

**Southern Oregon University
Aspen, Baker, Cedar and Ivy Halls and the Cascade Center Core
Abatement and Selective Demolition
ITB 2025-10
October 11, 2024**

Addendum #1

This Addendum together with ITB 2025-10 (including 3 attachments) form the Contract Documents. The following clarifications, changes, additions and deletions hereby become part of the Contract Documents. The original solicitation documents remain in full effect unless specifically modified by this Addendum.

1. Schedule Clarification

Aspen, Baker and Cedar Halls will be vacated and ready to turn over to the Contractor when the contract is signed. SOU will vacate Ivy Hall and the Cascade "Center Core" no later than November 7, 2024.

2. Clarification: Removal of Furniture and Equipment

SOU will remove all furniture and equipment that is not attached to the building prior to start-of-work. Removal of the window air conditioners is also in SOU's scope. The Contractor is required to remove and dispose of all remaining casework, shelving and related items attached to the buildings as part of the work scope.

The following non-affixed items shall also be removed and disposed of as part of the Contractor's scope:

- a. Two upright pianos located in the Baker Hall basement
- b. Miscellaneous pipe and fittings in the Aspen Mechanical Room 008 and in the Baker Recreation Room 002

3. Madrone Street Closure

The Contractor will be permitted to close Madrone Street (between Indiana St. and Frances Lane) to public access for the duration of the contract. If the Contractor chooses to close the street, the Contractor will be responsible for furnishing and maintaining "street closed" signs and barricades.

4. Work Limit at Utility Tunnel

At the utility tunnel connecting Aspen to the main campus, the abatement work limit is the north wall of the Aspen Mechanical Room 008. No abatement work is required in the tunnel north of Mechanical Room 008.

5. Pre-Bid Meeting Contractor Sign-in Sheet

The sign-in sheet from the October 7, 2024 mandatory pre-bid meeting is attached to this addendum.

6. Abatement Drawing Changes

Delete: Abatement drawings HA1.4, HA2.2, HA2.3, HA3.4, and HA4.3 included in the abatement specifications.

Add: Abatement drawings HA1.4, HA2.2, HA2.3, HA3.4, and HA4.3 attached to this addendum. Additional asbestos-containing pipe insulation and HVAC units with asbestos-containing acoustical coatings have been added to drawings HA1.4, HA2.2, HA3.4, and HA4.3. An additional pipe tunnel segment connecting Aspen and Baker Halls has been added to drawing HA2.3.

End of Addendum #1

6. Abatement Drawing Changes

Delete: Abatement drawings HA1.4, HA2.2, HA2.3, HA3.4, and HA4.3 included in the abatement specifications.

Add: Abatement drawings HA1.4, HA2.2, HA2.3, HA3.4, and HA4.3 attached to this addendum. Additional asbestos-containing pipe insulation and HVAC units with asbestos-containing acoustical coatings have been added to drawings HA1.4, HA2.2, HA3.4, and HA4.3. An additional pipe tunnel segment connecting Aspen and Baker Halls has been added to drawing HA2.3.

End of Addendum #1

Southern Oregon University
Aspen, Baker, Cedar, Ivy & Cascade Center Core – Abatement & Selective Demolition
Mandatory Pre-Bid Meeting Sign-In
October 7, 2024 – 11:00 AM

COMPANY	CONTACT PERSON	MAILING ADDRESS	TELEPHONE	EMAIL
PMG	Ramon Martinez		Ph 503 4904349	
OUTLIER CONSTRUCTION	RYAN DEMELLO	2870 NASSAU DR., MEDFORD	Ph 541-216-0639	ryand@outlierbuilt.com
BELFOR ENVIRONMENTAL	MATT FLETCHER	2067 CARDINAL AVE MEDFORD, OR 97504	Ph 541-693-3714	MATT.FLETCHER@US.BELFOR.COM
Vitus Construction	Kelly Kinley	Gold Hill, OR	Ph 541-855-7177	ckinley@VitusConstruction.com
LOI Enviro & Demolition	Sharon Sanders	2460 W 11th Ave Eugene, OR 97401	Ph 541-953-8301	S.sanders@loienviro.com
Randy Johnson PAS	Randy Johnson	13600 NE 10th Ave, Vancouver, WA 98695	Ph 503-519-4084	randy.johnson@pcg.com
GPE	Mike Ragan	650 Industrial Circle White City, OR	Ph 541- 292-3796	Mike@globalPacific.INFO
			Ph	
			Ph	
			Ph	
			Ph	











