



Metro

600 NE Grand Ave.
Portland, OR 97232-2736
503-797-1700

Addendum One / RFP 12-2120

ADDENDUM NUMBER ONE

RFP 12-2120

Deconstruction and Removal of the Former Vancouver Yacht Club

In the interest of fairness, this information is being provided to all interested proposers. Below is the pre-proposal meeting summary and who attended, followed by any questions received at the meeting and by email and the corresponding answer.

Summary of the Pre-proposal meeting:

Justin Patterson, Parks and Property Stewardship Program Director, convened the meeting. Matt Snodgrass and Tye Trepanier were also present as well as Sharon Stiffler, procurement analyst. All vendors were directed to sign in on the provided form. Sharon Stiffler advised vendors that a summary of the meeting would be available on Metro's website and all known vendors would be notified when the addendum was posted.

Justin Patterson reviewed the Background of the Project and the Vendors were then directed to review the Scope of Work and Proposal Contents (Section VII) of the RFP.

Important dates

The Question period has been extended one day. The deadline for questions is now May 29, 3 p.m. All questions regarding the RFP must be received by Sharon Stiffler by this time.

Proposals are due June 5, close of business. Proposals due to Metro, 600 NE Grand Ave. Portland, late proposals will not be accepted.

The following question was submitted during the conference on this solicitation:

Q: What is the extent of Asbestos?

A: See attached JSE Labs Asbestos Pre-demolition Survey Report

The rest of the questions submitted during the conference will need some research and will be answered on the next addendum posted after the end of the question answer period.

Pre-Proposal meeting attendees:

Richard Stratt

Randy Bauer – Columbia Cascade Construction

Ron King – 3 Kings

Justin Dunauay

Brandin Fetter – NCM

J.H. Leitz – Fred Devine

Issued May 25, 2012


Tim Collier
FRS Deputy Director



Asbestos Pre-demolition Survey Report

This report is prepared for and the property of

NRC Environmental Services

**Project: Derelict Houseboat; Gleason Ramp
Portland, Oregon**

Report Date: April 2, 2012

Prepared by:

JSE Labs, Inc.

Jones-Stohosky Environmental Laboratory, Inc.

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NRC Environmental Services
Derelict Houseboat
Portland, Oregon
04/02/2012

INSPECTION SUMMARY

JSE Labs performed an asbestos-containing building material survey of the derelict houseboat currently located the Gleason Memorial boat ramp, 4325 NE Marine Drive, Portland, Oregon, under subcontract with NRC Environmental Services. The scope of work consisted of identification, sampling, and analysis of suspect asbestos-containing building materials.

The following table includes all known asbestos-containing materials discovered at the building.

Material	Location	Approximate Quantity
Silver Roof Paint	Main Building Roof	Throughout Roof
Sheet Vinyl Flooring	Men's Restroom	60 SF
Sheet Vinyl Flooring (middle layer), Brown Mastic (bottom layer)	Kitchen; Kitchen Entry	100 SF

Samples of the following building materials did not contain asbestos:

Roofing (except for the silver paint), Gypsum/joint compound, Panel Mastic, Floor tile/mastic (several types), Sheet Vinyl from the Women's Restroom, Siding paper, and Ceiling Tiles. Specific sample results are shown in the attached Sample Inventory and analysis pages.



Date 04.02.2012 .

Francis Stohosky
AHERA Certification No. 150236



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Asbestos Analysis

SAMPLE INVENTORY

NRC Environmental Services
 Project: Vancouver Yacht Club-Gleason Boat Ramp

JSE Client #: 11058.02

Batch #: 1202402

Report Date: 04/02/2012

Sample Type	Sample Location	Material Extent	Quantity	Description	Asbestos Content
11058.02-01 Vapor barrier	Shop interior		300 SF	Black, fibrous asphaltic	None Detected
11058.02-02 Ceiling tile	Main building bar	Main building		Layer 1: Off-white surfacing Layer 2: Brown fibrous tile	None Detected None Detected
11058.02-03 12" beige vinyl tile and mastic	Bedroom floor	Main building	5 SF	Layer 1: Beige vinyl tile Layer 2: Yellow mastic	None Detected None Detected
11058.02-04 12" brown stripe vinyl tile and mastic	Bar area	Bar area	100 SF	Layer 1: Beige/Brown vinyl tile Layer 2: Yellow mastic	None Detected None Detected
11058.02-05 Sheet vinyl-pebble pattern	Kitchen-middle layer	Kitchen	100 SF	Layer 1: Brown pebble pattern vinyl Layer 2: Gray fibrous backing Layer 3: Yellow mastic	None Detected 35% Chrysotile None Detected
11058.02-06 Sheet vinyl	Back door		25 SF	Layer 1: Cream vinyl Layer 2: Gray fibrous backing	None Detected None Detected
11058.02-07 Sheet vinyl	Kitchen bottom layer	Kitchen	100 SF	Layer 1: Beige/Brown sheeting Layer 2: Black fibrous backing Layer 3: Brown mastic	None Detected None Detected 2% Chrysotile
11058.02-08 Tar	Main roof	Main roof	3600 SF	Layer 1: Silver surfacing Layer 2: Black asphaltic material	None Detected None Detected

