

Art Building and Art Building Annex (AB) Abatement and Demolition ITB #1752

Addendum #01

September 9, 2026

This Addendum is issued to provide answers to questions from potential bidders and to inform you of the following revisions to the above-referenced ITB and the Contract Documents for the Project. Where this Addendum is inconsistent with the ITB or any previous addenda, this Addendum shall control. Bids shall conform to this Addendum. Unless specifically changed by this Addendum, all other requirements, terms and conditions of the ITB, and any previous addenda, remain unchanged and can be modified only in writing by PSU.

A. QUESTIONS AND ANSWERS:

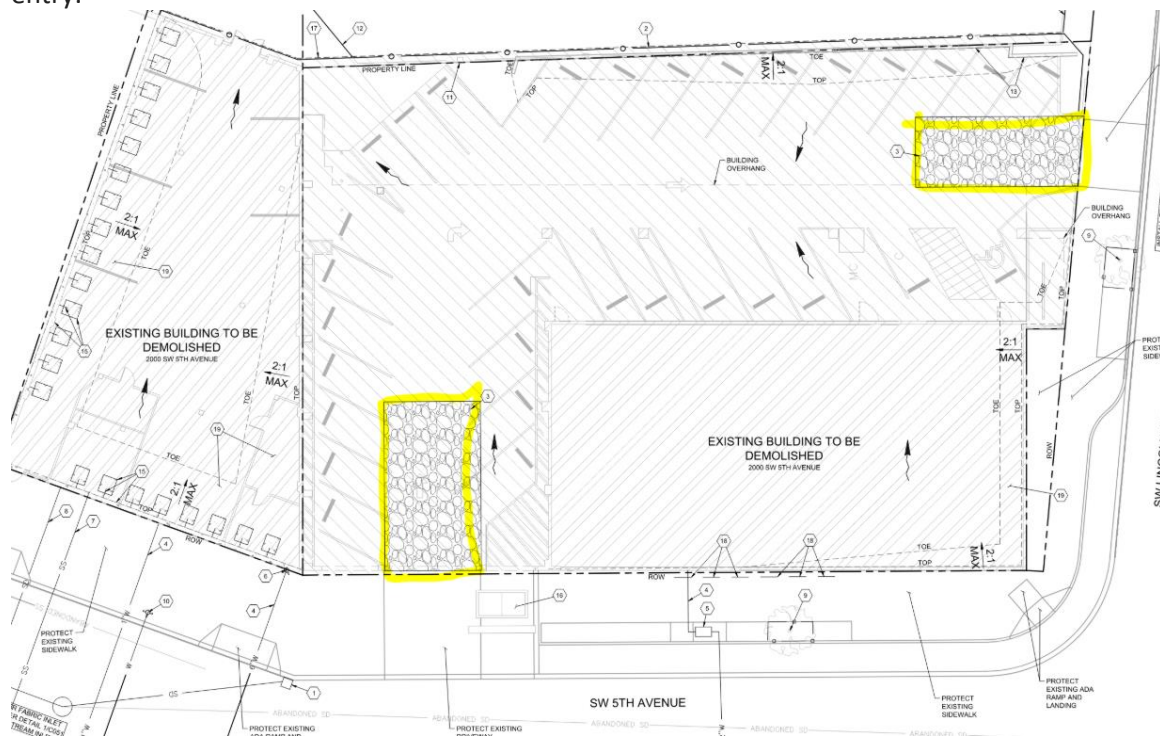
1. **Question:** I noticed there are a couple of bid forms for the previous SMSU Roof Replacement project within the as-builts ZIP file. Can you confirm these are relevant to this project?
Answer: These documents are not relevant. They have been removed from the ZIP file.
2. **Question:** Under the raised platform seating in room 200 we found carpet, insulation, and some storage items. If it is not captured on the survey to come out via addendum, should we assume there is ACM flooring under the platforms?
Answer: Yes
3. **Question:** Is the contractor responsible for providing air monitoring and 3rd party air clearances during abatement activities or will there be an owner-provided consultant taking on those responsibilities?
Answer: Any required interior air clearances and final air clearances to be provided by the contractor. Owner to provide 3rd party consultant for intermittent exterior air monitoring samples during building takedown.
4. **Question:** Will the elevator still be in service during abatement activities?
Answer: Owner has no intention of turning off elevator. Barring any major malfunctions or breaks, the elevator will be available.
5. **Question:** Should we treat the drywall that tested at 2% Asbestos as asbestos or as <1% as the composite sample came back as <1%?
Answer: Treat it as asbestos.
6. **Question:** Can quantities of ACM flooring on the survey be confirmed?
Answer: Treat the survey as truth and if field conditions prove to be different, Owner is willing to work with winning bidder.
7. **Question:** Once the new survey comes out via addendum, will we have additional time to submit RFI's regarding it?
Answer: Yes

8. **Question:** In the project manual section 3.13A it says “Contract Bid award is based on the Base Bid. Additional work may be authorized by amending the Contract based upon Unit Prices provided in the Bid Form, the Contractor’s Schedule of Values, or other Contractor Proposals approved by the Owner’s Authorized Representative, and in accordance with Section D of the PSU General Conditions.” There is no place to enter unit pricing on the bid form. Can a new/revised bid form be uploaded for us to use?

Answer: This is not necessary as the Bid Form is one of three options to authorize additional work. For this contract, we would use the 3rd option where the Contractor provides a new proposal, including (for at least the first one, possibly for others) labor rate, labor rate breakdown, hours, materials cost, markup, etc.

9. **Question:** The City is putting in a skateboard park on the east side of the building that has direct access to the back parking lot of the building to be demolished. We would like the City to allow access to the site for heavy equipment and trucking.

Answer: After discussing with several people within PSU and the people over that project, they will not halt construction. The Civil engineer has the below entries suggested. In the snip, North is to the left. Both options will require temporary road closure permits. The West entry will likely require selective demolition for heavy equipment entry. The South entry would likely require temporary impact to MAX line for heavy equipment entry.



B. ATTACHMENTS:

1. Addendum #01 Mandatory Pre-Proposal Meeting Agenda
2. Addendum #01 Mandatory Pre-Proposal Meeting Attendees List

END OF ADDENDUM #01