GENERAL NOTES

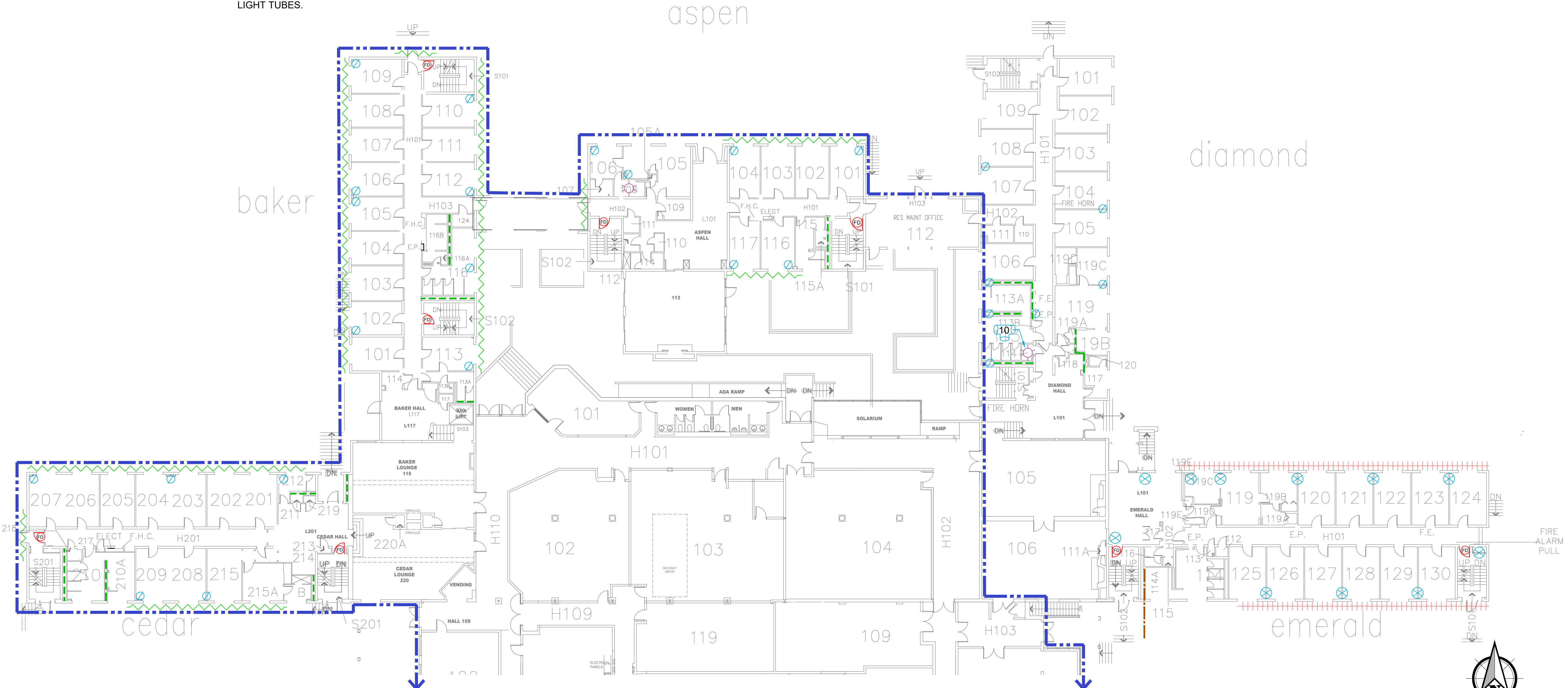
- THIS DRAWING IS DIAGRAMMATIC. IT IS FOR GENERAL INFORMATION.
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- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER INCLUDING BUT NOT LIMITED TO SCHEDULING, ACCESS, SECURITY, STAGING, PROTECT AND SAVE ITEMS, SALVAGE, LOCKOUT/TAGOUT, AND DEMOLITION ACTIVITIES.
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- CONTRACTOR SHALL VERIFY WITH THE OWNER SPECIFIC ITEMS TO BE SAVED AND PROTECTED PRIOR TO THE START OF ABATEMENT AND DEMOLITION WORK.
- PROTECT ALL SYSTEMS OUTSIDE THE SCOPE OF WORK OF THIS PROJECT FROM DAMAGE AS A RESULT OF WORK INCLUDED IN THIS PROJECT, AND PROTECT ALL ITEMS SPECIFICALLY INDICATED IN THESE SPECIFICATIONS.
- COORDINATE DISCONNECTION AND DE-ENERGIZING OF ALL OPERATIONAL COMPONENTS WITH OWNER PRIOR TO THE START OF ASBESTOS ABATEMENT AND DEMOLITION WORK.

ABATEMENT NOTES

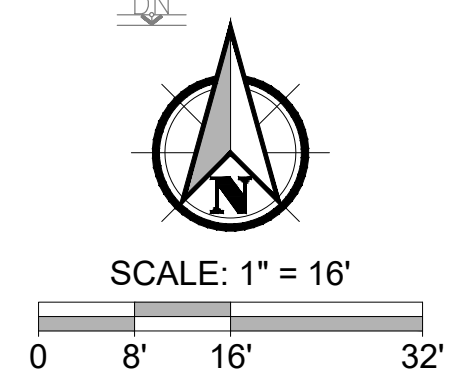
- REMOVE AND DISPOSE OF ALL ASBESTOS-CONTAINING MATERIALS WITHIN THE BOUNDARIES OF THE THIRD WORK PACKAGE AS IDENTIFIED ON THE ABATEMENT DRAWINGS AND IN THE SECTION 01 11 00 SUMMARY OF WORK. DRAWING DOES NOT SHOW ALL ASBESTOS-CONTAINING MATERIALS TO BE REMOVED. REFER TO THE ABATEMENT NOTES AND SUMMARY OF WORK SECTION 01 11 00 FOR ADDITIONAL DETAILS AND TASKS INCLUDED IN THE PROJECT SCOPE OF WORK.
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- CONTRACTOR SHALL CAPTURE ALL WATER USED DURING ASBESTOS ABATEMENT AND FILTER PRIOR TO DISCHARGE INTO MUNICIPAL WATER SYSTEM.
- FIELD VERIFY ALL FLUORESCENT LIGHT FIXTURE BALLASTS AND REMOVE AND PROPERLY DISPOSE OF ALL BALLASTS THAT ARE NOT SPECIFICALLY LABELED AS NON-PCB. REMOVE AND PROPERLY RECYCLE ALL MERCURY VAPOR FLUORESCENT LIGHT TUBES.

