

Addendum 03

2022 Bond

Painting Project Districtwide Houston, Texas 77006

Package A

Package B

3815 Montrose Blvd

Suite 123

713.526.cre8 (2738)

Pasadena ISD
CSP#26P-040LP



26 May 2026

This addendum modifies the original Bid Proposal Documents dated April 29, 2026 and forms a part of the Contract Documents.

This Addendum consists of 1 page and the following attachments:

- Document 00 31 26 – Existing Hazardous Materials Information and appended AHERA Report
- Specification Section 02 41 19 – Selective Demolition



The time and date to receive Proposals are not changed by this Addendum

1.0 CHANGES TO PROCUREMENT AND CONTRACTING REQUIREMENTS

- 01 Document 00 31 26 – Existing Hazardous Materials Information: Add this Document 00 31 26 and appended AHERA Report as issued with this Addendum.

2.0 CHANGES TO SPECIFICATIONS

- 01 Section 02 41 19 – Selective Demolition: Delete and replace this Specification Section with revised Section 02 41 19 as issued with this Addendum.

3.0 CHANGES TO DRAWINGS – Not Used

END OF ADDENDUM 03

DOCUMENT 00 31 26 - EXISTING HAZARDOUS MATERIAL INFORMATION

1.1 EXISTING HAZARDOUS MATERIAL INFORMATION

- A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for the Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information, but are not a warranty of existing conditions. This Document and its attachments are not part of the Contract Documents.
- B. Existing asbestos report for Project, prepared by Sterling Environmental Consulting, LLC, dated September 2025, is appended to this Document.
 - 1. 2025 AHERA Three Year Re-inspection Report of South Houston High School, 3820 South Shaver, South Houston, Texas.
- C. Related Requirements:
 - 1. Document 00 21 13 "Instructions to Bidders" for the Bidder's responsibilities for examination of Project site and existing conditions.

END OF DOCUMENT 00 31 26



STERLING ENVIRONMENTAL CONSULTING, LLC

2025 AHERA THREE YEAR RE-INSPECTION REPORT

of

**SOUTH HOUSTON HIGH SCHOOL
3820 SOUTH SHAVER
SOUTH HOUSTON, TEXAS**

Prepared for:

**PASADENA INDEPENDENT SCHOOL DISTRICT
Attn: Mr. Tom Douglas
3135 Westside Drive
Pasadena, Texas**

Prepared by:

Sterling Environmental Consulting, LLC

James T. Hendrix
Asbestos Consultant
DSHS #10-5296

September 2025

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I. INSPECTION SUMMARY

A. INTRODUCTION

During September 2025, a three-year Asbestos Hazard Emergency Response Act (AHERA) re-inspection was performed at South Houston High School. The Re-Inspection was performed by Mr. Michael Hendrix of Sterling Environmental Consulting, LLC in general accordance with Subpart E, Section 763.85 of AHERA. This three year re-inspection was based on the prior LOFLIN 2021 re-inspection.

This report documents the inspector's findings, assessments and reassessments of known and assumed asbestos containing materials previously identified as being present. STERLING has prepared this report documenting the September 9, 2025 three-year Re-Inspection. Mr. Hendrix is an EPA accredited Building Inspector and a Texas Department of State Health Services Licensed Asbestos Inspector when the Re-Inspection was performed.

B. GENERAL INFORMATION

South Houston High School
3820 South Shaver
South Houston, Texas

Asbestos Containing Materials (ACM) are present on this campus.

C. ASBESTOS CONTAINING MATERIAL PREVIOUSLY IDENTIFIED REMAINING ON CAMPUS

MATERIAL A – Ceiling Texture on Plaster Ceilings

Location: **Main Entry Hallway, Office/Admin Area Choir and Girl's Gymnasium Hallways**

General Condition: Some observed damage

Miscellaneous: friable

MATERIAL B – Thermal System Insulation (pipe fittings)

Location: **Mechanical Rooms, Inaccessible areas and inside walls**

General Condition: No observed damage due to location

Miscellaneous: friable

MATERIAL C - Window Caulking and Glazing

Location: **East Side Windows**

General Condition: Good condition, no observed damage.

Miscellaneous: Non- friable

MATERIAL D – Ceiling Tile

Location: **Library** – AREA SURVEY PREFORMED IN OCTOBER 2016. CILING TILES WERE NOT FOUND TO BE ASBESTOS CONTAINING MATERIALS. THE LIBRARY CEILING TILES WERE REMOVED FROM THE 3-YEAR RE-INSPECTION REPORT

D. REQUIRED RESPONSE ACTIONS

The following required response actions are based on the inspector's findings. The AHERA regulations require specific actions be taken when asbestos containing materials become damaged or their hazard rating changes to a more hazardous condition.

