

DOCUMENT 00 9113

ADDENDA

SPECIFICATION NO. N/A

CITY OF BERKELEY

MAUELLE SHIREK BUILDING PAINT REMEDIATION & ABATEMENT

2134 MARTIN LUTHER KING JR WAY

The following Addenda were issued, modifying the Project Manual:

Addendum No. 1, issued on **August 19, 2025**

END OF DOCUMENT

ADDENDUM NO. 1
AUGUST 19, 2025

The bid documents for Maudelle Shirek Building Paint Remediation & Abatement Project are amended as follows:

1-1. DOCUMENT 00 4113 – SCHEDULE OF BID PRICES

ITEM	DESCRIPTION	Quantity	Unit	Unit Cost	TOTAL COST (\$)
1	Bid Item 1: Painting – Interior painting of portions of 1 st floor up to 17,000 SF	17,000 SF	SF		
2	Bid Item 2: Asbestos & Lead Paint Stabilization up to 5,000 SF	5,000 SF	SF		
3	Bid Item 3: Asbestos plumbing material removal up to 99 LF	99 LF	LF		
Total Bid Price: (Bid Item 1 and 3)					

Total Bid Price: (Bid Items 1 Through 3)

(Words)

Alternates

ITEM	DESCRIPTION	Quantity	Unit	Unit Cost	PRICE (\$)
1	Bid Alternate 1: Ceilings & Wall Repairs up to 5,000 SF	5,000 SF	SF		
2	Bid Alternate 2: Plumbing insulation material replacement up to 99	99 LF	LF		

1-2. ARTICLE 2, DOCUMENT 00 5200 – AGREEMENT

2.02 COMPLETION OF WORK

- A. Contractor shall achieve Substantial Completion of the entire Work within 21 calendar days from the Commencement Date.
- B. Contractor shall achieve Final Completion of the entire Work 31 calendar days from the Commencement Date.

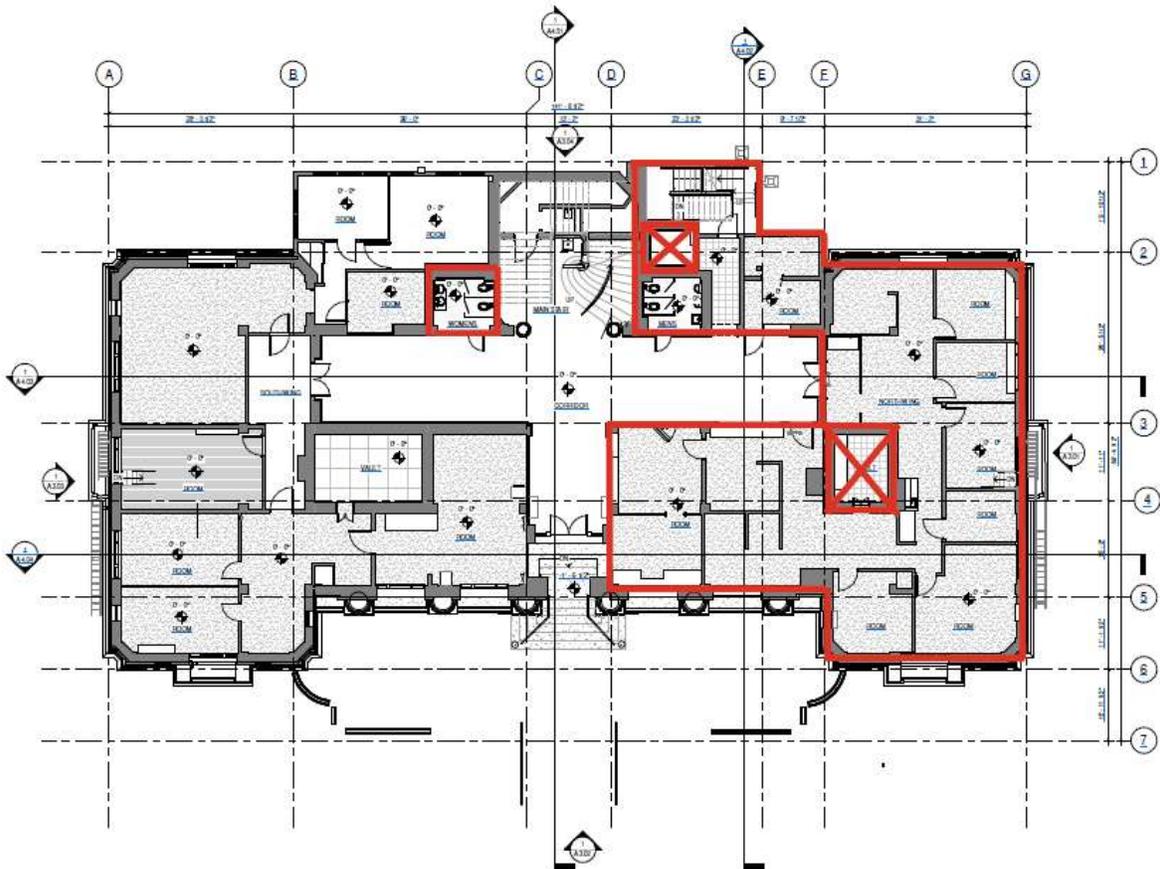
1-3. PART 1, DOCUMENT 01 1100 – SUMMARY OF WORK

