

**ADDENDUM NUMBER:**

**Addendum Two**

**PROJECT TITLE:**

**Request for Proposal for:**

**Courthouse Complex- Hazardous Materials Assessment and Report  
901 North 9th Street  
Milwaukee, Wisconsin 53233**

**Project No: WC029101**

**DATE OF ADDENDUM: December 11<sup>th</sup>, 2024.**

This Addendum to the Contract Documents is issued to modify, explain, or correct the original Documents as posted on the County's BID page November 6<sup>th</sup>, 2024; and is hereby made part of the Contract Documents. Acknowledge receipt of this addendum in the proposal submittal or the proposal may be rejected.

As of December 9<sup>th</sup>, 2024, Milwaukee County has received questions from consultants in regards to the content and scope of the RFP. Relevant questions are listed below with their respective answers which constitute a revision to the RFP.

**REQUEST FOR PROPOSAL:**

*Scope of consulting services-*

*f. Ongoing Monitoring and Follow-Up*

*ii. Universal Identification and Marking System: Milwaukee County would like the selected Consultant to develop and implement a universal identification and marking system to be utilized throughout the Courthouse Complex*

**Question 1:** Typically, a universal identification and marking system refers to a unique tag or label on a specific asset or piece of equipment. Is the counties intent to simple devise a labeling system for Friable ACBM?

**Response:** We would like the development of a system to utilize and begin implementing for labeling of Friable ACBM.

**CONSULTANT PROPOSAL I.**

**BASIC SERVICES (Include services of all needed subconsultants)**

*D. "ACTUAL COST -NOT TO EXCEED" fee for Development and Implementation of Universal Identification and Marking System for Courthouse Complex : \$ ( )*

**Question 2:** Does the cost of the "Implementation" imply that the consultant is responsible for physically applying labels or tags to Friable ACBM?

**Response:** Once the labeling system is developed and approved, we would coordinate implementation with the consultant. Implementation would be done by the consultant. Due to the nature of some areas of the facility, labeling would be adapted to follow applicable security requirements, and to be determined by Milwaukee County.

*IV. QUALITY CONTROL*

*b. Incorporate the newly created Milwaukee County Asbestos & Lead Based Paint Management System (MCALMS)*

**Question 3:** Is the county providing the (MCALMS) system to have the consultant input the data into?

**Response:** The Consultant would utilize the format of the sample WALMS report that was included as Attachment 1 with the Hazardous Materials Assessment and Report Addendum 1 that was released on November 25<sup>th</sup>, 2024. The format would follow that example report but would be presented/distributed in digital record file.

**Question 4:** If the consultant needs to create the system what are the parameters? Will the county be providing a detailed specification for creating the system?

**Response:** The report would follow the format example of the WALMS Report as referenced in Addendum 1. After selection, the consultant will develop and revise the report format based on feedback from the County.

*IV. QUALITY CONTROL*

*c. Record and organize data in format to be integrated into the Milwaukee County's Land Information Management Office's GIS database*

**Question 5:** Is the consultant responsible for inputting data into the GIS database?

**Response:** Inputting the acquired data into the Milwaukee County's GIS system will occur at a later date, but may require some revisions by the consultant to allow for inputting the data into the system by Milwaukee County.

**Question 6:** What specific data needs to be input into the GIS database?

**Response:** The applicable data will be based on what was gathered and reported in the MCALMS format.

**Question 7:** Is this information different for the GSI database than the information input into the MCALMS?

**Response:** see answer to Question 6.

**Question 8:** Is it understood that sampling will cause irreparable damage to building materials?

**Response:** Destructive investigation will be allowed in the cause of adequately testing materials. Destructive investigation will be limited to the immediate area in question and will require methods of enclosure/encapsulation unless remediation of the area in question is required.

**Question 9:** During the walk through following the mandatory meeting, it was stated that additional walk-throughs of the 3 buildings would be scheduled. To our knowledge, no information regarding additional walk-throughs has been communicated via web site or contact information (emails & phone #s) provided on the attendance sheets. Will additional building walkthroughs be completed?

