

EAST AURORA SCHOOL DISTRICT 131
417 5TH STREET
AURORA, ILLINOIS 60505

ASBESTOS ABATEMENT WORK FOR 2021 PROJECTS
ASBESTOS ABATEMENT
AT
WALDO MIDDLE SCHOOL



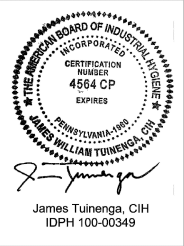
SCOPE OF WORK

THE ACCOMPANYING DRAWINGS, SPECIFICATIONS AND BID DOCUMENTS HAVE BEEN DESIGNED TO FACILITATE THE REPLACEMENT OF THE HVAC SYSTEM FOR THE BUILDING.	
APPLICABLE CODES	
THE ASBESTOS ABATEMENT WORK IS GOVERNED BY THE FOLLOWING ILLINOIS CODES:	
IDPH:	RULES FOR ASBESTOS ABATEMENT FOR PUBLIC AND PRIVATE SCHOOLS AND COMMERCIAL AND PUBLIC BUILDINGS IN ILLINOIS (77 III. ADM. CODE 855
IEPA:	NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAP) 40 CFR 61.
OSHA:	OCCUPATIONAL SAFETY AND HEALTH STANDARDS - ASBESTOS (1910.1001)

SHEET LISTING	
G0.01	TITLE SHEET
PH01	PHASE LAYOUT - WINTER AND SPRING ABATEMENT
PH02	PHASE LAYOUT - WINTER WITH ALTERNATES ABATEMENT
ASB01	LOWER LEVEL AND FIRST FLOOR ABATEMENT PLAN
ASB02	SECOND FLOOR ABATEMENT PLAN
ASB03	THIRD FLOOR ABATEMENT PLAN
ASB04	FOURTH FLOOR ABATEMENT PLAN



ENVIRONMENTAL, INC.
174 North Brandon Drive
Glendale Heights, IL 60139
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(630) 790-0881 FAX



WALDO MIDDLE SCHOOL
56 JACKSON STREET
AURORA, IL 60505

ISSUE/REVISION:

REV.	DATE	DESCRIPTION
1	10/22/20	ISSUED FOR BID

EAST AURORA SCHOOL
DISTRICT #131
417 5TH STREET AURORA IL
60505

PROJECT:

WALDO MIDDLE SCHOOL
ABATEMENT PLAN

DRAWING TITLE:

TITLE SHEET

DESIGNED BY: JAMES TUINENGA, CIH

DRAWN BY: DRAKE OTTLEY

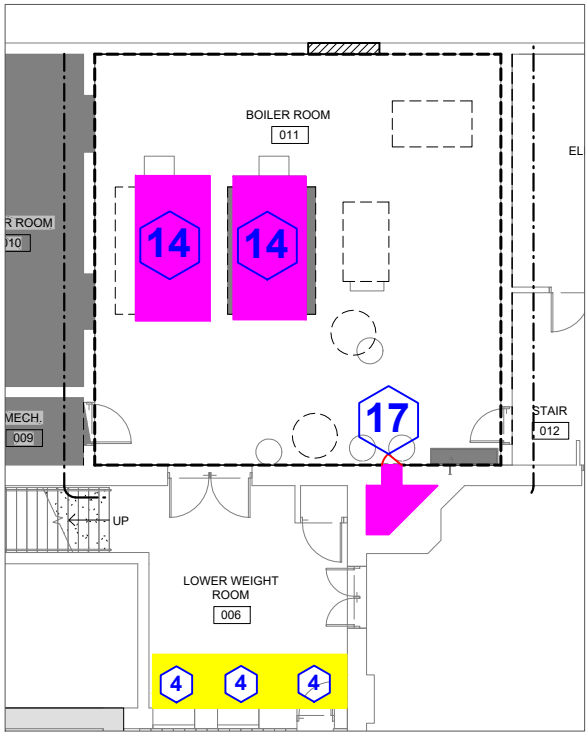
CHECKED BY: STEVEN GENESER

PROJECT NO: 60889

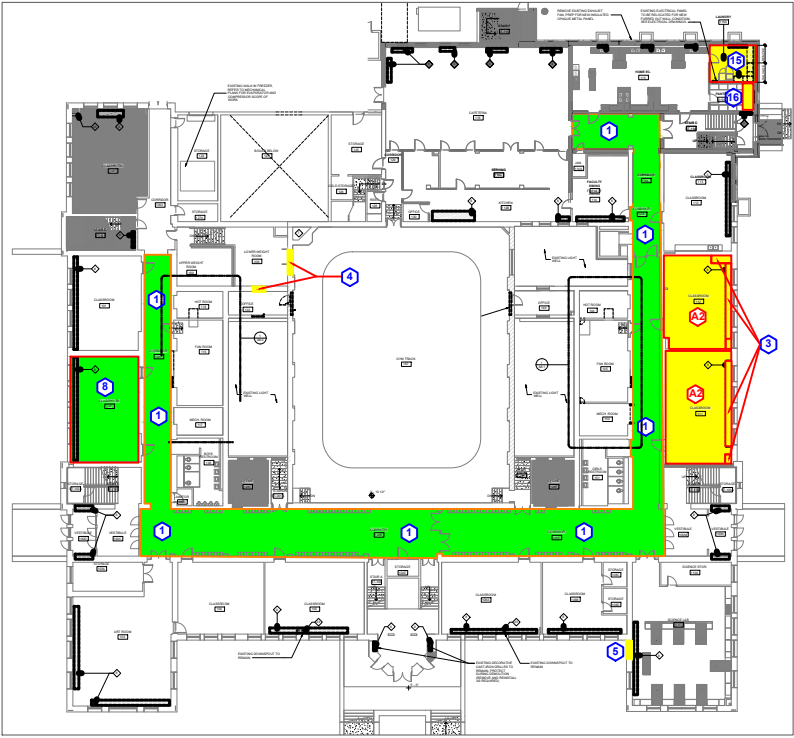
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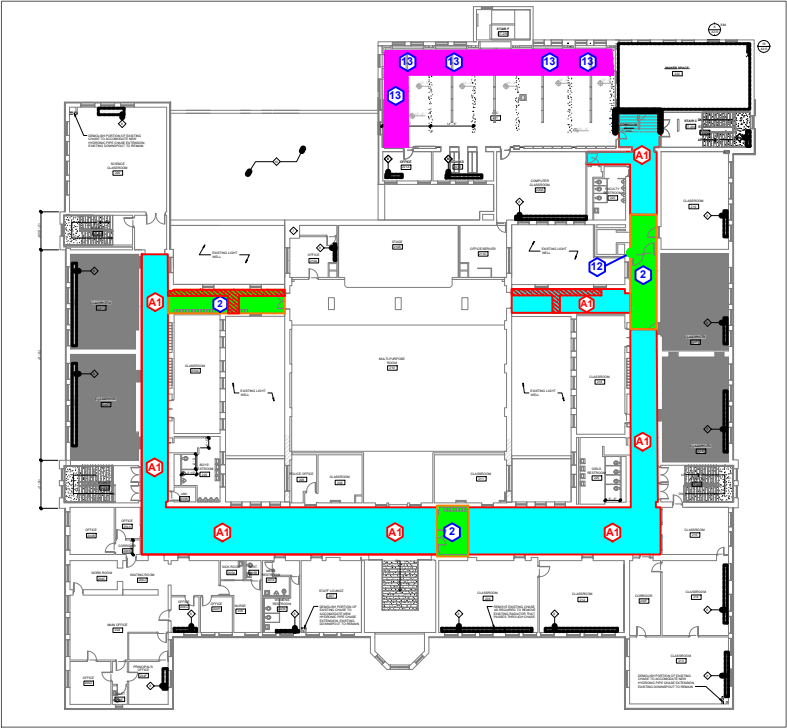
WALDO MIDDLE SCHOOL



