



Columbia Area Office

1611 Chapin Road
Chapin, SC 29036
(803) 260-4532
(803) 422-7493

Charleston Area Office

217 N. Live Oak Drive
Moncks Corner, SC 29461
(843) 499-2756

wmbeconsultants.com

Addendum No. 1

Date Issued: July 7, 2025

Project: MTC-VPBA Roof Saluda Hall – Airport Campus

State Project Number: H59-N320-PD

WMBE Project Number: 2025-104

Attachments: 1. Section 003126, Existing Hazardous Material Information
2. Limited Asbestos Inspection Report

This addendum modifies the Contract Documents as stated herein and shown on any accompanying drawings or attachments and is part of the Contract Documents.

Bidder shall acknowledge receipt of all addenda issued in the space provided on the Bid Form. Failure to acknowledge addenda may result in the bidders bid being rejected as non-responsive.

This addendum consists of 17 pages including attachments.

1. Changes to Bidding Requirements:

a. None

2. Changes to Specifications:

a. Insert Section 003126, Existing Hazardous Material Information with accompanying Limited Asbestos Inspection Report.

3. Changes to Drawings:

a. None

End of Addendum

DOCUMENT 003126 - 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 Project.
- B. Vapor retarder and base flashings, mastics and cements contain asbestos. Remove and dispose of in accordance with local, state, and federal laws and in compliance with SCDES and OSHA regulations. Dispose of in a certified landfill which accepts ACM and provide the owner with landfill receipts.
- C. If any other suspected hazardous materials are encountered, do not disturb; immediately notify Consultant and Owner.
- D. Existing asbestos report for the project, prepared by WM Building Envelope Consultants, dated May 14, 2025, is attached for review.
- E. Contractor abating hazardous materials is to be properly trained and licensed to perform work.
- F. Related Requirements:
 - 1. Section 024119 "Selective Demolition" for notification requirements if materials suspected of containing hazardous materials are encountered.

END OF DOCUMENT 003126

Limited Asbestos Inspection Report

Project Number: 2025-104

Owner: Midlands Technical College

Project: MTC-VPBA Roof Saluda Hall – Airport Campus
1260 Lexington Drive
West Columbia, SC 29170

State Project #: H59-N320-PD

Inspection Dates: April 16, 2025 (Roof)
May 7, 2025 (Walls)

Asbestos Inspector

Chris Waites - SCDHEC License # BI-01516

WM Building Envelope Consultants, LLC
1611 Chapin Road
Chapin, SC 29036



Columbia

1501 Chapin Rd., Chapin, SC 29036
Chris@wmbeconsultants.com | (803) 260-4532
Daniel@wmbeconsultants.com | (803) 422-7493

Charleston

226 N. Live Oak Dr., Moncks Corner, SC 29461
Joe@wmbeconsultants.com | (843) 499-2756



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- II. General Facility Description
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- II. Copy of Asbestos Inspector Refresher Training Course Certificate
- III. PLM Lab Results
- IV. TEM Lab Results
- V. Roof Plan Showing Sample Locations
- VI. Wall Plan Showing Locations
- VII. Photographs of Representative Roof Area
- VIII. Photographs of Representative Wall Area

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1611 Chapin Road
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Moncks Corner, SC 29461
(843) 499-2756

wmbeconsultants.com

May 14, 2025

Mr. Tommy Wise
Associate Director of Construction & Planning
Midlands Technical College
1260 Lexington Drive
West Columbia, SC 29170

Re: Asbestos Report
MTC Roof Saluda Hall – Airport Campus
1260 Lexington Drive
West Columbia, SC 29170

State Project Number – H59-N320-PD

WMBE Project Number – 2025-104

Mr. Wise,

WM Building Envelope Consultants, LLC completed a limited asbestos inspection of the referenced facility, located at 1260 Lexington Drive, West Columbia, SC 29170 on April 16, 2025, and May 7, 2025. The scope of our work was limited to sampling materials suspected of containing asbestos that would be directly affected by the repair/replacement of the existing roof system and the repairs to the exterior wall system. The inspection was performed by Mr. Chris Waites a SC-DES Licensed Asbestos Inspector, and in accordance with South Carolina Department of Environmental Services and the Environmental Protection Agency (EPA) Requirements.

General Facility Description: The subject facility is a single-level brick building with a modified bitumen roof system over rigid roof insulation and a roof deck.

Inspection Sampling Procedure: The inspection consisted of grouping homogeneous materials together that could contain asbestos. This is done by looking at the construction of the materials, the construction of the entire roof assembly, types of materials used, the approximate age, color, etc. After the materials are group together based on the above criteria, we took a minimum of 3 samples from each homogeneous material to be tested for asbestos content as required SC-DHEC. After the completion of the sampling process, the samples were sent to an accredited laboratory for polarized light microscopy (PLM) analysis. If the materials come back negative, the state of South Carolina requires that at least one of the samples from each homogeneous material be sent to an accredited laboratory for transmission electron microscopy (TEM) analysis for verification.