Analysis: EPA-600/M4-82-020 and EPA 600/R-93/116 Methods using PLM - Asbestos



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Asbestos Analysis

SAMPLE INVENTORY

NRC Environmental Services
 Project: Vancouver Yacht Club-Gleason Boat Ramp

JSE Client #: 11058.02

Batch #: 1202402

Report Date: 04/02/2012

Sample Type	Sample Location	Material Extent	Quantity	Description	Asbestos Content
11058.02-09 Built up roofing	Main roof top layer	Main roof	3600 SF	Layer 1: Silver surfacing Layer 2: Black flexible material	None Detected None Detected
11058.02-10 Built up roofing	Main roof lower layers	Main roof	3600 SF	Layer 1: Silver surfacing Layer 2: Black asphaltic material Layer 3: Black fibrous tar Layer 4: Black fibrous tar	None Detected None Detected None Detected None Detected
11058.02-11 Sheet vinyl	Women's restroom			Layer 1: Off-white vinyl Layer 2: Gray fibrous backing Layer 3: Yellow mastic	None Detected None Detected None Detected
11058.02-12 Sheet vinyl	Men's restroom			Layer 1: Off-white vinyl Layer 2: Gray fibrous backing Layer 3: Red vinyl Layer 4: Gray fibrous backing	None Detected None Detected None Detected 35% Chrysotile
11058.02-13 Sheet vinyl	Bar	Bar shelving	8 SF	Layer 1: Beige pebble pattern vinyl Layer 2: Green fibrous backing	None Detected None Detected
11058.02-14 Built up roofing	Awning between floats	Main building awning	30 SF	Layer 1: Silver surfacing Layer 2: Gravel on black fibrous tar Layer 3: Black fibrous asphaltic paper	2% Chrysotile None Detected None Detected

Analysis: EPA-600/M4-82-020 and EPA 600/R-93/116 Methods using PLM - Asbestos

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Asbestos Analysis

SAMPLE INVENTORY

NRC Environmental Services
 Project: Vancouver Yacht Club-Gleason Boat Ramp

JSE Client #: 11058.02

Batch #: 1202402

Report Date: 04/02/2012

Sample Type	Sample Location	Material Extent	Quantity	Description	Asbestos Content
11058.02-15 Gypsum wallboard and joint compound	Men's restroom			Layer 1: Compound-texture	None Detected
				Layer 2: Brown fibrous paper	None Detected
				Layer 3: Off-white gypsum board	None Detected
11058.02-16 Gypsum wallboard, joint compound, texture	Women's restroom			Layer 1: Texture-compound	None Detected
				Layer 2: Brown fibrous paper	None Detected
				Layer 3: Off-white gypsum board	None Detected
11058.02-17 Mastic	Wall panel mastic	Kitchen		Brown, mastic	None Detected

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Asbestos Analysis of Bulk Materials by Polarized Light Microscopy

NRC Environmental Services
 Project: Vancouver Yacht Club-Gleason Boat Ramp

JSE Project: 11058.02
Analysis Date: 04/02/2012
Report Date: 04/02/2012

Sample	Layer	Description	Binder/Matrix	Other Non-Asbestos	Asbestos (% Type)
11058.02-01 AB-1202402	LAYER 1	Black fibrous asphaltic	Asphaltic	55% Cellulose	None Detected
11058.02-02 AB-1202403	LAYER 1	Off-white surfacing	Paint		None Detected
	LAYER 2	Brown fibrous tile	Misc. Binder	85% Wood Fibers	None Detected
11058.02-03 AB-1202404	LAYER 1	Beige vinyl tile	Vinyl Filler		None Detected
	LAYER 2	Yellow mastic	Mastic/Glue		None Detected



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Report Date: 04/02/2012

Sample	Layer	Description	Binder/Matrix	Other Non-Asbestos	Asbestos (% Type)
11058.02-04	LAYER 1	Beige/Brown vinyl tile	Vinyl		None Detected
AB-1202405			Filler		
	LAYER 2	Ytellow mastic	Mastic/Glue		None Detected
11058.02-05	LAYER 1	Brown pebble pattern vinyl	Vinyl		None Detected
AB-1202406			Vinyl Fillers		
	LAYER 2	Gray fibrous backing	Calcite Misc.		35 % Chrysotile
	LAYER 3	Yellow mastic	Mastic/Glue		None Detected
11058.02-06	LAYER 1	Cream vinyl	Vinyl Vinyl Fillers		None Detected
AB-1202407			Misc. Binder	10% Fibrous Glass 5% Cellulose 5% Synthetic	None Detected

Insufficient mastic for analysis.



