



March 15, 2018

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

Re: **Jasper Power Plant – Addendum Letter**
Former Jasper Power Plant
1163 East 15th Street
Jasper, Indiana 47546
ATC Project No. 170EM00531

To Whom It May Concern:

The City of Jasper is pleased to provide the enclosed Addendum Letter to Contractors and/or purchasers for the demolition and/or purchase of the Former Jasper Power Plant site 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 March 12, 2018.

Sincerely,

Bud Hauersperger
General Manager, Jasper Municipal Utilities

Addendum Items

Bid Documents/Due Date

The Contractor's Bid is **due** to the City on or before April 2, 2018. Contractor will be notified of awarded bid (if any) soon after the April 16, 2018 Utility Service Board meeting. Bids are due at:

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

RFP Package and Prior Reports

All Contractors should review the RFP package and prior reports available on the City of Jasper website <http://www.jasperindiana.gov/departments/index.php?structureid=21> for more information and required City documents.

Below is a summary of questions presented during the bid walkthrough and responses for those questions:

Gray Wall Coating

Question: Can you explain the location of the gray wall coating identified in the prior asbestos investigation report?

Response: The gray wall coating is present on the exterior paneling and is commonly referred to as "galbestos." The paneling is both the corrugated and concave or arch paneling and is mostly painted green.

PCBs in Building Materials

Question: What is the scenario of PCBs are identified in the building materials? Would a change order be justified should PCBs be present in building materials due to increase disposal costs?

Response: The City of Jasper agrees that they would look into potential change order options should PCBs be present in buildings materials scheduled for disposal. It is up to the Contractor to assess for potential PCBs associated with building materials.

Plant Height

Question: How tall is the plant building?

Response: The building is approximately 96 feet from the ground surface to the top of the plant.

Plant Roofing Material

Question: Is roofing material asbestos containing?

Response: According to the prior investigation, it was assumed that asphalt roofing material is present beneath the rubber membrane roofing on the plant. No roof samples were collected prior to prevent damage to the roof. The roofing material is considered a Category I non-friable material, and does not need to be removed prior to demolition unless it is expected to made friable during routine demolition activities.

Cooling Tower Pits

Question: How deep are the pits associated with the cooling tower?

Response: The main basin beneath the cooling tower is 4 foot deep. The pump sump area is 15 feet deep.

Storage Building

Question: Is the Quonset Hut (storage building) part of the bid process?

Response: The Quonset hut located on the southwest portion of the property is not included with demolition options, but is part of the purchase option (Option 2).

Zoning

Question: What is the current zoning on the property?

Response: The current zoning for the power plant site is Heavy Industrial and the small area around the Heidorn House is Rural Residential.

Subsurface Piping

Question: Option 1, Alternate 1 mentions that pipes are to be abandoned in place. Could you be more specific on required abandonment procedures?

Response: For Option 1, Alternate 1, the subsurface piping from the cooling tower to the plant can be abandoned in place. The Contractor shall cut off the ends at a depth of 3 feet below the ground and provide appropriate capping to prevent future water intrusion and future corrosion to the interior of the pipes. It should be noted that the pipes have a black coating (observed on exposed piping) is asbestos containing, and it is assumed that subsurface piping would also have this coating. Contractor shall be aware that cutting Category I non-friable ACMs could make them friable, and that necessary abatement procedures shall be followed in accordance with all local, state, and federal guidelines.

Plant Roofing Material

Question: Is roofing material asbestos containing?

Response: According to the prior investigation, it was assumed that asphalt roofing material is present beneath the rubber membrane roofing on the plant. No roof samples were collected prior to prevent damage to the roof. The roofing material is considered a Category I non-friable material, and does not need to be removed prior to demolition unless it is expected to made friable during routine demolition activities.

Quote Form Error

Question: Where is the "Specification Compliance Form (Exhibit ?)"?

Response: There is no "Specification Compliance Form (Exhibit ?)". The power plant project did not include this form and the form is not required.

Contractor Attendance

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

Appendix A

Bid Walkthrough Attendance Sheet

Power Plant - Site Walk - Pre-Bid - March 12, 2018**Jasper Power Plant
1163 East Fifteenth Street
Jasper, Indiana****ATTENDANCE SHEET**

Name (Printed)	Company	Contact Information: Email/Phone
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Brady Brown	CDS	brady@demolitionservices.us
Matt Wood	Bierlein	mwood@bierlein.com
Lonnie Schneider	Regional Maintenance Services	rmsc04@msn.com
Brady Blessinger	Cooper Contracting	brady@coopercontracting.com
Ron Yazel	EACI	ryazel@eaciusa.com
Mike Kirkman	EACI	mirkman@eaciusa.com
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Craig Kendall	Black Acres LLC	rckendall@hotmail.com
Ray Niehaus		ray@iniehaus.com
Dan Baker	Beam Longest Neff	dbaker@b-l-n.com
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Phil Kegley	S&S Demo	mansfieldohio@aol.com / (567) 231-6621
Bruce McGinnis	Total Wrecking	clhoke@totalwrecking.com / (224) 316-9956
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Tim Kohler	Brandenburg	kohtim@brandenburg.com
Abe Sha	GETGRP	abe@getgrp.com
Buck Jones	BJG	bjones@bjonesgroup.com / (317) 281-7511
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Matt Schwab	Homrich	matts@homrich.com
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Scott Hardin	CCE, Inc.	jeff@ccerecycles.com
William Zahn	DES	bill.z@descorp.net
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Mark Walsh	DH Griffin	mwalsh@dhgriffin.com
Jack Roek	Raven Reclaimed	ravenreclaimed@yahoo.com