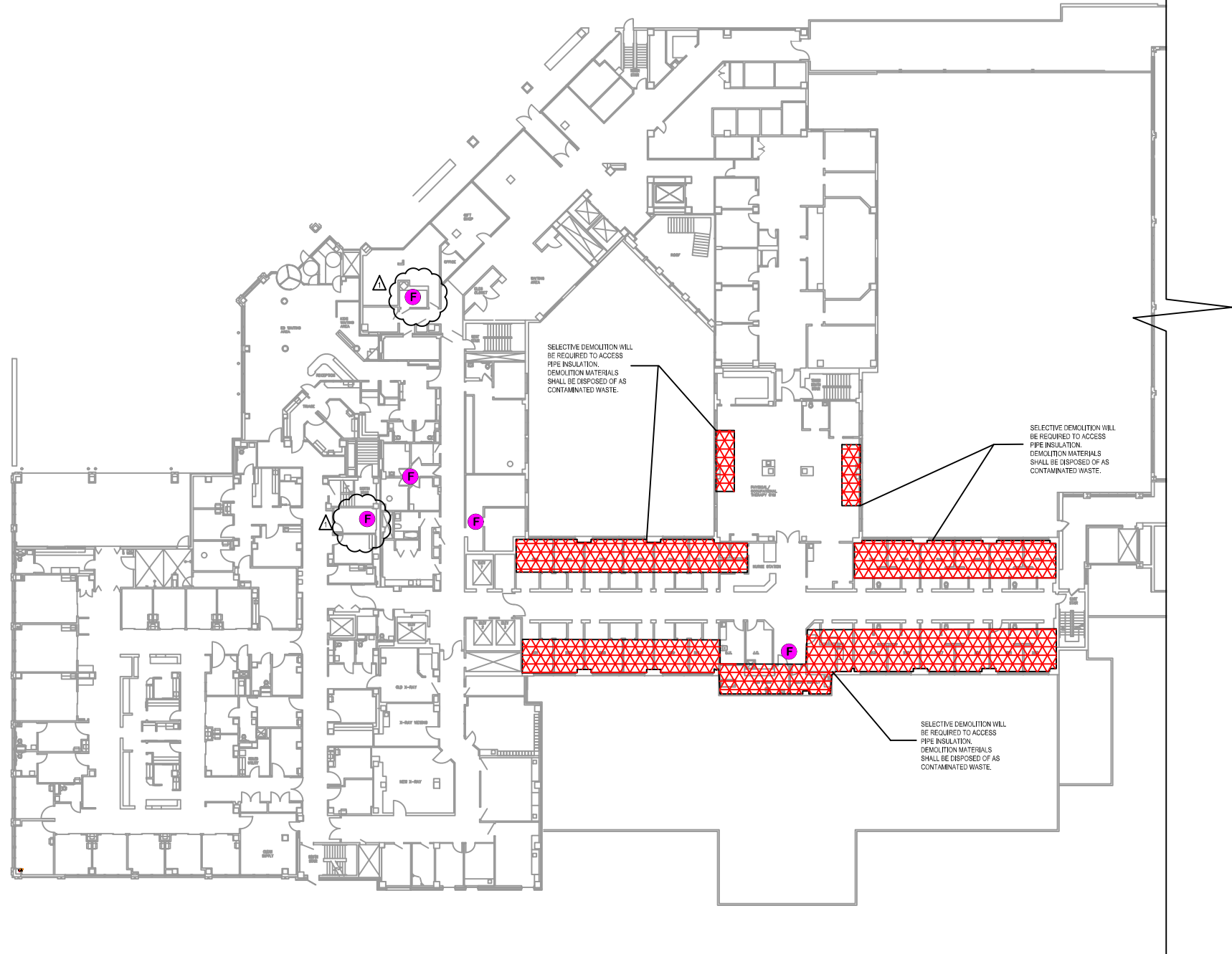


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LEGEND

-  ASBESTOS-CONTAINING PIPE INSULATION
-  ASBESTOS-CONTAINING PIPE FITTINGS



