

Former Hayswood Hospital USEPA Cleanup Grant



RFP Bid Walk Questions/Reponses & Additional Clarifications to Bidders Regarding Roofs and Windows

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Prepared By:



The purpose of this document is to address questions that were verbally posed during the mandatory bid walk held on September 27, 2024, as well as to clarify the scope of work required for the roof and window abatement/removal to comply with the Kentucky State Historic Preservation Office (SHPO). This document will be forwarded to all bidders and will be posted on the Buffalo Trace Area Development District website.

RFP Bid Walk Questions/Responses

Q: Is the entire hospital to be gutted?

A: Yes, including all contaminants and non-bearing walls.

Q: Is the lead to be encapsulated?

A: The architect has voiced concern on encapsulating the whole building due to moisture control concerns; GC must remove lead-based paint areas (flaking areas to be removed); non-flaking areas should be sealed.

Q: Weren't there only 4 samples taken of lead for the whole building?

A: You can find in the reports the tests that were taken; there is not a lot of lead inside.

Q: If used for residential, will we have to pass HUD standards? Will wipe test be completed after abatement or after remodel?

A: Requirements are 10 PPM on floor and 100 PPM on windowsills; not asking for this standard during this phase of work; building will go through wipe test after remodel.

Q: Is on site trailer required? And where should it be set?

A: GC should have trailer, and it is up to the GC on best placement of that trailer.

Q: All vegetation to be removed?

A: Yes, includes inside and outside; but GC does not have to clean hillside to rear of property; just vegetation growth immediately around building, inside courtyard, and at the front.

Q: Is the roof to be removed?

A: Some roofing but not all; any roofing that contains asbestos must be removed.

Q: Is GC responsible for safety rails?

A: Yes, these should be installed by contractor at walkways, elevator shafts, and any other areas that are warranted.

Q: Does Davis-Bacon apply to this job?

A: Yes, prevailing wage rates for Mason County should be used.

Q: Is LFI opposed to contractors containing a whole floor at a time to do cleanup?

A: That is up to the contractor to propose method of abatement and work plan as long as rules and regulations are followed.

Q: Is there water and electric access on the property?