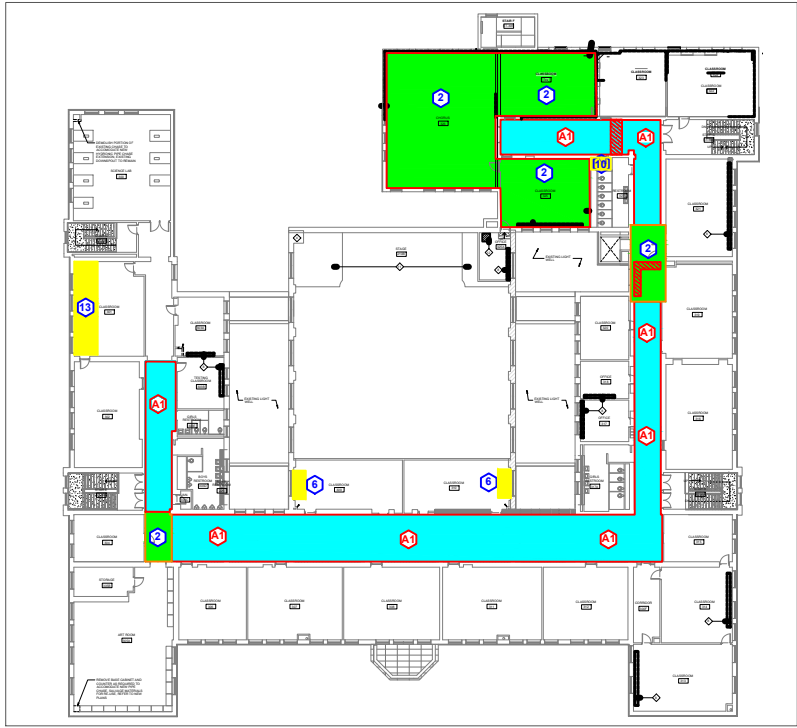
1 LOWER LEVEL ABATEMENT PHASING PLAN
ASB01 ASBESTOS ABATEMENT -



1 FIRST FLOOR ABATEMENT PHASING PLAN
ASB01 ASBESTOS ABATEMENT -

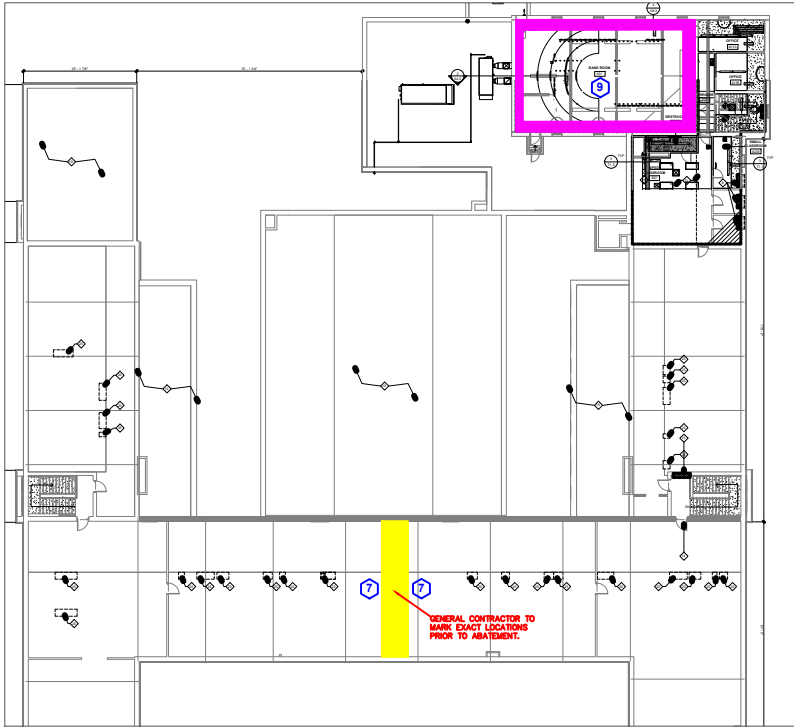


1 SECOND FLOOR ABATEMENT PHASING PLAN
ASB02 ASBESTOS ABATEMENT -



1 THIRD FLOOR ABATEMENT PHASING PLAN
ASB03 ASBESTOS ABATEMENT -

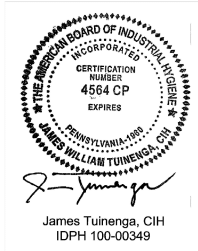
ABATEMENT PHASE SCHEDULE					
AREA OF WORK	COLOR	SHEET NUMBER	TIME FRAME	START DATE	COMPLETION DATE
WINTER BASE BID INCLUDES CLASSROOM 102, 324, 325, 326, ENTIRE 1ST FLOOR CORRIDOR, SELECTIVE 2ND FLOOR CORRIDORS, AND SELECTIVE 3RD FLOOR CORRIDORS.		ASB01 ASB02 ASB03 ASB04	WINTER BREAK 2020	4:00PM 12/18/2020	11:59PM 1/2/2021
SPRING BASE BID: INCLUDES LOWER WEIGHT ROOM, CLASSROOM 110, 111, 112, 115A, 115B, OFFICE 120, CLASSROOM 301, 309, 310, 327 MEZZANINE, AND ATTIC.		ASB01 ASB02 ASB03 ASB04	SPRING 2021	4:00PM 3/26/2021	11:59PM 4/12/2021
ALTERNATE: 2ND FLOOR CORRIDOR AND 3RD FLOOR CORRIDOR		ASB02 ASB03	WINTER BREAK 2020	4:00PM 12/18/2020	11:59PM 1/2/2021
ABATEMENT FOR BASE BID AND ALTERNATES ARE ACCEPTED		ASB01 ASB02 ASB03 ASB04	WINTER BREAK 2020 ALL WORK	4:00PM 12/18/2020	11:59PM 01/17/2021
EXTERIOR, BOILER ROOM, CHIMNEY, BANDROOM 401, AND LRC.		ASB01 ASB02 ASB04	SCHEDULED AND COMPLETED PER DIRECTION OF DISTRICT. WORK TO BE COMPLETED PRIOR TO APRIL 12, 2021		



1 FOURTH FLOOR ABATEMENT PHASING PLAN
ASB04 ASBESTOS ABATEMENT -



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417 5TH STREET AURORA IL
60505

PROJECT:

WALDO MIDDLE SCHOOL
ABATEMENT PLAN

DRAWING TITLE:

WINTER AND SPRING
ABATEMENT

DESIGNED BY: JAMES TUINENGA, CIH

DRAWN BY: DRAKE OTTLEY

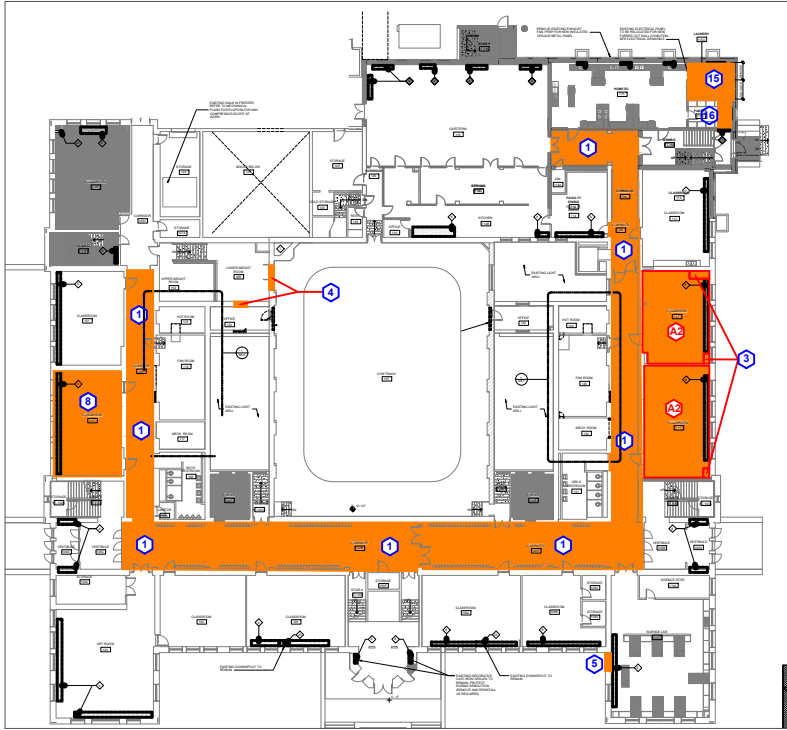
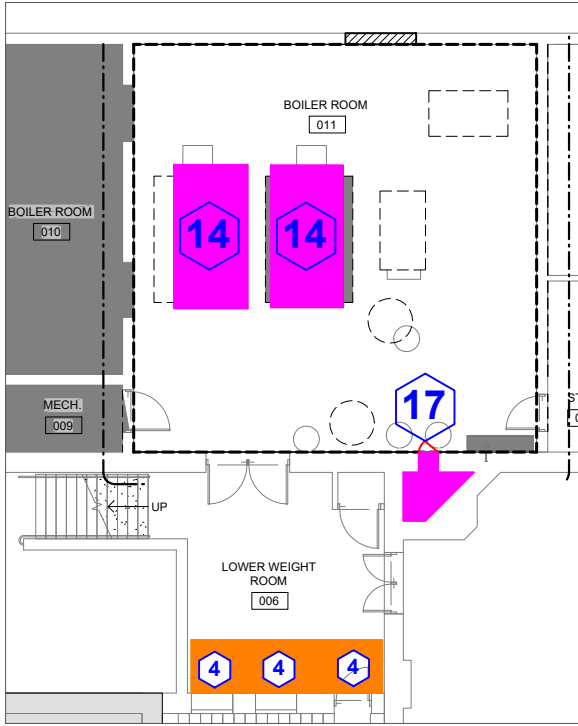
CHECKED BY: STEVEN GENESER

PROJECT NO: 60889

SHEET NO.