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ASBESTOS ABATEMENT
FRIABLE MATERIALS
SECOND FLOOR

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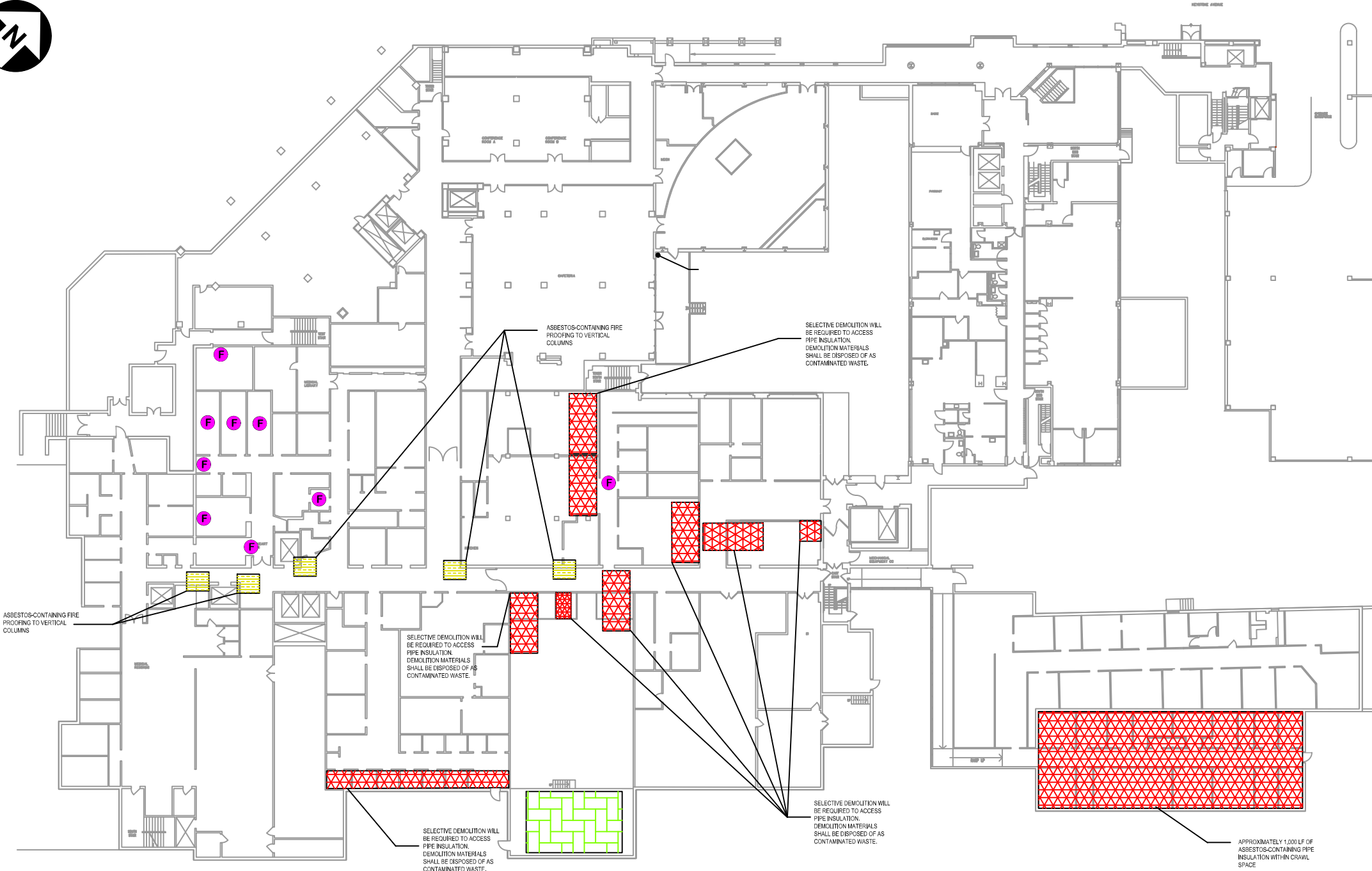
ADDENDUM 1