1. Operations and maintenance procedures should continue to maintain the remaining asbestos containing material in good condition.
2. Periodic surveillance should continue for all known and assumed asbestos containing materials on a six-month basis.
3. Annual awareness training should be given to the custodial/Maintenance personnel at the site.
4. Notification as to the presence of asbestos containing material in the school buildings should be given to the teachers, parents and PTA on an annual basis.

E. SAMPLING

During the 2025 three-year re-inspection, STERLING performed sampling in the Girls Gym area of 12" x 12" Beig floor tile w/ black mastic. No asbestos was found.

II. SUMMARY OF ASBESTOS RESPONSE ACTIONS

There have been thirty five-response actions performed at South Houston High School based on previous reports and documentation. The response actions performed for the time periods listed is as follows:

ACTION #	DATE	LOCATION	MATERIALS ABATED
1	6/00	EDGEBROOK WING (CLASSROOMS 140-160), MUSIC WING REHERSAL ROOMS AND JANITOR'S CLOSET, MATH WING ROOM 099 AND TWO STAIRWELLS ENGLISH WING ROOMS 201 AND 205 AND TWO STAIRWELLS	CEILING PLASTER AND TEXTURE, CEILING TILE, FLOOR TILE AND MASTIC, CHALKBOARD MASTIC, TSI AND WINDOW CAULKING
2	10/00	EDGEBROOK WING	WINDOW CAULKING
3	12/00	HOME ECONOMICS WING	CEILING PLASTER AND TEXTURE, FLOOR TILE AND MASTIC, TSI AND WINDOW CAULKING
4	7/01	WORKROOM	CEILING PLASTER AND TEXTURE
5	8/01	MATH AND ENGLISH WINGS ROOMS 201-207, MECHANICAL ROOM, ROOMS 100A-111, 99 AND 101	CEILING PLASTER AND TEXTURE, CEILING TILE, FLOOR TILE AND MASTIC, SHEET VINYL FLOORING, CHALKBOARD MASTIC AND TSI
6	10/01	ROOMS 99, 101, 103, 105, 107, 109, 111, 201, 203, 205, 207, AND 209	WINDOW CAULKING
7	10/01	MECHANICAL STORAGE ROOM	TSI FITTINGS
8	10/01	AUDITORIUM MECHANICAL ROOMS	DUCT INSULATION MASTIC AND TSI