PLM Results:

1. **Roof Membrane:** The results from the PLM tests for each roof membrane sample came back negative for asbestos containing materials (see attached PLM lab results).
2. **Base Flashing:** The results from the PLM tests for each base flashing sample came back negative for asbestos containing materials (see attached PLM lab results).
3. **Vapor Retarder:** The results from the PLM tests for each vapor retarder sample came back negative for asbestos containing materials (see attached PLM lab results).
4. **Mortar:** The results from the PLM tests for each mortar sample came back negative for asbestos containing materials (see attached PLM lab results).

TEM Results:

1. **Roof Membrane:** The results from the TEM test for the roof membrane sample came back negative for asbestos containing materials (see attached TEM lab results).
2. **Base Flashing:** The results from the TEM test for the base flashing sample came back **positive** for asbestos containing materials (see attached TEM lab results).
3. **Vapor Retarder:** The results from the TEM test for the vapor retarder sample came back **positive** for asbestos containing materials (see attached TEM lab results).
4. **Mortar:** The results from the TEM test for the mortar sample came back negative for asbestos containing materials (see attached TEM lab results).

As previously stated, the scope of WM Building Envelope Consultants, LLC 's work was limited to sampling materials suspected of containing asbestos that would be directly affected by the replacement of the roof system and the repairs to the wall system. If other materials are uncovered during the demolition of the roof system that are suspected to contain asbestos, they should be sampled and tested prior to further demolition occurring.

Upon review of this report and attachments, please let me know if you have any questions.

Thank You.



Chris Waites, RWC, RRC, RRO, CDT, SCACEM



(803) 260-4532

chris@wmbeconsultants.com



SCDES ISSUED
Asbestos ID Card



Christopher Waites



CONSULTBI

BI-01516

Expiration Date:
01/06/26



Southeast Environmental Microbiology Laboratories

102 Edinburgh Court

Greenville, SC 29607

Phone: (864) 233-3770

Fax: (864) 233-6589

Asbestos Analytical Report By: Polarized Light Microscopy

This report has been prepared for **WM Building Envelope Consultants LLC** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: Midlands Technical College - Saluda Building BE Assessment

The Following report was prepared using this test method(s) contained within this document.

EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR

☒ Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

☐ PLM 400 Point Count (<0.25%) EPA 600/R-93/116

☐ PLM 1000 Point Count (<0.1%) EPA 600/R-93/116

☐ PLM Carb 435 Level A Reporting Limit (<0.25%)

☐ PLM Carb 435 Level B (Reporting limit <0.1%)

☐ PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count

☐ PLM Vermiculite Initial Screening EPA 600R-93/116

☐ PLM Cinnati Method 600/R-04/004 (Amphibole Only)

☐ PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)

☐ PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Approved By : Jessica Orchet 

Thank you for choosing SEEML Labs. We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis NVLAP # 201031-0 and licensed by the Texas Department of State Health Services (License Number: 300474). This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government.



Southeast Environmental Microbiology Laboratories - Asbestos Division

102 Edinburgh Court Greenville, SC 29607

Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com

NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

WM Building Envelope Consultants LLC 1611 Chapin Rd Chapin, SC, 29036 803-260-4532		Date Sampled:	04/16/2025		
		Date Received:	04/21/2025		
		Date Analyzed:	04/23/2025		
		Date Reported:	04/23/2025		
		Date Revised:			
		Project Name:	Midlands Technical College - Saluda Building BE Assessment		
		Project No:	2024-265		
Analyzed by:	Trent Bucich		Project Address:	1260 Lexington Drive	
			City, State. ZIP:	Columbia, SC 29170	
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-250421085	
Client No.: Lab No:	Description/Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	
R3 G-250421085-395A	(Black) Roofing Material/Modbit	None Detected	10% Fiberglass	90% Organic Matrix	
R3 BR G-250421085-396A	(Black) Roofing Material/Vapor Retarder	None Detected	10% Fiberglass,5% Cellulose	85% Organic Matrix	
R4 G-250421085-397A	(Black) Roofing Material/Modbit	None Detected	10% Fiberglass	90% Organic Matrix	
R4 VR G-250421085-398A	(Black) Roofing Material/Vapor Retarder	None Detected	10% Fiberglass	90% Organic Matrix	
R5 G-250421085-399A	(Black) Roofing Material/Modbit	None Detected	10% Fiberglass	90% Organic Matrix	
R5 VR G-250421085-400A	(Black) Roofing Material/Vapor Retarder	None Detected	10% Fiberglass	90% Organic Matrix	
F1 G-250421085-401A	(Black) Shingle/Flashing	None Detected	15% Fiberglass	85% Organic Matrix	
F2 G-250421085-402A	(Black) Shingle/Flashing	None Detected	15% Fiberglass	85% Organic Matrix	
F3 G-250421085-403A	(Black) Shingle/Flashing	None Detected	15% Fiberglass	85% Organic Matrix	

Approved By: Jessica Orchet

Disclaimer:

The results in this report only apply to the samples as received.

NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

Guidelines for Interpretation:

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.



Southeast Environmental Microbiology Laboratories

102 Edinburgh Court

Greenville, SC 29607

Phone: (864) 233-3770

Fax: (864) 233-6589

Asbestos Analytical Report By: Polarized Light Microscopy

This report has been prepared for **WM Building Envelope Consultants LLC** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: Midlands Technical College VPBA Roof Saluda Hall - Airport Campus

The Following report was prepared using this test method(s) contained within this document.

EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR

☒ Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

☐ PLM 400 Point Count (<0.25%) EPA 600/R-93/116

☐ PLM 1000 Point Count (<0.1%) EPA 600/R-93/116

☐ PLM Carb 435 Level A Reporting Limit (<0.25%)

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☐ PLM Vermiculite Initial Screening EPA 600R-93/116

☐ PLM Cincinnati Method 600/R-04/004 (Amphibole Only)

☐ PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)

☐ PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Approved By : Jessica Orchet 

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Southeast Environmental Microbiology Laboratories - Asbestos Division

102 Edinburgh Court Greenville, SC 29607

Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com

NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

WM Building Envelope Consultants LLC 1611 Chapin Rd Chapin, SC, 29036 803-260-4532			Date Sampled:	05/07/2025
			Date Received:	05/09/2025
			Date Analyzed:	05/13/2025
			Date Reported:	05/13/2025
			Date Revised:	
			Project Name:	Midlands Technical College VPBA Roof Saluda Hall - Airport Campus
			Project No:	2025-104
Analyzed by:	Trent Bucich	Project Address:	1260 Lexington Drive	
		City, State. ZIP:	West Columbia, SC 29170	
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples	SEEML Ref#:	G-250509094	
Client No.: Lab No:	Description/Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
M1 G-250509094-453A	(Gray) Mortar/Morter	None Detected	None Detected	100% Carbon/Quartz
M2 G-250509094-454A	(Gray) Mortar/Morter	None Detected	None Detected	100% Carbon/Quartz
M3 G-250509094-455A	(Gray) Mortar/Morter	None Detected	None Detected	100% Carbon/Quartz

Approved By: Jessica Orchet

Disclaimer:

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NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

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EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134

Tel/Fax: (704) 525-2205 / (704) 525-2382

<http://www.EMSL.com> / charlottelab@emsl.com

EMSL Order: 412504084

Customer ID: SEML75

Customer PO: G-250421149

Project ID:

Attention: SEEML
SEEML Labs
102 Edinburgh Court
Greenville, SC 29607-2530

Phone: (864) 233-3770

Fax:

Received Date: 04/22/2025 9:40 AM

Analysis Date: 04/23/2025

Collected Date:

Project: Midlands Technical College-Saluda Building BE Assessment 2024-265/G-250421149

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
R6 412504084-0001	Mod Bit	Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
R6 VR 412504084-0002	Vapor Retarder	Black Non-Fibrous Homogeneous	88.1 Other	None	11.9% Chrysotile
F4 412504084-0003	Flashing	Black Non-Fibrous Homogeneous	96.9 Other	None	3.1% Chrysotile

Analyst(s)

Sarah Breneman (3)

Lee Plumley, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Pineville, NC

Initial report from: 04/24/2025 07:27:49



EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134

Tel/Fax: (704) 525-2205 / (704) 525-2382

<http://www.EMSL.com> / charlottelab@emsl.com

EMSL Order: 412504877

Customer ID: SEML75

Customer PO: G250509104

Project ID:

Attention: SEEML

SEEML Labs

102 Edinburgh Court

Greenville, SC 29607-2530

Phone: (864) 233-3770

Fax:

Received Date: 05/12/2025 8:40 AM

Analysis Date: 05/14/2025

Collected Date:

Project: G-250509104/Midlands technical College UPBA Roof Saluda Hall-Airport Campus 2025-104

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
M4 412504877-0001	Mortar	Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

TEM EPA NOB method is not intended for friable materials.

