

February 2, 2016

Mr. Bud Hauersperger  
City of Jasper  
Jasper Municipal Utilities  
610 Main Street, P.O. Box 750  
Jasper, Indiana 47546

**Re: Jasper Power Plant – Addendum Letter**  
City of Jasper  
Jasper Power Plant  
1163 East 15<sup>th</sup> Street  
Jasper, Dubois County, Indiana  
ATC Project No. 170IH00116

ATC Group Services LLC

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Building D, Suite 2  
Evansville, Indiana 47715

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[www.atcgroupservices.com](http://www.atcgroupservices.com)

Dear Hauersperger:

ATC Group Services, LLC (ATC) is pleased to submit the enclosed addendum letter to assist the City of Jasper (City) and Contractors with providing bids for the demolition and/or purchase of the former Jasper Power Plant property and associated structures. The purpose of this document is to update and provide additional information to Contractors bidding on the project since the Pre-Bid Walkthrough on January 20, 2016.

We appreciate the opportunity to assist you with this project. If you should have any additional questions about this project, please contact the undersigned ATC representative below.

Sincerely,



Brian L. Kleeman, LPG (IN #2370)  
Project Geologist  
for ATC  
Direct Line +1 812 477 1176 Ext. 1  
Email: [brian.kleeman@atcassociates.com](mailto:brian.kleeman@atcassociates.com)

# Addendum Items

## Bid Documents/Due Date

- The Contractor's Bid is **due** to the City by **8:00 am ET on February 24<sup>th</sup>, 2016**. This due date was changed from the original due date of February 23<sup>rd</sup>. Bids are due at:

City of Jasper  
Jasper Municipal Utilities  
600 Main Street  
Jasper, Indiana 47546  
Bid Submittal: Former Jasper Power Plant

- Due to potential variation in project scope, there will not be a sample contract provided by the City as part of this bid packet. However, upon determination of project Contractor and determination of project scope, a written contract will be drafted whereby agreement to terms will be required prior to undertaking the project.

## City Assistance

- Jasper Municipal Electric will remove primary service to the building along with three primary metering units.
- Jasper Municipal Electric will remove pole lights on the site and associated circuits.

## Building Section/Parts Retained by the City

- The following items will be retained by the City and shall not be included with the Contractor's purchase or demolition bids:
  - First flight of stairs going up the exterior of the ESP unit, 35 pieces of 12'x3' metal grating, and approximately 100' of railing. (Demolition bids only)
  - The on-site front end loader
  - Parts of the electric distribution SCADA system

## Unexpected Conditions

- The City will not be responsible for "unexpected conditions" encountered at the site during demolition that were not previously reported/confirmed. The building/site are to be considered "as-is." The on-site walkthrough inspection was provided as an opportunity for Contractors to investigate the building materials and premises.
- The exterior panels of the plant were not removed during the prior asbestos investigation; therefore, the presence or absence of cement paneling (transite) has not been determined.
- Roofing material was not sampled/damaged during the prior asbestos investigation. This is assumed to be Category I Non-friable asphalt roofing material.
- All panels located on the cooling tower were not sampled as part of the prior asbestos investigation. The non-sampled panels are assumed to be fiberglass as indicated by the asbestos building inspector during the prior asbestos investigation.

### On-Site Concrete

- On-site concrete removed during demolition, showing no contamination may be recycled on-site. No painted concrete, vinyl floor tile/mastic on concrete surfaces, or other contaminated concrete surfaces shall be recycled on-site, and should be managed according to federal, state, and local guidelines.
- Recycling / grinding of concrete shall be acceptable as structural backfill on-site as long as compaction requirements can be met as referenced in the Bid Request Document. No concrete debris larger than 4 inches shall be acceptable for use as fill. A map depicting the concrete slab that is to be left in place during demolition is provided in **Appendix A**.

### Backfill

- The backfill requirements for the site remain at 98% compaction (Standard Proctor ASTM D698) except for areas where equipment is not accessible or unsafe to operate. The coal collection pit on the northeast portion of the building may represent one of these areas. Inaccessible/unsafe areas may be backfilled with INDOT No. 8 Stone, Flowable Fill, or equivalent that does not require compaction to obtain structural stability. If an alternative backfill is proposed by the Contractor at the site, the Contractor shall consult with the City for approval of such backfill.
- Backfill shall be placed on the site to match existing surface grade. Topsoil shall be placed in the top 6 inches to allow for seeding as referenced in the Bid Request document.

### Contaminated Soil

- The excavation/removal of contaminated soil is not included as part of this bid package.

### Subsurface Piping

- Two pipes located from the west side of the cooling tower span underneath the site to the north side of the power plant basement. An asbestos-containing coating was identified on both pipes (where exposed) during the prior asbestos investigation. **The pipes must be removed entirely from the cooling tower to the plant.** Each pipe is 36" in diameter and approximately 450 feet in length and appear to run adjacent to each other from the cooling tower to the plant. The underground pipes are estimated to be no deeper than five feet below ground surface. The Contractor shall place compacted backfill in the excavation (once the piping has been removed) in accordance with Bid Request document to assure structural stability.
- The approximate location of the subsurface piping is depicted on the figure provided in **Appendix A**.

### Asbestos Oversight

- The Contractor shall be responsible for asbestos abatement oversight prior to demolition activities. These activities include the removal of asbestos containing materials and area monitoring outlined in the Asbestos Specs (provided on the City's website) and contained in the original Bid Request documents.

