



**ADDENDUM # 1  
To  
PROPOSAL # 25-22**

**This becomes a permanent part of the Basic Proposal Document.**

**Harrison School Demolition**

**DATE: October 20, 2022**

The City of Peoria is providing the attached document as Addendum 1:

- 1. Acknowledgment of receipt of addendum**
- 2. Updated specifications and additional information**
- 3. Pre-bid meeting sign in sheet**

Date Issued: October 20, 2022  
Subject: Addendum No 1 to Request for Proposal  
RFP Name: Building Abatement, Demolition, and Restoration  
Former Harrison School, 2702 West Krause Avenue, Peoria, Illinois

## Addendum No. 1

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### INTENT

This addendum forms a part of the Request for Proposal (RFP) and modifies the original document dated October 14, 2022. The Bidder shall acknowledge receipt of this Addendum No. 1 in the space provided on this form and submit the form. Failure to do so may subject the Bidder to disqualification.

### SUPPLEMENTAL INFORMATION / CLARIFICATIONS

The following supplemental information and clarifications are provided for the referenced RFP:

1. Additional information regarding the distribution of regulated materials mixed with debris on the floor of the building and in painted surfaces is included in Attachment 1. The information contained in Attachment 1 is intended as a general guide and shall not be considered all inclusive. It is the Contractor's responsibility to confirm the presence, quantity, and location of all regulated materials and abate/remove and dispose of them in accordance with the Technical Specifications and all Federal, State, and local laws, ordinances, codes, rules, and regulations.
2. It shall be the responsibility of the Contractor to remove and dispose of remaining coal located in the coal bunker room on the basement level. The coal may be comingled with other regulated materials. It shall be the Contractor's responsibility to profile, transport, and dispose of the coal in accordance with all Federal, State, and local laws, ordinances, codes, rules, and regulations.

### ADDENDA

The undersigned acknowledges the receipt of the following Addenda:

- No. 1, dated October 20, 2022

And has included the cost thereof in the Bidder's proposal.

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Signature

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Date

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Typed Name of Signatory

---

Title, Company

**Attachment 1**



WSP USA  
46850 Magellan Drive, Suite 190  
Novi, Michigan, 48377  
USA  
T: 248-926-4008  
[www.wsp.com](http://www.wsp.com)

## Technical Memorandum

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**To:** Matt Smith, City of Peoria Land Development Manager

**From:** Jon Haynes, WSP

**Reviewed by:** Keith Kotimko, WSP

**Date:** 20 October 2022

**Re:** Former Harrison and McKinley Schools  
Visual Building Material Observations

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At the request of City of Peoria, WSP USA Environment & Infrastructure, Inc. (WSP) performed a site reconnaissance at both the former Harrison and McKinley schools on October 11, 2022, in order to collect data on the distribution of building materials that will require special handling and disposal during demolition.

### Background

In preparation for the development of technical specifications for the demolition of the former Harrison and McKinley schools, the City of Peoria contracted Stantec to perform a pre-demolition site characterization study for both buildings (see Stantec *Pre-Demolition Site Characterization: Asbestos-Containing Materials, Lead-Bearing Paint and Regulated Hazardous Building Material Inventory Survey* reports). The results of the surveys indicated that asbestos and lead in paint were present throughout both buildings. Lead in paint was determined based on X-Ray Fluorescence paint testing only.

For waste characterization purposes, WSP recommended collecting paint samples for laboratory analysis by the Toxicity Characteristic Leaching Procedure for Resource Conservation Recovery Act (RCRA) eight metals. In addition, WSP recommended collecting paint samples to test for polychlorinated biphenyls (PCBs) to determine if paint on building materials requires special PCB handling and disposal. The results of the additional sampling indicated that a composite sample from multiple painted surfaces located throughout the former Harrison School exceeded the RCRA characteristic hazardous waste threshold for both lead and mercury and therefore these paints must be disposed of as hazardous waste if detached from their substrates. In addition, one paint sample collected at the former Harrison School contained PCBs at the Toxic Substances Control Act (TSCA) limit of 50 parts per million (ppm) and therefore must be disposed of as a PCB TSCA waste if detached from its substrate. Analysis of a composite of paint collected at the former McKinley School indicated that lead and mercury concentrations in the paint do not exceed

the RCRA characteristic hazardous waste threshold. However, PCBs were detected in excess of the TSCA limit in several paint colors and will need to be handled and disposed of as PCB TSCA waste when detached from its substrate.

Due to the deteriorated state of the buildings, asbestos, metal-containing paint, and PCB-containing paint are in poor condition and have in many cases fallen to the floor forming piles of debris. In several areas of both buildings, multiple waste streams are comingled on surfaces and will need to be removed by the contractor prior to commencing demolition. To aid bidders in pricing the project, WSP recommended developing generalized building maps that depict where regulated material handling and removal will be required.

