

**PRESTON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
PRESTON COUNTY, WEST VIRGINIA**

GRACE CHAPEL SITE DEVELOPMENT

ADDENDUM #1

AUGUST 4, 2021

THRASHER PROJECT #030-3454

TO WHOM IT MAY CONCERN:

A MANDATORY Pre-Bid Conference will be held on Tuesday, August 10, 2021 on the above-referenced project. The following are clarifications and responses to questions posed by contractors for the above reference project.

A. GENERAL

1. Bid Opening Requirement Form has been updated to remove the WV Jobs Act form from the requirements.
2. Electrical Inspection Report included for additional information
3. Lead Abatement Scope of Work included for additional information.

B. SPECIFICATIONS

None

C. DRAWINGS

None

D. QUESTIONS AND RESPONSES

None

E. CLARIFICATIONS

None

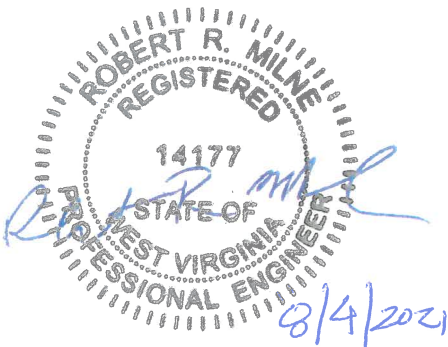
If you have any questions or comments, please feel free to contact me at your earliest convenience. As a reminder, bids will be received until 2:00 p.m. on Thursday, September 2, 2021 at the Preston County Economic Development Authority, 157 Plaza Court, Suite 8, Kingwood, Preston County, WV. Good luck to everyone and thank you for your interest in the project.

Sincerely,

THE THRASHER GROUP, INC.



Robert R. Milne, PE
Project Manager



**PROPOSED
GRACE CHAPEL SITE DEVELOPMENT
FOR THE
PRESTON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
PRESTON COUNTY, WEST VIRGINIA
THRASHER PROJECT #030-3454**

A two envelope system will be used. Envelope No. 1 will be opened first and the Bid Opening Requirement items checked for compliance, as outlined on this page. If such documents are found to be in order, sealed Envelope No. 2 "Bid Proposal", which shall also be placed inside of Envelope #1, will then be opened and will be publicly read aloud. If the documents required to be contained in Envelope No. 1 are not in order, Envelope No. 2 "Bid Proposal" will not be opened and the Bid will be considered non-responsive and will be returned to the Bidder. At that time, the Owner will declare the Bidder non-responsive

BID OPENING REQUIREMENT CHECKLIST

Item	Completed Satisfactory (Check if completed)
1. Bid submitted on time	_____
2. Bid Bond (Sample BOR-2 & 3)	_____
3. Certification of receipt of all addenda to Plans and Specifications. (BOR-4)	_____
4. West Virginia Code §21-1D-5 Drug Free Workplace Conformance Affidavit (BOR-5 & 6)	_____
6. Copy of Contractor's License included.	_____

Electrical Inspection report

Grace Chapel Property
106 Grace Chapel Rd.
Kingwood WV 26537



September 2020

Scope:

This inspection is an examination that includes a visual examination of systems and components at the Grace Chapel Property to help identify material defects as they exist at the time of inspection. The inspection was requested to estimate what it would take to return the building to proper working order and up to National Electrical code (NEC). This is not a technically exhaustive inspection and will not necessarily list all minor maintenance or repair items.

The following Action Item list summarizes the recommendations made in this report that are of all immediate, necessary nature.