LEGEND

-  HVAC UNIT ASSOCIATED WITH ASBESTOS-CONTAINING ACOUSTICAL COATING AND ASBESTOS-CONTAINING MECHANICAL ISOLATION CLOTH
-  ASBESTOS-CONTAINING PIPE INSULATION STRAIGHT RUNS AND HARD FITTINGS
-  FIBERGLASS PIPE INSULATION WITH ASBESTOS-CONTAINING HARD FITTINGS
-  RISER WITH ASBESTOS-CONTAINING PIPE INSULATION
-  RISER WITH FIBERGLASS PIPE INSULATION WITH ASBESTOS-CONTAINING HARD FITTINGS
-  ASBESTOS-CONTAINING HARD FITTINGS
-  SUSPECT ASBESTOS-CONTAINING FIRE DOOR
-  WINDOW'S WITH ASBESTOS-CONTAINING GLAZING COMPOUND (MATERIAL TO REMAIN - NOT PART OF WORK PACKAGE)
-  WINDOW'S WITH ASBESTOS-CONTAINING FRAME SEALANT
-  SCOPE OF WORK BOUNDARY



PARTIAL GROUND LEVEL - NORTH - MISCELLANEOUS AND THERMAL SYSTEM INSULATION



PREPARED FOR: SOUTHERN OREGON UNIVERSITY

File name: L:\Projects\52611_SOU_2020-2023\52611_001_Cascade_Hall\DesignPhase_0002_Task_003_Third_Work_Package\DWG\52611_001_0002_003_HA1.4.dwg
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FULL SIZE SHEET FORMAT IS 24X36; IF PRINTED SIZE IS NOT 24X36, THEN THIS SHEET FORMAT HAS BEEN MODIFIED & INDICATED DRAWING SCALE IS NOT ACCURATE.

NO	REVISION	DATE	BY	APPD
1	ADDFIPE INSULATION AND ACOUSTICAL COATING	10/08/24	JAB	JH

DRAWN BY	JAB
CHECKED:	JH
DATE:	SEPTEMBER 2024
PROJECT NUMBER:	52611.001_0002_003
SHEET DRAWING NO:	HA1.4

GENERAL NOTES

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ABATEMENT NOTES

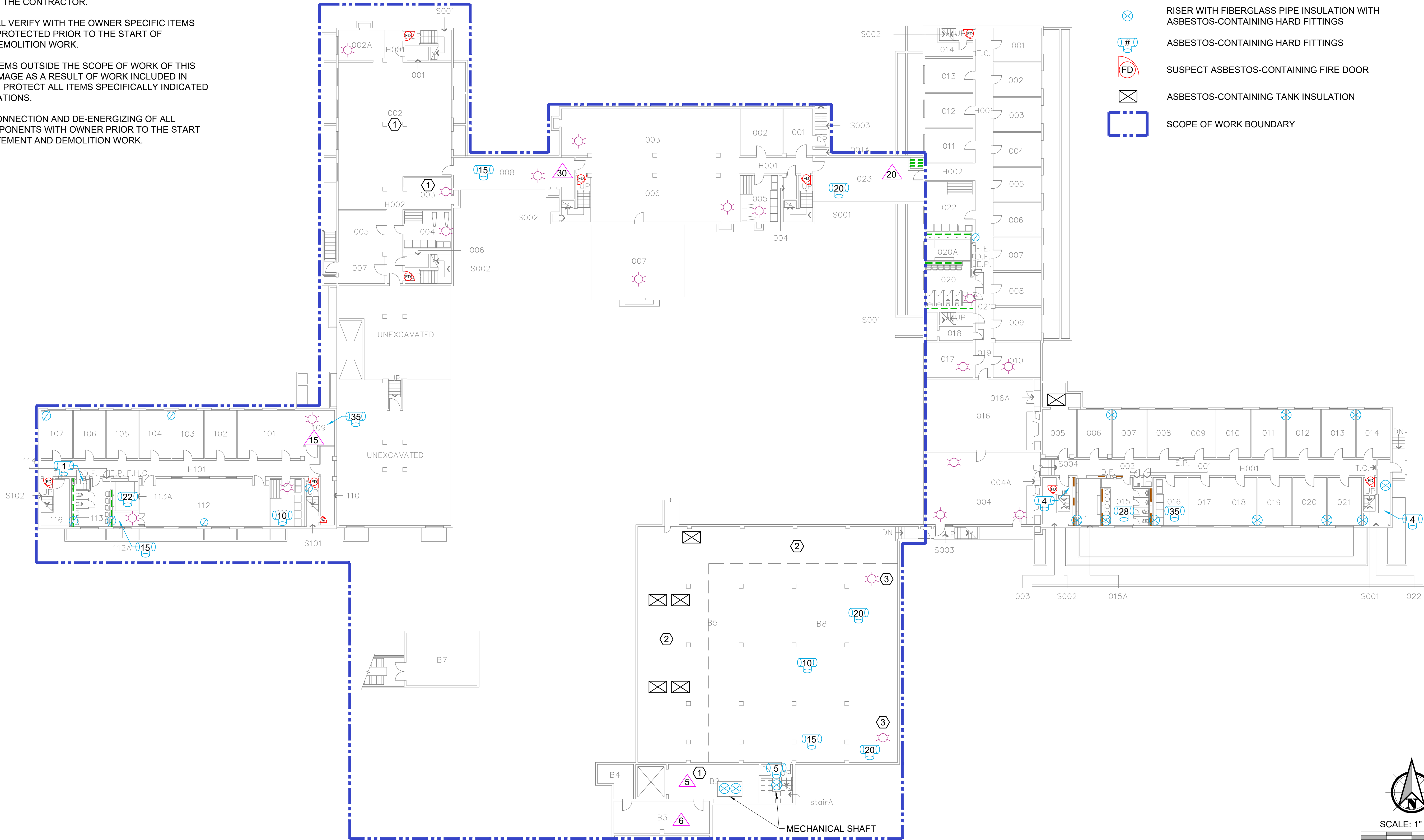
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KEY NOTES