## **Observations**

WSP performed a site reconnaissance at both the Harrison and McKinley schools on October 11, 2022 and developed building maps (see Attachment 1) that generally delineate where regulated materials that require special handling are located in each building. In general, paint was located on the floor throughout the former Harrison School building, along with asbestos debris which was also widely distributed in the debris on the floor. PCB-containing paint was identified in one color on door jambs in two locations. In the former McKinley School building, PCB-containing paint was observed in several paint colors, some in poor condition in several rooms, as well as asbestos debris on the floor in several areas of the building. Note that the southernmost wing of the former Harrison School and the entire 1904 building at the former McKinley School were not accessible due to safety concerns. As such, no maps were generated for the McKinley 1904 building. PCB-containing paint is present in the basement and is likely present in other areas within this building.

The information contained in this Technical Memorandum is for informational purposes only and is not considered all inclusive. It will be the selected contractor's responsibility to confirm the location and quantity of all regulated materials present at the schools and ensure they are abated and disposed in accordance with applicable regulations.

## **Closing**

WSP appreciates the opportunity to continue to be the City of Peoria's partner in planning and executing the demolition of the former McKinley and Harrison schools. If you have any questions, please contact Jon Haynes at (248) 949-5721 or by email at [jon.haynes@wsp.com](mailto:jon.haynes@wsp.com).

## Attachments

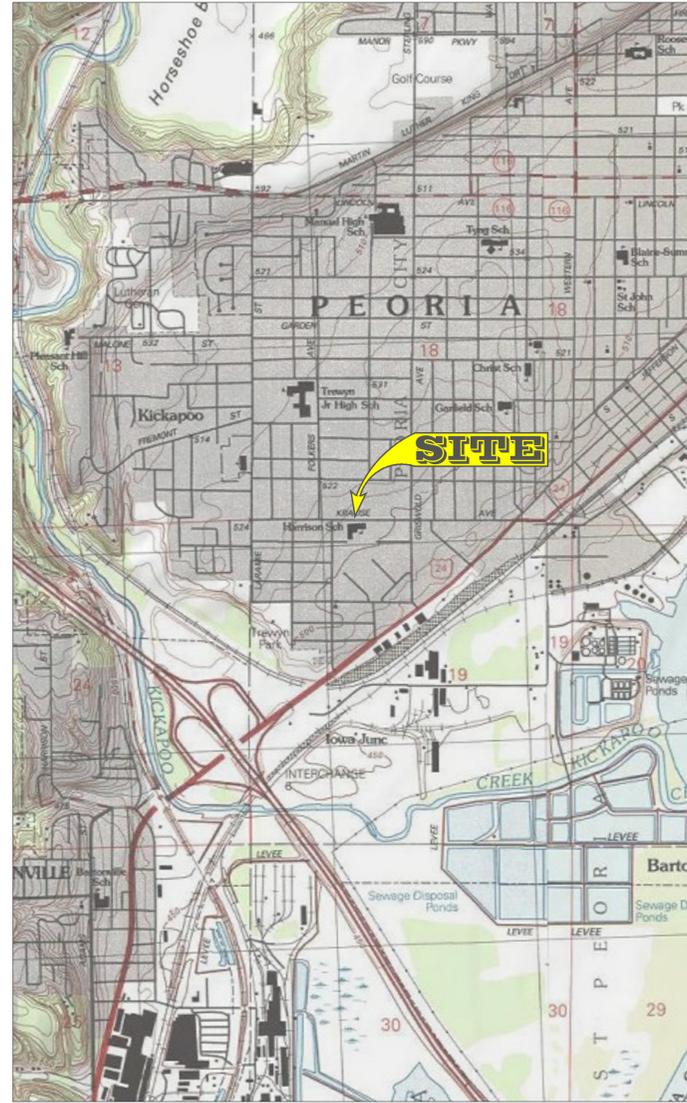
Attachment 1 – Former Harrison and McKinley School Visual Building Material Observations



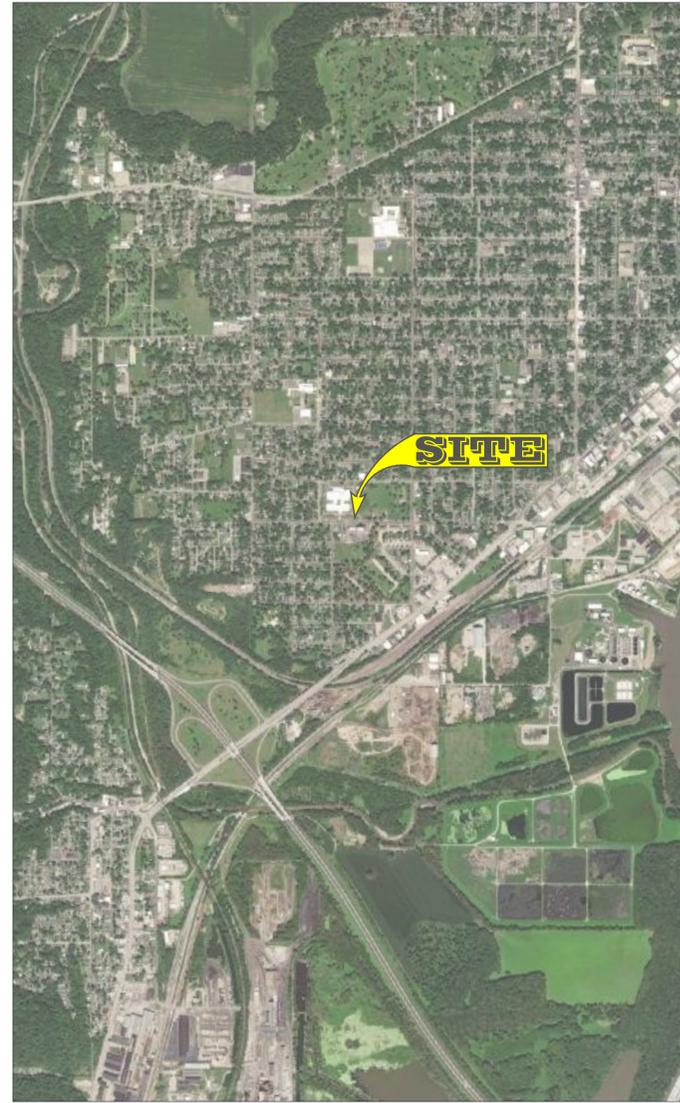
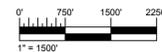
**Attachment 1**