Section I: Key Findings

Action Items

Electrical:

- 1) All panels in the building need to have unused circuits removed and holes in the panel plugged. The remaining circuits need to be traced out and clearly labeled in accordance with NEC 110.22.
- 2) All panels, transformers and disconnects need to be relabeled and clearly identified with the following information: Equipment name, voltage, where the equipment is fed from.
- 3) All panels and disconnects require a clearly marked 30" W x 36" D Safety Boundary that will designate a clear zone in accordance with NEC 110.26.
- 4) Panel LP-B (lighting panel) needs replaced. All circuits in this panel need to be fully traced and reworked for a complete lighting system.
- 5) The lighting fixtures throughout the building are obsolete and needs to be replaced. This include main lighting and night lighting fixtures.
- 6) The outside lighting fixtures over many of the doors have exposed lamps and are not rated for outdoor installation and therefore need replaced.
- 7) The Egress and Emergency lighting fixtures need to be replaced with LED working fixtures.
- 8) There are multiple junction boxes with open knockouts and improperly supported that will need replaced/repaired.
- 9) There are multiple conduits with cut wires hanging out of the end of the conduit. The conduits and wiring need removed or properly terminated.
- 10) The receptacles throughout the building need to be replaced with GFCI receptacles.
- 11) The networking cable that is ran throughout the building will need to be removed. The cabling is unorganized and unsecured. Recommend the cable to be permanently removed and reinstalled at a later date.
- 12) The two HVAC units outside of the glass doors will need their disconnects switches relocated due to inadequate access. The working space has been impeded by the copper lines for the units and you cannot stand directly in front of the disconnects to operate them.
- 13) Aerial cable and some fixtures need to be removed because of electrical hazards that exist.

By Others:

- 14) The overhead garage doors in the dock area are functionable, but they do not have safety sensors that prevent the doors from closing if someone is standing in the opening. Safety sensors will need to be installed. The operating buttons for the garage door are broken and working intermittently and will need to be replaced. (Repairs by Garage door installers)
- 15) Transformer bank, outside feeders and service metering are owned by the Power Company, The Service Entrance Cables are low at the attachment point on the building. Recommend all be inspected by power company.
- 16) The fire alarm system needs to be tested and repaired by a qualified contractor. (Repairs by other)

Section I: Key Findings

Consideration Items

The National Electric Code is not retroactive. Everything is not required to be upgraded to current codes; however, it should be used as a guide for safety even though current code is not enforceable because of an existing structure.

Electrical

- 1) All panels would benefit from having dielectric mats installed in front of them as added safety feature for personnel operating the breakers.
- 2) All the panels and switchgear would benefit from being cleaned inside to remove any built-up of dust and debris.
- 3) Panel PB-B: This panel is obsolete and should be replaced. All Unused circuits should be fully demolished and used circuits clearly marked/labeled.
- 4) Panel PP2: This panel is obsolete and has broken the latches on the cover. This panel should be replaced. All Unused circuits should be fully demolished and used circuits clearly marked/labeled.
- 5) Panel Z5: This panel is obsolete and has broken latches on the cover. This panel should be replaced. All unused circuits should be fully demolished and used circuits clearly marked/labeled.
- 6) Panel R2: All Unused circuits should be fully demolished and used circuits clearly marked/labeled
- 7) There are (6) Step Down Transformers located throughout the plant need to be de-energized and cleaned to remove dust and debris.
- 8) The conduits and electrical components in the acid room are severely corroded and needs attention. Recommend remove all components in this area and install new circuits to meet the current electrical needs. (Customer to designate what the room will be used for.)
- 9) The parking lot and exterior outdoor lighting fixtures and wiring are deteriorated, and needs removed. Recommend the outdoor lighting, wiring and equipment be removed and a new lighting system be designed and installed per customers preference. The aerial cable entering the building has been installed incorrectly and will need to be reinstalled.
- 10) Recommend new lighting systems be installed with automation or a timer to support energy efficiency.
- 11) Recommend that multiple flood light fixtures mounted at ground level and on the side of the building be replaced with energy efficient light fixtures. Some of these fixtures are mounted at ground level and can pose a safety concern due to the extreme operating temperatures when in service.