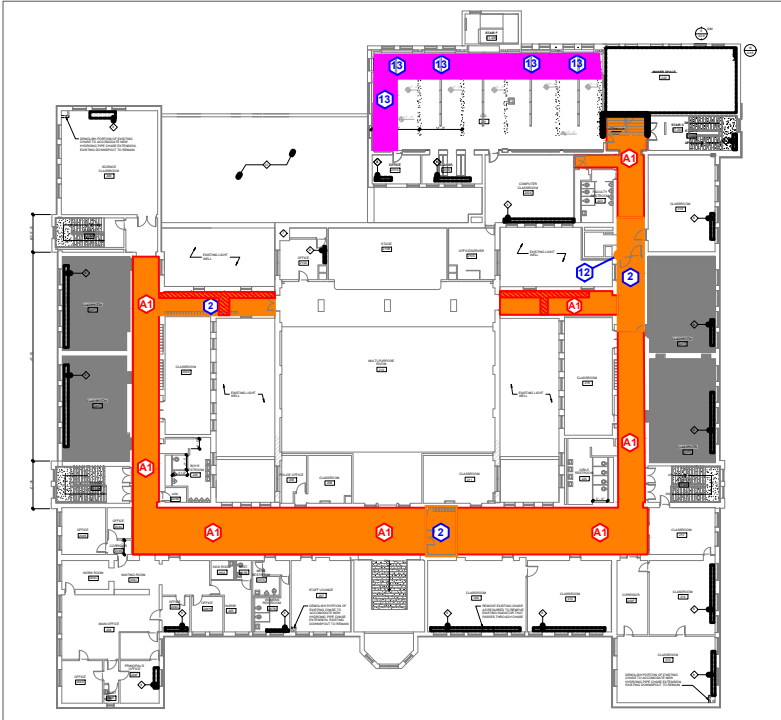
PH-01

WALDO MIDDLE SCHOOL

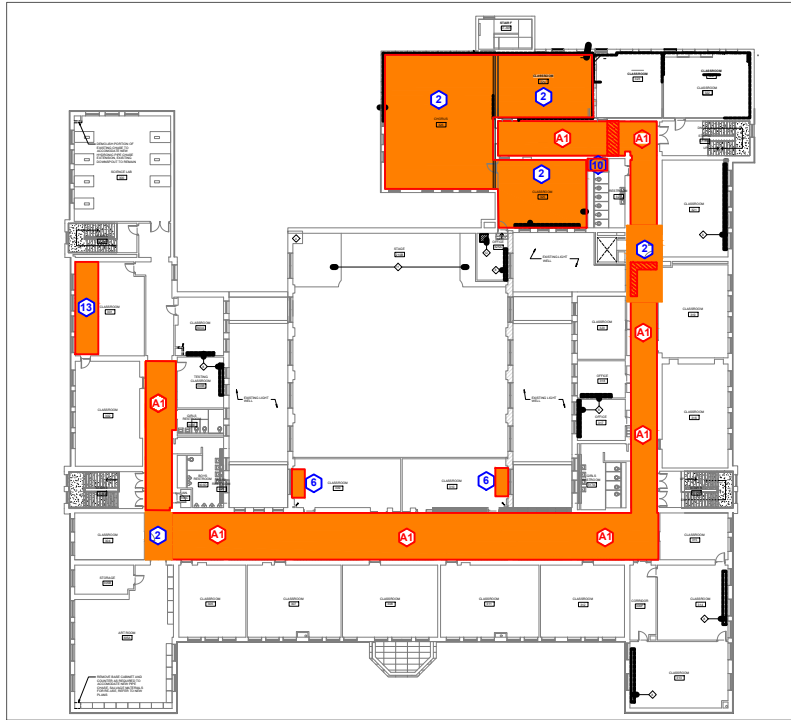


1 LOWER LEVEL ABATEMENT PHASING PLAN
ASB01 ASBESTOS ABATEMENT -

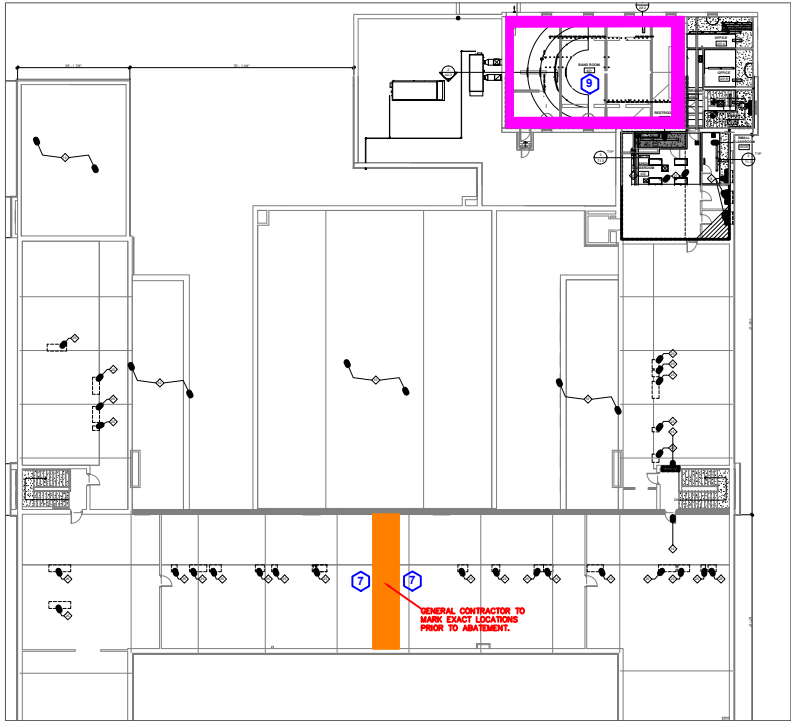
1 FIRST FLOOR ABATEMENT PHASING PLAN
ASB01 ASBESTOS ABATEMENT -



1 SECOND FLOOR ABATEMENT PHASING PLAN
ASB02 ASBESTOS ABATEMENT -



1 THIRD FLOOR ABATEMENT PHASING PLAN
ASB03 ASBESTOS ABATEMENT -



1 FOURTH FLOOR ABATEMENT PHASING PLAN
ASB04 ASBESTOS ABATEMENT -

WINTER WITH ALTERNATES ABATEMENT PHASE SCHEDULE					
AREA OF WORK	COLOR	SHEET NUMBER	TIME FRAME	START DATE	COMPLETION DATE
			WINTER BREAK 2020 ALL WORK	4:00PM 12/18/2020	11:59PM 01/17/2021
ABATEMENT FOR BASE BID AND ALTERNATES ARE ACCEPTED		ASB01 ASB02 ASB03 ASB04			
EXTERIOR, BOILER ROOM, CHIMNEY, BANDROOM 401, AND LRC.		ASB01 ASB02 ASB04	SCHEDULED AND COMPLETED PER DIRECTION OF DISTRICT. WORK TO BE COMPLETED PRIOR TO APRIL 12, 2021		



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60505

PROJECT:
WALDO MIDDLE SCHOOL
ABATEMENT PLAN

DRAWING TITLE:
WINTER WITH
ALTERNATES
ABATEMENT

DESIGNED BY: JAMES TUINENGA, CIH

DRAWN BY: DRAKE OTTLEY

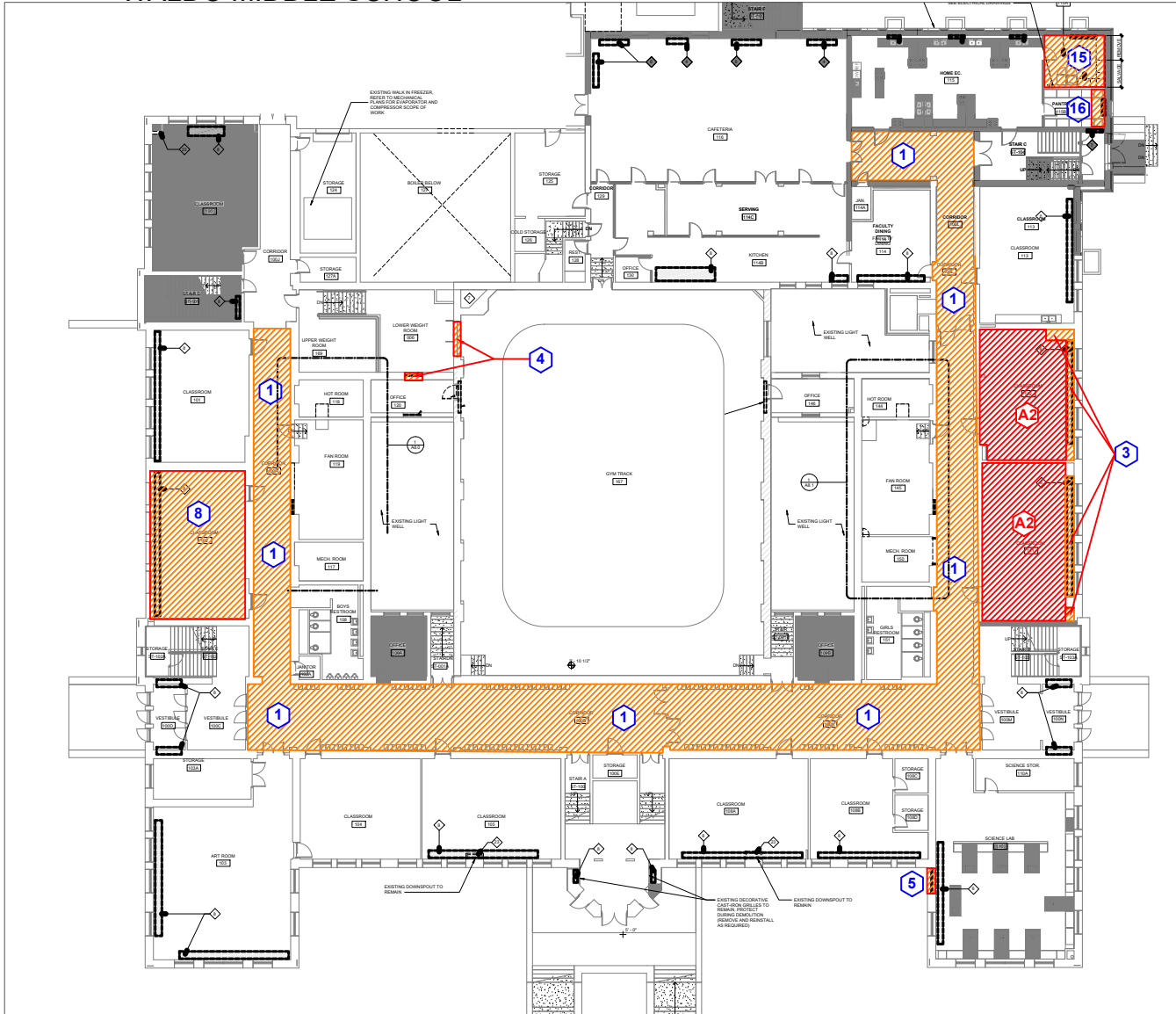
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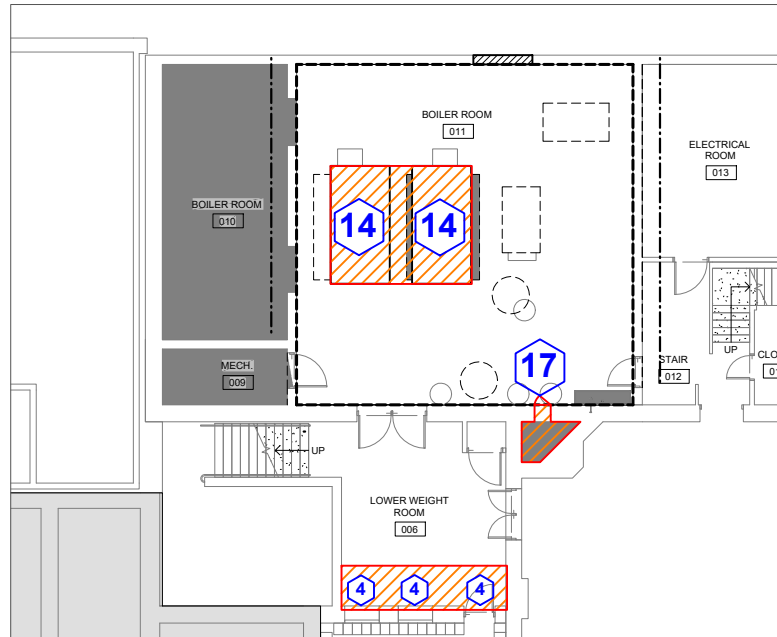
PH-02

WALDO MIDDLE SCHOOL



1
ASB01

FIRST FLOOR ABATEMENT PLAN



2
ASB01

LOWER LEVEL ABATEMENT PLAN

SCOPE OF WORK

SCOPE OF WORK: Removal and disposal of asbestos containing materials per specification 02080 and 028215. Removal and disposal of Universal and Hazardous Waste Management 028613 and all applicable IDPH, IEPA, USEPA, and OSHA rules and regulations.

ABATEMENT KEY NOTES	
	INDICATES REMOVAL OF 1X1 CEILING TILE, ADHESIVE, AND PLASTER CEILING (COMPLETE).
	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	INDICATES SELECTIVE DEMOLITION AND REMOVAL OF CASEWORK AND UNDERLYING LINOLEUM AND FLOOR TILE.
	INDICATES REMOVAL OF WINDOW AND DOOR TRANSOM CAULK AND PANELS COMPLETE WITH BOARD UP.
	INDICATES EXTERIOR WINDOW REMOVAL AND WEATHER TIGHT BOARD UP.
	INDICATES VINYL FLOOR TILE REMOVAL AND UNDERLYING ASBESTOS CONTAINING FLOOR TILE AND MASTICS.
	INDICATES REMOVAL AND DISPOSAL DRYWALL AND ASBESTOS CONTAINING DRYWALL JOINT COMPOUND.
	INDICATES REMOVAL AND DISPOSAL OF 2'X2' CEILING TILE AND GRID SYSTEM. SECURE AND SALVAGE ALL CEILING MOUNTED EQUIPMENT AND ELECTRICAL COMPONENTS.
	INDICATES REMOVAL AND DISPOSAL TEXTURED PLASTER WALLS AND PEGBOARD PANELS COVERING PLASTER WALLS.
	INDICATES REMOVAL AND DISPOSAL OF HVAC WHITE DUCT SEALANT PRESENT ON TWO DUCTS AND EMBEDDED PIPE INSULATION IN PYROBAR.
	INDICATES REMOVAL AND DISPOSAL OF ASBESTOS CONTAINING PIPE INSULATION AND PROTECTIVE METAL SLEEVE.
	INDICATES REMOVAL OF CASEWORK INSULATION LINER, CLEAN AND PROTECT HISTORIC CASEWORK AFTER REMOVAL OF LINER.
	INDICATES REMOVAL AND DISPOSAL OF CASEWORK PROTECTIVE INSULATION LINING, REMOVAL OF RADIATORS, AND CASEWORK (COMPLETE).
	INDICATES BOILER REFRACTORY/FIREBOX ACCESS IN COORDINATION WITH GC AND ENVIRONMENTAL CONSULTANT TO DETERMINE IF ANY INTERIOR COMPONENTS CONTAIN ASBESTOS.
	INDICATES SELECTIVE REMOVAL AND SALVAGE OF CASEWORK AND SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, PLYWOOD, FLOOR TILE, AND MASTIC (COMPLETE).
	INDICATES SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC. CONTRACTOR TO LEAVE CLEAN EDGE.
	INDICATES CHIMNEY ACCESS IN COORDINATION WITH ENVIRONMENTAL CONSULTANT TO DETERMINE IF ANY INTERIOR COMPONENTS CONTAIN ASBESTOS.
	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC (COMPLETE).

BASE BID
ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive including demolition of non - asbestos plaster ceiling. Plaster is only to be removed on areas directly above 1x1 ceiling tile. Black iron, perpendicular C channels, and all electrical components to remain. A smooth cut must be made on the plaster. The 1x1 ceiling tile does not run to the perimeter edge. Ornamental plaster ceiling design to remain. (See abatement Key Note for location). Abatement Contractor to salvage all electrical wires and components above plaster ceiling during demolition.

