

## ADDENDUM NO. 3

Date: 2025-05-09  
From: Jim Shearer, Lawrence Group  
Architect's Project No. 2024110 – ECC Rolla – Demolition Package  
Project: Hazardous Materials Abatement and Selective Demolition at East Central College  
Rolla Campus  
Owner: East Central College  
1964 Prairie Dell Rd.  
Union, MO 63084  
  
Owners Representative: Navigate Building Solutions  
8419 Manchester Rd.  
St. Louis, MO 63144

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This Addendum is issued before execution of Contract to inform the Bidders of revisions to the Bid Documents and shall be included in the contract.

All requirements contained in the Bidding Documents shall apply to the Addendum. The work called for in this Addendum shall be the same as set forth in the applicable portions of the Bidding Documents unless otherwise specified in this Addendum. All incidental work necessitated by this Addendum as required to properly complete the work shall be included in the Bids even though not specifically stated in this Addendum.

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### Project Manual and Specification Addenda

#### 1 INVITATION TO BID

1.1 Revise the Bid Date to May 22, 2025, at 2pm.

#### 2 REQUEST FOR PROPOSAL

2.1 Revise the date RFI's are due from contractors to May 12, 2025, at 4pm.

2.2 Revise the Bid Date to May 22, 2025, at 2pm.

2.3 Revise the date for Contractor Interviews to May 29, 2025, between 8:30 am and 12:00 pm.

#### 3 Exhibit D – GS Scope of Work

3.1 Revise the date RFI's are due from contractors to May 12, 2025, at 4pm.

3.2 Revise the Bid Date to May 22, 2025, at 2pm.

3.3 Revise the date for Contractor Interviews to May 29, 2025, between 8:30am and 12:00 pm.

**INVITATION TO BID**  
**Hazardous Materials Abatement and Selective Demolition at East Central College Rolla  
Campus**

Notice is hereby given that East Central College will receive sealed bids clearly marked "Hazardous Materials Abatement and Selective Demolition at East Central College Rolla Campus" on or before **2:00 P.M. CDT, Thursday, May 22, 2025**. Bids shall be submitted using ECC online portal known as ESM Sourcing. ECC will not accept responses to solicitations posted to the website that are submitted by means other than this Online Sourcing Tool. Prospective general contractors must register with ESM Sourcing at <https://supplier.esmsolutions.com/registration#/registration/contactInformation/> in order to submit their bid. Documents will be available April 14, 2025, at ECCs website <https://www.eastcentral.edu/purchasing/invitations-to-bid/>

Prospective general contractors and subcontractors are encouraged to attend the pre-bid meetings that will be held on May 1, 2025, at 10:00 am CDT located at 1400 Independence Rd. Rolla, MO 65401 with a site walkthrough immediately following the meeting.

**An additional site visit will be scheduled at the project location on May 6<sup>th</sup> at 1pm for bidding contractors to bring any potential sub-contractors to visit the site.**

The College reserves the right to reject any and all submittals, or to advertise for new submittals if deemed necessary.



# EAST CENTRAL COLLEGE

## REQUEST

## FOR

## PROPOSAL

### RELEASE DATE

Hazardous Materials Abatement and Selective Demolition at East Central College Rolla Campus

### **Project 2024-2025: RC001**

**Due 2:00 PM CST/CDT  
Thursday, May 22, 2025**

Company Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Printed Name & Title

\_\_\_\_\_  
Address, City, State

\_\_\_\_\_  
Phone Number

**EAST CENTRAL COLLEGE  
REQUEST FOR PROPOSAL  
PROJECT NAME**

**TO:** EAST CENTRAL COLLEGE  
1964 Prairie Dell Road, Union MO 63084  
Email: [melissa.popp@eastcentral.edu](mailto:melissa.popp@eastcentral.edu)  
PH: (636) 584-6703

**PROPOSAL:** Hazardous Material Abatement and Selective  
Demolition East Central College Rolla Campus

**DUE:** Thursday, May 22, 2025, at 2:00 PM

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**DIRECT CONTACT WITH EAST CENTRAL COLLEGE BOARD OF TRUSTEES IS PROHIBITED.**

**INSTRUCTIONS AND CONDITIONS:** Please quote the lowest net price at which you agree to furnish the service listed. Samples may be sent, upon request, to further describe the merchandise in question.