SCALE: NTS

DRAWN BY: MC

REVIEWED BY: CG

SHEET # H-110.00



GENERAL ASBESTOS ABATEMENT NOTES - FRIABLE

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7. BOILERS IDENTIFIED FOR ASBESTOS ABATEMENT SHALL BE SELECTIVELY DEMOLISHED AS NECESSARY TO PROVIDE ACCESS TO INTERNAL ASBESTOS-CONTAINING INSULATION, GASKETS, REFRACTORY MATERIALS, AND OTHER ASBESTOS-CONTAINING COMPONENTS. CONTRACTOR SHALL PERFORM ALL REQUIRED DISASSEMBLY AND DEMOLITION IN ACCORDANCE WITH APPLICABLE SAFETY AND REGULATORY REQUIREMENTS. WHERE TORCH CUTTING OR OTHER HOT WORK IS REQUIRED, CONTRACTOR SHALL PROVIDE AND MAINTAIN A FIRE WATCH AND IMPLEMENT ALL REQUIRED HOT WORK SAFETY PROCEDURES.
8. ALL REMOVED ACM, CONTAMINATED BUILDING MATERIALS, DISPOSABLE PPE, POLYETHYLENE SHEETING, FILTERS, CLEANING MATERIALS, AND ASBESTOS-CONTAMINATED DEBRIS SHALL BE CONSIDERED ASBESTOS-CONTAINING WASTE AND SHALL BE PACKAGED, TRANSPORTED, AND DISPOSED OF AT AN APPROVED DISPOSAL FACILITY.
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PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

SITE CONDITIONS NOTES

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LEGEND

-  ASBESTOS-CONTAINING PIPE INSULATION
-  ASBESTOS-CONTAINING PIPE FITTINGS
-  ASBESTOS-CONTAINING FIREPROOFING
-  ASSUMED ASBESTOS-CONTAINING BOILER INTERNAL INSULATION/GASKETS



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ASBESTOS ABATEMENT
FRIABLE MATERIALS
FIRST FLOOR

FORMER DELAWARE COUNTY MEMORIAL HOSPITAL
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DREXEL HILL, PA 19026

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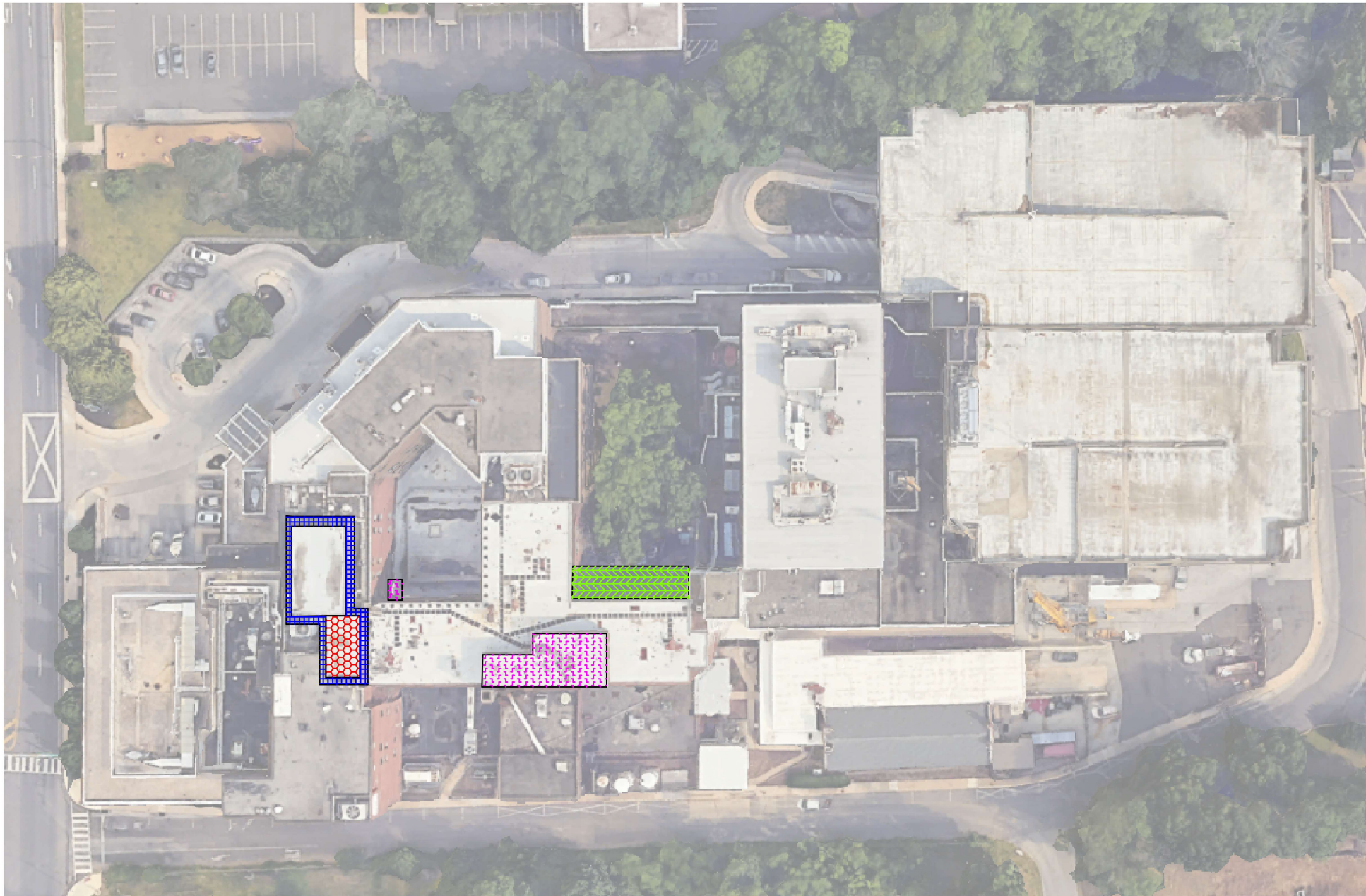
ADDENDUM 1