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Sample	Layer	Description	Binder/Matrix	Other Non-Asbestos	Asbestos (% Type)
11058.02-07 AB-1202408	LAYER 1	Beige/Brown sheeting	Solidified Oils Misc.	14% Cellulose	None Detected
	LAYER 2	Black fibrous backing	Asphaltic	60% Cellulose	None Detected
	LAYER 3	Brown mastic	Mastic/Glue		2 % Chrysotile
11058.02-08 AB-1202409	LAYER 1	Silver surfacing	Metallic Paint		None Detected
	LAYER 2	Black asphaltic material	Asphaltic Misc.	2% Cellulose	None Detected
11058.02-09 AB-1202410	LAYER 1	Silver surfacing	Metallic Paint		None Detected
	LAYER 2	Black flexible material	Elastomeric Asphaltic		None Detected



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 Project: Vancouver Yacht Club-Gleason Boat Ramp **Analysis Date:** 04/02/2012
Report Date: 04/02/2012

Sample	Layer	Description	Binder/Matrix	Other Non-Asbestos	Asbestos (% Type)
11058.02-10 AB-1202411	LAYER 1	Silver surfacing	Metallic Paint	0.5% Cellulose	None Detected
	LAYER 2	Black asphaltic material	Asphaltic	2% Cellulose	None Detected
	LAYER 3	Black fibrous tar	Asphaltic	18% Fibrous Glass	None Detected
	LAYER 4	Black fibrous tar	Asphaltic Misc.	15% Fibrous Glass	None Detected
11058.02-11 AB-1202412	LAYER 1	Off-white vinyl	Vinyl Vinyl Fillers		None Detected
	LAYER 2	Gray fibrous backing	Misc. Binder	30% Cellulose	None Detected
	LAYER 3	Yellow mastic	Mastic/Glue		None Detected
11058.02-12 AB-1202413	LAYER 1	Off-white vinyl	Vinyl Vinyl Fillers		None Detected
	LAYER 2	Gray fibrous backing	Misc. Binder	30% Cellulose	None Detected
	LAYER 3	Red vinyl	Vinyl Vinyl Fillers		None Detected
	LAYER 4	Gray fibrous backing	Calcite Binder		35 % Chrysotile



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Sample	Layer	Description	Binder/Matrix	Other Non-Asbestos	Asbestos (% Type)
11058.02-13	LAYER 1	Beige pebble pattern vinyl	Vinyl		None Detected
AB-1202414			Vinyl Foam		
	LAYER 2	Green fibrous backing	Misc. Binder	40% Cellulose 15% Synthetic	None Detected
Insufficient mastic for analysis.					
11058.02-14	LAYER 1	Silver surfacing	Metallic Paint Misc.		2 % Chrysotile
AB-1202415					
	LAYER 2	Gravel on black fibrous tar	Asphaltic Aggregate	15% Fibrous Glass	None Detected
	LAYER 3	Black fibrous asphaltic paper	Asphaltic	55% Cellulose	None Detected
11058.02-15	LAYER 1	Compound-texture	Acid Soluble		None Detected
AB-1202416			Misc.		
	LAYER 2	Brown fibrous paper	Misc.	75% Cellulose	None Detected
	LAYER 3	Off-white gypsum board	Gypsum	4% Cellulose	None Detected

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Asbestos Analysis of Bulk Materials by Polarized Light Microscopy

NRC Environmental Services	JSE Project: 11058.02
Project: Vancouver Yacht Club-Gleason Boat Ramp	Analysis Date: 04/02/2012
	Report Date: 04/02/2012

Sample	Layer	Description	Binder/Matrix	Other Non-Asbestos	Asbestos (% Type)
11058.02-16	LAYER 1	Texture-compound	Acid Soluble		None Detected
AB-1202417			Talc Plates		
	LAYER 2	Brown fibrous paper	Misc.	75% Cellulose	None Detected
	LAYER 3	Off-white gypsum board	Gypsum	4% Cellulose	None Detected
11058.02-17	LAYER 1	Brown mastic	Mastic/Glue	1% Cellulose	None Detected
AB-1202418			Misc.		

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NRC Environmental Services
 Project: Vancouver Yacht Club-Gleason Boat Ramp

JSE Project: 11058.02
Analysis Date: 04/02/2012
Report Date: 04/02/2012

Sample	Layer	Description	Binder/Matrix	Other Non-Asbestos	Asbestos (% Type)
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Analyst: Michael McLeister

Approved Signatory

Date

04/02/2012

JSE is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos analysis by EPA-600/M4-82-020 Dec. 1982 polarized light microscopy (PLM) method. JSE Labs, Inc. uses components of both the 1982 and EPA/600/R-93/116 July 1993 PLM methods for analysis. The client may request that analysis be performed by the 1982 method only. Asbestos content for inhomogeneous samples is reported by layer when it is possible to subsample the discrete strata for individual analysis.

Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.

Small diameter fibers may not be detected by this method. More in-depth analysis is recommended to determine asbestos content, especially for samples containing 10% or less asbestos. Analysis results are solely for the samples analyzed. Non-asbestos sample constituents may not be definite.

Qualitative and quantitative TEM analysis may be recommended for difficult samples.

Quantitative analysis by PLM point count or TEM is recommended for samples testing at < = to 10% asbestos.

"Matrix" is defined as non-asbestos, non-binder fibrous and non-fibrous components.

"Binder" is defined as a component added for cohesiveness.

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