**VERIFY YOUR PROPOSAL BEFORE THE SUBMISSION AS THEY CANNOT BE WITHDRAWN OR CORRECTED AFTER BEING OPENED.** The College is exempt from the Missouri State Tax. The College is a state-funded institution and requires all proposals to be submitted as prevailing wage. Franklin County is listed under section 36 in the Missouri Statute. East Central College is not responsible for any proposal lost during submission or received after the time of quotation closing. It is the vendor's responsibility to confirm receipt of their proposal by the Purchasing Department.

Proposals shall be submitted using the online portal known as ESM Solutions – Sourcing Tool. The College will not accept responses to solicitations posted on the website that are submitted by means other than this online portal.

All product description, features, characteristics and pricing associated with this service must be detailed in the proposal. East Central College reserves the right to reject any or all proposal, wave minor irregularities, consider minor variations to specifications that are clearly detailed, and accept the lowest proposal which appears to be in the best interest of the college.

East Central College reserves the right to purchase by individual item. All prices quoted shall be F.O.B. East Central College, Union, Missouri or to any East Central College off-campus location when indicated. All prices quoted shall be valid for a minimum of 90 days from the closing date of request for proposal.

It is required that the vendor read and follow all instructions on this form. Failure to do so is sufficient cause for rejection.

**EAST CENTRAL COLLEGE  
REQUEST FOR PROPOSAL  
PROJECT NAME**

**Anti-Discrimination Against Israel Act Requirement (Effective 08.28.2020)**

The contractor hereby certifies in writing as follows (for purposes of this certification, Contractor shall be referred to as Company):

1. That Company is not currently engaged in and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.
  
2. As used in this certification, the following terms and phrases shall be defined as follows:
  - (a) "Boycott Israel" and "boycott of the State of Israel", engaging in refusals to deal, terminating business activities, or other actions to discriminate against, inflict economic harm, or otherwise limit commercial relations specifically with the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel, that are all intended to support a boycott of the State of Israel. A company's statement that it is participating in boycotts of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel, or that it has taken the boycott action at the request, in compliance with, or in furtherance of calls for a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel shall be considered to be conclusive evidence that a company is participating in a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel; provided, however that a company that has made no such statement may still be considered to be participating in a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel if other factors warrant such a conclusion; and
  - (b) "Company", any for-profit or not-for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association, including all wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of those entities or business associations.

**EAST CENTRAL COLLEGE  
REQUEST FOR PROPOSAL  
PROJECT NAME  
PROJECT TIMELINE**

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April 14, 2025	Request for Proposals released to public
May 1, 2025 @ 10am	Walk-through for abatement/demo contractors
May 12, 2025 by 4pm	Questions and inquiries concerning this Request for Proposal must be submitted not later than 4:00 PM to Jim Shearer with Lawrence Group and Ryan Wilson with NAVIGATE.
May 22, 2025 @ 2pm	Proposals due by electronic submission into ESM Sourcing Tool no later than 2:00 PM, CST/CDT
May 29, 2025	Contractor interviews if needed. Interviews will be held between 8:30am and 12:00pm. All contractors bidding the project must be available on the date and time.
May 30, 2025	Recommendation to college president
June 16, 2025	Board of Trustees Approval
June 16, 2025	Contract issued to awarded contractor
June 30, 2025	Issue Notice To Proceed
July 1, 2025	Contractor Mobilization

It is the responsibility of each vendor to inquire about and clarify any requirement of this solicitation that is not understood. The College will not be bound by oral explanations as to the meaning of specifications or language contained in this solicitation. All inquiries and questions deemed to be substantive in nature must be submitted via the online sourcing web portal, as stated on <http://www.eastcentral.edu/purchasing/invitations-to-bid/>.

ALL SERVICE DESCRIPTION, FEATURES, CHARACTERISTICS AND PRICING  
ASSOCIATED WITH THIS PROPOSAL MUST BE DETAILED IN THE PROPOSAL.

**Exhibit D**  
**Scope of Work for General Contractor for the**  
**Hazardous Material Abatement and Selective Demolition at East Central College Rolla**

The Construction Manager (CM) referred to below is NAVIGATE Building Solutions, LLC. The Owner referred to below is the East Central College. The Contractor referred to below is the General Contractor. This bid package includes, but is not limited to, the following:

- Selective demolition work outlined by the project documents (plans and specifications issued by The Lawrence Group dated April 7, 2025).
- Abatement and hazardous materials as identified in the “Asbestos Survey Activities” as prepared by SCI dated April 5, 2024
- 3<sup>rd</sup> Party air clearances as required during abatement operations.