Section I: Key Findings

Consideration Items

Electrical consideration continued:

- 12) Recommend Electrical One-Line Diagrams are drawn up to show the complete electrical system once all repairs have been completed.
- 13) There are multiple heaters throughout the building that do not work. The heaters that are working have been identified with green tape on the thermostats, but they have not been tested for constant use. These heaters were just briefly tested to see if they operate short term. Recommend replacing all the heaters, but at a minimum the heaters not working will need to be repaired and those working will need to have maintenance performed to verify they are fully operational.
- 14) There are multiple disconnects switches throughout the building that are functionable and energized. These disconnect switches have been marked with green tape as an indication they are operational. The disconnect switches that are broke or did not have power to them to verify operation have been marked with red tape. Recommend that the disconnect switches that are not operational or energized be completely removed or replaced.
- 15) There are multiple transformers throughout the building, and some may not be in use or needed. Recommend further investigation to determine if all the transformers are utilized and if they are needed for future use.

By Others:

- 16) Recommend a short circuit analysis be performed on all electrical panels Per NEC 110.24. The panels and disconnect switches should be labeled with the short circuit ratings.

Section II: Property Information

General Information

Panels: as defined in Action items 1-4 and consideration items 1-6.

- Panels have broken latches
- Several panels are obsolete
- Panels are not labeled and or show no voltage ratings
- No safe working areas marked

Lighting: as defined in Action items 5-7 and consideration items 9-11.

- Inside lighting not working due to electrical shorting and light issues
- Exit lighting missing or damaged
- Most all lighting is outdated and not working

Fire Alarm notes:

- Fire Alarm components missing throughout the building
- Missing devices may be smoke alarms, but without a blueprint or knowledge of the system setup it is unclear.
- Fire alarm cabling ran to junction boxes and just dead ended using wire nuts with no cover and can be easily seen from the ground.

Security System:

- Security system appears to be in working order as it has been arming and disarming upon entry and exit from the building.
- An actual function test of the system to ensure sensors are working properly was not done as would need to be in contact with the alarm company to prevent unnecessary calls to emergency services

Other general facility notes:

- No running water in the building at the time of the inspection,
- Hot water heaters could not be tested to determine if they work due to no water available. When hot water heaters are turned on it is highly likely that the elements would be burned up, requiring the tanks to be changed.
- Sprinkler systems are not charged with water and there are two main sprinkler systems found. This should be addressed before building is put back into use and the sprinkler system should be inspected and charged and tested by a certified sprinkler company prior to the opening of the building for use.
- There are many fall hazards holes throughout the building that need to have the grates reinstalled.

Section II: Property Information

Other general facility notes continued:

- There are multiple floor channel drains thru the building that have damaged covers which may need to be addressed before major use of the building.
- The State Inspector also noted estimating the building being built in the 1960's, and the way the paint is peeling off the walls in many places it would be suggested that the paint be tested for lead. It was suggested that a cheap and quick test kits can be purchased from hardware stores to see if further investigation into this would be necessary.
- The two eye wash stations that were noted during the inspection and they should have proper identifications on them and need to be cleaned and tested or removed before building is used
- There are several places where there is drop ceiling that is falling. Some of these places appear to have water damage, which unsure if there was a bad water pipe or leaking roof.
- The damaged tiles need to be removed and replaced and the drop ceilings supported correctly if it is not already.
- Weather stripping on the doors needs replaced
- Hot water Tanks need the pressure relief valves extended to within 6 inches of the floor to prevent scald hazard.
- Compressed air tanks in the building did not have any pressure relief valves on them.
- AC units corroded and not vented to the outside which is not energy efficient.
- Louvers in the roof not sealed.
- There are also multiple places thru the building where the roof is open and subject to leak from weather outside. It is recommended that this be made a priority to ensure the roof is in good condition and properly sealed to prevent unwanted weather from getting inside and damaging the structure.

