



P.O. Box 4773
Seneca, South Carolina 29679
www.seneca.sc.us

AMENDMENT #1

Clarifications to requests for information.

Date: June 25, 2025

Project Name: Pre-Demolition Asbestos Abatement – Former Seneca Middle School

ADDITIONS / CLARIFICATIONS

1. Would you consider extending the deadline for submitting a proposal?
We have made the decision to extend the deadline for receiving proposals by one week.
Proposals are now due no later than **Monday, July 7 at 10:00 AM EST.**
2. Please clarify how additional material will be handled if it is found and is not part of the asbestos report.
Any asbestos-containing material not identified in the existing report but discovered during abatement activities must be reported to the City immediately. The City will evaluate the findings and determine if a change order is warranted. **For this reason, all proposals must include unit pricing on a square footage basis, broken down by material type, to allow for proper cost adjustments if additional materials are encountered.** No additional work may proceed without prior written authorization from the City.
3. Will furniture (non-fixed items) be removed from the areas of abatement prior to the work?
Yes, the Owner will remove desks, chairs, debris, supplies, and other loose materials and furniture from areas which require abatement.
4. Will items such as fixed tables or cabinetry, lockers, etc. be removed by owner prior to abatement?
No, fixed materials will remain in-place due to risk of releasing asbestos. Contractor to be responsible for removal of fixed items to facilitate completion of their abatement work. These fixed items, once removed, can remain on-site.
5. Will water and electric utilities be provided by the owner for use by abatement contractor?
Yes, owner will furnish electric service and water. Water service is not guaranteed at all interior or exterior fixtures but will be available at several areas throughout such as janitorial closets.



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6. Will a bid bond be required to be submitted with the bid?
No, the City of Seneca is not requiring a bid bond for this project.
7. Payments-Will the city allow for a request of initial or progressive funds for this project?
The City will make progress payments to the selected Contractor as work progresses satisfactorily, but not more frequently than monthly. No payments will be made prior to work commencing.
8. There is carpet located in rooms with asbestos tiles that are located underneath. Are we able to get the square footage of the carpet for each of those areas?
There are areas where carpet is underlain by VCT/mastic to be abated. The quantity of these areas has not been measured. Contractors were provided ample time during the pre-bid walk-through to assess beneath limited areas of carpeting.
9. Are the stage curtains asbestos and will they require abatement?
Yes, ADD-ON: Fireproof Stage Curtains (see photos below) need to be added to all bids. Contractor must remove non-friable Category II curtains as a presumed asbestos containing material (PACM). One panel of blue curtains at each side of stage in cafeteria.
10. Should we expect the project to be done in phases, or will the project be able to be completed in one phase and one mobilization?
The project is expected to be completed in a single phase, with a single mobilization.
11. Will air monitoring and clearance testing be included, or is this something we should expect to have in our bid?
Air monitoring will be conducted by a separate contractor that the City has a separate agreement with. Air monitoring costs should not be included in the bid.
12. With any select demolition that is needed to be done to reach ACM, should we expect to dispose of it, or can we just put said demoed items in the courtyard or in a location out of containment?
Contractor to be responsible for removal of fixed items to facilitate completion of their abatement work. These fixed items, once removed, can remain on-site. Courtyards are an acceptable location to leave these items, as is any other inside area of the building that does not require abatement. These items should not be placed in such a manner that fully blocks ingress/egress points or hallways.
 - i. At the walkthrough representatives mentioned having laborers moving furniture and possibly doing the select demolition after the commencement of abatement.
The Owner will remove desks, chairs, debris, supplies, and other loose materials and furniture from areas which require abatement.



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13. All the doors are considered fire doors. So, my question is, are solely the doors to be removed?
Or is hardware and frames included with that?

Doors only, frames to remain such that City can secure perimeter afterward.

14. Will the boiler room be cleared of items, furniture, and miscellaneous items?

Loose items directly impeding and limiting access to the work zone around the boiler area inside the building will be moved out of the way by the City prior to initiation of work.

15. The drywall goes beyond the tile and grid ceiling systems. The removal of the ceiling will have to be included in order to reach all the drywall. Should the ceiling tile and grid system throughout the school be disposed of, or is this another item we can set to the side for when the school is demolished?

It is understood that limited areas of acoustic ceiling tiles and grid will need to be removed by the contractor to facilitate wallboard/joint compound abatement. Grid and ceiling tiles removed can be stored on-site at indoor storage areas outside of the containments.



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