Contractor shall be responsible to maintain scheduled items for the Contractor’s work as included in the project master schedule below. Contractor shall reference AIA 101 and AIA 201 contract drafts provided in the bid documents. The draft AIA 101 and AIA 201 have been modified from their original versions. Contractor shall read and agree to these documents as part of the bid process.

1. Contractor is aware of the potential for Liquidated Damages. Contractor shall be responsible to maintain scheduled items for the Contractor’s work as included in the Master Project Schedule below. Contractor shall reference the Owner Agreement included in the bid documents. Contractor agrees to pay the Owner, or to deduct from the Contract Sum, not as a penalty, but as liquidated damages, the amounts listed in the contract drafts provided.
2. Not less than the prevailing hourly rate of wages, as set out in the Missouri Division of Labor Standards, Annual Wage Order No. 31 for Phelps County, shall be paid to all workers performing work under this contract. The Contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) for each worker that is paid less than the prevailing wage rate for any work done under the contract by the Contractor or by any subcontractor. A copy of the Annual Wage Order No. 31 can be found in the project contract documents.
3. Upon execution of this contract, this contractor must submit to the CM a detailed critical path baseline construction schedule outlining each construction activity and phase. This schedule must fall within the Master Project Schedule outlined below and be submitted no later than ten (10) days following execution of the contract. Contractor is required to provide updated work schedules at a minimum on a monthly basis with each pay application. Contractor’s detailed activity schedule/critical path schedule shall adhere to the Master Project Schedule and shall provide for expeditious and practicable execution of the Work. Should the Contractor fall behind schedule by more than 5 workdays due to the fault of this Contractor, the Contractor shall provide a recovery schedule to the CM within 5 days of request by the CM.

**Master Project Schedule Milestone Dates**

- |                               |                          |
|-------------------------------|--------------------------|
| a. Invitation for Bids        | April 14, 2025           |
| b. Pre-Bid Meeting            | May 1, 2025, at 10:00 AM |
| c. Contractor’s Questions Due | May 12, 2025, at 4:00 PM |
| d. Bids Due                   | May 22, 2025, at 2:00 PM |

ADDENDUM 03

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|--------------------------------------|---|
| e. Contractor Interviews (if needed) | May 29, 2025, Between 8:30am and 12:pm. Contractors must make themselves available if called for interview. |
| f. Board Approval of Contractor      | June 16, 2025   |
| g. Issue Contract                    | June 16, 2025   |
| h. Anticipated Notice to Proceed     | June 30, 2025   |
| i. Mobilization                      | July 1, 2025  |
| j. Substantial Completion            | TBD   |
| k. All-Clear Letter                  | 30 days after substantial completion  |
| l. Owner Turnover completion         | 30 days after substantial completion  |
4. Contractor to reference SCI report dated April 5, 2024, located under Division 1 in the Project Manual Construction Documents. Contractor will be required to remove the hazardous materials that are listed in the report
- a. 85,000 sf of 12"x12" Tan Mottled Floor Tile (often under carpet or Sample 1400-5ABC, on concrete)
  - b. 2,800 sf of 12"x12" White and Gray Feathered Floor Tile (on concrete)
5. Contractor is responsible for all selective demolition scope of work.
6. Contractor is responsible for 3rd party air clearances required for abatement activities.
7. Provide all supervision, labor, tools, equipment and materials to complete the work. Perform all freight, unloading, loading, distribution and hoisting of materials.
8. Perform all work in accordance with OSHA standards and the Additional Project Safety Requirements issued in the specifications (including OSHA 10-hour requirement).
9. The Contractor will be responsible for making all notifications and obtaining all permits required by any applicable Authorities Having Jurisdiction (AHJ) for this scope of work.
10. The Contractor shall include a final "All Clear" report upon the completion of the work.
11. The Contractor is responsible for verifying that building power is adequate to perform the scope of work.
12. Contractor will be responsible for all power necessary, including coordinating all work with the Owner Representative, ECC, and Architect.
13. This contractor shall provide all layout required to complete the work included in this Contractor's scope of work.
14. Review all drawings and specifications and accept responsibility for requirements, general notes, notes, specifications, and details as they relate to this scope of work.
15. Provide adequate dust control during construction work.
16. This Contractor shall furnish all dumpsters for the project and shall include cost to haul offsite and legally dispose of all construction rubbish and debris. Cleanup all rubbish and debris from site and

## ADDENDUM 03

building daily.