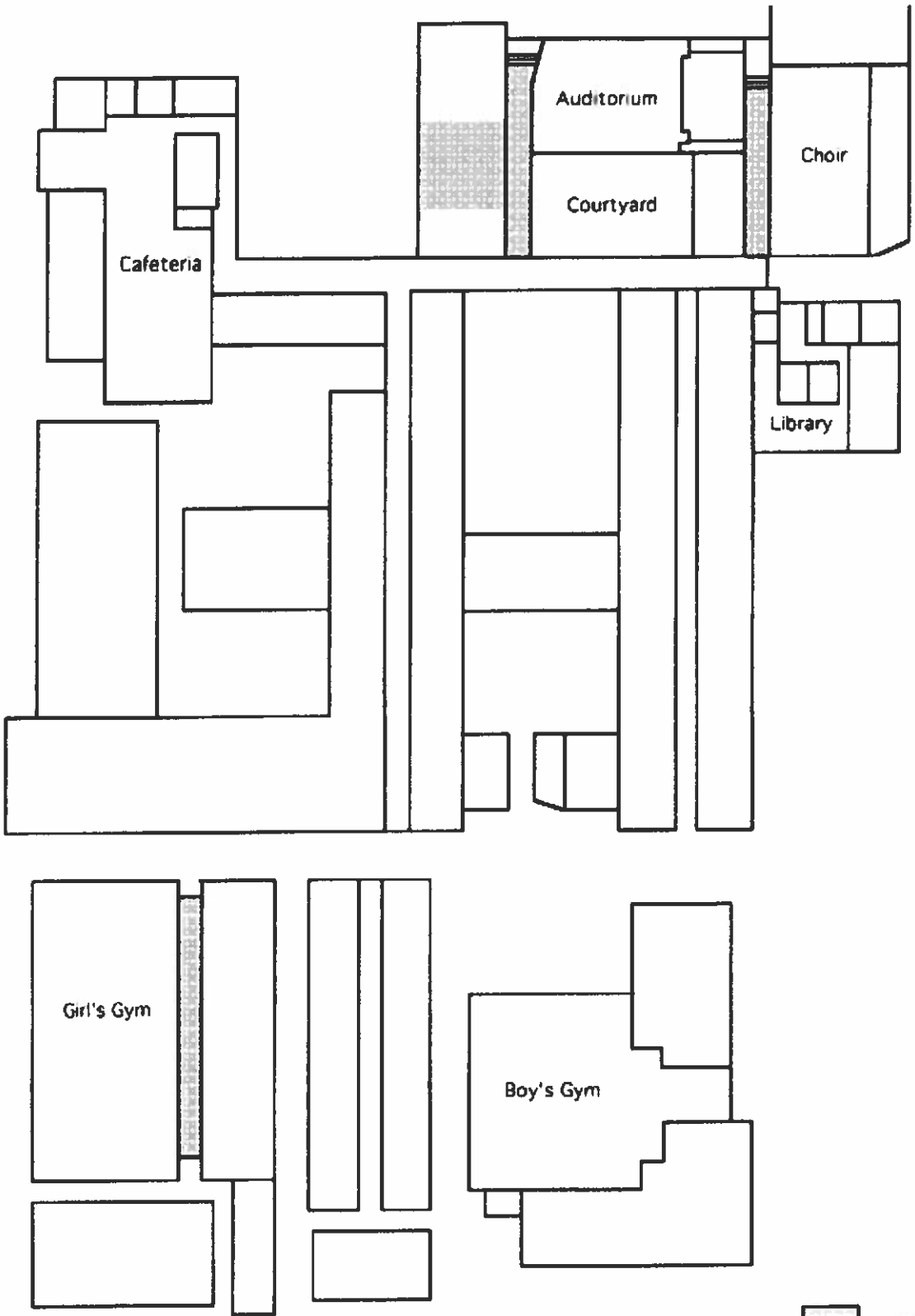
ACTION #	DATE	LOCATION	MATERIALS ABATED
9	11/01	GYMNASIUM BUILDING GIRL'S AND BOY'S LOCKER ROOMS, GIRL'S AND BOY'S RESTROOMS	CEILING PLASTER AND TEXTURE AND TSI
10	12/01	MATH AND ENGLISH WINGS FIRST AND SECOND FLOORS	WINDOWS CAULKING
11	1/02	BOY'S COACHES OFFICES AND RESTROOMS	FLOOR AND TILE MASTIC
12	2/02	MATH WINGS ROOMS 113, 115, 116, 118, 211,213,215-219, ASSOCIATED HALLWAYS, BOOKROOM, CHEMISTRY STORAGE ROOM AND OLD CENTRAL SUPPLY	CEILING PLASTER AND TEXTURE, FLOOR TILE AND MASTIC, TSI, CHALKBOARD MASTIC AND WINDOW CAULKING
13	2/02	ROTC BUILDING	FLOOR TILE AND MASTIC
14	5/02	FIRST FLOOR CLINIC WING CLASSROOMS AND HALLWAYS	CEILING TEXTURE, FLOOR TILE AND MASTIC TSI, AND WINDOW CAULKING
15	12/02	HOME ECONOMICS AND CAFETERIA HALLWAY	CEILING PLASTER AND TEXTURE
16	1/03	VOCATIONAL AGRICULTURE BUILDING	CEILING PLASTER AND TEXTURE, FLOOR TILE AND MASTIC, TSI, AND WINDOW CAULKING
17	1/03	HOME ECONOMICS WING	CEILING PLASTER AND TEXTURE, FLOOR TILE AND MASTIC AND WINDOW CAULKING
18	2/03	HOME ECONOMICS WING	FLOOR TILE AND MASTIC
19	2/03	HOME ECONOMICS WING AND VOCATIONAL AGRICULTURE BUILDING	TSI ON ROOFS
20	2/03	HOME ECONOMICS WING AND VOCATIONAL AGRICULTURE BUILDING	CEILING TEXTURE & TSI
21	6/03	ORCHESTRA ROOM	FLOOR TILE AND MASTIC
22	6/03	MAIN OFFICE	FLOOR TILE AND MASTIC
23	6/03	VOCATIONAL AGRICULTURE BUILDING	WINDOW CAULKING
24	6/06	CROOKED WING FIRST FLOOR NEW MECHANICAL ROOM	CHALKBOARD MASTIC
25	9/06	CAFETERIA MECHANICAL ROOM	CEILING PLASTER AND TEXTURE
26	11/09	CAFETERIA AND OFFICE AREA	FLOOR TILE AND MASTIC
27	11/09	CAFETERIA MECH ROOMS & KITCHEN	FLOOR TILE AND MASTIC
28	12/10	GIRL'S LOCKER ROOM	MIRROR MASTIC
29	12/10	GIRL'S LOCKER ROOM OFFICE A102C	CEILING PLASTER AND TEXTURE
30	8/11	CHOIR ROOM 142	MIRROR MASTIC
31	9/12	BAND HALL AND WEIGHT ROOM	MIRROR MASTIC
32	6/13	GIRL'S LOCKER ROOM	MIRROR MASTIC
33	7/14	GIRL'S AND BOY'S LOBBY RESTROOMS, CENTRAL HALLWAY	CEILING PLASTER AND TEXTURE, WINDOW CAULKING
34	11/14	EXTERIOR CANOPY	CONCRETE TEXTURE
35	10/19	LIBRARY-TECHNOLOGY ROOM	FLOOR TILE AND MASTIC

III. PHYSICAL ASSESSMENTS

- A. In accordance with Section 763.88 of the Asbestos Hazard Emergency Response Act (AHERA), physical assessments are required for all known friable and assumed asbestos containing building materials at Atkinson Elementary School. The homogeneous areas which were found to be asbestos containing have been classified as either friable or non-friable, based on the type of material and condition of the material during the inspection. Asbestos containing materials remaining on campus are identified in Section I-C.