1.03 BID ITEMS, ALLOWANCES AND ALTERNATES

- A. Descriptions of Lump Sum Items (listed by Bid item numbers):
- a. Bid Item 1: Provide painting of interior first-floor areas, not to exceed 17,000 square feet. Refer to Specification Division 91 – Painting Specifications for details.
 - b. Bid Item 2: Provide asbestos and lead-based paint stabilization for painted surfaces, up to 5,000 square feet. Refer to the Asbestos and Lead Paint Stabilization Specifications.
 - c. Bid Item 3: Removal of asbestos plumbing material, not to exceed 99 LF.
- B. Bid Alternates:
- a. Bid Alternate 1: Ceiling and Wall repairs not included under bid item 1 up to 5,000 SF.
 - b. Bid Alternate 2: Plumbing insulation material replacement up to 99 LF.

Questions and Responses:

- 2-1. What is the timeline for this project?**
City Response: Painting & rehabilitation needs to be completed before Thanksgiving/the end of November.
- 2-2. Is the site visit mandatory?**
City Response: No.
- 2-3. Is the space currently in use?**
City Response: The immediate space is not but other areas of the building are.
- 2-4. Is it a must contractor to employ a 25% work force as Berkeley residents for this project or this requirement applies to newly hired employees only?**
City Response: Under first source agreement, contractor is required to make a strong effort to hire and employ Berkeley residents, both in terms of total work hours and new hires, for each type of job on the project. In order to achieve this goal, you can utilize the City's First Source referral service or demonstrate a good faith effort to achieve the goals. Refer to First Source Hiring requirement on section 00 7317-4.
- 2-5. Can you please provide any finish schedule which includes number of rooms & corridors and what need to be painted at each room and corridor - walls, ceilings, doors, door frames, etc.?**
City Response: The scope includes Level 1 areas, with the exception of the stairwell. The stairwell scope covers from the basement level through the second floor, including the area beneath the stairs. See marked up floor plan.



2-6. Can you please clarify Bid Price 2 - what quantity belongs to Paint Stabilization, Asbestos and what quantity belongs to Paint Stabilization, Lead Paint? Asbestos and Lead Paint are two different processes and cannot be priced with the same Unit Cost per SF.

City Response: Treat ALL existing paint on walls and ceilings (plaster, drywall and concrete) as asbestos and lead containing (>1% asbestos and >5,000 ppm lead). Remediation is required in areas where lead-based paint is flaking. However, since the underlying wall materials contain asbestos, abatement procedures must prioritize asbestos containment and removal.

All prep work that disturbs paint, must be performed using Cal/OSHA trained workers under a medical program, using respirators, work-practices and using personal-air monitoring procedures. Refer to *Asbestos and Lead Paint Specifications* by Acumen.