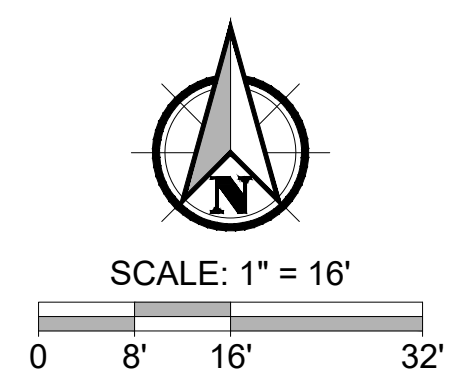
- ASBESTOS-CONTAINING PIPE AND PIPE FITTING INSULATION THROUGHOUT ROOM.
- ASBESTOS-CONTAINING PIPE AND PIPE FITTING INSULATION AND FLANGE GASKETS THROUGHOUT BASEMENT MECHANICAL SPACES.
- ASBESTOS-CONTAINING DUCT PUTTY AT HVAC UNITS.

LEGEND

- HVAC UNIT ASSOCIATED WITH ASBESTOS-CONTAINING ACOUSTICAL COATING AND ASBESTOS -CONTAINING MECHANICAL ISOLATION CLOTH
- PRESUMED ASBESTOS-CONTAINING FLANGE GASKETS
- ASBESTOS-CONTAINING PIPE INSULATION STRAIGHT RUNS AND HARD FITTINGS
- FIBERGLASS PIPE INSULATION WITH ASBESTOS-CONTAINING HARD FITTINGS
- RISER WITH ASBESTOS-CONTAINING PIPE INSULATION
- RISER WITH FIBERGLASS PIPE INSULATION WITH ASBESTOS-CONTAINING HARD FITTINGS
- ASBESTOS-CONTAINING HARD FITTINGS
- SUSPECT ASBESTOS-CONTAINING FIRE DOOR
- ASBESTOS-CONTAINING TANK INSULATION
- SCOPE OF WORK BOUNDARY



BASEMENT - MISCELLANEOUS AND THERMAL SYSTEM INSULATION



PREPARED FOR: SOUTHERN OREGON UNIVERSITY

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FULL SIZE SHEET FORMAT IS 24X36; IF PRINTED SIZE IS NOT 24X36, THEN THIS SHEET FORMAT HAS BEEN MODIFIED & INDICATED DRAWING SCALE IS NOT ACCURATE.