# HARRISON SCHOOL VISUAL BUILDING MATERIAL OBSERVATIONS

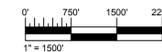
2702 WEST KRAUSE AVENUE  
PEORIA, ILLINOIS



U.S.G.S. TOPOGRAPHIC MAP



VICINITY AERIAL PHOTOGRAPH



### INDEX OF SHEETS

NO.	NAME	TITLE
<b>GENERAL</b>		
01	G-1	TITLE AND DRAWING INDEX SHEET
<b>DEMOLITION</b>		
02	D-1	1901 BUILDING - BASEMENT
03	D-2	1901 BUILDING - GROUND FLOOR
04	D-3	1901 BUILDING - SECOND FLOOR
05	D-4	1901 BUILDING - THIRD FLOOR
06	D-5	1921/1953 BUILDINGS - GROUND FLOOR
07	D-6	1921/1953 BUILDINGS - SECOND FLOOR
08	D-7	1921/1953 BUILDINGS - THIRD FLOOR

NOTE: THESE DRAWINGS ARE THE PROPERTY OF WSP USA AND ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF WSP USA AND ITS CLIENT.

REV	DATE	MONTH	YEAR	REVISION DESCRIPTION	ENG.	APPR.
△	07	10	2022	DEMOLITION PLAN	KK	X



CITY OF PEORIA

WSP USA  
46850 Magellan Drive, Ste 190  
Novi, MI, U.S.A. 48377

DATUM:	-
PROJECTION:	-
DRAWN BY:	SD
REVIEWED BY:	KK
ORIGINAL SCALE:	AS NOTED

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

TITLE AND DRAWING INDEX SHEET

PROJECT NO.:	3160220019
REVISION NO.:	DRAFT
DATE:	OCTOBER 2022
DRAWING NO.:	G-1
SHEET NO.:	1 of 8

C:\MED. US OFFICES\New & Brighton\_MN\3160220019 - Peoria School\Map\Title Sheet - VBMO - Harrison.dwg - G-1 - Oct 18, 2022 8:21pm - stephane.dumont

**LEGEND:**

-  LEAD & MERCURY CONTAINING PAINT PRESENT
-  ASBESTOS BUILDING MATERIAL OBSERVED IN DEBRIS ON THE FLOOR

**GENERAL NOTES:**

1. SITE PLAN INFORMATION IS INFORMATIONAL ONLY AND DIAGRAMMATIC. THE DRAWING IS NOT TO SCALE.
2. NOTED AREAS ARE BASED ON OBSERVATIONS DURING SITE RECONNAISSANCE ON OCTOBER 11TH, 2022 ONLY. THE SITE RECONNAISSANCE IS NOT EXHAUSTIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE PRESENCE / ABSENCE OF REGULATED MATERIALS THROUGHOUT THE BUILDING AND REMOVE AND DISPOSE OF ALL REGULATED MATERIALS AS PART OF THE WORK.
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△	07	10	2022	DEMOLITION PLAN	KK	X



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46850 Magellan Drive, Ste 190  
Novi, MI, U.S.A. 48377

