

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

Addendum #02 September 11, 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. CHANGES TO ITB:

1. ITB Section 1.1 Scope of Work – Add the following:
Provide Unit Prices for the abatement/removal of the following unsampled suspect hazardous materials, PSU will use these rates for establishing an allowance and/or change order cost basis:
 - Unit Price 1: Vinyl Floor Tile/Sheet & Mastic Removal
 - Unit Price 2: Pipe Insulation
 - Unit Price 3: Gypsum Board
 - Unit Price 4: Gypsum Board Joint Compound
 - Unit Price 5: Transite Wall Panels
 - Unit Price 6: Roof Mastic

B. QUESTIONS AND ANSWERS:

1. **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.~~ **CORECTION: Treat it as <1%.**
2. **Question:** Will PSU accept a direct bid limited solely to the hazardous-material abatement portion, or are licensed abatement contractors expected to provide their pricing to a prime contractor bidding the complete project?
Answer: Licensed abatement contractors are expected to either provide their pricing to a prime contractor or act as the prime contractor.
3. **Question:** Will there be a second job walk opportunity?
Answer: No
4. **Question:** Can you arrange access to the north property so we can install temp fence and have a buffer zone we can work from? Currently the other project has their fence set up on PSU property. In order to remove the east wall, the fence will need to sit outside of that location.
Answer: Last PSU was informed that project will be completed mid-October. If it is still going on when we need to remove the Eastern wall, PSU can coordinate with the construction crew. If construction is completed, PSU can coordinate access with the skate park.

5. **Question:** Will we be able to close the entire sidewalk around every portion of the building during demolition specifically?
Answer: PSU has no issues with closing the sidewalks. However, the winning Contractor still needs to obtain sidewalk closure permits.
6. **Question:** Will the lead paint coating the concrete on the exterior of the building need to be removed before demolishing even though it's under 0.5%?
Answer: Please reference the regulations of your chosen disposal facility as to what they allow. PSU does not have extra regulations beyond the local, State, and Federal requirements.
7. **Question:** The document mentions to leave retaining walls in place on annex. Do we leave the north retaining wall butted against the house standing at the current height it is now or break it down to the "ground" level?
Answer: The north retaining wall will need to be broken down to the "ground" level of the property to the North.
8. **Question:** The ITB states that PSU will remove items it wants to salvage before contractor mobilization, while sheet AD102 states "Salvage all existing furniture for Owner, typ. Please clarify exactly what items the contractor is required to salvage. Is the AD102 furniture note the only contractor salvage requirement, or are structural materials such as the existing wood beams also required to be salvaged and set aside for owner? (We planned to salvage ourselves if not).
Answer: There will be no salvage the winning Contractor will owe PSU.
9. **Question:** The drawings indicate to backfill the basement per civil and cover the lot with grass hydroseed; however, we do not see a clearly defined required backfill depth or final backfill elevation. Please clarify the limits and required final elevation/depth of backfill within the existing basement and demolished building areas.
Answer: Backfill should be installed to a depth that allows for an even transition to existing grade at the project's limits with final slopes not exceeding 2:1. The backfill shall provide a minimum depth of cover over any structural elements of 6-inches.
10. **Question:** If there is any rock base underneath existing asphalt and concrete to be removed, are we to remove or leave in place/regrade? It mentions that same "cover lot with grass hydroseed" so not sure if it means remove down to dirt and hydroseed or not.
Answer: It is acceptable to leave base rock in place. It shall be covered with 6-inches of topsoil (mix to be approved by PSU as a submittal) to support the growth of the hydroseed.
11. **Question:** If any existing rock base underneath is to be removed, to what extent shall it be removed in terms of inches?
Answer: It is acceptable to leave base rock in place. It shall be covered with 6-inches of topsoil (mix to be approved by PSU as a submittal) to support the growth of the hydroseed.
12. **Question:** By "cover lot with grass hydroseed" is the intent to mean that we are to down straw and spread hydroseed like typical procedure? If different please clarify exact definition.
Answer: Use the typical procedure for the install of the hydroseed, including the use of straw.
13. **Question:** Is there asbestos in the Annex building roof?
Answer: According the survey, yes. It references the mastic being hot.
14. **Question:** Do we include the unsampled suspect materials from both The Annex and South Building or will PSU establish an allowance on the bid form?
Answer: PSU will update the bid form to include a line item for an allowance.
15. **Question:** Is the elevator operational? Can it be used to move and unload material during demolition?
Answer: Yes, the elevator is currently operational and PSU has no intent to shut it down.
16. **Question:** Does the Joint compound/drywall removal in the second floor only include the hallway and NOT the rooms? (The rooms do not appear to be tested on the report).
Answer: All GWB/JC in the main art building is assumed to contain 2% ACM joint compound and is considered to be <1% asbestos as a composite wall system.
17. **Question:** Is it acceptable to use a portion of the parking garage below for staging needs during the project?
Answer: During demolition, the contractor will essentially "own" the entire lot. You can use it for storage or staging as you see fit. You will also be responsible for access control to the site.

B. ATTACHMENTS:

1. Addendum #02 Appendix 2.6 PSU Bid and Bid Security Forms

END OF ADDENDUM #02