SCALE: NTS

DRAWN BY: MC

REVIEWED BY: CG

SHEET # H-111.00



GENERAL ASBESTOS ABATEMENT NOTE - EXTERIOR EXTERIOR

1. ALL CAULK, GLAZING COMPOUNDS, AND ROOFING MATERIALS IDENTIFIED AS CONTAINING ASBESTOS SHALL BE REMOVED, HANDLED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE OSHA, EPA, PA DEP, AND LOCAL REGULATORY REQUIREMENTS BY PROPERLY LICENSED AND CERTIFIED PERSONNEL.
2. SCOPE INCLUDES THE REMOVAL AND DISPOSAL OF ASBESTOS-CONTAINING EXTERIOR CAULK, WINDOW GLAZING COMPOUNDS, ROOFING MATERIALS, FLASHINGS, MASTICS, SEALANTS, AND ASSOCIATED DEBRIS WITHIN AREAS INDICATED.
3. ESTABLISH REGULATED WORK AREAS AS REQUIRED AND IMPLEMENT APPROPRIATE ENGINEERING CONTROLS, WORK PRACTICES, AND BARRIERS TO PREVENT THE RELEASE OR MIGRATION OF ASBESTOS FIBERS TO OCCUPIED OR ADJACENT AREAS. PROVIDE REQUIRED WARNING SIGNAGE AND RESTRICT ACCESS TO AUTHORIZED PERSONNEL ONLY.
4. REMOVE ASBESTOS-CONTAINING CAULKS, GLAZING MATERIALS, AND ROOFING COMPONENTS USING METHODS THAT MINIMIZE DISTURBANCE, DUST GENERATION, AND FIBER RELEASE CUTTING, GRINDING, ABRASIVE BLASTING, MECHANICAL ABRASION, OR OTHER METHODS THAT MAY CAUSE EXCESSIVE FIBER RELEASE SHALL NOT BE USED UNLESS SPECIFICALLY PERMITTED BY APPLICABLE REGULATIONS.
5. ALL REMOVED CAULK, GLAZING COMPOUNDS, ROOFING MATERIALS, DISPOSABLE PPE, CONTAINMENT MATERIALS, AND ASBESTOS-CONTAMINATED DEBRIS SHALL BE COLLECTED, PACKAGED, LABELED, TRANSPORTED, AND DISPOSED OF AS ASBESTOS-CONTAINING WASTE AT AN APPROVED DISPOSAL FACILITY.
6. CONTRACTOR SHALL MAINTAIN HOUSEKEEPING THROUGHOUT THE PROJECT AND SHALL CLEAN ALL WORK AREAS OF VISIBLE DEBRIS UPON COMPLETION OF ABATEMENT ACTIVITIES.
7. CONTRACTOR SHALL PROVIDE WASTE SHIPMENT RECORDS, DISPOSAL MANIFESTS, AIR MONITORING RESULTS (IF REQUIRED), AND ALL OTHER APPLICABLE CLOSEOUT DOCUMENTATION TO THE OWNER UPON PROJECT COMPLETION. OWNER SHALL HOLD FINAL PAYMENTS UNTIL ALL DOCUMENTS ARE RECEIVED.
8. IF ADDITIONAL SUSPECT ASBESTOS-CONTAINING MATERIALS NOT IDENTIFIED IN THE ASBESTOS SCOPE OF WORK ARE ENCOUNTERED DURING THE WORK, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA, SECURE THE AREA, AND NOTIFY THE OWNER FOR FURTHER DIRECTION PRIOR TO PROCEEDING.

PLEASE SEE COMPLETE CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.