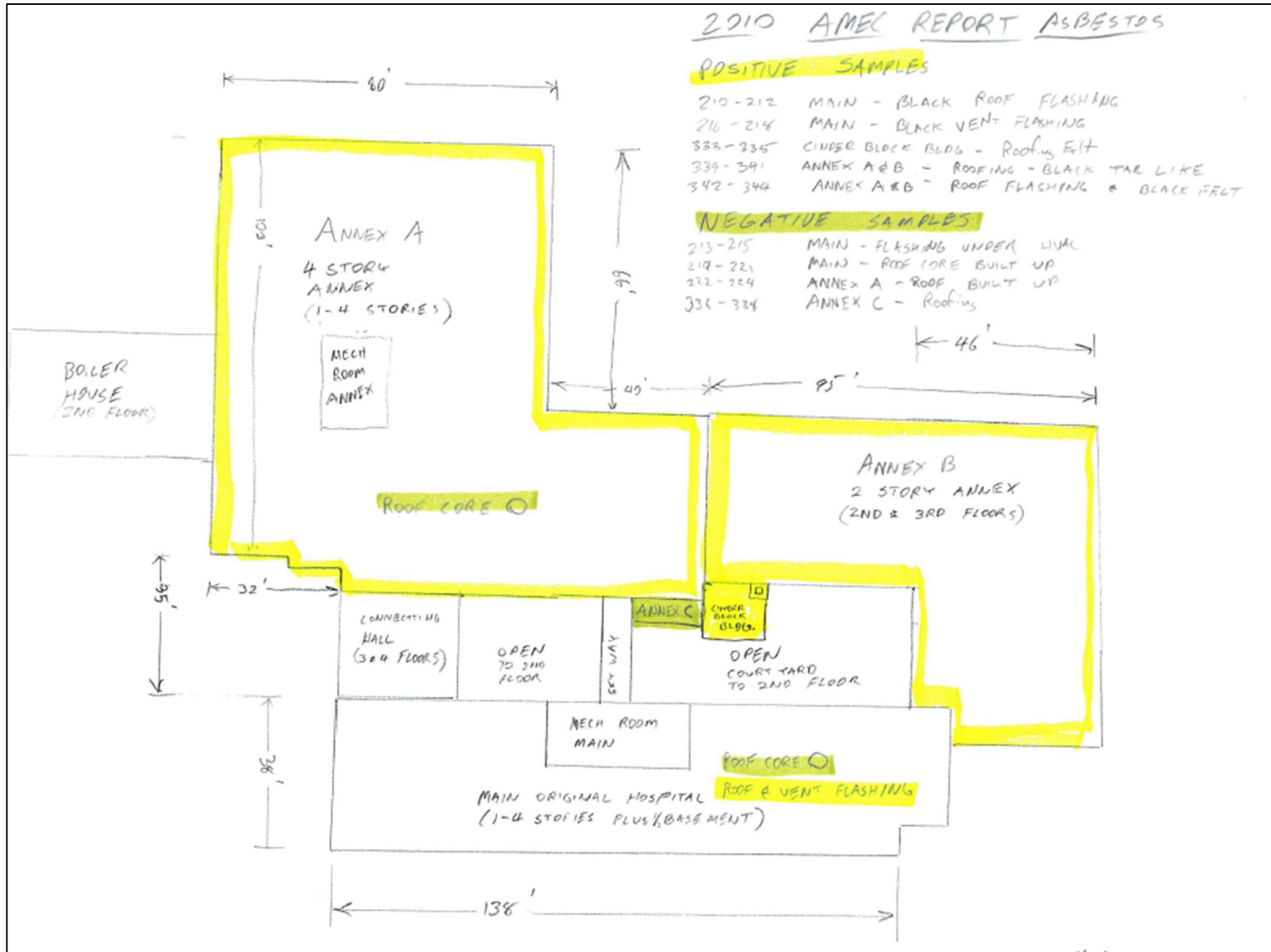
A: KU is the electric provider for the area and City of Maysville is the water provider for the area; not sure of immediate access of either on site, but both should be accessible as lines for electric and water are all around the site; GC will have to coordinate that with KU and City of Maysville.

Roof Clarifications

Major Roof Sections:

Location (see map)	Roof Structure Description	Asbestos	Plan
Original Hospital	Built up roofing over metal deck. Metal deck in poor shape	Asbestos in flashing materials only	Remove flashing materials only
Annex Section A	Built up roofing over metal deck over Reinforced concrete deck	Asbestos found in roofing materials	Remove roofing and metal decking to concrete deck.
Annex Section B	Built up roofing over metal deck. Metal deck in poor shape, Probably not salvageable	Asbestos found in roofing materials	Remove roofing materials and metal deck
Annex Section C	Very small section of roofing in courtyard. Unknown roofing deck type	No asbestos found	No action required
Cinder Block Building	Very small section of roofing in courtyard. Unknown roofing deck type	Asbestos Found	Remove roofing and decking material
Connecting Hall	Built up Roofing, unknown deck	Never tested for Asbestos, will assume positive	Remove roofing materials only
Sky ways	Built up Roofing over metal deck	Never tested for Asbestos, will assume positive	Remove roofing materials only
Boiler House	Built up roofing over metal deck over Reinforced concrete deck	Never tested for Asbestos, will assume positive	Remove roofing and metal decking to concrete deck.
Mechanical Rooms (Elevator Penthouses)	Built up Roofing over metal deck	Never tested for Asbestos, will assume positive	Remove roofing materials only

Map of Roof Sections:



Window Clarifications

All windows are considered to have asbestos mastic, and some also have asbestos glazing. Due to the possibility of SHPO Historic Renovation Credits, some asbestos containing windows may be retained. The number to be retained will be determined later.

Please price out the windows 2 ways:

1. All windows and frames removed and replaced with 7/16" plywood. This is a lump sum price for every window in the building.
2. Removal of asbestos mastic and glazing and glass from a single window frame. Assume the window is as shown below. The window consists of 20 panes of glass with asbestos glazing and mastic. Glass may be removed and disposed. 7/16" plywood will be installed for weather protection.