NO	REVISION	DATE	BY	APPD
1	ADD PIPE INSULATION AND ACOUSTICAL COATING	10/08/24	JAB	JH

DRAWN BY	JAB
CHECKED:	JH
DATE:	SEPTEMBER 2024
PROJECT NUMBER:	52611.001_002_003
SHEET DRAWING NO:	HA2.2
SHEET	8 OF 19

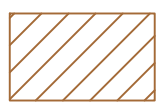


GENERAL NOTES

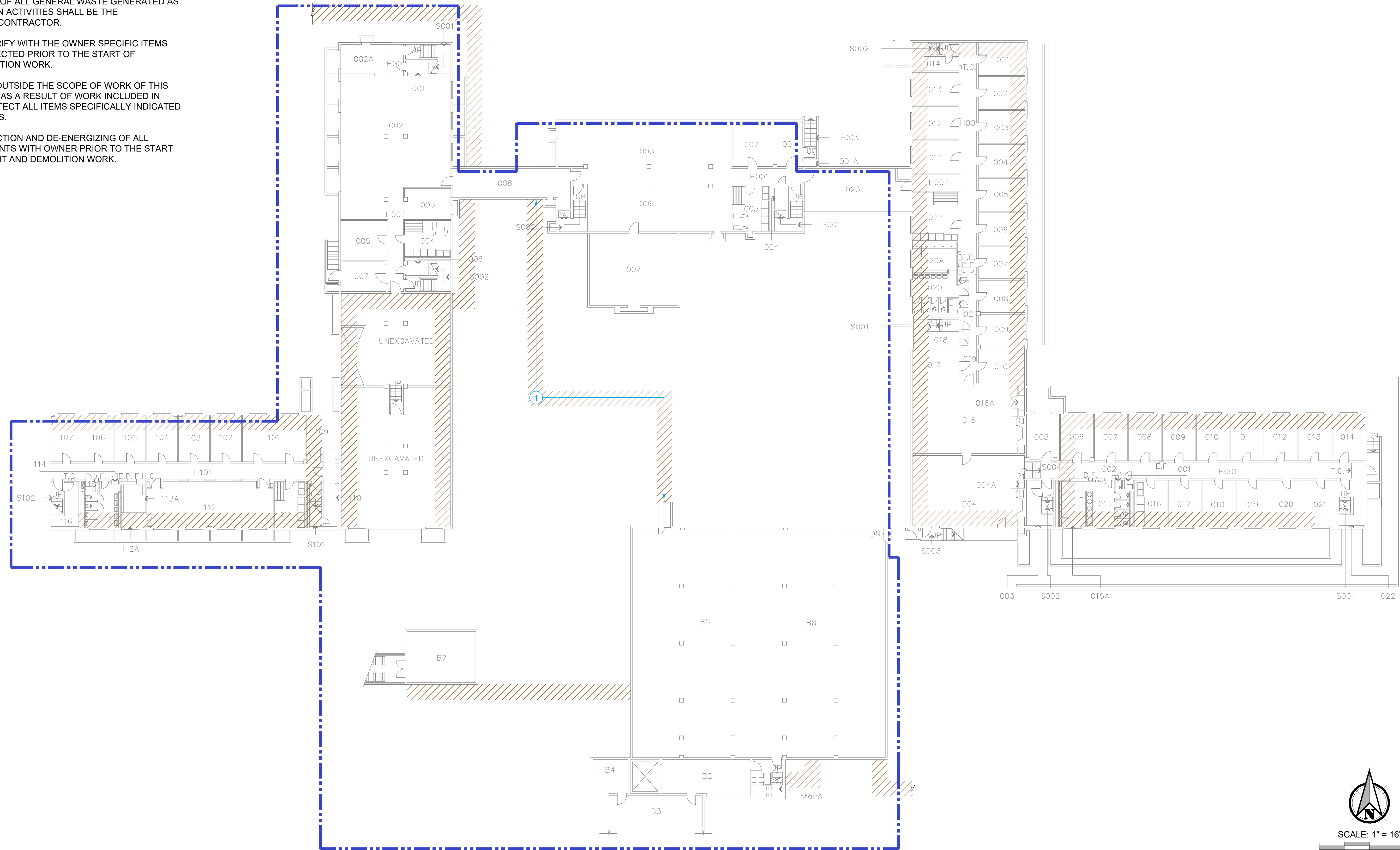
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ABATEMENT NOTES

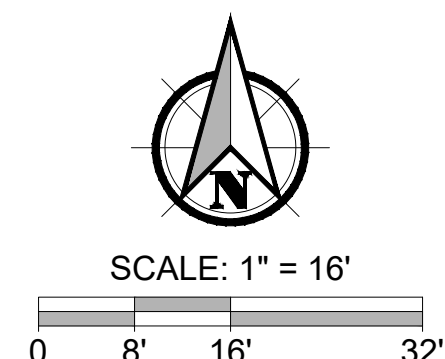
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2. THE SCOPE OF WORK INCLUDES REMOVAL AND DISPOSAL OF ALL ASBESTOS-CONTAINING PIPE AND PIPE FITTING INSULATION, AND ALL ASSOCIATED DEBRIS THROUGHOUT UTILITY TUNNELS WITHIN THE DESIGNATED WORK PACKAGE WORK AREAS. CONTRACTOR SHALL CLEAN ALL PIPE PENETRATIONS THROUGH TUNNEL WALLS AND LIDS AND REMOVE ANY PACKING MATERIALS ENCOUNTERED.
3. ALL ASBESTOS ABATEMENT AND ALL DEMOLITION WORK THAT MAY IMPACT ASBESTOS-CONTAINING MATERIALS SHALL BE CONDUCTED WITHIN A NEGATIVE PRESSURE ENCLOSURE.
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LEGEND

-  ASBESTOS-CONTAINING PIPE INSULATION AND PIPE FITTING INSULATION ON FIBERGLASS STRAIGHT RUNS
-  SCOPE OF WORK BOUNDARY
-  REMNANT ASBESTOS-CONTAINING PIPE INSULATION PRESENT AT PIPE HANGERS IN THIS AREA



PARTIAL FOUNDATION - NORTH

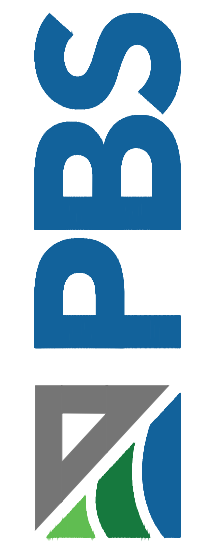


PREPARED FOR: SOUTHERN OREGON UNIVERSITY

Filename: L:\Projects\52000\52600-52699\52611_SOU_2020-2023\52611_001_Cascade_Hall\DesignPhase_002_Task_003_Third_Work_Package\DWG\52611_001_0002_003_HA2.3.dwg
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PBS Engineering and Environmental Inc.
 3500 Chad Drive, Suite 100
 Eugene, OR 97408
 541.686.8694
 pbusa.com



HAZARDOUS MATERIAL ABATEMENT - THIRD WORK PACKAGE
CASCADE HALL - SOUTHERN OREGON UNIVERSITY
 1450 MADRONE STREET, ASHLAND, OREGON