BASE BID
ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove selective areas approximately 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement.

BASE BID
GENERAL DEMO AND
ASBESTOS ABATEMENT:

Selective demolition and disposal of Casework and selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic beneath casework. (See abatement Key Note for locations). Scope of work includes an additional 100 square feet of floor tile and mastic removal to allow for unit ventilator and pipe chase installation.

BASE BID
ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note for location). Abatement contractor to install secure temporary safety board up, does not have to weather tight.

BASE BID
ASBESTOS ABATEMENT:

Exterior removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note for location). Abatement contractor to install sufficient weather tight safety board up to ensure building can be secured for four (4) months.

BASE BID
ASBESTOS ABATEMENT:

Selective removal and disposal of vinyl floor tile and underlying asbestos containing 9"x9" floor tile and mastics (complete). (See abatement Key Note for location and general notes regarding selective work).

BASE BID
ASBESTOS ABATEMENT:

Selective removal and disposal of approximately 30 SF of asbestos containing drywall joint compound. Abatement Contractor to coordinate with General Contractor for exact location and wall openings. (See abatement Key Note for Approximate location).

BASE BID
ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing 2'x2' ceiling tile and ceiling tile grid system. Secure and salvage all existing ceiling mounted equipment including but not limited to projector mounts, wireless access points, exit signs, light fixtures, etc. (See abatement Key Note for location).

BASE BID
ASBESTOS ABATEMENT
AND DEMOLITION:

Removal and disposal of asbestos containing textured plaster walls in band room 401. Abatement contractor shall remove pegboard panels, and chalkboards covering plaster on North, East, and West walls. Lower South wall is exposed, Upper South wall has Approximately 300 square feet of non ACM spray on from 8 feet to ceiling covering ACM Plaster which requires removal. Wooden storage Cabinet, Drinking fountain, exit signage, electrical items, and two (2) instrument storage lockers to be removed by abatement contractor and salvaged for reinstallation by general contractor. PVC Piping to remain intact. (See abatement Key Note for locations).

BASE BID
ASBESTOS ABATEMENT:

Removal of asbestos containing HVAC thin white duct sealant present on two ducts and pipe insulation embedded in pyrobar block behind ducts. (See abatement Key Note for locations).

BASE BID
ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing pipe insulation in metal sleeve floor to ceiling (complete) in corridor 200D. (See abatement Key Note for locations).

BASE BID
ASBESTOS ABATEMENT:

Removal of asbestos containing lining inside casework. Abatement contractor to coordinate with Mechanical Contractor for removal of radiators and General contractor for extent of work. Abatement Contractor shall clean and protect all historical casework, take care to protect LRC casework during all renovation activities (See abatement Key Note for locations).

BASE BID
ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing casework protective insulation lining by radiator. Abatement contractor to remove radiators and casework (complete). Abatement Contractor to coordinate with General Contractor for extent of work. (See abatement Key Note for locations).

BASE BID
ASBESTOS ABATEMENT

Abatement Contractor to provide access for interior material sampling of boiler refractory to determine the presence of asbestos containing materials. Removal and disposal of all mercury switches. (See abatement Key Note for locations).

BASE BID
ASBESTOS ABATEMENT

Casework to be removed by general trade under supervision of environmental contractor. Any disturbance to flooring, casework removal shall cease and becomes an environmental project. Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note for locations).

BASE BID
ASBESTOS ABATEMENT:

Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic abatement contractor to provide clean cut down to substrate to accommodate dimensions of new unit ventilator. (See abatement Key Note for locations and general notes regarding selective work).

BASE BID
ASBESTOS ABATEMENT:

Abatement Contractor to provide access for interior material sampling of chimney chase to determine the presence of asbestos containing materials. Environmental contractor to remove and dispose of all built-up soot, ash, and debris from interior of chimney stack following single clean with encapsulation of interior chimney surfaces. All generated waste to be packaged in a negative pressure enclosure followed by lead clearance wipes. All waste generated is to be considered Subtitle D. (See abatement Key Note for locations).

ALTERNATE # 1:

Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement. Do not damage plaster substrate when removing acoustical ceiling tile adhesive. Refer to General Notes for Damage details.

ALTERNATE # 2:

Removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note for locations).

ALTERNATE # 3:

All Base Bid Work is completed between December 18, 2020 thru January 17, 2021.

ALTERNATE # 4:

All Base Bid Work, Alternate #1 and Alternate #2 is completed between December 18, 2020 thru January 17, 2021.

ALTERNATE # 5:

Base Bid Work includes, abatement contractor provides access to boiler units. As an alternate any identified ACM in the boiler will be removed and disposed of by Abatement Contractor. All boiler components to be disposed by others.

GENERAL NOTES	
ABATEMENT CONTRACTOR RESPONSIBLE FOR VERIFYING CONDITIONS AND MATERIAL QUANTITIES PRIOR TO SUBMITTING PRICING PROPOSAL TO EAST AURORA SCHOOL DISTRICT # 131. NO PROJECT CHANGE ORDERS SHALL BE CONSIDERED FOR CONDITIONS OR QUANTITIES THAT COULD HAVE OR SHOULD HAVE BEEN IDENTIFIED PRIOR TO PRICING SUBMITTAL.	
OWNER WILL PROVIDE DISTRICT ELECTRICIAN AND ANY NECESSARY EQUIPMENT CONNECTIONS TO BUILDING POWER.	
BUILDING OWNER RESPONSIBLE FOR THE REMOVAL OF ROOM CONTENTS FROM AREAS OF WORK PRIOR TO ABATEMENT.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL ENVIRONMENTAL WORK WITH ENVIRONMENTAL CONSULTANT AND BUILDING OWNER PRIOR TO MOBILIZATION.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL SELECTIVE ABATEMENT WORK WITH GENERAL CONTRACTOR AND ENVIRONMENTAL CONSULTANT PRIOR TO START OF ABATEMENT.	
DAMAGES TO WALL/CEILING PAINTS, PLASTER AND DRYWALL WALLS AND CEILINGS, LIGHTING OR ELECTRICAL COMPONENTS, AND HISTORIC CASEWORK WILL AUTOMATICALLY BE DEDUCTED FROM ABATEMENT CONTRACTOR. DUE TO SCHEDULE CONSTRAINTS ENVIRONMENT CONTRACTOR WILL NOT BE AFFORDED TIME TO FIX DAMAGES.	
DURING ALL PHASES OF ABATEMENT BOILER IS TO REMAIN IN OPERATION. ABATEMENT CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY HEAT TO ROOMS/ AREAS IMPACTED BY ABATEMENT WORK WHERE HEATING IS AFFECTED AFTER ABATEMENT WORK.	
ALL FLOOR TILES AND MASTIC REMOVAL TO BE COMPLETED BY MECHANICAL MEANS ONLY. NO SOLVENTS TO BE USED DURING REMOVAL.	
ABATEMENT CONTRACTOR RESPONSIBLE FOR THE SECURITY OF WORK AREAS DURING ALL ABATEMENT ACTIVITIES.	
SOOT, ASH, AND BUILT UP DEBRIS HAS BEEN TCLP TESTED FOR EIGHT RCRA METALS, AND RESULTS ARE PENDING. FOR PRICING PURPOSES ASSUME ALL PACKAGED DEBRIS GENERATED FOR THIS PROJECT WILL BE DISPOSED AS NON-HAZARDOUS SPECIAL WASTE AT A SUBTITLE D FACILITY. ALL WASTE SHALL BE PROPERLY PACKAGED AND LABELED PER APPLICABLE EPA AND OSHA REQUIREMENTS.	
ASBESTOS ABATEMENT SHALL BE CONSIDERED COMPLETE FOLLOWING VISUAL INSPECTION BY TEM ENVIRONMENTAL ONSITE ASBESTOS PROJECT MANAGER AND WHEN THE RESULTS OF FINAL CLEARANCE AIR SAMPLING CONFIRMS <70 ASBESTOS STRUCTURES PER MM² AS MEASURED BY TRANSMISSION ELECTRON MICROSCOPY.	



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EAST AURORA SCHOOL
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60505

PROJECT:

WALDO MIDDLE SCHOOL
ABATEMENT PLAN

DRAWING TITLE:

LOWER LEVEL AND
FIRST FLOOR
ABATEMENT PLAN

DESIGNED BY: JAMES TUINENGA, CIH

DRAWN BY: DRAKE OTTLEY

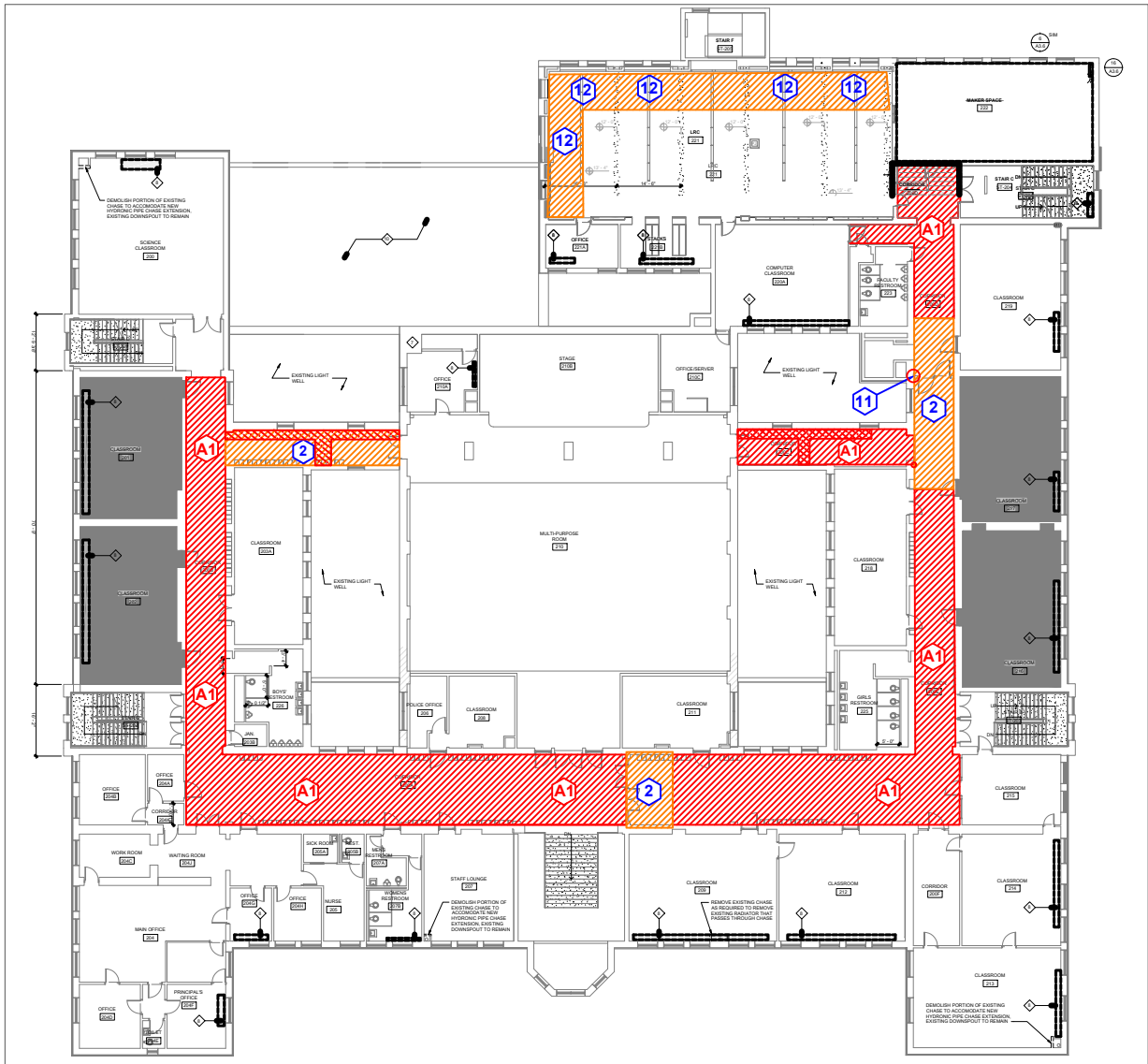
CHECKED BY: STEVEN GENESER

PROJECT NO: 60889

SHEET NO.