IV. LOCATION DIAGRAM

The attached drawings represent the general location of surfacing and miscellaneous asbestos containing materials. The general locations of Thermal System Insulation (TSI) are not represented in a drawing due to the immense magnitude these materials can have within a school building.



KEY

 Ceiling Texture



**STERLING
ENVIRONMENTAL
CONSULTING, LLC.**

25807 Westheimer Parkway,
Suite 334, Katy, Tx
713-820-2587

AHERA Reinspection ACM Floor Plan

September 9, 2025

*Client: Pasadena ISD

South Houston High School
3820 South Shaver
Houston, Texas

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Demolition and removal of selected portions of existing building materials for interior renovation.
- B. Related Requirements:
 - 1. Division 01 Section "Summary" for restrictions on the use of premises, construction sequence phasing and Owner-occupancy requirements.
 - 2. Division 01 Section "Temporary Facilities and Controls" for temporary construction and environmental-protection measures for selective demolition operations.
 - 3. Division 01 Section "Alteration Project Procedures" for general protection and work procedures for alteration projects.

1.02 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Detach items from existing construction and deliver them to Owner as indicated in the drawings.
- C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
- D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, or removed and salvaged.

1.03 SUBMITTALS

- A. Schedule of Selective Demolition Activities: Indicate the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
 - 2. Locations of proposed dust- and noise-control temporary partitions and means of egress.
 - 3. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
 - 4. Means of protection for items to remain and items in path of waste removal from building.
- B. Inventory: After selective demolition is complete, submit a list of items that have been removed and salvaged.
- C. Predemolition Photographs or Videotapes: Show existing conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by selective demolition operations. Comply with "Instructions to Proposers" for documentation of existing conditions. Submit before Work begins.
- D. Landfill Records: Provide if requested by Owner, records indicating receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.

1.04 QUALITY ASSURANCE

- A. Demolition Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.
- B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Standards: Comply with ANSI A10.6 and NFPA 241.
- D. Conduct a thorough survey and inspection to determine the extent of work required to perform selective demolition and removal of existing construction and systems identified in the Drawings.
- E. Predemolition Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."

1.05 MATERIALS OWNERSHIP

- A. Demolition waste becomes property of Contractor.

1.06 PROJECT CONDITIONS

- A. Owner will have limited occupy of portions of the building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
 - 1. Comply with requirements specified in Division 01 Section "Summary."
 - 2. Provide, erect and maintain temporary barriers as required between occupied areas and areas of demolition.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- C. Storage or sale of removed items or materials on-site is not permitted.
- D. **Hazardous Materials: Asbestos containing materials are not present in scheduled work areas.**
 - 1. **Reference Document 00 31 26 "Existing Hazardous Materials Information" and appended AHERA Re-Inspection Report for South Houston High School.**

- 2. **Delete.**
- 3. **Delete.**
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Maintain fire-protection facilities in service during selective demolition operations.
 - 2. Do not disable or disrupt building systems (fire, life safety, mechanical, electrical, plumbing, etc.).

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- B. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- C. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
- D. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or preconstruction videotapes.
- E. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

3.02 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Comply with requirements for access and protection specified in Division 01 Section "Temporary Facilities and Controls."
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent building and facilities to remain.
 - 1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 - 2. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Division 01 Section "Temporary Facilities and Controls."

3.03 PROTECTION

- A. Existing Facilities to remain: Protect adjacent walkways, roadways and other buildings and facilities during demolition operations.

3.04 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction for replacement of existing flooring and base as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Proceed with selective demolition systematically, from higher to lower level.
 - 2. Use cutting and removal methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 - 3. Do not use cutting torches.
 - 4. Maintain adequate ventilation during removal of existing materials.
 - 5. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
 - 6. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - 7. Dispose of demolished items and materials promptly. Comply with requirements in Division 01 Section "Temporary Facilities and Controls."
- B. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. Existing items shall be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete. Comply with requirements in Division 01 Section "Remodeling and Alteration Procedures."

3.05 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

- A. **Surfaces and substrates scheduled for re-painting shall be repaired or replaced as indicated and prepared to receive new scheduled paint system.**

3.06 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- B. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.07 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 02 41 19