NO	REVISION	DATE	BY	APPD
1	ADDED PIPE INSULATION TUNNEL	10/09/24	JAB	JH

DRAWN BY	JAB
CHECKED:	JH
DATE:	SEPTEMBER 2024
PROJECT NUMBER:	52611.001_0002_003
SHEET DRAWING NO:	HA2.3

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ABATEMENT NOTES

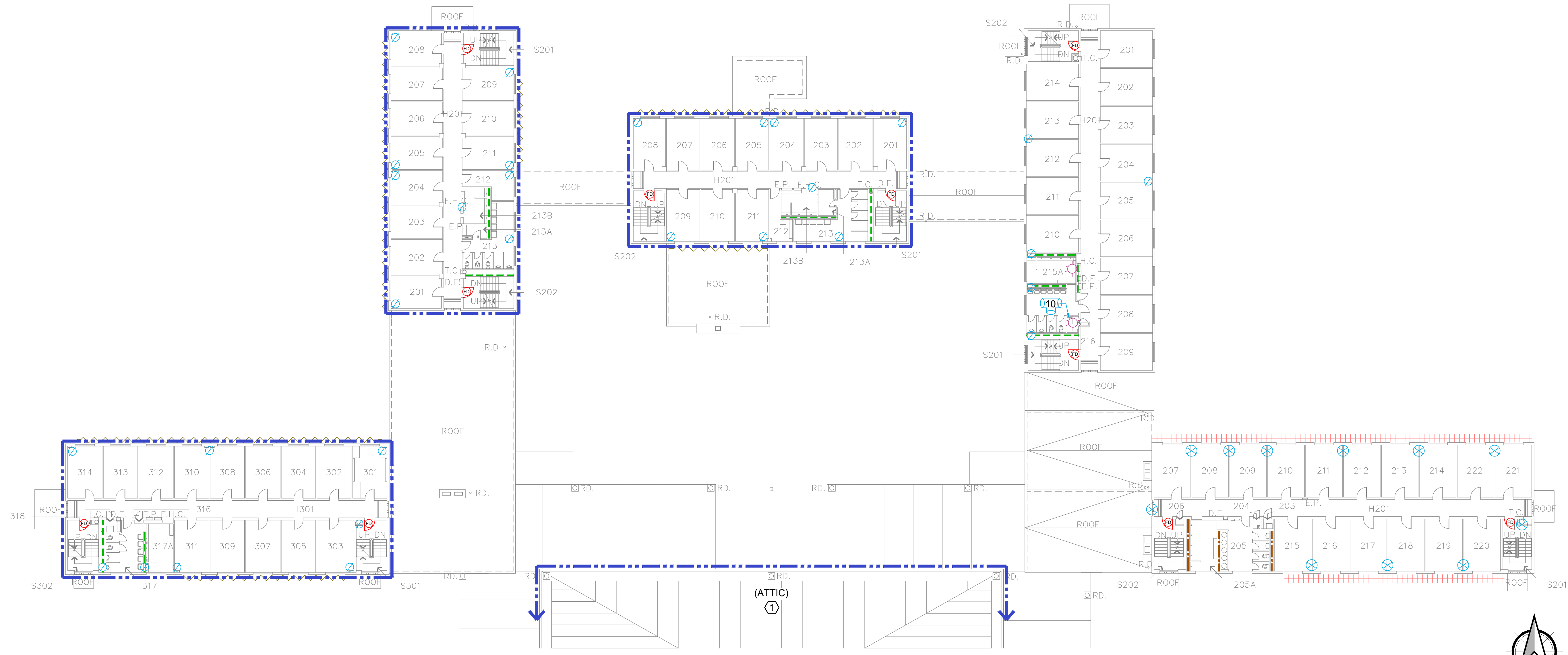
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KEY NOTES

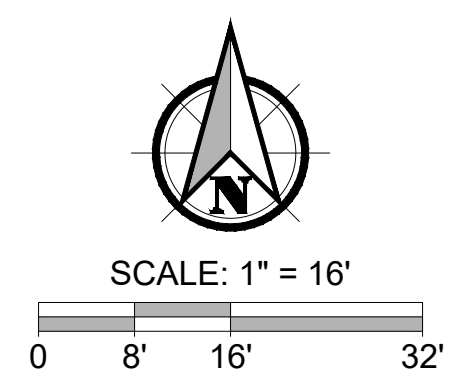
- 1 ASBESTOS-CONTAINING DUCT SEAM SEALANT (BLACK) IN ATTIC SPACES.

LEGEND

-  HVAC UNIT ASSOCIATED WITH ASBESTOS-CONTAINING ACOUSTICAL COATING AND ASBESTOS-CONTAINING MECHANICAL ISOLATION CLOTH
-  ASBESTOS-CONTAINING PIPE INSULATION STRAIGHT RUNS AND HARD FITTINGS
-  FIBERGLASS PIPE INSULATION WITH ASBESTOS-CONTAINING HARD FITTINGS
-  WINDOWS WITH ASBESTOS-CONTAINING FRAME SEALANT
-  WINDOWS WITH ASBESTOS-CONTAINING GLAZING COMPOUND (MATERIAL TO REMAIN - NOT PART OF WORK PACKAGE)
-  RISER WITH ASBESTOS-CONTAINING PIPE INSULATION
-  RISER WITH FIBERGLASS PIPE INSULATION WITH ASBESTOS-CONTAINING HARD FITTINGS
-  ASBESTOS-CONTAINING HARD FITTINGS
-  SUSPECT ASBESTOS-CONTAINING FIRE DOOR
-  SCOPE OF WORK BOUNDARY



PARTIAL SECOND LEVEL - NORTH - MISCELLANEOUS AND THERMAL SYSTEM INSULATION



Filename: L:\Projects\52611_SOU_2020-2023\52611_001_Cascade_HallDesignPhase_0002_Task_003_Third_Work_Package\DWG\52611_001_0002_003_HA3.4.dwg User: James Blanco CAD Plot Date/Time: 10/8/2024 4:56:59 PM

FULL SIZE SHEET FORMAT IS 24X36; IF PRINTED SIZE IS NOT 24X36, THEN THIS SHEET FORMAT HAS BEEN MODIFIED & INDICATED DRAWING SCALE IS NOT ACCURATE.