ASB-01

WALDO MIDDLE SCHOOL



1
ASB02

2ND FLOOR ABATEMENT PLAN

GENERAL NOTES	
ABATEMENT CONTRACTOR RESPONSIBLE FOR VERIFYING CONDITIONS AND MATERIAL QUANTITIES PRIOR TO SUBMITTING PRICING PROPOSAL TO EAST AURORA SCHOOL DISTRICT # 131. NO PROJECT CHANGE ORDERS SHALL BE CONSIDERED FOR CONDITIONS OR QUANTITIES THAT COULD HAVE OR SHOULD HAVE BEEN IDENTIFIED PRIOR TO PRICING SUBMITTAL.	
OWNER WILL PROVIDE DISTRICT ELECTRICIAN AND ANY NECESSARY EQUIPMENT CONNECTIONS TO BUILDING POWER.	
BUILDING OWNER RESPONSIBLE FOR THE REMOVAL OF ROOM CONTENTS FROM AREAS OF WORK PRIOR TO ABATEMENT.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL ENVIRONMENTAL WORK WITH ENVIRONMENTAL CONSULTANT AND BUILDING OWNER PRIOR TO MOBILIZATION.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL SELECTIVE ABATEMENT WORK WITH GENERAL CONTRACTOR AND ENVIRONMENTAL CONSULTANT PRIOR TO START OF ABATEMENT.	
DAMAGES TO WALL/CEILING PAINTS, PLASTER AND DRYWALL WALLS AND CEILINGS, LIGHTING OR ELECTRICAL COMPONENTS, AND HISTORIC CASEWORK WILL AUTOMATICALLY BE DEDUCTED FROM ABATEMENT CONTRACTOR. DUE TO SCHEDULE CONSTRAINTS ENVIRONMENT CONTRACTOR WILL NOT BE AFFORDED TIME TO FIX DAMAGES.	
DURING ALL PHASES OF ABATEMENT BOILER IS TO REMAIN IN OPERATION. ABATEMENT CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY HEAT TO ROOMS/ AREAS IMPACTED BY ABATEMENT WORK WHERE HEATING IS AFFECTED AFTER ABATEMENT WORK.	
ALL FLOOR TILES AND MASTIC REMOVAL TO BE COMPLETED BY MECHANICAL MEANS ONLY. NO SOLVENTS TO BE USED DURING REMOVAL.	
ABATEMENT CONTRACTOR RESPONSIBLE FOR THE SECURITY OF WORK AREAS DURING ALL ABATEMENT ACTIVITIES.	
SOOT, ASH, AND BUILT UP DEBRIS HAS BEEN TCLP TESTED FOR EIGHT RCRA METALS, AND RESULTS ARE PENDING. FOR PRICING PURPOSES ASSUME ALL PACKAGED DEBRIS GENERATED FOR THIS PROJECT WILL BE DISPOSED AS NON-HAZARDOUS SPECIAL WASTE AT A SUBTITLE D FACILITY. ALL WASTE SHALL BE PROPERLY PACKAGED AND LABELED PER APPLICABLE EPA AND OSHA REQUIREMENTS.	
ASBESTOS ABATEMENT SHALL BE CONSIDERED COMPLETE FOLLOWING VISUAL INSPECTION BY TEM ENVIRONMENTAL ONSITE ASBESTOS PROJECT MANAGER AND WHEN THE RESULTS OF FINAL CLEARANCE AIR SAMPLING CONFIRMS <70 ASBESTOS STRUCTURES PER MM² AS MEASURED BY TRANSMISSION ELECTRON MICROSCOPY.	

SCOPE OF WORK

SCOPE OF WORK: Removal and disposal of asbestos containing materials per specification 02080 and 028215. Removal and disposal of Universal and Hazardous Waste Management 028613 and all applicable IDPH, IEPA, USEPA, and OSHA rules and regulations.

ABATEMENT KEY NOTES	
	INDICATES REMOVAL OF 1X1 CEILING TILE, ADHESIVE, AND PLASTER CEILING (COMPLETE).
	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	INDICATES SELECTIVE DEMOLITION AND REMOVAL OF CASEWORK AND UNDERLYING LINOLEUM AND FLOOR TILE.
	INDICATES REMOVAL OF WINDOW AND DOOR TRANSOM CAULK AND PANELS COMPLETE WITH BOARD UP.
	INDICATES EXTERIOR WINDOW REMOVAL AND WEATHER TIGHT BOARD UP.
	INDICATES VINYL FLOOR TILE REMOVAL AND UNDERLYING ASBESTOS CONTAINING FLOOR TILE AND MASTICS.
	INDICATES REMOVAL AND DISPOSAL DRYWALL AND ASBESTOS CONTAINING DRYWALL JOINT COMPOUND.
	INDICATES REMOVAL AND DISPOSAL OF 2'X2' CEILING TILE AND GRID SYSTEM. SECURE AND SALVAGE ALL CEILING MOUNTED EQUIPMENT AND ELECTRICAL COMPONENTS.
	INDICATES REMOVAL AND DISPOSAL TEXTURED PLASTER WALLS AND PEGBOARD PANELS COVERING PLASTER WALLS.
	INDICATES REMOVAL AND DISPOSAL OF HVAC WHITE DUCT SEALANT PRESENT ON TWO DUCTS AND EMBEDDED PIPE INSULATION IN PYROBAR.
	INDICATES REMOVAL AND DISPOSAL OF ASBESTOS CONTAINING PIPE INSULATION AND PROTECTIVE METAL SLEEVE.
	INDICATES REMOVAL OF CASEWORK INSULATION LINER, CLEAN AND PROTECT HISTORIC CASEWORK AFTER REMOVAL OF LINER.
	INDICATES REMOVAL AND DISPOSAL OF CASEWORK PROTECTIVE INSULATION LINING, REMOVAL OF RADIATORS, AND CASEWORK (COMPLETE).
	INDICATES BOILER REFRACTORY/FIREBOX ACCESS IN COORDINATION WITH GC AND ENVIRONMENTAL CONSULTANT TO DETERMINE IF ANY INTERIOR COMPONENTS CONTAIN ASBESTOS.
	INDICATES SELECTIVE REMOVAL AND SALVAGE OF CASEWORK AND SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, PLYWOOD, FLOOR TILE, AND MASTIC (COMPLETE).
	INDICATES SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC. CONTRACTOR TO LEAVE CLEAN EDGE.
	INDICATES CHIMNEY ACCESS IN COORDINATION WITH ENVIRONMENTAL CONSULTANT TO DETERMINE IF ANY INTERIOR COMPONENTS CONTAIN ASBESTOS.
	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC (COMPLETE).

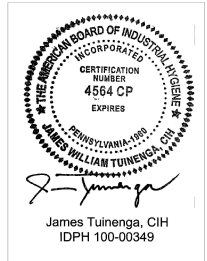
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive including demolition of non - asbestos plaster ceiling. Plaster is only to be removed on areas directly above 1x1 ceiling tile. Black iron, perpendicular C channels, and all electrical components to remain. A smooth cut must be made on the plaster. The 1x1 ceiling tile does not run to the perimeter edge. Ornamental plaster ceiling design to remain. (See abatement Key Note for location). Abatement Contractor to salvage all electrical wires and components above plaster ceiling during demolition.
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove selective areas approximately 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement.
BASE BID GENERAL DEMO AND ASBESTOS ABATEMENT:	Selective demolition and disposal of Casework and selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic beneath casework. (See abatement Key Note for locations). Scope of work includes an additional 100 square feet of floor tile and mastic removal to allow for unit ventilator and pipe chase installation.
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note for location). Abatement contractor to install secure temporary safety board up, does not have to weather tight.
BASE BID ASBESTOS ABATEMENT:	Exterior removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note for location). Abatement contractor to install sufficient weather tight safety board up to ensure building can be secured for four (4) months.
BASE BID ASBESTOS ABATEMENT:	Selective removal and disposal of vinyl floor tile and underlying asbestos containing 9'x9' floor tile and mastics (complete). (See abatement Key Note for location and general notes regarding selective work).
BASE BID ASBESTOS ABATEMENT:	Selective removal and disposal of approximately 30 SF of asbestos containing drywall joint compound. Abatement Contractor to coordinate with General Contractor for exact location and wall openings. (See abatement Key Note for Approximate location).
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing 2'x2' ceiling tile and ceiling tile grid system. Secure and salvage all existing ceiling mounted equipment including but not limited to projector mounts, wireless access points, exit signs, light fixtures, etc. (See abatement Key Note for location).
BASE BID ASBESTOS ABATEMENT AND DEMOLITION:	Removal and disposal of asbestos containing textured plaster walls in band room 401. Abatement contractor shall remove pegboard panels, and chalkboards covering plaster on North, East, and West walls. Lower South wall is exposed, Upper South wall has Approximately 300 square feet of non ACM spray on from 8 feet to ceiling covering ACM Plaster which requires removal. Wooden storage Cabinet, Drinking fountain, exit signage, electrical items, and two (2) instrument storage lockers to be removed by abatement contractor and salvaged for reinstallation by general contractor. PVC Piping to remain intact. (See abatement Key Note for locations).
BASE BID ASBESTOS ABATEMENT:	Removal of asbestos containing HVAC thin white duct sealant present on two ducts and pipe insulation embedded in pyrobar block behind ducts. (See abatement Key Note for locations).
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing pipe insulation in metal sleeve floor to ceiling (complete) in corridor 200D. (See abatement Key Note for locations).
BASE BID ASBESTOS ABATEMENT:	Removal of asbestos containing lining inside casework. Abatement contractor to coordinate with Mechanical Contractor for removal of radiators and General contractor for extent of work. Abatement Contractor shall clean and protect all historical casework, take care to protect LRC casework during all renovation activities (See abatement Key Note for locations).
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing casework protective insulation lining by radiator. Abatement contractor to remove radiators and casework (complete). Abatement Contractor to coordinate with General Contractor for extent of work. (See abatement Key Note for locations).
BASE BID ASBESTOS ABATEMENT HAZARDOUS AND UNIVERSAL WASTE:	Abatement Contractor to provide access for interior material sampling of boiler refractory to determine the presence of asbestos containing materials. Removal and disposal of all mercury switches. (See abatement Key Note for locations).
BASE BID ASBESTOS ABATEMENT:	Casework to be removed by general trade under supervision of environmental contractor. Any disturbance to flooring, casework removal shall cease and becomes an environmental project. Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note for locations).
BASE BID ASBESTOS ABATEMENT:	Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic abatement contractor to provide clean cut down to substrate to accommodate dimensions of new unit ventilator. (See abatement Key Note for locations and general notes regarding selective work).
BASE BID ASBESTOS ABATEMENT:	Abatement Contractor to provide access for interior material sampling of chimney chase to determine the presence of asbestos containing materials. Environmental contractor to remove and dispose of all built-up soot, ash, and debris from interior of chimney stack following single clean with encapsulation of interior chimney surfaces. All generated waste to be packaged in a negative pressure enclosure followed by lead clearance wipes. All waste generated is to be considered Subtitle D. (See abatement Key Note for locations).
ALTERNATE # 1:	Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement. Do not damage plaster substrate when removing acoustical ceiling tile adhesive. Refer to General Notes for Damage details.
ALTERNATE # 2:	Removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note for locations).
ALTERNATE # 3:	All Base Bid Work is completed between December 18, 2020 thru January 17, 2021.
ALTERNATE # 4:	All Base Bid Work, Alternate #1 and Alternate #2 is completed between December 18, 2020 thru January 17, 2021.
ALTERNATE # 5:	Base Bid Work includes, abatement contractor provides access to boiler units. As an alternate any identified ACM in the boiler will be removed and disposed of by Abatement Contractor. All boiler components to be disposed by others.