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LEGEND

- | | |
|--|---|
| | ASBESTOS-CONTAINING INSULATION ASSOCIATED W/ GENERATOR #3 TANK & DOOR CAULK |
| | ASBESTOS-CONTAINING EXTERIOR VERTICAL EXPANSION CAULK |
| | ASBESTOS-CONTAINING WINDOW GLAZING (INTERIOR), DOOR CAULK (EXTERIOR), VENT CAULK ON RED METAL LOUVERS (EXTERIOR), WINDOW CAULK (EXTERIOR) |
| | ASBESTOS-CONTAINING COURTYARD ROOF |



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**ASBESTOS ABATEMENT
NON-FRIABLE MATERIALS
EXTERIOR**

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DATE: **7-14-2026**

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PROJECT NO. **261264**

ADDENDUM 1

SCALE: **NTS**

DRAWN BY: **MC**

REVIEWED BY: **CG**

SHEET # H-112.00

**Upper Darby School District
Delaware County Memorial Hospital
Asbestos Abatement Public Bid - Questions and Answers**

1. Will the elevators be operational during the abatement period?
No, the elevators have not been inspected since the closure of the hospital.
2. Will typical school clearances be needed for workers on this project?
No.
3. Is this a prevailing wage project? If yes, please provide the rates.
Yes. Procurement Office will provide the rates.
4. Is water and electrical service available on site? For electricity, we will need working panels with outlets on each floor. For water we will need a hose bib access.
Electric yes/ water no
5. Can the suspended drop/grid ceiling being removed be left on site for others to dispose of?
No, if the drop ceiling and grid need to be removed then, they need to be disposed of.
6. Who is responsible for removing/disposing of the remaining items left in the building (tables, chairs, medical equipment, trash, casework, etc.) that must be removed prior to abatement?
School District
7. Is a bid bond required?
See bid document for clarification
8. Are there liquidated damages?
See bid document for clarification.
9. What is the anticipated start date?
The work may start upon execution of the contract after the bid was approved by the School Board on 8/11/2026.
10. If we remove a window, do we need to board it up with plywood when complete?

Yes

11. Do we have to provide bathrooms?

Bathrooms are non-operational.

12. Can non-asbestos demolition debris be left in the building to be disposed of by the demolition contractor?

Yes

13. Can you please confirm that the universal waste is not part of the asbestos abatement contract?

No, universal waste will be part of the demolition

14. Can the power to the building and elevators be re-energized?

Yes

15. If generators are needed, would it be possible to seal of the containments at the end of each shifts and turn off the generators or do they need to run 24/7?

Generators will not be needed. Power will be back on

16. If we remove upper floor windows to help with the waste load outs, do we need to boarded up the opening at the end of each shift?

Yes, everything will need to be secure at the end of each workday

17. In cases that pipe insulation and debris are accessible enough to remove and clean, is the abatement contractor still responsible to remove the non-asbestos plaster ceilings? **No, they will not need to be removed.**

18. Will the County have the electricity service restored to the building for use by the abatement contractor?

Yes.

19. If the power is restored to the building can the elevator be used?

No, the elevators have not been inspected since the closure of the hospital.

20. Are the inspections up to date for the elevator?

No.

21. If not, can the abatement contractor (with the use of a certified electrician) tie into the main junction boxes entering the building?

Contractors may present their plans for review and approval.

22. Has the water been turned off to the building?

Yes

If so, can the abatement contractor turn it back on for our use?

No

If not, can the abatement contractor tie into the main (water source) for our use?

Contractors may present their plans for review and approval.

If the abatement contractors cannot use dedicated building power and generators are needed can they be shut down at the end of each shift?

The building is energized.

23. If so, under what conditions? I.e. do containments have to be cleared (air testing) or can the abatement contractor just seal up at the end of the shift?

Yes, the contractor can seal up the rooms at the end of the shift, but all containment will need to be cleared upon completion

24. Will Builders Risk insurance be required for this work?

No

25. Can plaster ceilings be decontaminated vs. removed and disposed of in their entirety as ACM?

Yes

26. As it appears none of the building is in use, will hard barriers be required?

None of the buildings are currently in use, except for the annex near Delaware County Community College, which the District is temporarily using for storage.

27. Who will be responsible for building security?

The District will maintain its existing site security measures. The contractor will be responsible for securing its work areas, equipment, materials, and access points, including all asbestos-regulated areas, throughout the project. The contractor must coordinate any additional site-security needs with the District before beginning work.