**Response:** A subsequent walk-through of the Safety Building was scheduled and completed on December 2<sup>nd</sup>, 2024. The initial main Courthouse facility walk-through occurred on November 14<sup>th</sup>, 2024.

**Question 10:** Asbestos Sampling - The county indicated some suspect asbestos-containing materials are to be sampled and analyzed for asbestos. Based on the limited walkthrough, there appear to be many areas that are occupied, and collecting (breaking, chipping, etc.) samples of all suspect materials may not be appropriate. Those suspect materials can be inventoried and designated as "assumed to contain".

A. What will the procedure be for determining what materials can/cannot be sampled?

**Response:** Sampling should be conducted unless the area is inaccessible.

B. How many samples or sample layers should we assume will be collected?

**Response:** Samples should be taken until no more layers exist. Laboratory should stop reading the layers upon detection.

**Question 11:** Access –

A. Will Asbestos sampling personnel be able to obtain access cards/badges/keys for all or a portion of the spaces in all 3 buildings?

**Response:** Upon selection and submittal of required personnel information with the security release forms, the contractor can request access to facilities based on the proposed schedule of testing areas with regards to access and availability of staff. The initial focus is to be on the Safety Building and the Courthouse only. Access will be coordinated with Facilities staff.

B. What percentage area of each of the 3 buildings will require an escort?

**Response:** Access will be coordinated with Facilities staff. Most areas will be able to be accessed without escort but there may be exceptions contingent upon occupant schedules and staff availability.

C. Is there any level of security clearance that would allow for us to walk around unescorted?

**Response:** Contractors will submit clearance release forms and upon approval will be given varying levels of access to the building. Some areas may only be accessed for sampling when unoccupied or vacant from daily use, which will influence what areas can be accessed. Further coordination will be done with Facilities staff.

D. Can inspection/sampling work be performed during off-hours, nights/weekends?

**Response:** Yes, dependent upon Facilities staff availability and areas requested to access.

**Question 12:** PCBs – We typically inventory materials/fixtures that may contain PCBs. We do not inspect each item/fixture in detail or sample them. Do you need each item inspected or is a general inventory of materials that may contain PCBs sufficient?

**Response:** A general inventory of items that may contain PCB's is accepted.

**Question 13:** It would be uncommon and costly to test caulks and sealants for PCBs. Do you have certain items that you want PCB testing completed on, or do you need all caulks and sealants sampled and analyzed for PCBs?

**Response:** Testing of Caulk and Sealant for PCBs is not required or necessary.

**Question 14:** Mercury - We typically inventory materials/fixtures that may contain Mercury. We do not inspect each item/fixture in detail. Do you require each device be inspected or may we simply provide a count of suspect mercury-containing devices?

**Response:** Provide a count of suspect mercury containing devices.

**Question 15:** Mold & Moisture – do you want the selected consultant to perform a full mold/moisture evaluation (including but not limited to moisture meters/infrared camera imaging) or are we just noting areas of concern for additional follow up on a case by case basis under a sperate project?

**Response:** A clarification on the assessment and inspection of mold and moisture was listed in Addendum One.

**Question 16:** When do you foresee clearance air sampling being necessary? Is “remediation” part of this contract?

**Response:** Clearance will be required when destructive investigation and subsequent encapsulation or containment is required.

**Question 17:** For the requested periodic monitoring schedule, are you looking for something similar to an O&M Plan or is periodic monitoring part of the contract?

**Response:** Periodic Monitoring will no longer be required or expected.

**Question 18:** Several of the RFP items are undefined. It is difficult to provide a not-to-exceed fee for an undefined scope. Approaching the project in more of a phased approach may provide more clarity and understanding as the project progresses. Is the County open to alternate approaches and/or discussions regarding alternate approaches?

**Response:** With the initial budget appropriation and the consideration that additional funding will be requested/appropriated to continue the Hazardous Materials Assessment, it is recommended that the consultants submit a proposal based on providing a plan of work that can be broken into phases or stages based on the facilities and the ability to access specific areas. The initial scope should fit within the initial phase budget allowance.