### PCB Analysis

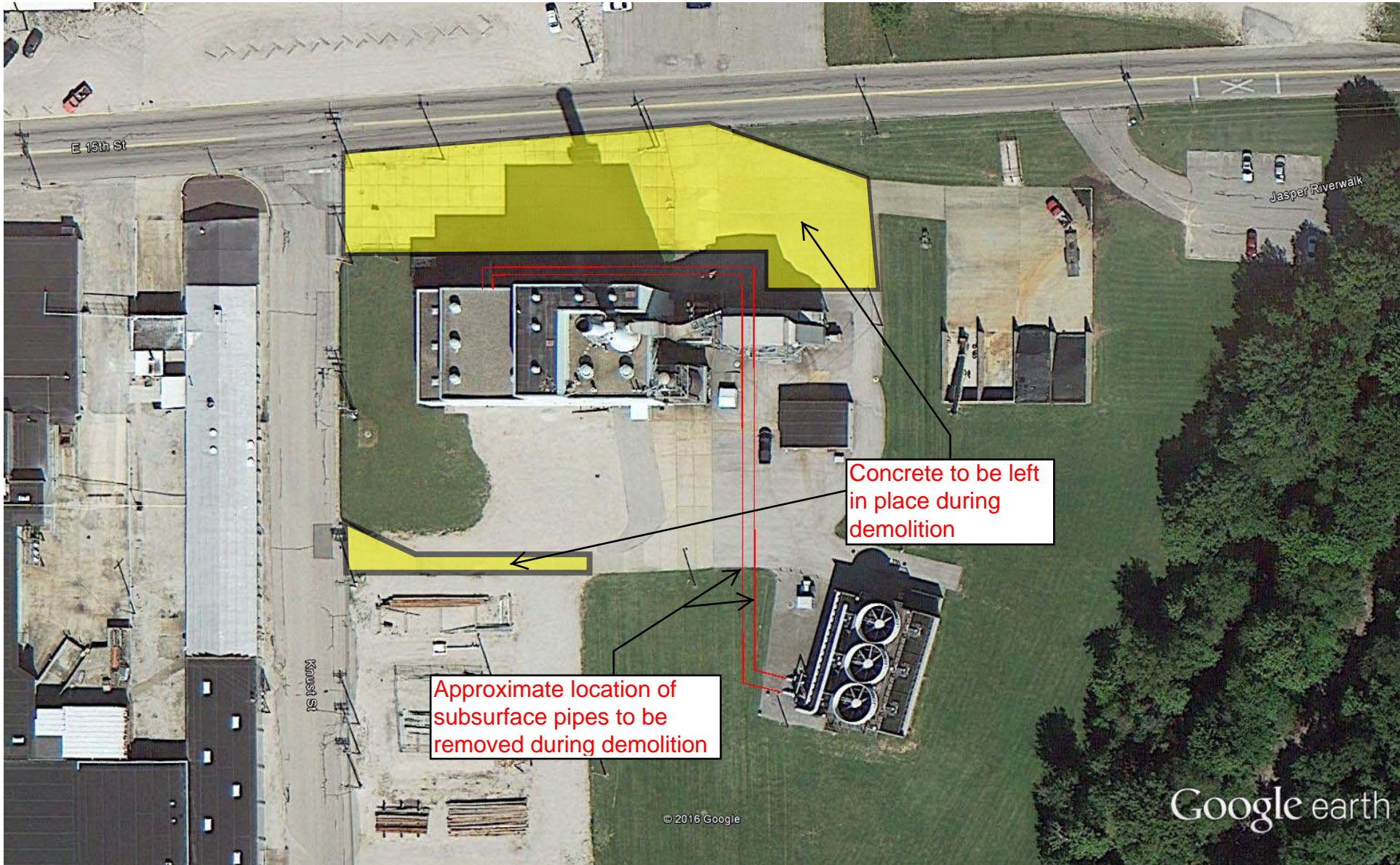
- An investigation of building materials for polychlorinated biphenyls (PCBs) was not conducted as part of the prior assessments at the site. Building paint, window glazing, roofing, sealants, and light ballasts may contain PCBs. It will be the Contractor's responsibility to determine the existence of any such contaminants and that all building materials removed from the site are disposed of and in compliance with all federal, state, and local guidelines, consistent with said determination.

### Contractor Attendance

- A sheet documenting the Contractor attendance during the Pre-Bid Walkthrough is provided in **Appendix B**.

# **APPENDIX A**





Concrete to be left in place during demolition

Approximate location of subsurface pipes to be removed during demolition

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Google earth

Google earth

feet  
meters



## **APPENDIX B**



Jasper Power Plant - Site Walk - Pre-Bid - January 20, 2016

Jasper Power Plant  
1163 East Fifteenth Street  
Jasper, Indiana  
ATTENDANCE SHEET

Name (Printed)	Signature	Company	Contact Information: Email/Phone
Brian Kleeman	<i>Brian Kleeman</i>	ATC Group Services	brian.kleeman@atcassociates.com (812) 457-0043
Rod Gibson	<i>Rod Gibson</i>	EMS	Rodney.Gibson66@yahoo.com
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Grady Bravenewau	<i>Grady Bravenewau</i>	Hetsco	gbravenewau@hetsco.com 819 670 2471
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RICK LOVEACE	<i>Rick Loveace</i>	SELO	RLOVEACE@SAFE-ENVIRON 219-922-0846
Justin Lovelace	<i>Justin Lovelace</i>	SELO	-7
Aija Putelis	<i>Aija Putelis</i>	ATC Group Services	Aija.putelis@atcassociates.com
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