

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
FOR THE COUNTY OF ST. LOUIS (LCRA)
PCB REMEDIATION OF THE MET CENTER PROJECT
ADDENDUM NO. 01**

DATED: September 2, 2026

All bidders on the above-referenced project are hereby notified that the Contract Documents issued August 20, 2026, are clarified and amended only in the respects set out below. All proposals shall be submitted for the Work described in the Contract Documents as modified by this Addendum No. 01.

No other provisions of the RFP are affected by this Addendum No. 01. All other terms and conditions from the RFP shall remain in effect. Revisions shall be made only by written addenda. Respondents shall bear the entire responsibility for ensuring that they have received any and all addenda. After the proposals have been received, claims that the respondent had incomplete information will not be considered.

Contract Document Clarifications and Corrections

1. **Proposal Due Time:** In Attachment 2, Advertisement for Bids, REPLACE “3 PM CST on Friday, September 11, 2026” with “3:00 PM CT on Friday, September 11, 2026.” This correction makes Attachment 2 consistent with Attachment 3, Sections B.1 and D.
2. **Bid Submittal Checklist:** In Appendix I, Bid Submittal Checklist, Item 3, REPLACE “Exhibits X-1 through X-9 completed and included” with: “Exhibits X-2 through X-9 completed and included. Exhibit X-1 is provided for pricing instructions and definitions and is not a bidder-completed pricing exhibit.”
3. **Hazardous Materials Survey Reference:** References in the RFP to the “EWI Hazardous Building Materials Report dated November 2025” mean the “Hazardous Materials Survey, MET Center, dated November 14, 2025, prepared by Environmental Works, Inc.” This clarification does not modify the survey findings or the Contractor’s multi-hazard planning obligations.
4. **Temporary PCB Waste Storage Summary:** In Attachment 3, Section A.6.7, Performance Outcome Item 2, REPLACE “Manage temporary waste storage areas in compliance with 40 CFR §761.65(c) standards” with: “Manage PCB waste storage for disposal in compliance with 40 CFR 761.65, including the temporary-storage provisions of 40 CFR 761.65(c)(1), where applicable.” Volume 2, Part VI, Section 8.1 remains the detailed storage-for-disposal requirement for this Contract.

Mandatory Pre-Bid Meeting Sign-In Sheet

The formal sign-in sheet for the mandatory pre-bid meeting and site visit held on August 26, 2026, is included as Attachment A to this Addendum. Inclusion of a firm or individual on the sign-in sheet does not represent that the firm will submit a proposal or that any proposal will be deemed responsive. Each Bidder remains responsible for submitting the completed Appendix H, Site Visit Verification Form, with its proposal.

Contractor Questions and Responses

1. **QUESTION:** Is there a sign-in sheet from the site walk held on August 26, 2026, available?
RESPONSE: Yes. The formal Mandatory Pre-Bid Meeting Sign-In Sheet for August 26, 2026, is included as Attachment A to this Addendum. See also Section 2 above.
2. **QUESTION:** Is there an estimated cost or budget for this project?
RESPONSE: The Owner is not providing an estimated project cost, anticipated contract value, or available budget as part of this solicitation. Bidders shall develop their proposal pricing from the Contract Documents,

including the planning-level evaluation quantities and assumptions in Appendix K, the pricing requirements in Exhibits X-2 through X-9, conditions observed during the mandatory site visit, and the Bidder's proposed means, methods, staffing, and schedule. Appendix K quantities are provided for bid normalization and comparison and are not guaranteed quantities or payment quantities.

3. QUESTION: Do you have an anticipated start date or completion date at this time?

RESPONSE: The RFP does not establish a fixed Notice to Proceed or completion date. Contract execution and issuance of the Notice to Proceed are anticipated as soon as administratively possible following the September 11, 2026, proposal due date, subject to execution of the Contract and satisfaction of the post-award requirements in Attachment 3, Sections H and I. Each Bidder shall submit a proposed schedule identifying anticipated phase durations, critical path activities, mobilization assumptions, and proposed substantial completion and final completion dates in accordance with Attachment 3, Section B.3(d)(6), and Appendix B. The project schedule will be refined following award and Owner coordination.

4. QUESTION: Can the Agency provide the estimated annual spend, anticipated contract value, historical annual expenditures, or available budget for this contract to assist proposers in developing competitive and realistic pricing?

RESPONSE: This is a project-specific PCB remediation procurement rather than an annual services contract. The Owner is not providing historical annual expenditure information, estimated annual spend, anticipated contract value, or available budget for bidding purposes. See Response to Question 2 for the pricing basis bidders shall use.

5. QUESTION: Please clarify permissible decontamination and removal methods, including dustless blasting, dry ice blasting, containment/negative air, and manual scraping, considering that portions of the facility will remain occupied and potential noise constraints.

RESPONSE: The RFP is performance-based and does not prescribe a single remediation method. For paints and coatings, Cleanup Plan Section 5.1.2 establishes the approved technology toolbox and associated minimum controls. The Contractor may select among those methods, including equipment or approaches reasonably equivalent to an identified toolbox method, provided the proposed approach remains consistent with Table 5-1, applicable work controls, and the required cleanup and verification criteria.

A Bidder may propose another technology or approach for consideration; however, the Bidder shall not assume that a method outside the Cleanup Plan framework is approved for use. The Owner and Owner's Environmental Consultant will determine whether the proposed approach is consistent with an approved Cleanup Plan method or represents a change requiring review under the Contract change-management provisions and, where applicable, EPA coordination before implementation.

Cleanup Plan Section 5.1.2 identifies mechanical removal with on-tool HEPA capture, recyclable media blasting within containment, vacuum blasting with point-of-impact recovery, dry ice blasting for appropriate cleaning or pre-cleaning applications, contained chemical stripping for limited non-routine applications, and limited encapsulation where eligible under Table 5-1. Containment, negative pressure, HEPA filtration, point-source capture, and related controls shall be implemented as required by the selected method, work location, and potential for PCB migration or recontamination.

The RFP does not establish a numerical noise limit. Bidders shall identify anticipated high-disruption activities in their proposed approach and schedule and coordinate those activities with the Owner to minimize impacts to ongoing facility operations.

6. **QUESTION:** Will the proposal submission deadline be extended to allow additional time to prepare a proposal?

RESPONSE: No extension is granted by this Addendum. The proposal due date remains 3:00 PM CT on Friday, September 11, 2026.

END OF ADDENDUM NO. 01

ATTACHMENT A
MANDATORY PRE-BID MEETING SIGN-IN SHEET

PCB Remediation of the MET Center Project
Sign-in Sheet

PROJECT: PCB Remediation of the MET Center, Pre-bid Meeting

LOCATION: MET Center, 6347 Plymouth Avenue, Wellston, Missouri 63133

DATE: 2026-08-26 TIME: 2:30 PM

PLEASE LEAVE YOUR BUSINESS CARD

NAME	COMPANY	PHONE	CELL	EMAIL
Ed Creaden	EWI	913.205.8979	913.205.8979	ecreaden@environmentalworks.com
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