DATUM: -  
PROJECTION: -  
DRAWN BY: SD  
REVIEWED BY: KK  
ORIGINAL SCALE: NOT TO SCALE

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

1901 BUILDING  
BASEMENT

PROJECT NO.: 3160220019  
REVISION NO. DRAFT  
DATE: OCTOBER 2022  
DRAWING NO.: D-1  
SHEET NO.: 2 OF 8

**LEGEND:**

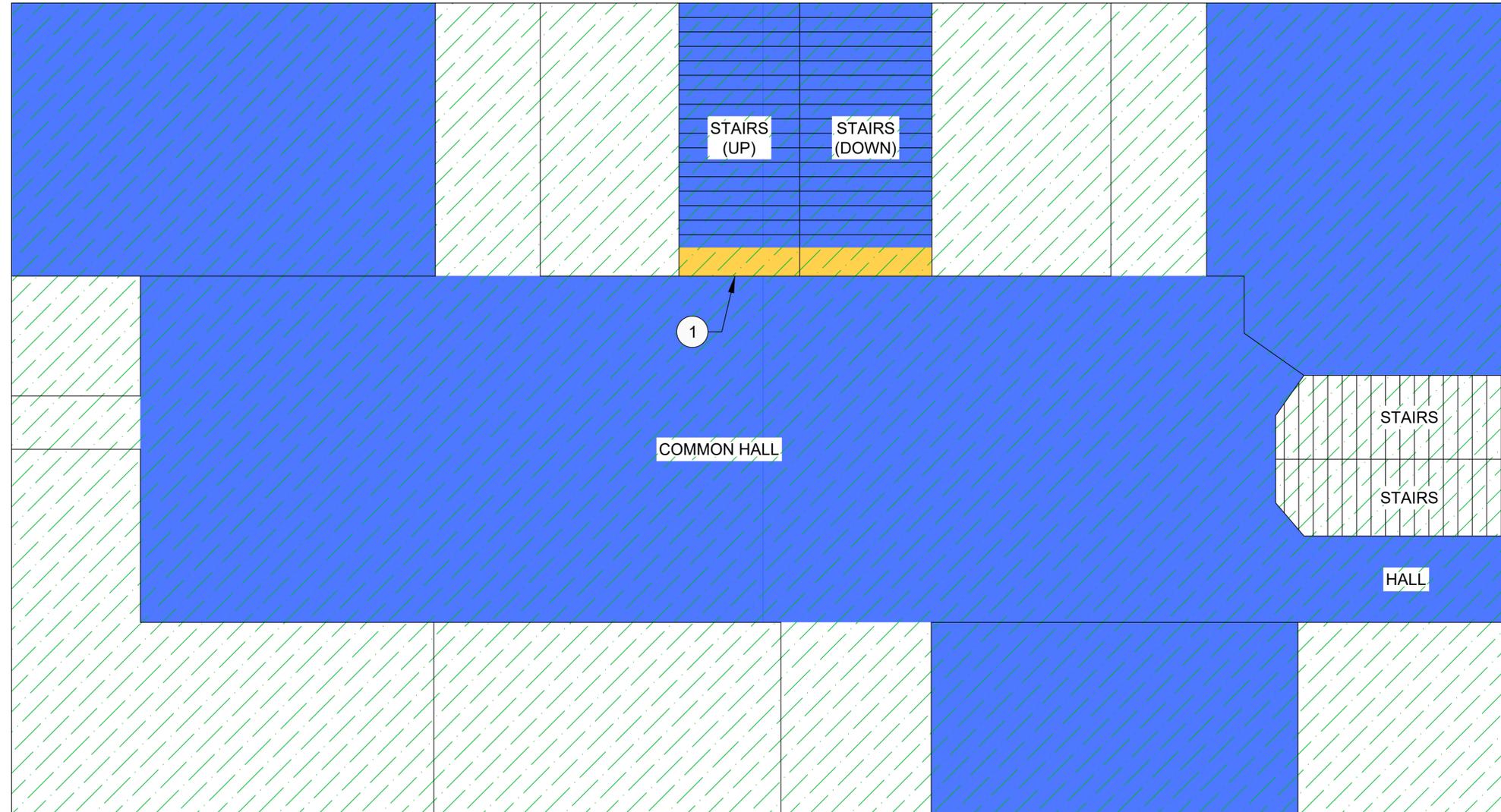
-  LEAD & MERCURY CONTAINING PAINT PRESENT
-  PCB-CONTAINING PAINT PRESENT
-  ASBESTOS BUILDING MATERIAL OBSERVED IN DEBRIS ON THE FLOOR

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**SHEET NOTES:**

- ① STAIRWAY DOOR ASSUMED TO BE CONTAINING PCP-PAINT.



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△	07	10	2022	DEMOLITION PLAN	KK	X



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DATUM:	-
PROJECTION:	-
DRAWN BY:	SD
REVIEWED BY:	KK
ORIGINAL SCALE:	NOT TO SCALE