ENVIRONMENTAL, INC.

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WALDO MIDDLE SCHOOL
56 JACKSON STREET
AURORA, IL 60505

ISSUE/REVISION:		
REV.	DATE	DESCRIPTION
1	10/22/20	ISSUED FOR BID

EAST AURORA SCHOOL
DISTRICT #131
417 5TH STREET AURORA IL
60505

PROJECT:

WALDO MIDDLE SCHOOL
ABATEMENT PLAN

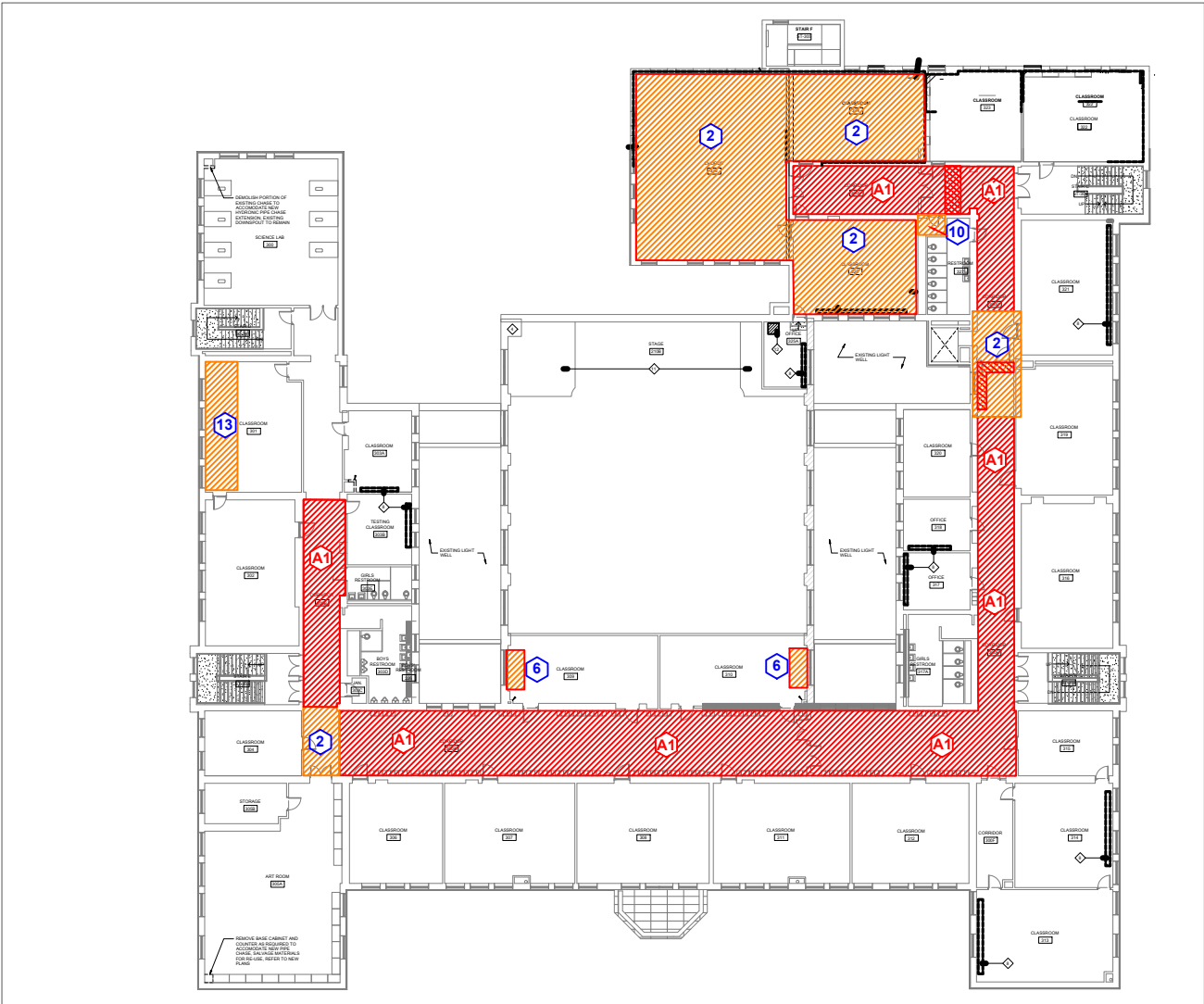
DRAWING TITLE:

SECOND FLOOR
ABATEMENT PLAN

DESIGNED BY: JAMES TUINENGA, CIH
DRAWN BY: DRAKE OTTLEY
CHECKED BY: STEVEN GENESER
PROJECT NO: 60889
SHEET NO.

ASB-02

WALDO MIDDLE SCHOOL



1
ASB03

3RD FLOOR ABATEMENT PLAN



GENERAL NOTES	
ABATEMENT CONTRACTOR RESPONSIBLE FOR VERIFYING CONDITIONS AND MATERIAL QUANTITIES PRIOR TO SUBMITTING PRICING PROPOSAL TO EAST AURORA SCHOOL DISTRICT # 131. NO PROJECT CHANGE ORDERS SHALL BE CONSIDERED FOR CONDITIONS OR QUANTITIES THAT COULD HAVE OR SHOULD HAVE BEEN IDENTIFIED PRIOR TO PRICING SUBMITTAL.	
OWNER WILL PROVIDE DISTRICT ELECTRICIAN AND ANY NECESSARY EQUIPMENT CONNECTIONS TO BUILDING POWER.	
BUILDING OWNER RESPONSIBLE FOR THE REMOVAL OF ROOM CONTENTS FROM AREAS OF WORK PRIOR TO ABATEMENT.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL ENVIRONMENTAL WORK WITH ENVIRONMENTAL CONSULTANT AND BUILDING OWNER PRIOR TO MOBILIZATION.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL SELECTIVE ABATEMENT WORK WITH GENERAL CONTRACTOR AND ENVIRONMENTAL CONSULTANT PRIOR TO START OF ABATEMENT.	
DAMAGES TO WALL/CEILING PAINTS, PLASTER AND DRYWALL WALLS AND CEILINGS, LIGHTING OR ELECTRICAL COMPONENTS, AND HISTORIC CASEWORK WILL AUTOMATICALLY BE DEDUCTED FROM ABATEMENT CONTRACTOR. DUE TO SCHEDULE CONSTRAINTS ENVIRONMENT CONTRACTOR WILL NOT BE AFFORDED TIME TO FIX DAMAGES.	
DURING ALL PHASES OF ABATEMENT BOILER IS TO REMAIN IN OPERATION. ABATEMENT CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY HEAT TO ROOMS/ AREAS IMPACTED BY ABATEMENT WORK WHERE HEATING IS AFFECTED AFTER ABATEMENT WORK.	
ALL FLOOR TILES AND MASTIC REMOVAL TO BE COMPLETED BY MECHANICAL MEANS ONLY. NO SOLVENTS TO BE USED DURING REMOVAL.	
ABATEMENT CONTRACTOR RESPONSIBLE FOR THE SECURITY OF WORK AREAS DURING ALL ABATEMENT ACTIVITIES.	
SOOT, ASH, AND BUILT UP DEBRIS HAS BEEN TOLP TESTED FOR EIGHT RCRA METALS, AND RESULTS ARE PENDING. FOR PRICING PURPOSES ASSUME ALL PACKAGED DEBRIS GENERATED FOR THIS PROJECT WILL BE DISPOSED AS NON-HAZARDOUS SPECIAL WASTE AT A SUBTITLE D FACILITY. ALL WASTE SHALL BE PROPERLY PACKAGED AND LABELED PER APPLICABLE EPA AND OSHA REQUIREMENTS.	
ASBESTOS ABATEMENT SHALL BE CONSIDERED COMPLETE FOLLOWING VISUAL INSPECTION BY TEM ENVIRONMENTAL ONSITE ASBESTOS PROJECT MANAGER AND WHEN THE RESULTS OF FINAL CLEARANCE AIR SAMPLING CONFIRMS <70 ASBESTOS STRUCTURES PER MMF AS MEASURED BY TRANSMISSION ELECTRON MICROSCOPY.	

SCOPE OF WORK

SCOPE OF WORK: Removal and disposal of asbestos containing materials per specification 02080 and 028215. Removal and disposal of Universal and Hazardous Waste Management 028613 and all applicable IDPH, IEPA, USEPA, and OSHA rules and regulations.

ABATEMENT KEY NOTES	
	INDICATES REMOVAL OF 1X1 CEILING TILE, ADHESIVE, AND PLASTER CEILING (COMPLETE).
	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	INDICATES SELECTIVE DEMOLITION AND REMOVAL OF CASEWORK AND UNDERLYING LINOLEUM AND FLOOR TILE.
	INDICATES REMOVAL OF WINDOW AND DOOR TRANSOM CAULK AND PANELS COMPLETE WITH BOARD UP.
	INDICATES EXTERIOR WINDOW REMOVAL AND WEATHER TIGHT BOARD UP.
	INDICATES VINYL FLOOR TILE REMOVAL AND UNDERLYING ASBESTOS CONTAINING FLOOR TILE AND MASTICS.
	INDICATES REMOVAL AND DISPOSAL DRYWALL AND ASBESTOS CONTAINING DRYWALL JOINT COMPOUND.
	INDICATES REMOVAL AND DISPOSAL OF 2'X2' CEILING TILE AND GRID SYSTEM. SECURE AND SALVAGE ALL CEILING MOUNTED EQUIPMENT AND ELECTRICAL COMPONENTS.
	INDICATES REMOVAL AND DISPOSAL TEXTURED PLASTER WALLS AND PEGBOARD PANELS COVERING PLASTER WALLS.
	INDICATES REMOVAL AND DISPOSAL OF HVAC WHITE DUCT SEALANT PRESENT ON TWO DUCTS AND EMBEDDED PIPE INSULATION IN PYROBAR.
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	INDICATES REMOVAL OF CASEWORK INSULATION LINER. CLEAN AND PROTECT HISTORIC CASEWORK AFTER REMOVAL OF LINER.
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	INDICATES BOILER REFRACTORY/FIREBOX ACCESS IN COORDINATION WITH GC AND ENVIRONMENTAL CONSULTANT TO DETERMINE IF ANY INTERIOR COMPONENTS CONTAIN ASBESTOS.
	INDICATES SELECTIVE REMOVAL AND SALVAGE OF CASEWORK AND SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, PLYWOOD, FLOOR TILE, AND MASTIC (COMPLETE).
	INDICATES SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC. CONTRACTOR TO LEAVE CLEAN EDGE.
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	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC (COMPLETE).

BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive including demolition of non - asbestos plaster ceiling. Plaster is only to be removed on areas directly above 1x1 ceiling tile. Black iron, perpendicular C channels, and all electrical components to remain. A smooth cut must be made on the plaster. The 1x1 ceiling tile does not run to the perimeter edge. Ornamental plaster ceiling design to remain. (See abatement Key Note  for location). Abatement Contractor to salvage all electrical wires and components above plaster ceiling during demolition.
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note  for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove selective areas approximately 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement.
BASE BID GENERAL DEMO AND ASBESTOS ABATEMENT:	Selective demolition and disposal of Casework and selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic beneath casework. (See abatement Key Note  for locations). Scope of work includes an additional 100 square feet of floor tile and mastic removal to allow for unit ventilator and pipe chase installation.
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note  for location). Abatement contractor to install secure temporary safety board up, does not have to weather tight.
BASE BID ASBESTOS ABATEMENT:	Exterior removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note  for location). Abatement contractor to install sufficient weather tight safety board up to ensure building can be secured for four (4) months.
BASE BID ASBESTOS ABATEMENT:	Selective removal and disposal of vinyl floor tile and underlying asbestos containing 9'x9' floor tile and mastics (complete). (See abatement Key Note  for location and general notes regarding selective work).
BASE BID ASBESTOS ABATEMENT:	Selective removal and disposal of approximately 30 SF of asbestos containing drywall joint compound. Abatement Contractor to coordinate with General Contractor for exact location and wall openings. (See abatement Key Note  for Approximate location).
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing 2'x2' ceiling tile and ceiling tile grid system. Secure and salvage all existing ceiling mounted equipment including but not limited to projector mounts, wireless access points, exit signs, light fixtures, etc. (See abatement Key Note  for location).
BASE BID ASBESTOS ABATEMENT AND DEMOLITION:	Removal and disposal of asbestos containing textured plaster walls in band room 401. Abatement contractor shall remove pegboard panels, and chalkboards covering plaster on North, East, and West walls. Lower South wall is exposed. Upper South wall has Approximately 300 square feet of non ACM spray on from 8 feet to ceiling covering ACM Plaster which requires removal. Wooden storage Cabinet, Drinking fountain, exit signage, electrical items, and two (2) instrument storage lockers to be removed by abatement contractor and salvaged for reinstallation by general contractor. PVC Piping to remain intact. (See abatement Key Note  for locations).
BASE BID ASBESTOS ABATEMENT:	Removal of asbestos containing HVAC thin white duct sealant present on two ducts and pipe insulation embedded in pyrobar block behind ducts. (See abatement Key Note  for locations).
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing pipe insulation in metal sleeve floor to ceiling (complete) in corridor 200D. (See abatement Key Note  for locations).
BASE BID ASBESTOS ABATEMENT:	Removal of asbestos containing lining inside casework. Abatement contractor to coordinate with Mechanical Contractor for removal of radiators and General contractor for extent of work. Abatement Contractor shall clean and protect all historical casework, take care to protect LRC casework during all renovation activities (See abatement Key Note  for locations).
BASE BID ASBESTOS ABATEMENT:	Removal and disposal of asbestos containing casework protective insulation lining by radiator. Abatement contractor to remove radiators and casework (complete). Abatement Contractor to coordinate with General Contractor for extent of work. (See abatement Key Note  for locations).
BASE BID ASBESTOS ABATEMENT HAZARDOUS AND UNIVERSAL WASTE:	Abatement Contractor to provide access for interior material sampling of boiler refractory to determine the presence of asbestos containing materials. Removal and disposal of all mercury switches. (See abatement Key Note  for locations).
BASE BID ASBESTOS ABATEMENT:	Casework to be removed by general trade under supervision of environmental contractor. Any disturbance to flooring, casework removal shall cease and becomes an environmental project. Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note  for locations).
BASE BID ASBESTOS ABATEMENT:	Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic abatement contractor to provide clean cut down to substrate to accommodate dimensions of new unit ventilator. (See abatement Key Note  for locations and general notes regarding selective work).
BASE BID ASBESTOS ABATEMENT:	Abatement Contractor to provide access for interior material sampling of chimney chase to determine the presence of asbestos containing materials. Environmental contractor to remove and dispose of all built-up soot, ash, and debris from interior of chimney stack following single clean with encapsulation of interior chimney surfaces. All generated waste to be packaged in a negative pressure enclosure followed by lead clearance wipes. All waste generated is to be considered Subtitle D. (See abatement Key Note  for locations).
ALTERNATE # 1:	Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note  for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement. Do not damage plaster substrate when removing acoustical ceiling tile adhesive. Refer to General Notes for Damage details.
ALTERNATE # 2:	Removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note  for locations).
ALTERNATE # 3:	All Base Bid Work is completed between December 18, 2020 thru January 17, 2021.
ALTERNATE # 4:	All Base Bid Work, Alternate #1 and Alternate #2 is completed between December 18, 2020 thru January 17, 2021.
ALTERNATE # 5:	Base Bid Work includes, abatement contractor provides access to boiler units. As an alternate any identified ACM in the boiler will be removed and disposed of by Abatement Contractor. All boiler components to be disposed by others.



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James Tuinenga, CIH
IDPH 100-00349

WALDO MIDDLE SCHOOL
56 JACKSON STREET
AURORA, IL 60505

ISSUE/REVISION:

REV.	DATE	DESCRIPTION
1	10/22/20	ISSUED FOR BID

EAST AURORA SCHOOL
DISTRICT #131
417 5TH STREET AURORA IL
60505

PROJECT:

WALDO MIDDLE SCHOOL
ABATEMENT PLAN

DRAWING TITLE:

THIRD FLOOR
ABATEMENT PLAN

DESIGNED BY: JAMES TUINENGA, CIH

DRAWN BY: DRAKE OTTLEY

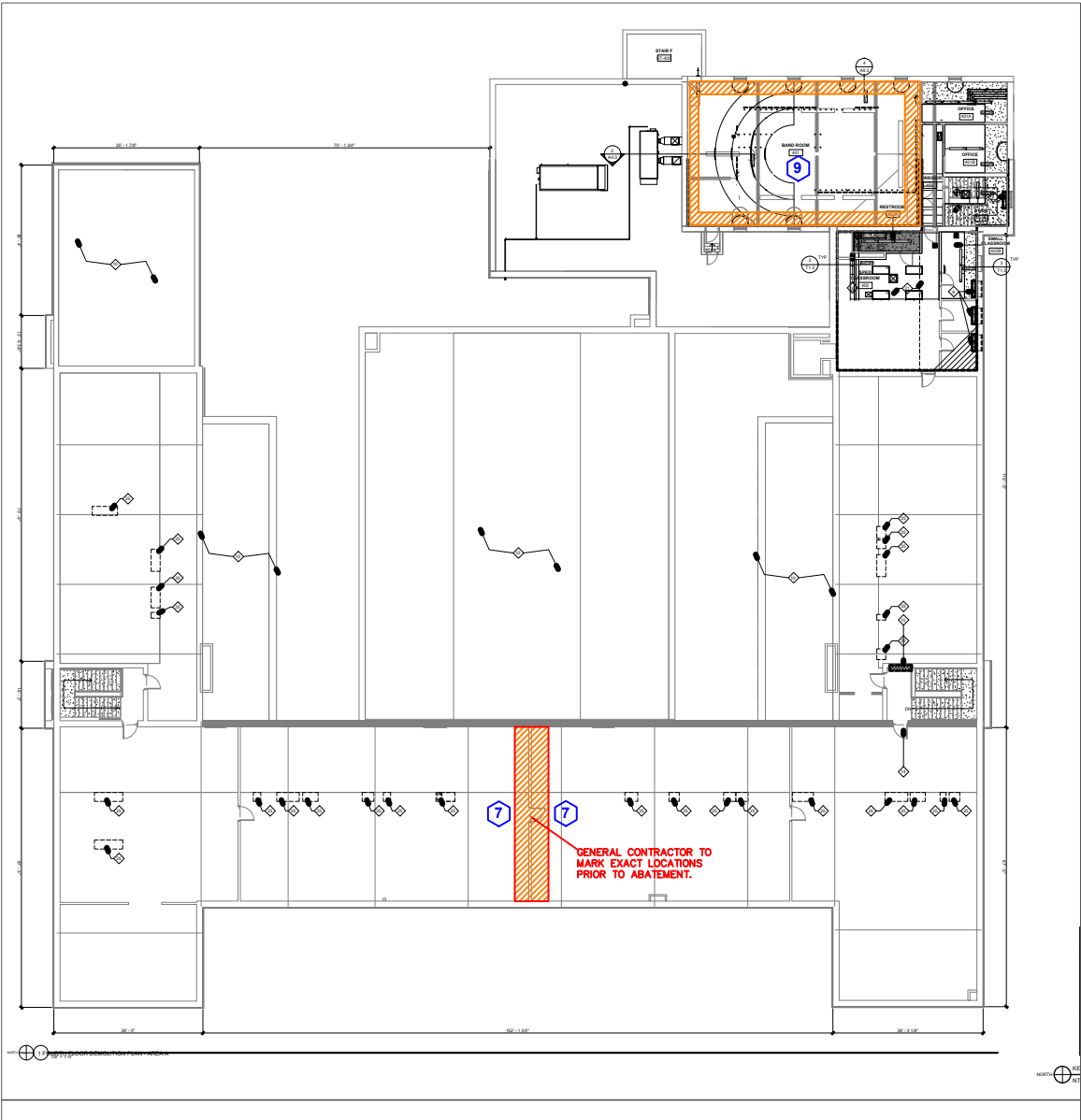
CHECKED BY: STEVEN GENESER

PROJECT NO: 60889

SHEET NO.