2-7. What is the engineering cost estimate?

City Response: \$118,000

2-8. Which licensed contractors are eligible to submit a bid?

City Response: B Licensed contractors only.

2-9. Is casework part of the painting scope?

City Response: No.

2-10. Are doors part of the painting scope?

City Response: No

2-11. For the restrooms, do the partitions or wall tiles need to be painted?

City Response: No, plaster walls only.

- 2-12. Is it there any exterior painting?**
City Response: No.
- 2-13. Are trims and base baseboard included in the scope?**
City Response: Yes.
- 2-14. Are the windows sashes included in the scope?**
City Response: Yes, window sashes, sills, and heads.
- 2-15. What is required for the blinds?**
City Response: Remove, clean, and reinstall.
- 2-16. Do painters need to patch holes?**
City Response: Yes, fill cracks and holes as needed. Refer to paint specifications.
- 2-17. How tall are the walls?**
City Response: 1st floor walls are roughly 15-16 feet tall.
- 2-18. Is the contractor responsible for moving furniture?**
City Response: Yes, the contractor is responsible for content manipulation. This includes moving items such as bed frames, air conditioning units, and other miscellaneous objects to other areas within the workspace.
- 2-19. How many bed frames, AC units are there?**
City Response: In the shelter area, there are about 25 beds, 16 AC units, among some other small items like a fan, mini fridge, table, and shelf. In the office, there are tables, a storage shelf, a desk, chair, and mini fridge.
- 2-20. Does the contractor need to reinstall AC units?**
City Response: No.
- 2-21. Can the contractor seal off the work area?**
City Response: Yes.
- 2-22. If the building is in use, how will the contractor gain access the facility?**
City Response: Yes. The contractor can access the area through the rear entrance.
- 2-23. Is there parking or space available for staging?**
City Response: The only parking available is street parking. For staging, contractor must submit a staging plan as part of their submittal. The City will assist with permit approval.
- 2-24. Are there any permits?**
City Response: In addition to the encroachment permit for "No Parking" related to staging, the contractor will also be required to obtain a hazardous materials permit.
- 2-25. Is it possible to extend the number of calendar workdays?**
City Response: Yes. Substantial completion is now required within 21 calendar days from the commencement date, with final completion due within 31 calendar days. All work must be completed prior to Thanksgiving.
- 2-26. Will the City conduct clearance testing?**
City Response: The City's 3rd party consultant will perform clearance sampling.
- 2-27. What are the implications if the contractor is unable to pass clearances due to the condition of the carpet? Can you provide sampling data on the current conditions?**
City Response: The contractor will need to clean surfaces and carpets using standard HEPA vacuuming in order to pass clearances. Current conditions data will be available with the addendum. The new clearance standard is 5 µg/ft².
- 2-28. When will the addendum 1 be issued?**
City Response: The addendum will be available early next week.

MICRO ANALYTICAL LABORATORIES, INC.
LEAD IN WIPE SAMPLES - NIOSH 7082 (MODIFIED)



1092
 Paul Spillane
 Acumen Industrial Hygiene, Inc.
 1032 Irving Street, #922
 San Francisco, CA 94122-2216

PROJECT:
 PROJECT NO. COB2552
 OLD CITY HALL
 2134 MARTIN LUTHER KING
 BERKELEY, CA

Micro Log In **335469**
 Total Samples 5
 Date Sampled 08/15/2025
 Date Received 08/15/2025
 Date Analyzed 08/15/2025

Sample ID	Lead Concentration		RDL (μg per sample)
	μg per sample	μg per sq. ft.	
Client: COB2552-081525-01 Lab: 335469-01 Sq. ft. 2.00 12"X24" CARPET FLOOR ROOM A EAST	12	6.0	10
Client: COB2552-081525-02 Lab: 335469-02 Sq. ft. 2.00 12"X24" CARPET FLOOR ROOM B	< 10	< 5.0	10
Client: COB2552-081525-03 Lab: 335469-03 Sq. ft. 2.00 12"X24" CARPET FLOOR ROOM D	26	13	10
Client: COB2552-081525-04 Lab: 335469-04 Sq. ft. 2.00 12"X24" CARPET FLOOR ROOM 1	< 10	< 5.0	10
Client: COB2552-081525-05 Lab: 335469-05 Sq. ft. 0.00 BLANK	< 10		10