PREPARED FOR: SOUTHERN OREGON UNIVERSITY

PBS Engineering and Environmental Inc.
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HAZARDOUS MATERIAL ABATEMENT - THIRD WORK PACKAGE
CASCADE HALL - SOUTHERN OREGON UNIVERSITY
1450 MADRONE STREET, ASHLAND, OREGON

NO	REVISION	DATE	BY	APPD
1	ADD PIPE INSULATION	10/08/24	JAB	JH

DRAWN BY	JAB
CHECKED:	JH
DATE:	SEPTEMBER 2024
PROJECT NUMBER:	52611.001_0002_003
SHEET DRAWING NO:	HA3.4
SHEET	12 OF 19











GENERAL NOTES

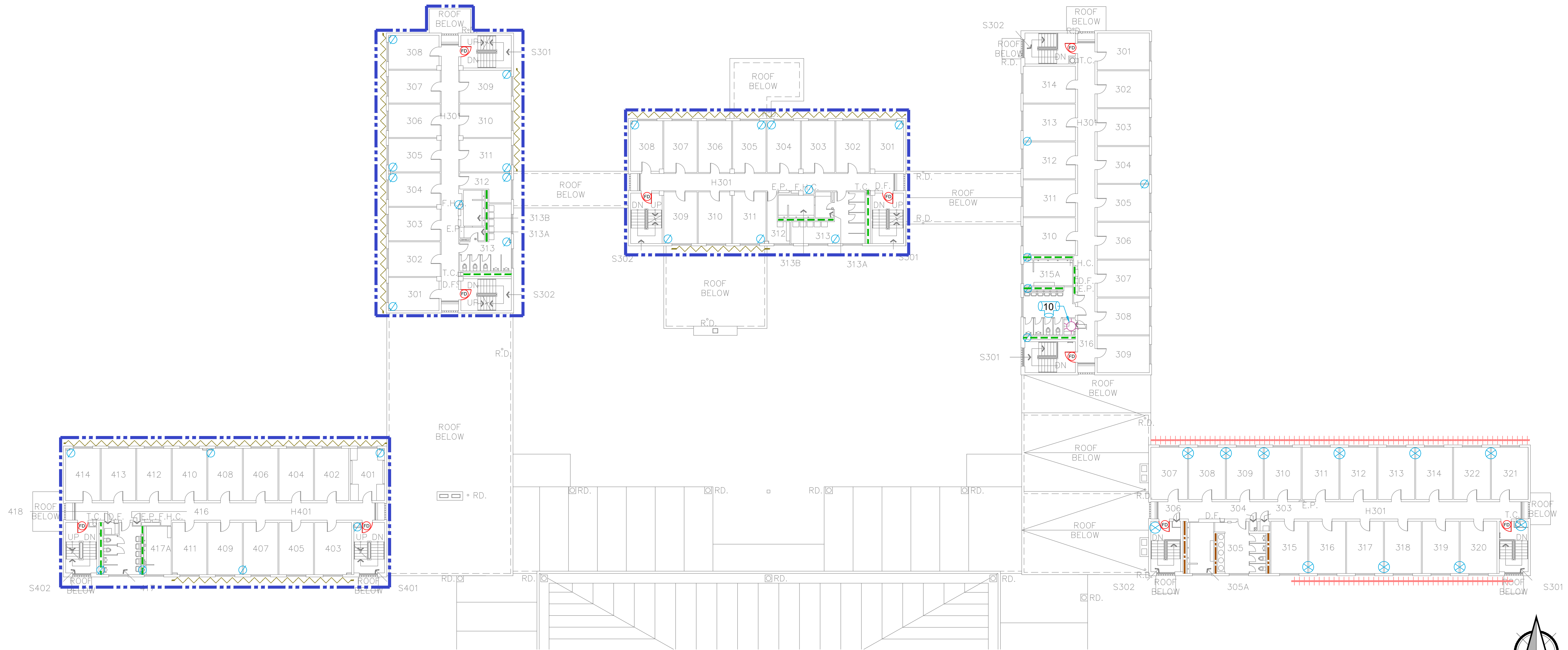
1. THIS DRAWING IS DIAGRAMMATIC. IT IS FOR GENERAL INFORMATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, MATERIAL QUANTITIES, ITEMS TO BE DEMOLISHED, AND ITEMS TO BE SAVED AND PROTECTED.
3. CONTRACTOR SHALL BECOME KNOWLEDGEABLE WITH EXTRACTION POINT LOCATIONS AND LIMITATIONS, AND VERIFY ALL EXTRACTION POINT MEASUREMENTS IN THE FIELD.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER INCLUDING BUT NOT LIMITED TO SCHEDULING, ACCESS, SECURITY, STAGING, PROTECT AND SAVE ITEMS, SALVAGE, LOCKOUT/TAGOUT, AND DEMOLITION ACTIVITIES.
5. ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING ABATEMENT AND DEMOLITION TASKS ON PAINTED SURFACES SHALL COMPLY WITH ALL APPLICABLE LEAD PAINT REGULATIONS IN OAR 437-DIVISION 3, 1926.62 LEAD IN CONSTRUCTION STANDARD.
6. CLEANUP AND DISPOSAL OF ALL GENERAL WASTE GENERATED AS A RESULT OF DEMOLITION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL VERIFY WITH THE OWNER SPECIFIC ITEMS TO BE SAVED AND PROTECTED PRIOR TO THE START OF ABATEMENT AND DEMOLITION WORK.
8. PROTECT ALL SYSTEMS OUTSIDE THE SCOPE OF WORK OF THIS PROJECT FROM DAMAGE AS A RESULT OF WORK INCLUDED IN THIS PROJECT, AND PROTECT ALL ITEMS SPECIFICALLY INDICATED IN THESE SPECIFICATIONS.
9. COORDINATE DISCONNECTION AND DE-ENERGIZING OF ALL OPERATIONAL COMPONENTS WITH OWNER PRIOR TO THE START OF ASBESTOS ABATEMENT AND DEMOLITION WORK.