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

1901 BUILDING  
GROUND FLOOR

PROJECT NO.:	3160220019
REVISION NO.:	DRAFT
DATE:	OCTOBER 2022
DRAWING NO.:	D-2
SHEET NO.:	3 OF 8

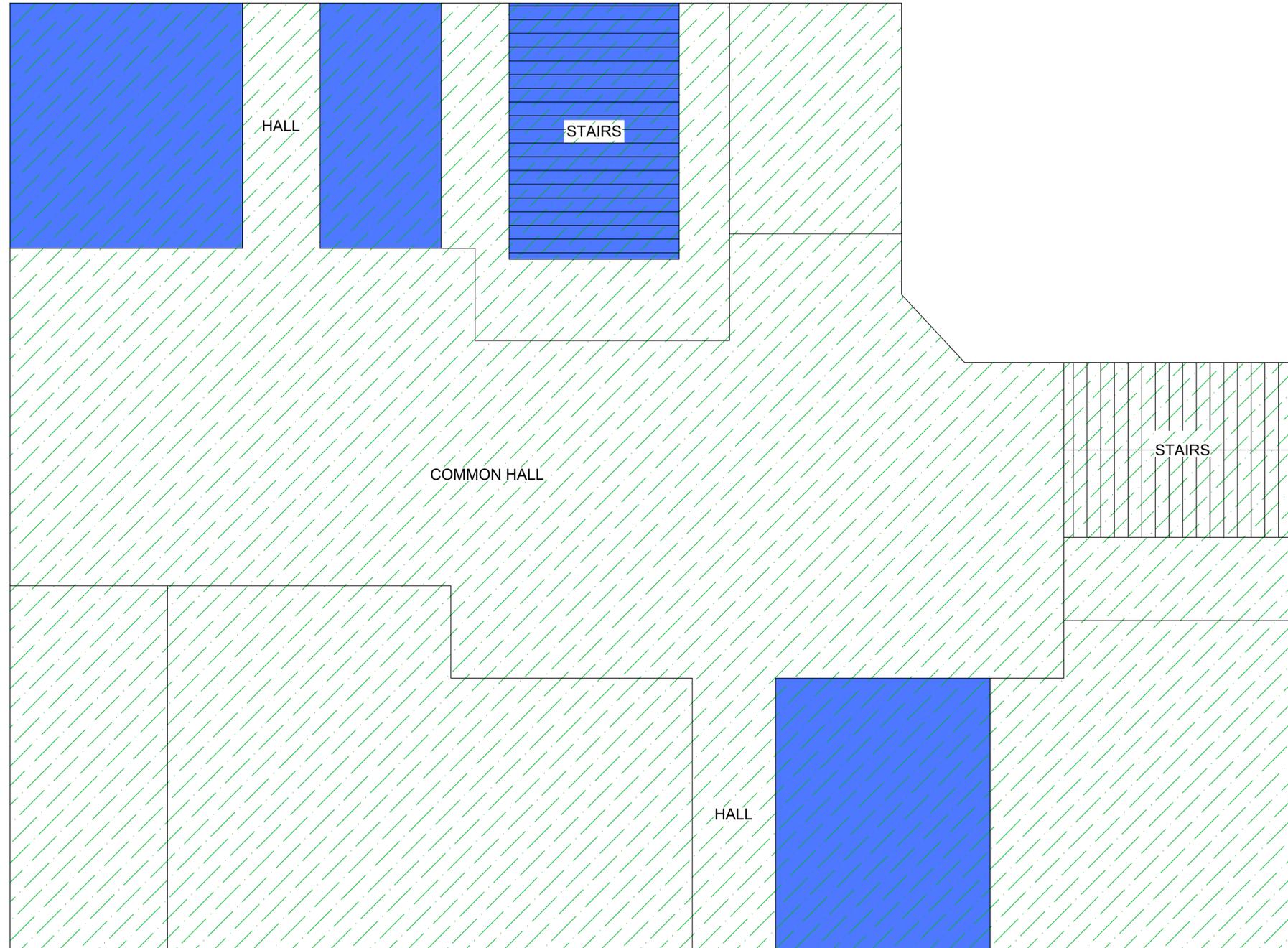
C:\WME\US\_071625\Novi & Brighton\_MN\1901220019 - Peoria School\Map2 - 1901 Peoria - Harrison.dwg - 07-18-2022 5:37pm - dpholmes.demolishes

**LEGEND:**

-  LEAD & MERCURY CONTAINING PAINT PRESENT
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△	07	10	2022	DEMOLITION PLAN	KK	X



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DATUM:	-
PROJECTION:	-
DRAWN BY:	SD
REVIEWED BY:	KK
ORIGINAL SCALE:	NOT TO SCALE