28. The contract documents have an end date through 10-31-26 but no specific start date. Please advise how many days the abatement contractors will have to complete the work?

**The abatement contractor will be approved by the school board on Aug 11th.
Work will start following approval**

29. Can work be conducted on weekends and/or is overtime on a daily basis allowed?
Yes. Contractors may perform work on weekends and/or work overtime. However, this is a lump-sum contract, and any costs associated with weekend or overtime work must be included in the bid and will not result in additional cost to the District.
30. Is this project subject to Responsible Contractor Ordinance requirements?
No

If so, this the apprenticeship requirements precludes non-union participation.
N/A
31. Who is responsible for coordinating/paying for rooftop HVAC units/draining/refrigerant?
If required, contractor is responsible.
32. Who is responsible for shutting down road to bring lift in/work on lift to access the penthouse 2 windows.
The contractor is responsible
33. Are we allowed to cut non-acm wrapped pipes/duct to allow greater access to ACM pipes/ducts/walls/etc..?
Yes, as long as the contractor removes all debris
34. Will electrician be hired to allow elevator access or power to high floors? If so, whose responsibility will that fall on?
Yes
35. Are there any liquidated damages?
See bid documentation for further details
36. Can power be restored to the building and will the elevators be functional during abatement?
Yes
37. Are the elevators certified for passengers?
No.

38. Who is responsible for site security?
The District will maintain its existing site security measures. The contractor will be responsible for securing its work areas, equipment, materials, and access points, including all asbestos-regulated areas, throughout the project. The contractor must coordinate any additional site-security needs with the District before beginning work.
39. Will all furniture, cabinets, built-ins, etc. be removed from the site by the building owner prior to abatement?
UDSD will remove furniture and casework
40. On what date can abatement begin?
Upon execution of contract and after August board meeting
41. On what date must abatement be completed by?
October 31, 2026
42. Will the building owner have all interior doors removed prior to abatement?
No
43. Will utilities be removed from the courtyard roof section prior to abatement to provide clear access to the asbestos roofing material?
No
44. Will the building owner have all interior doors removed prior to abatement?
No
45. Can windows be removed to unload material?
Yes. Windows may be removed to facilitate material removal. Any resulting openings must be securely enclosed with plywood or another District-approved weather-resistant barrier whenever the contractor is off-site and upon completion of the abatement work to protect the building from weather, unauthorized access, and other damage.
46. Is the plaster that is required to be demolished located above drop ceilings?
Yes, the majority of the plaster ceiling to be demolished is located above drop ceilings. Plaster wall demolition is also required to access asbestos-containing pipe insulation.

47. Is the abatement contractor required to remove non-asbestos waste, such as ceiling tiles and grid from the site? IF you you remove tile

No, non-asbestos waste such as ceiling tiles and grid can be set aside inside of the building outside of asbestos removal areas.

48. Will the building owner provide 3rd party oversight and monitoring?

Yes, Criterion Labs, Inc, has been contracted to provide oversight and monitoring.

49. Can floor mastic be removed using friable methods if an area is already under full containment as outlined in the specification?

Yes.

50. Does demolition of plaster walls and ceilings need to be performed under full containment?

Yes, full containment is required. The plaster material is contaminated with asbestos insulation debris in many locations and pipe insulation is in close proximity to the plaster and will be disturbed by demolition activities.

51. Is the plaster material asbestos-containing?

No, the plaster material itself has tested negative for asbestos. However, it is considered contaminated in many locations.

52. Is the abatement contractor responsible for removing universal waste?

No, universal waste will be addressed under a separate contract.

53. Can pipes be wrapped and cut?

No, all pipe insulation should be removed from the existing piping and the piping left in place.

54. Can the abatement contractor cut away any piping and mechanical components in order to access and remove asbestos-containing materials?

Yes. Any piping or mechanical equipment removed to access asbestos-containing materials shall be set aside outside of asbestos removal areas left on-site.

55. Is the abatement contractor responsible for providing any confined space monitoring if needed for abatement in the Annex crawl space?

Yes.

56. Will negative air filtration devices be required to run 24/7?

No. If it is not practical to run negative air filtration devices 24/7, the contractor may seal each work area at the end of each day using 6-mil polyethylene sheeting and high-quality duct tape. Negative air machines are required to run during abatement work.

57. Is the abatement contractor responsible for removing soil from the annex crawl space as part of abatement?

No. The soil in the annex crawl space was tested by Criterion and was determined not to be contaminated with asbestos.