ABATEMENT NOTES

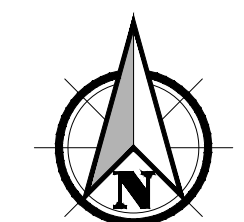
1. REMOVE AND DISPOSE OF ALL ASBESTOS-CONTAINING MATERIALS WITHIN THE BOUNDARIES OF THE THIRD WORK PACKAGE AS IDENTIFIED ON THE ABATEMENT DRAWINGS AND IN THE SECTION 01 11 00 SUMMARY OF WORK. DRAWING DOES NOT SHOW ALL ASBESTOS-CONTAINING MATERIALS TO BE REMOVED. REFER TO THE ABATEMENT NOTES AND SUMMARY OF WORK SECTION 01 11 00 FOR ADDITIONAL DETAILS AND TASKS INCLUDED IN THE PROJECT SCOPE OF WORK.
2. CONTRACTOR SHALL PERFORM SELECTIVE DEMOLITION OF BUILDING FINISHES, CASEWORK, BUILT-IN FIXTURES, HVAC EQUIPMENT, AND OTHER FURNISHINGS AS NECESSARY TO ACCESS ASBESTOS-CONTAINING MATERIALS TO BE REMOVED.
3. THE SCOPE OF WORK INCLUDES REMOVAL AND DISPOSAL OF ALL ASBESTOS-CONTAINING PIPE AND PIPE FITTING INSULATION THROUGHOUT THE THIRD WORK PACKAGE WORK AREAS. AREAS WITH VERIFIED ASBESTOS-CONTAINING PIPE AND PIPE FITTING INSULATION ARE INDICATED ON THE DRAWING. ADDITIONAL INSULATION IS ASSUMED TO BE PRESENT IN CONCEALED PIPE CHASES (ABOVE CEILINGS, BELOW FLOORS, BEHIND CASEWORK, INSIDE WALL CAVITIES). CONTRACTOR SHALL PERFORM SELECTIVE DEMOLITION OF BUILDING FINISHES AT ALL PLUMBING AND HEATING SYSTEM FIXTURES TO ACCESS CONCEALED PIPE RUNS.
4. CONTRACTOR SHALL REMOVE ALL HEATING SYSTEM CONVECTOR UNITS AND VENTILATOR UNITS THROUGHOUT THE SPECIFIED WORK AREA(S). REMOVE ALL PACKING MATERIALS ENCOUNTERED AT HEATING UNIT PIPE PENETRATIONS AND PREVENT PACKING MATERIAL DEBRIS FROM FALLING TO LOWER LEVELS.
5. ALL ASBESTOS ABATEMENT AND ALL DEMOLITION WORK THAT MAY IMPACT ASBESTOS-CONTAINING MATERIALS SHALL BE CONDUCTED WITHIN A NEGATIVE PRESSURE ENCLOSURE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OR REMOVAL AND DISPOSAL OF ANY ITEMS THAT BECOME CONTAMINATED AS A RESULT OF ASBESTOS ABATEMENT WORK.
7. CONTRACTOR SHALL CAPTURE ALL WATER USED DURING ASBESTOS ABATEMENT AND FILTER PRIOR TO DISCHARGE INTO MUNICIPAL WATER SYSTEM.
8. FIELD VERIFY ALL FLUORESCENT LIGHT FIXTURE BALLASTS AND REMOVE AND PROPERLY DISPOSE OF ALL BALLASTS THAT ARE NOT SPECIFICALLY LABELED AS NON-PCB. REMOVE AND PROPERLY RECYCLE ALL MERCURY VAPOR FLUORESCENT LIGHT TUBES.

LEGEND

-  HVAC UNIT ASSOCIATED WITH ASBESTOS-CONTAINING ACOUSTICAL COATING AND ASBESTOS -CONTAINING MECHANICAL ISOLATION CLOTH
-  ASBESTOS-CONTAINING PIPE INSULATION STRAIGHT RUNS AND HARD FITTINGS
-  FIBERGLASS PIPE INSULATION WITH ASBESTOS-CONTAINING HARD FITTINGS
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-  ASBESTOS-CONTAINING HARD FITTINGS
-  SUSPECT ASBESTOS-CONTAINING FIRE DOOR
-  SCOPE OF WORK BOUNDARY



PARTIAL THIRD LEVEL - NORTH - MISCELLANEOUS AND THERMAL SYSTEM INSULATION



SCALE: 1" = 16'



PREPARED FOR: SOUTHERN OREGON UNIVERSITY

File name: L:\Projects\52000\52600-52699\52611_SOU_2020-2023\52611.001_Cascade_Hall\DesignPhase_0002_Task_003_Third_Work_Package\DWG\52611.001_0002_003_HA4.3.dwg
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SHEET **16** OF **19**