In summary GEC, Inc. recommends the Action Items be taken care of and be addressed immediately. The other recommendations because of this inspection are items that GEC, Inc. considers to be an upgrade to make a more complete serviceable electrical system in the future.

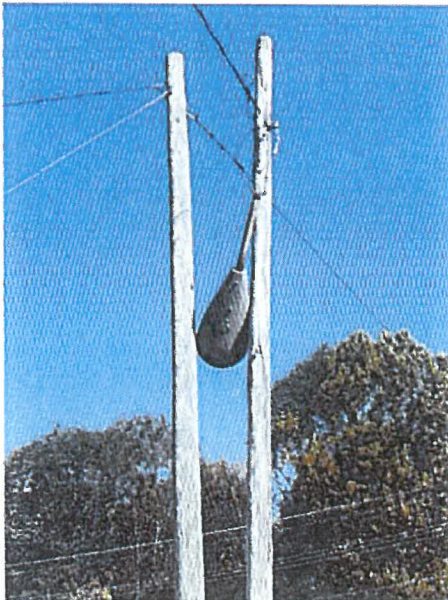
Section III: Property examples



HVAC Disconnects



Service Entrance



Parking lot lighting

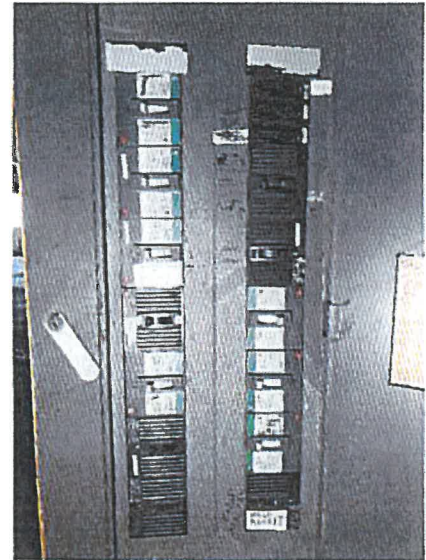


Aerial Cable

Section III: Property examples



Acid Room Conduits



Obsolete Panel

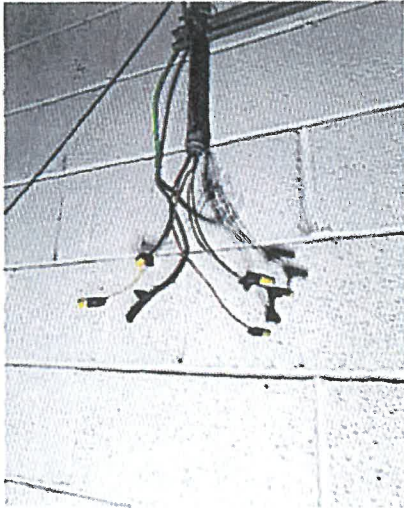


Unsupported Junction Box

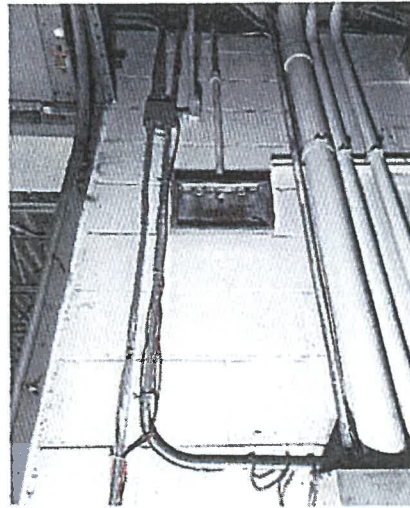


Panel Latch

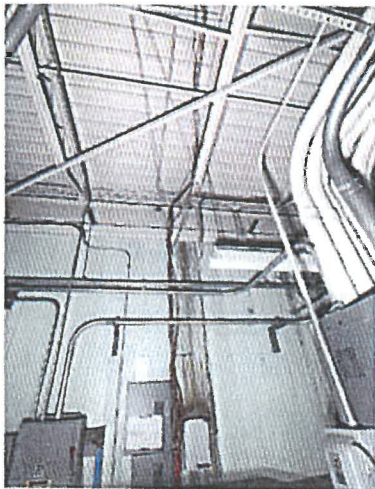
Section III: Property examples



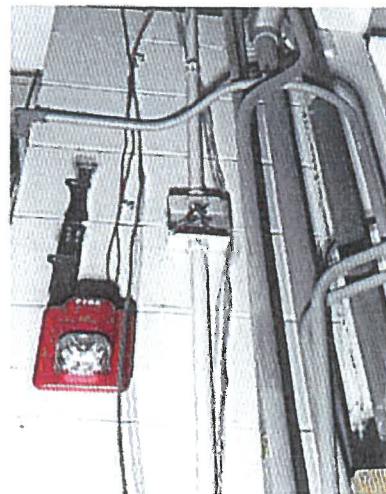
Exposed wiring



Exit Lighting



Networking Cables



Fire System

3.0 SCOPE OF WORK

Based on dust and floor sweeping samples collected during an Environmental Site Assessment (ESA), it is determined that the former Matthew Bronze Building, located at 106 Grace Chapel Road, will require lead abatement. The building is ± 44,000 sq. ft. single-story warehouse with brick and concrete construction. Rooms include a single large warehouse, cafeteria, restrooms, offices, and storage closets. Portions of the warehouse space were built out by previous tenants into smaller operation areas. The majority of the ceiling is open with roof trusses, drop ceiling tiles are present in the cafeteria, restrooms, and offices. Water and electricity is available at the building.

The ESA Document for the Matthew Bronze Building, as well as a copy of the floor plan, can be provided upon request.

The general scope of work includes the proper removal of potentially lead contaminated dust and particulates from all surfaces throughout the interior of the building, encapsulation of interior surfaces following removal; protection of the surrounding environment from contamination; and the proper disposal of all waste generated from the project.

- a. Before the building can be occupied, a Certified Lead Inspector, Certified Lead Risk Assessor, or Certified Lead Sampling Technician must conduct clearance testing.