Technical Supervisor: _____

Long T. Nguyen, Chemistry Supervisor

8/15/2025
 Date Reported

Analyst: RN

AIHA-LAP LLC ELLAP Accredited Laboratory, ID #101768. Samples are analyzed by Flame Atomic Absorption Spectrometry. Samples are analyzed by SOP 23-Wipe, based on NIOSH Method 7082, "Lead", with minor modifications involving amounts of digesting acid and final volumes. Sampling areas based on client data. Micro Analytical Laboratories, Inc. shall bear no responsibility for customers' calculations; verifiability of our lab results is limited to micrograms per sample. Results are not corrected by subtraction of any analyte found in field blanks or laboratory blanks. Unless otherwise indicated on this report, all required Quality Control samples have been determined to be in control prior to releasing these analytical results. Unless otherwise stated in this report, all samples were received in acceptable condition for analysis. This report must not be reproduced except in full without the approval of Micro Analytical Laboratories, Inc., and pertains only to the samples analyzed as received. Unit explanation: μg = micrograms. RDL = Report Detection limit. NOTE 1: Results from wipe samples are not covered by AIHA-LAP LLC accreditation, unless samples are collected on wipe materials which meet the specifications of ASTM E-1792. Samples should be collected on wipe materials which comply with "USEPA Interpretive Guidance for the Federal Program, TSCA".



ACUMEN

INDUSTRIAL HYGIENE INC

1032 IRVING ST. - BOX 922 SAN FRANCISCO CA 94122

TEL 415 242 6060 FAX 415 242 6006

WWW.ACUMEN-IH.COM

BULK CHAIN OF CUSTODY FORM

335469

Project No. COB 2552

Job Site: OLD CITY HALL
2134 MARTIN LUTHER KING

Laboratory: MAC

Location: BERKELEY CA

Turnaround Time: Normal / 24 Hour / Rush

Sample Date: 8/15/25

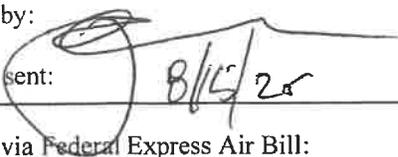
Sampler: Paul M. Spillane, CIH, CAC

RUSH!

Sample No.	Description/ Location	Analysis
COB 2552 081525-01	12x74" Carpet Floor / Room A EAST	LEAD WIPE
02	/ Room B	
03	Room D	
04	Room I	
05	Blank	

Email to lab@acumen-ih.com

Please sign this form below acknowledging sample receipt and return executed form with laboratory reports.

Sent by: 	Received by: LW
Date sent: 8/15/25	Date received: 8/15/25 1230

Sent via Federal Express Air Bill:

Hand delivered

MICRO ANALYTICAL LABORATORIES, INC.

BULK ASBESTOS ANALYSIS - POLARIZED LIGHT MICROSCOPY (PLM)



1092
Paul Spillane
Acumen Industrial Hygiene, Inc.
1032 Irving Street, #922
San Francisco, CA 94122-2216

PROJECT:
PROJECT NO. COB2552
OLD CITY HALL
2134 MARTIN LUTHER KING
BERKELEY, CA

Micro Log In **335470**
Total Samples 2
Date Sampled 08/15/2025
Date Received 08/15/2025
Date Analyzed 08/15/2025

SAMPLE IDENTIFICATION

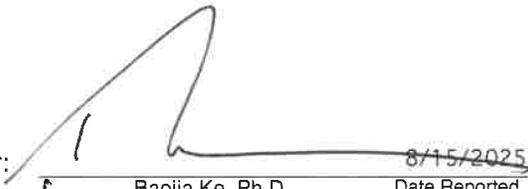
ASBESTOS QUANTITY (AREA %) / TYPES / LAYERS