Analyst(s)

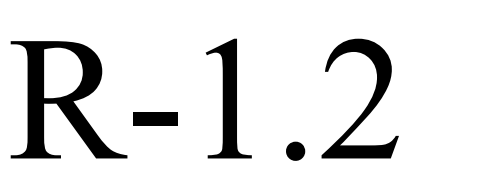
Sarah Breneman (1)

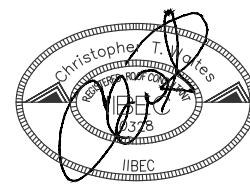
Lee Plumley, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Pineville, NC

Initial report from: 05/15/2025 07:38:02





DESIGNED: CW

MIDLANDS TECHNICAL COLLEGE
VPBA ROOF SALUDA HALL

STATE PROJECT NO: H59-N320-PD

1260 LEXINGTON DRIVE
WEST COLUMBIA, SC 29170



COLUMBIA AREA OFFICE

1611 CHAPIN ROAD
CHAPIN, SOUTH CAROLINA
EMAIL:CHRIS@WMBECONSULTANTS.COM
EMAIL:DANIEL@WMBECONSULTANTS.COM

CHARLESTON AREA OFFICE

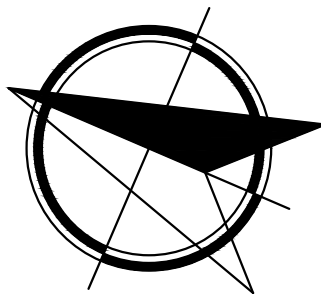
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MONCKS CORNER, SOUTH CAROLINA
EMAIL:JOE@WMBECONSULTANTS.COM

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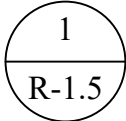
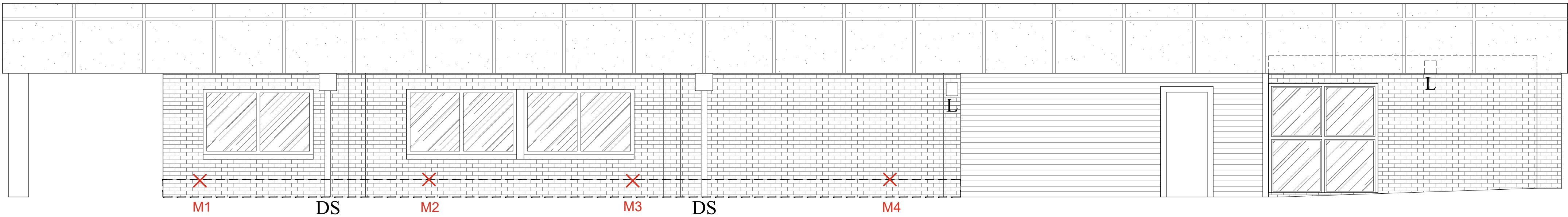
PROJECT NUMBER: 2025-104

CONSTRUCTION DOCUMENTS

DATE: 05-09-2025

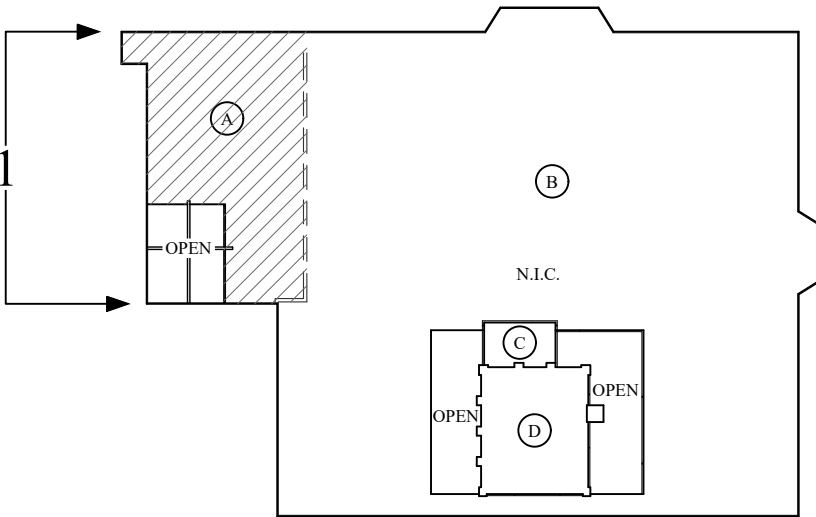
WEST ELEVATION
PLAN

R-1.5



WEST ELEVATION PLAN

1/8" = 1'



KEY PLAN

Selective Roof & Wall Photographs



Overview of subject roof area



Overview of subject roof area



Overview of subject roof area



Overview of subject roof area



Overview of subject roof area



Overview of subject roof area



Overview of subject wall area



Overview of subject wall area



Overview of subject wall area



Overview of subject wall area