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

1901 BUILDING  
SECOND FLOOR

PROJECT NO.:	3160220019
REVISION NO.:	DRAFT
DATE:	OCTOBER 2022
DRAWING NO.:	D-3
SHEET NO.:	4 OF 8

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**LEGEND:**

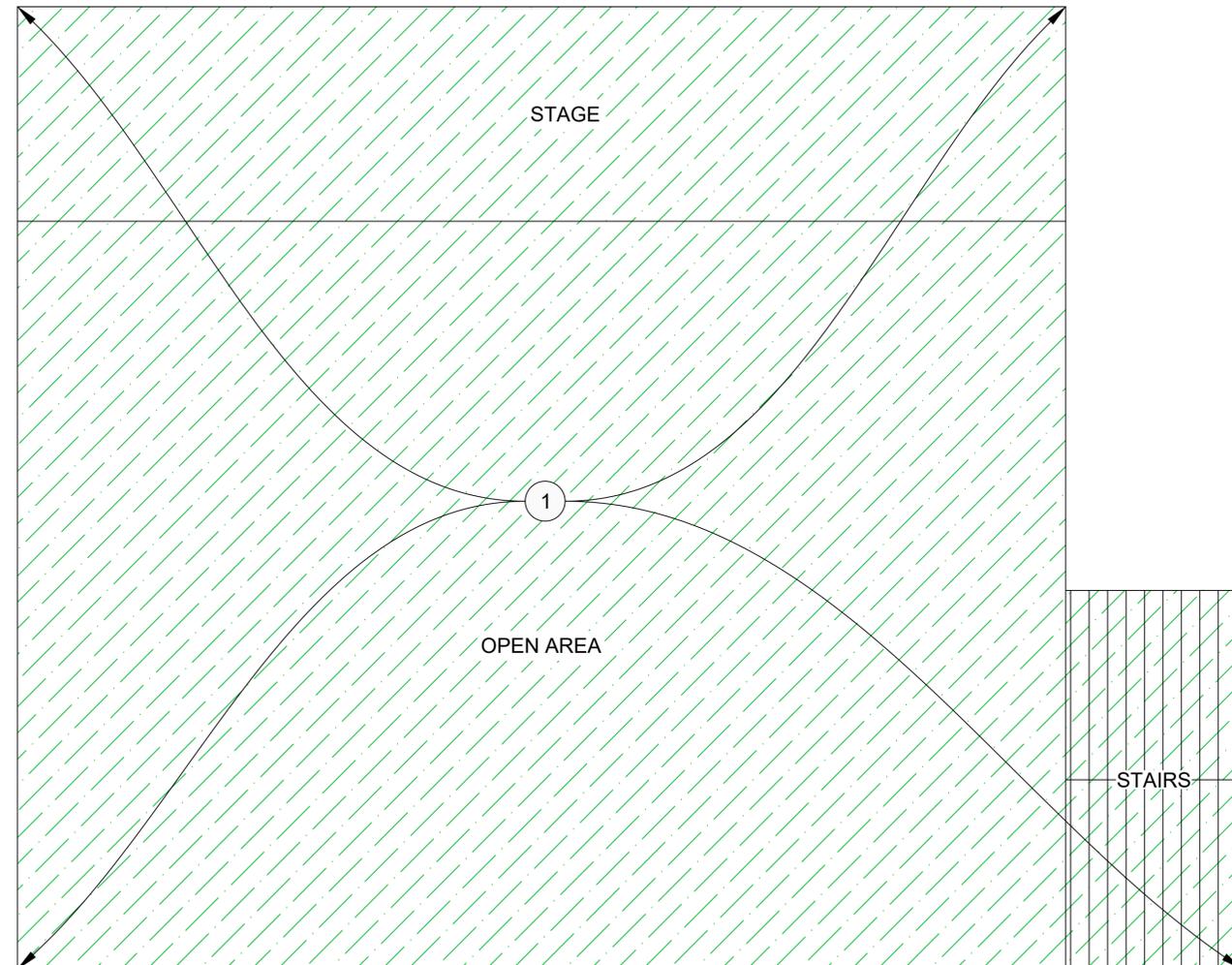
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**SHEET NOTES:**

- ① COMPLETE FLOOR PLAN NOT AVAILABLE FOR THIRD FLOOR; NO ASBESTOS DATA AVAILABLE FOR THIRD FLOOR.



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△	07	10	2022	DEMOLITION PLAN	KK	X



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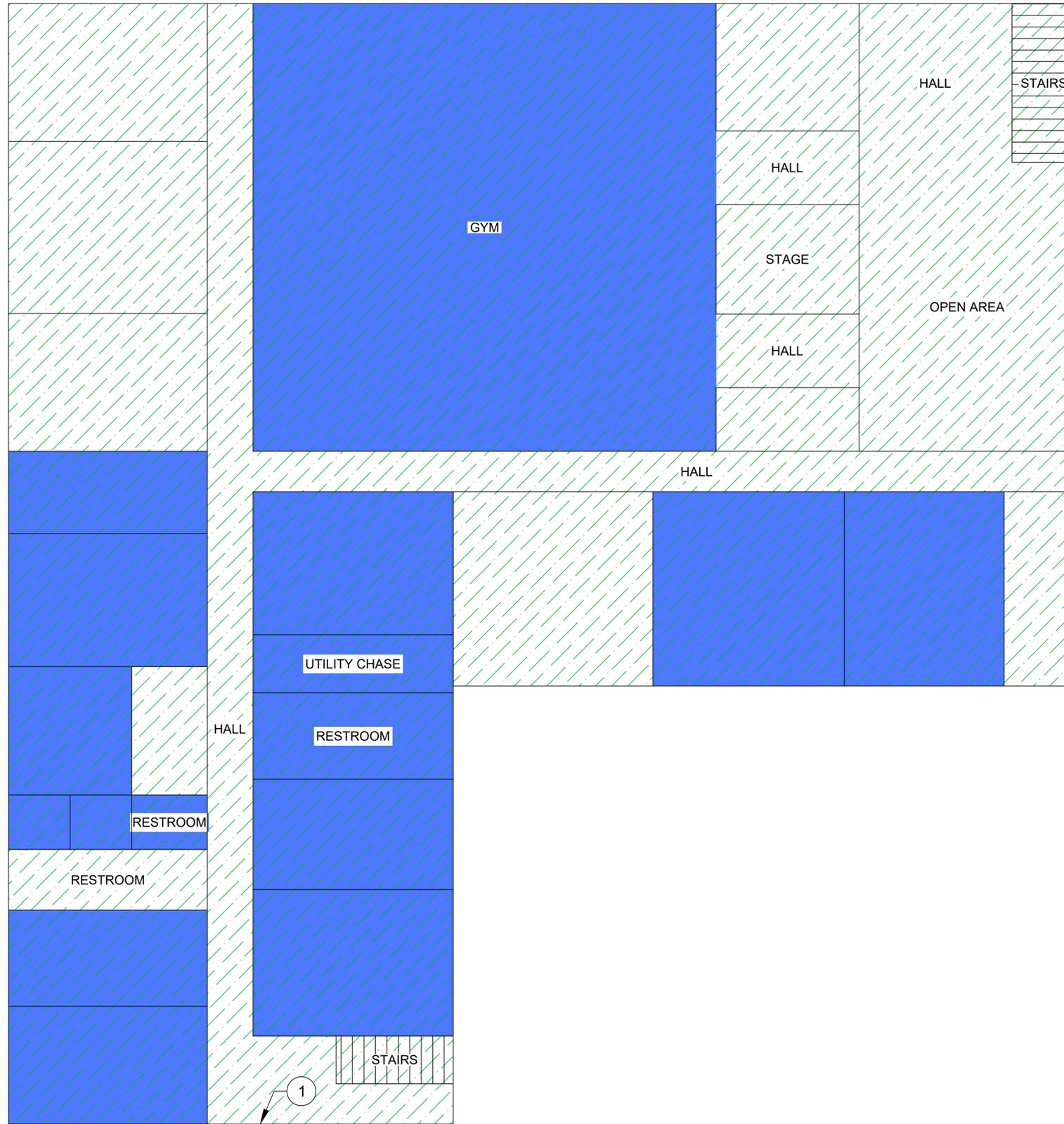
DATUM: -  
PROJECTION: -  
DRAWN BY: SD  
REVIEWED BY: KK  
ORIGINAL SCALE: NOT TO SCALE