17. Bi-weekly meetings at the jobsite will be held with the Owner's Representative and Architect. This contractor's Project Manager and Superintendent to coordinate the selective demolition and abatement scope of work. The work of this contractor must be performed in accordance with the decision and schedules formulated at these meetings so as not to delay the work. The Contractor's Project Manager and Foreman/Superintendent must be present at these meetings.
18. Provide final cleaning of project area and travel path (including stairwells and elevators) at the completion of the project.
19. This Contractor will be responsible to review all specifications and drawings including Architectural, Mechanical, Plumbing Electrical, Fire Protection, Low Voltage, and Structural, etc. and will include all divisions of work in their proposal.
20. Provide temporary protection labor and material. Contractor to also install adequate temporary protection across any floors to eliminate staining or damage to finished floor product. Contractor to maintain this until all this contractor's work is complete. Once all the work has been completed this contractor will remove and dispose of the temporary protection. Any damage to exposed floors that requires remediation prior to installation of finished surface will be at the expense and responsibility of this Contractor.
21. Contractor to furnish first aid and safety supplies as needed.
22. This contractor is responsible for securing the building with temporary or permanent measures at the close of every day.
23. Contractor responsible for any coordination of staging or relocation for materials after initial unloading.
24. Contractor to maintain proper SDS sheets for all materials utilized by this Contractor (and its subcontractors) in a central location on site per OSHA standards. Site Specific Safety Plan shall be completed and kept on site at all times.
25. This contractor to broom clean all floors at least once a week to ensure housekeeping stays up to par.
26. No tobacco use is allowed on the project.
27. This contractor shall maintain a RFI log for the project indicating the following. This log must be submitted to the OR and Architect for review on a weekly basis.
  - a. Topic of RFI
  - b. Date submitted
  - c. Date requested response by
  - d. Date returned
  - e. Status- Open or Closed
28. Immediately upon award this contractor shall submit a proposed logistics plan for review. The Owner, OR, Contractor, and Architect will meet to review and discuss site logistics and finalize an agreed upon plan of action for quality control, site logistics and construction parking.

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29. This contractor must prepare and make available upon request, a procurement log for all long lead materials and equipment. Procurement log must include date of order, date of confirmation of order, expected delivery date, actual delivery date, and comments noting any changes to dates and reasons for change.
30. This contractor will be responsible for submitting daily logs containing the number of workers, equipment, work accomplished, daily weather, deliveries, visitors to the site, any inspections passed or failed, problems encountered, and other relevant data as may be required. Contractor's daily reports should also include photographs of work in progress.
31. This contractor must populate a closeout log and submit to the OR and Architect for review to verify that all required items have been populated. Once approved, this log will be used to track required closeout items prior to final payment. This contractor is highly encouraged to submit O&M requirements as soon as possible in advance of final acceptance to help eliminate delay in payment.
32. This contractor will compile for the Owner a 'record set' of all documents and drawings for the project at substantial completion in paper and electronic form. This shall be 'red-lined' copies of all project changes throughout the course of the project to identify all systems as they were actually installed on the project for the Owner's records.
33. The Contractor and all sub-contractors are required to stay within the limits of construction. No equipment, material, vehicles, personnel, etc. are allowed outside the limits of construction.
34. During the warranty period of the project, this Contractor shall document, maintain and update a Warranty Log of all warranty items, at a minimum monthly, to be shared with the Client and Construction Manager.
35. Each bidder is responsible for the scope of work outlined in the Bid Documents, including but not limited to the cutting, capping, disconnects, terminations, and making safe of MEPFP systems identified for removal. The prime contractor is expected to subcontract as necessary for these scopes of work, associated permits, and include in the lump sum base bid. Engage a licensed Electrician and Plumber/Pipefitter as needed.
  - a. It is anticipated that the abatement or selective removal contractor shall act as the prime contractor for the full scope of work. Owner's Representative and Design Team do not anticipate a burdensome process of submittals, site logistics, or coordination meetings after the initial pre-construction meeting(s) and Contractor mobilization.
36. Air monitoring should be provided by a 3rd party and will be contracted with this bid package. The Owner has requested that DAILY air monitoring be performed due to the ongoing occupancy and public nature of activities in the building. The air sampling professional will determine the location of the samples, both inside and outside of the work area.
37. Any shelving or items that are left behind by the Owner should be removed and disposed of as base bid scope.
38. This contractor will be responsible to pay for and submit the Asbestos NESHAP Notification for Demolition and Renovation through the Missouri Department of Natural Resources Air Pollution Control Program. A copy of the notification can be found in the specifications.