ASB-03

WALDO MIDDLE SCHOOL



4TH FLOOR ABATEMENT PLAN

1
ASB04

GENERAL NOTES	
ABATEMENT CONTRACTOR RESPONSIBLE FOR VERIFYING CONDITIONS AND MATERIAL QUANTITIES PRIOR TO SUBMITTING PRICING PROPOSAL TO EAST AURORA SCHOOL DISTRICT # 131. NO PROJECT CHANGE ORDERS SHALL BE CONSIDERED FOR CONDITIONS OR QUANTITIES THAT COULD HAVE OR SHOULD HAVE BEEN IDENTIFIED PRIOR TO PRICING SUBMITTAL.	
OWNER WILL PROVIDE DISTRICT ELECTRICIAN AND ANY NECESSARY EQUIPMENT CONNECTIONS TO BUILDING POWER.	
BUILDING OWNER RESPONSIBLE FOR THE REMOVAL OF ROOM CONTENTS FROM AREAS OF WORK PRIOR TO ABATEMENT.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL ENVIRONMENTAL WORK WITH ENVIRONMENTAL CONSULTANT AND BUILDING OWNER PRIOR TO MOBILIZATION.	
ABATEMENT CONTRACTOR RESPONSIBLE TO COORDINATE ALL SELECTIVE ABATEMENT WORK WITH GENERAL CONTRACTOR AND ENVIRONMENTAL CONSULTANT PRIOR TO START OF ABATEMENT.	
DAMAGES TO WALL/CEILING PAINTS, PLASTER AND DRYWALL WALLS AND CEILINGS, LIGHTING OR ELECTRICAL COMPONENTS, AND HISTORIC CASEWORK WILL AUTOMATICALLY BE DEDUCTED FROM ABATEMENT CONTRACTOR. DUE TO SCHEDULE CONSTRAINTS ENVIRONMENT CONTRACTOR WILL NOT BE AFFORDED TIME TO FIX DAMAGES.	
DURING ALL PHASES OF ABATEMENT, BOILER IS TO REMAIN IN OPERATION. ABATEMENT CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY HEAT TO ROOMS/ AREAS IMPACTED BY ABATEMENT WORK WHERE HEATING IS AFFECTED AFTER ABATEMENT WORK.	
ALL FLOOR TILES AND MASTIC REMOVAL TO BE COMPLETED BY MECHANICAL MEANS ONLY. NO SOLVENTS TO BE USED DURING REMOVAL.	
ABATEMENT CONTRACTOR RESPONSIBLE FOR THE SECURITY OF WORK AREAS DURING ALL ABATEMENT ACTIVITIES.	
SOOT, ASH, AND BUILT UP DEBRIS HAS BEEN TCLP TESTED FOR EIGHT RCRA METALS, AND RESULTS ARE PENDING. FOR PRICING PURPOSES ASSUME ALL PACKAGED DEBRIS GENERATED FOR THIS PROJECT WILL BE DISPOSED AS NON-HAZARDOUS SPECIAL WASTE AT A SUBTITLE D FACILITY. ALL WASTE SHALL BE PROPERLY PACKAGED AND LABELED PER APPLICABLE EPA AND OSHA REQUIREMENTS.	
ASBESTOS ABATEMENT SHALL BE CONSIDERED COMPLETE FOLLOWING VISUAL INSPECTION BY TEM ENVIRONMENTAL ONSITE ASBESTOS PROJECT MANAGER AND WHEN THE RESULTS OF FINAL CLEARANCE AIR SAMPLING CONFIRMS <70 ASBESTOS STRUCTURES PER MM ³ AS MEASURED BY TRANSMISSION ELECTRON MICROSCOPY.	

SCOPE OF WORK

SCOPE OF WORK: Removal and disposal of asbestos containing materials per specification 02080 and 028215. Removal and disposal of Universal and Hazardous Waste Management 028613 and all applicable IDPH, IEPA, USEPA, and OSHA rules and regulations.

ABATEMENT KEY NOTES	
	INDICATES REMOVAL OF 1X1 CEILING TILE, ADHESIVE, AND PLASTER CEILING (COMPLETE).
	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	INDICATES SELECTIVE DEMOLITION AND REMOVAL OF CASEWORK AND UNDERLYING LINOLEUM AND FLOOR TILE.
	INDICATES REMOVAL OF WINDOW AND DOOR TRANSOM CAULK AND PANELS COMPLETE WITH BOARD UP.
	INDICATES EXTERIOR WINDOW REMOVAL AND WEATHER TIGHT BOARD UP.
	INDICATES VINYL FLOOR TILE REMOVAL AND UNDERLYING ASBESTOS CONTAINING FLOOR TILE AND MASTICS.
	INDICATES REMOVAL AND DISPOSAL DRYWALL AND ASBESTOS CONTAINING DRYWALL JOINT COMPOUND.
	INDICATES REMOVAL AND DISPOSAL OF 2'X2' CEILING TILE AND GRID SYSTEM. SECURE AND SALVAGE ALL CEILING MOUNTED EQUIPMENT AND ELECTRICAL COMPONENTS.
	INDICATES REMOVAL AND DISPOSAL TEXTURED PLASTER WALLS AND PEGBOARD PANELS COVERING PLASTER WALLS.
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	INDICATES SELECTIVE REMOVAL AND SALVAGE OF CASEWORK AND SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, PLYWOOD, FLOOR TILE, AND MASTIC (COMPLETE).
	INDICATES SELECTIVE REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC. CONTRACTOR TO LEAVE CLEAN EDGE.
	INDICATES CHIMNEY ACCESS IN COORDINATION WITH ENVIRONMENTAL CONSULTANT TO DETERMINE IF ANY INTERIOR COMPONENTS CONTAIN ASBESTOS.
	INDICATES REMOVAL OF 1X1 CEILING TILE AND ADHESIVE - (PLASTER TO REMAIN).
	REMOVAL AND DISPOSAL OF LINOLEUM FLOORING, FLOOR TILE AND MASTIC (COMPLETE).

BASE BID

ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive including demolition of non - asbestos plaster ceiling. Plaster is only to be removed on areas directly above 1x1 ceiling tile. Black iron, perpendicular C channels, and all electrical components to remain. A smooth cut must be made on the plaster. The 1x1 ceiling tile does not run to the perimeter edge. Ornamental plaster ceiling design to remain. (See abatement Key Note for location). Abatement Contractor to salvage all electrical wires and components above plaster ceiling during demolition.

BASE BID

ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove selective areas approximately 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement.

BASE BID

GENERAL DEMO AND

ASBESTOS ABATEMENT:

Selective demolition and disposal of Casework and selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic beneath casework. (See abatement Key Note for locations). Scope of work includes an additional 100 square feet of floor tile and mastic removal to allow for unit ventilator and pipe chase installation.

BASE BID

ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note for location). Abatement contractor to install secure temporary safety board up, does not have to weather tight.

BASE BID

ASBESTOS ABATEMENT:

Exterior removal and disposal of asbestos containing window caulk and spandrel panel (complete). (See abatement Key Note for location). Abatement contractor to install sufficient weather tight safety board up to ensure building can be secured for four (4) months.

BASE BID

ASBESTOS ABATEMENT:

Selective removal and disposal of vinyl floor tile and underlying asbestos containing 9'x9' floor tile and mastics (complete). (See abatement Key Note for location and general notes regarding selective work).

BASE BID

ASBESTOS ABATEMENT:

Selective removal and disposal of approximately 30 SF of asbestos containing drywall joint compound. Abatement Contractor to coordinate with General Contractor for exact location and wall openings. (See abatement Key Note for Approximate location).

BASE BID

ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing 2'x2' ceiling tile and ceiling tile grid system. Secure and salvage all existing ceiling mounted equipment including but not limited to projector mounts, wireless access points, exit signs, light fixtures, etc. (See abatement Key Note for location).

BASE BID

ASBESTOS ABATEMENT

AND DEMOLITION:

Removal and disposal of asbestos containing textured plaster walls in band room 401. Abatement contractor shall remove pegboard panels, and chalkboards covering plaster on North, East, and West walls. Lower South wall is exposed, Upper South wall has Approximately 300 square feet of non ACM spray on from 8 feet to ceiling covering ACM Plaster which requires removal. Wooden storage Cabinet, Drinking fountain, exit signage, electrical items, and two (2) instrument storage lockers to be removed by abatement contractor and salvaged for reinstallation by general contractor. PVC Piping to remain intact. (See abatement Key Note for locations).

BASE BID

ASBESTOS ABATEMENT:

Removal of asbestos containing HVAC thin white duct sealant present on two ducts and pipe insulation embedded in pyrobar block behind ducts. (See abatement Key Note for locations).

BASE BID

ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing pipe insulation in metal sleeve floor to ceiling (complete) in corridor 200D. (See abatement Key Note for locations).

BASE BID

ASBESTOS ABATEMENT:

Removal of asbestos containing lining inside casework. Abatement contractor to coordinate with Mechanical Contractor for removal of radiators and General contractor for extent of work. Abatement Contractor shall clean and protect all historical casework, take care to protect LRC casework during all renovation activities (See abatement Key Note for locations).

BASE BID

ASBESTOS ABATEMENT:

Removal and disposal of asbestos containing casework protective insulation lining by radiator. Abatement contractor to remove radiators and casework (complete). Abatement Contractor to coordinate with General Contractor for extent of work. (See abatement Key Note for locations).

BASE BID

ASBESTOS ABATEMENT

HAZARDOUS AND

UNIVERSAL WASTE:

Abatement Contractor to provide access for interior material sampling of boiler refractory to determine the presence of asbestos containing materials. Removal and disposal of all mercury switches. (See abatement Key Note for locations).

BASE BID

ASBESTOS ABATEMENT:

Casework to be removed by general trade under supervision of environmental contractor. Any disturbance to flooring, casework removal shall cease and becomes an environmental project. Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note for locations).

BASE BID

ASBESTOS ABATEMENT:

Selective removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic abatement contractor to provide clean cut down to substrate to accommodate dimensions of new unit ventilator. (See abatement Key Note for locations and general notes regarding selective work).

BASE BID

ASBESTOS ABATEMENT:

Abatement Contractor to provide access for interior material sampling of chimney chase to determine the presence of asbestos containing materials. Environmental contractor to remove and dispose of all built-up soot, ash, and debris from interior of chimney stack following single clean with encapsulation of interior chimney surfaces. All generated waste to be packaged in a negative pressure enclosure followed by lead clearance wipes. All waste generated is to be considered Subtitle D. (See abatement Key Note for locations).

ALTERNATE # 1:

Removal and disposal of asbestos containing 1x1 ceiling tile and adhesive. (See abatement Key Note for location). - (Plaster to remain). Existing Hallway soffit is obstructing access to 1x1 ceiling tiles. Contractor to remove 1-2 feet of soffit face (base to remain) in order to abate 1x1 ceiling tiles. Soffit interior to be protected by 6mil Poly sheeting prior to start of abatement. Do not damage plaster substrate when removing acoustical ceiling tile adhesive. Refer to General Notes for Damage details.

ALTERNATE # 2:

Removal and disposal of linoleum flooring with underlying asbestos containing 9"x9" floor tile and mastic (complete). (See abatement Key Note for locations).

ALTERNATE # 3:

All Base Bid Work is completed between December 18, 2020 thru January 17, 2021.

ALTERNATE # 4:

All Base Bid Work, Alternate #1 and Alternate #2 is completed between December 18, 2020 thru January 17, 2021.

ALTERNATE # 5:

Base Bid Work includes, abatement contractor provides access to boiler units. As an alternate any identified ACM in the boiler will be removed and disposed of by Abatement Contractor. All boiler components to be disposed by others.



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IDPH 100-00349

WALDO MIDDLE SCHOOL
56 JACKSON STREET
AURORA, IL 60505

ISSUE/REVISION:

REV.	DATE	DESCRIPTION
1	10/22/20	ISSUED FOR BID

EAST AURORA SCHOOL
DISTRICT #131
417 5TH STREET AURORA IL
60505

PROJECT:

WALDO MIDDLE SCHOOL
ABATEMENT PLAN

DRAWING TITLE:

FOURTH FLOOR
ABATEMENT PLAN

DESIGNED BY: JAMES TUINENGA, CIH

DRAWN BY: DRAKE OTTLEY

CHECKED BY: STEVEN GENESER

PROJECT NO: 60889

SHEET NO.

ASB-04