- b. After the inspector has notified that the work area has passed the visual inspection, the Respondent must then conduct a project completion inspection.

C. Exposure Monitoring/Sampling

1. Personnel air monitoring should be conducted for activities involving the disturbance of lead as required by the U.S. Occupational Safety and Health Administration (OSHA). The Respondent is responsible for ensuring employees are not exposed to lead at concentrations greater than fifty micrograms per cubic meter of air ($50 \mu\text{m}^3$) averaged over an 8-hour time-weighted average (TWA) according to 29 CFR 19126.62.
2. The Respondent must conduct air monitoring outside of the work area to document the concentrations of airborne during remediation activities.
3. The Respondent must conduct clearance testing through a Certified Lead Inspector or other qualified individual. Clearance sampling for interior jobs consists of a floor sample taken in each room where work was performed (to maximum of four samples) and an additional sample of the floor outside the entry to the work area. Where window sills and window troughs were present in the work area, a window sill or window trough sample will be collected in each room where work was performed (to a maximum of four samples).
 - a. Clearance samples must be sent to an EPA-recognized dust-lead laboratory for analysis.
 - b. The Respondent must maintain records of sampling until it meets the requirements for occupancy.
4. For the building to be cleared for occupancy, samples must be below EPA requirements:
 - a. Floors and Walls – 40 micrograms per square foot.

D. Disposal of Contaminated Waste

1. Respondent must dispose of waste generated by the project according to local, state, and federal guidelines.
2. All waste generated from the project must be disposed of including plastic sheeting, lead-containing material, filters, and protective clothing.
3. All waste generated during lead removal activities shall be placed in 6 mil thickness waste bags and sealed.