

CITY OF HASTINGS

ADDENDUM NO. 1

May 18, 2026

Qualified Environmental Professional Services

Contract No. CH 2026-18

- Add to the Scope of Services the QEP will perform during the Assessment and Planning Phase:
 - g. Assist with the development of the bidding documents for asbestos abatement by reviewing and commenting on Owner developed documents prior to release of bid package.

CITY OF HASTINGS, UTILITIES DEPARTMENT

By Lee Vrooman

Title Director of Engineering

The undersigned bidder hereby certifies that the revision set forth in this addendum have been incorporated in their bid and are a part of the contract documents.

Signed _____

Title _____

Firm _____

Date _____

**ALL ISSUED ADDENDUM(S) MUST BE ACKNOWLEDGED
& RETURNED WITH YOUR BID DOCUMENTS**

THIS BID DOCUMENT MUST BE SUBMITTED WITH BID

**REQUEST FOR PROPOSALS
QUALIFIED ENVIRONMENTAL PROFESSIONAL SERVICES
HASTINGS FORMER MIDDLE SCHOOL ASBESTOS CLEANUP GRANT
CITY OF HASTINGS**

INTRODUCTION

The U.S. Environmental Protection Agency (EPA) has awarded the City of Hastings a Brownfields Grant to support the removal of asbestos in the Hastings Former Middle School building. To support this cleanup work, the City of Hastings is procuring the services of a qualified environmental professional (QEP). The proposed work includes finalization of the Analysis of Brownfields Cleanup Alternatives (ABCA), development of the Quality Assurance Project Plan (QAPP), development of the Health and Safety Plan (HASP), plan approval and permitting submittals to the State of Nebraska, air monitoring and oversight during asbestos removal, and final inspection along with final paperwork to close out the project. The QEP will work under the direction of the City of Hastings staff associated with the project. Removal of asbestos materials will allow for development of the property.

SITE DESCRIPTION

The property located at 714 W 5th Street, formerly known as Hastings Middle School, was originally constructed in 1917; this property presents several significant challenges and considerations regarding cleanup and remediation due to known contamination and its historical use. An asbestos survey conducted in August 2009 identified numerous locations throughout the building where asbestos-containing materials (ACMs) were present. Despite the passage of time since this survey, it remains relevant due to the nature of asbestos and the building's largely undisturbed condition. The August 2009 survey is attached to this RFP.

SCOPE OF SERVICES

The QEP will perform the following services:

1. Assessment and Planning Activities
 - a. Finalize the draft ABCA attached to this RFP.
 - b. Prepare a QAPP for the project
 - c. Prepare a HASP for the site
 - d. Prepare and help submit all paperwork and permitting required by the State of Nebraska
 - e. Provide documentation and deliverables required for EPA ACRES database updates
 - f. Develop a cost estimate for asbestos abatement activities.
 - g. Assist with the development of the bidding documents for asbestos abatement by reviewing and commenting on Owner developed documents prior to release of bid package.
2. Remediation Oversight
 - a. Oversee asbestos abatement field activities.
 - b. Provide air monitoring as required.