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

1901 BUILDING  
THIRD FLOOR

PROJECT NO.: 3160220019  
REVISION NO. DRAFT  
DATE: OCTOBER 2022  
DRAWING NO.: D-4  
SHEET NO.: 5 OF 8

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**LEGEND:**

- LEAD & MERCURY CONTAINING PAINT PRESENT
- ASBESTOS BUILDING MATERIAL OBSERVED IN DEBRIS ON THE FLOOR

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**SHEET NOTES:**

- ① SAMPLE COLLECTED ON EXTERIOR DOOR CONTAINS PCBs AT A CONCENTRATION GREATER THAN 50 PPM.



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△	07	10	2022	DEMOLITION PLAN	KK	X



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46850 Magellan Drive, Ste 190  
Novi, MI, U.S.A. 48377

DATUM:	-
PROJECTION:	-
DRAWN BY:	SD
REVIEWED BY:	KK
ORIGINAL SCALE:	NOT TO SCALE

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

1921/1953 BUILDINGS  
GROUND FLOOR

PROJECT NO.:	3160220019
REVISION NO.:	DRAFT
DATE:	OCTOBER 2022
DRAWING NO.:	D-5
SHEET NO.:	6 OF 8

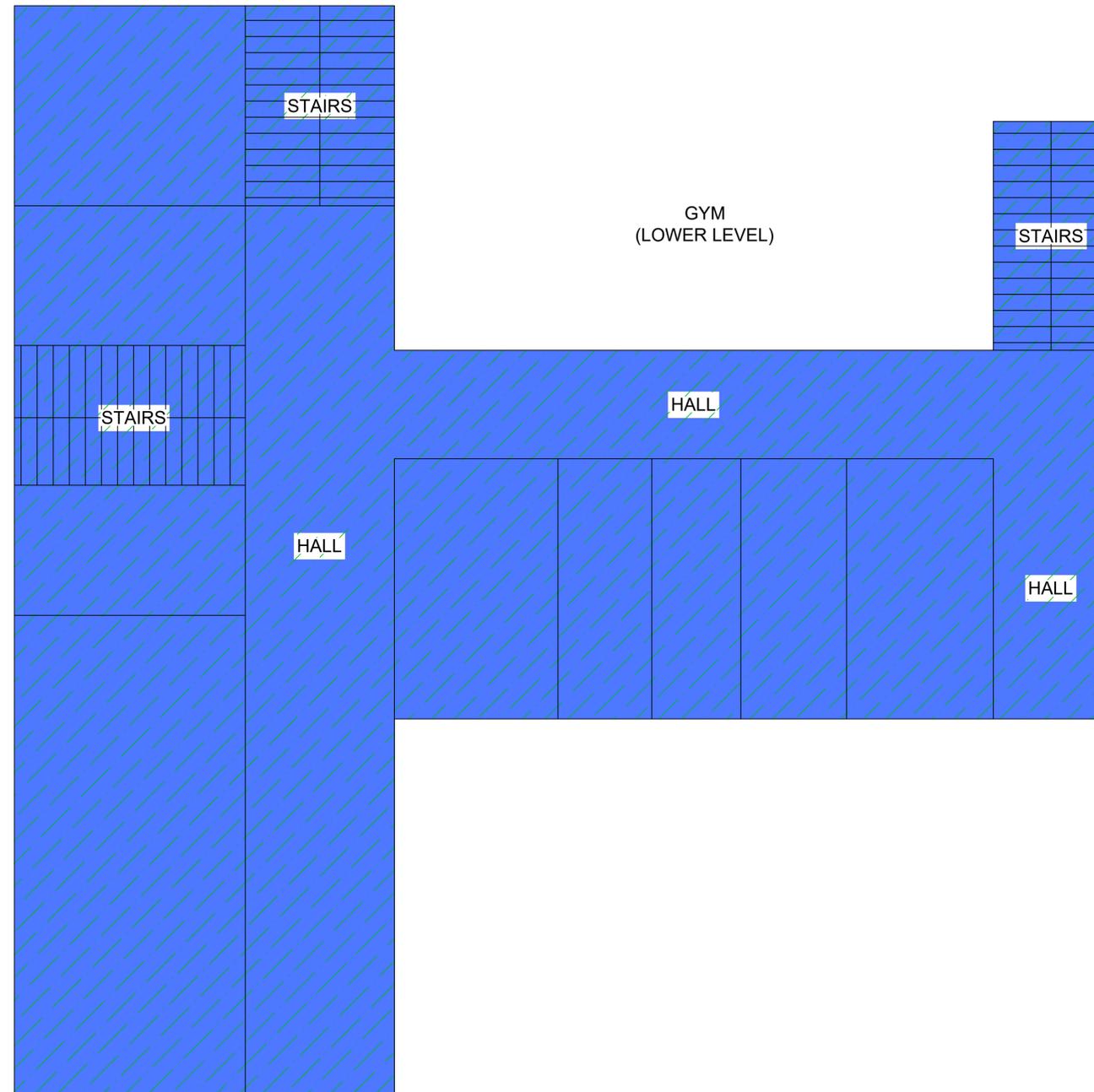
C:\MED. US OFFICES\Novi & Brighton\_MN\160220019 - Peoria School\Map2 - 1921/1953 Buildings - Harrison\_School - 10-18-2022\_5:37pm - stephan.demcohen