DOMINANT
OTHER MATERIALS

Note: "ND" = No Asbestos Detected

Client #:	COB2552-01A		
Micro #:	335470-01	Analyst: CR KG	
	2" X 4" CEILING TILE		
	OFFICE EAST	CEILING TILE: ND	75 % FIBROUS GLASS
		COATING (WHITE): ND	NFM: GLASS FRAGMENTS, BINDER.
Client #:	COB2552-01B		
Micro #:	335470-02	Analyst: CR	
	2" X 4" CEILING TILE	CEILING TILE: ND	75 % FIBROUS GLASS
	OFFICE WEST	COATING (WHITE): ND	NFM: GLASS FRAGMENTS, BINDER.

Technical Supervisor:



Baojia Ke, Ph.D.
8/15/2025
Date Reported

NVLAP Lab Code 101872-0 (TESTING). Analyses use Polarized Light Microscopy (PLM), Micro Analytical SOP PLM-101. Basic techniques follow EPA - Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (originally published 1982), and EPA-600/R93-116 (1993). The 1993 method covers all types of bulk materials and is based on the 1982 Method, with improved analytical techniques for layered samples as required for NESHAP compliance. Asbestos is quantified by calibrated visual estimation. Detection limit is material dependent. Detection of asbestos traces (much less than 1%) may not be reliable or reproducible by PLM. Weight % cannot be determined by PLM. Asbestos with diameter below ~1 µm may not be detected by PLM. Absence of asbestos in dust, debris, and some compact materials, including floor tiles, cannot be conclusively established by PLM, and should be confirmed by Transmission Electron Microscopy (TEM). Interferences may prevent detection of small asbestos fibers, and hinder determination of some optical properties. Tremolite-asbestos or actinolite-asbestos may be indistinguishable by PLM from some similar, non-regulated amphiboles (e.g. the "Libby Amphiboles" richterite and winchite), and should be confirmed by TEM. The lower quantitation limit (reporting limit) of PLM estimation is 1%. The Cal-OSHA definition of asbestos-containing construction material is 0.1% asbestos; however, reliable determination of asbestos percent at this level cannot be done by PLM estimation. PLM Point Counting or TEM weight percent analysis are recommended. Only dominant non-asbestos materials (fibrous and non-fibrous) are listed. This analysis shall not be construed as conclusive for the presence of any reported materials other than asbestos, or for the absence of any non-asbestos material. Common interferences include, but are not limited to: cellulose, fibrous glass, other man-made vitreous fibers, synthetic fibers, elongate fragments of calcium sulfate, talc, wollastonite, animal hair, and other miscellaneous elongate particles. Sample heterogeneity is indicated by listing more than one distinct layer or material on the report. If more than one distinct sample is received in the same container, samples shall be marked with letters and analyzed separately. Layers within a sample are analyzed separately when feasible; if asbestos is detected, percentages are reported for individual layers. Interlayer contamination is possible among any layers in a sample. The notation ND (or "NONE DETECTED") indicates a result of "NO ASBESTOS DETECTED" in a homogeneous sample, or in a layer of a heterogeneous sample. Composite asbestos percentages from multiple layers are applicable only to wallboard / joint compound systems, and may not be representative of true relative proportions of such layers, as assessed by inspectors in the field. Thus, compositing is only a confirmatory technique and is based on customers' descriptions of material as "joint compound" (or similar terms). Customers are solely responsible for identification and description of bulk materials listed on field forms. Laboratory descriptions may differ from those given by customers. Quality Control (QC): all results have been determined to be within acceptance limits prior to reporting. Reanalyzed samples are denoted by two sets of analyst initials. Unless otherwise stated herein, all samples were received in acceptable condition for analysis. This report must not be used to claim product endorsement by NIST or any U.S. Government agency. This report shall not be reproduced except in full, without the approval of Micro Analytical Laboratories, Inc., and pertains only to the samples analyzed as received. NFM = Non-fibrous materials.