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△	07	10	2022	DEMOLITION PLAN	KK	X



CITY OF PEORIA

WSP USA  
46850 Magellan Drive, Ste 190  
Novi, MI, U.S.A. 48377

DATUM:	-
PROJECTION:	-
DRAWN BY:	SD
REVIEWED BY:	KK
ORIGINAL SCALE:	NOT TO SCALE

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

1921/1953 BUILDINGS  
SECOND FLOOR

PROJECT NO.:	3160220019
REVISION NO.:	DRAFT
DATE:	OCTOBER 2022
DRAWING NO.:	D-6
SHEET NO.:	7 OF 8

C:\WSP\US\_071925\Novi & Brighton\_MN\192120220019 - Peoria School\Map2 - 1921 Peoria - Harrison.dwg - D-6 - Oct. 18, 2022, 5:37pm - stephan.demeter

**LEGEND:**

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REV	DATE	MONTH	YEAR	REVISION DESCRIPTION	ENG.	APPR.
△	07	10	2022	DEMOLITION PLAN	KK	X



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Novi, MI, U.S.A. 48377

DATUM:	-
PROJECTION:	-
DRAWN BY:	SD
REVIEWED BY:	KK
ORIGINAL SCALE:	NOT TO SCALE

CITY OF PEORIA  
HARRISON SCHOOL  
VISUAL BUILDING MATERIAL OBSERVATIONS

1921/1953 BUILDINGS  
THIRD FLOOR

PROJECT NO.:	3160220019
REVISION NO.:	DRAFT
DATE:	OCTOBER 2022
DRAWING NO.:	D-7
SHEET NO.:	8 OF 8

C:\WMEG\_US\_071625\New & Brighten\_Schools\Map2 - Peoria\_Schools\Map2 - 1921/1953 - Harrison\_School - 1921/1953 - 10-18-2022\_5:37pm - stephanie.donohue

PROJECT: HARRISON & MCKINLEY SCHOOL DEMOLITION  
 DATE & TIME: 18 OCTOBER 2022, 10:00 A.M.  
 MEETING: PRE BID MEETING  
 BID NUMBER: 25-22 & 42-22

ATTENDANCE RECORD

1.0 PRESENT: (PLEASE PRINT)

NAME	REPRESENTING	PHONE	FAX	E-MAIL ADDRESS
Justin Danyus	City of Peoria	494-8507	494-8855	<a href="mailto:purchasing@peoriagov.org">purchasing@peoriagov.org</a>
JEREMY LIVENGOOD ✓	STARK EXCAVATION WEST SIDE ARCHITECTS	(309) 275-5311		jlivengood@starkcompanies.com
Clint Tyler ✓	MTO Environmental Co	309 692-6700		CTyler@mtocompany.com
Josh Runyan ✓	RIVER CITY DEMOLITION	309-299-0207		Josh@RCDEMOLITION.com
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PROJECT: HARRISON SCHOOL DEMOLITION  
 DATE & TIME: 18 OCTOBER 2022, 10:00 A.M.  
 MEETING: PRE BID MEETING  
 BID NUMBER: 25-22

ATTENDANCE RECORD

1.0 PRESENT: (PLEASE PRINT)

NAME	REPRESENTING	PHONE	FAX	E-MAIL ADDRESS
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