



Supplement #3

Date of Issue: April 8, 2026

Project: Margaret K. Lewis/Oakland Terrace Demolition Package

Bid Package(s):

BP02A – Abatement
BP02B – Demolition
BP10A – General Trades
BP22A – Plumbing
BP23A – HVAC
BP26A – Electrical

Issued by: Culpepper Construction Company, Inc.
1538 Metropolitan Blvd.
Tallahassee, FL 32308

This supplement forms a part of the contract documents and supplements the conditions of contract dated October 3, 2025.

This supplement consists of 1 page of item 3.1, with attachments.

Item 3.1 The asbestos abatement report, “Asbestos Abatement – St. Andrews Oakland Terrace School; SESI file Number P25-560” (referenced by the list of documents) was inadvertently left out of the documents on iSqFt. That document has now been uploaded and is also attached to this supplement.

End of Supplement #3

**Asbestos Abatement – St. Andrews Oakland Terrace School
SESI file Number P25-560**

Southern Earth Sciences, Inc. (SESI) is the Florida Licensed Asbestos Consultant for developing project specifications and performing monitoring/clearance testing at the project site referenced above. This project calls for abatement of cementitious panels from the exterior walkways and removal of buried asbestos insulated piping. Contractor is solely responsible for verifying all quantities and locations of materials for this project.

Students and staff will not be present on the property during abatement work. Work will be coordinated with the demolition contractor.

Project Submittals:

- 1) Current Florida Asbestos Contractor License
- 2) Current Florida Asbestos Worker and Supervisor Training certificates
- 3) Current Medical Statement showing Physicians recommendation for wearing respirators
- 4) Current Respiratory Fit test
- 5) Certificate of Worker's Release
- 6) Daily Containment Sign in sheet/log
- 7) Landfill Waste Manifest

Cementitious Panels:

- 1) Coordinate with the owner for access to water and electricity as needed. Parking and placement of the dumpster and work vehicles shall also be coordinated with the owner.
- 2) Establish a regulated area around the work area with barrier tape, notices and asbestos signage.
- 3) Polyethylenene sheeting shall be placed under the covered walkways at least 4 feet from the buildings.
- 4) Setup a decontamination station inside the regulated.
- 5) The abatement contractor is responsible for controlling access to the regulated area. All personnel entering the area are to sign release forms. The abatement contractor shall notify the owner's representatives and other contractors working on site of the scope, duration and impact of work on the site.

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- 6) All workers/supervisors shall wear appropriate personal protective equipment inside the regulated area including, as a minimum, half-mask negative pressure respirators. The abatement contractor shall provide documentation of physicals and fit tests to the owner as part of the abatement package.
 - 7) Panels shall be wetted prior to removal. Panels shall be removed in whole condition if possible. The ceiling framework shall be wet wiped and HEPA vacuumed after panel removal.
 - 8) All asbestos waste shall be double-bagged or double wrapped in appropriately marked waste bags and labeled containers. The waste bags shall be removed from the regulated area and placed in a locking dumpster/box truck. The dumpster/box truck shall be appropriately marked while being used to store asbestos waste on site.
 - 9) The work area shall be inspected by the contractor's supervisor for adequacy of work and cleanliness prior to contacting SESI for clearance via visual inspection.
 - 10) The ceiling framework will be encapsulated using appropriate techniques following satisfactory visual inspection results by SESI.
 - 11) Following a satisfactory visual inspection, SESI will perform a visual inspection of the work areas. The work area shall be free of all debris and dust.
 - 12) The containment and regulated areas can be deactivated following satisfactory visual inspection.

Buried Asbestos Pipe Insulation:

There are two lengths of heating pipe with asbestos containing insulation that are buried below ground. The piping is located along the north-south covered walkways and under building slabs. Piping is buried at approximately 18 to 24 inches below land surface. There is approximately 1800 linear feet of pipe insulation under building slabs and 600 linear feet adjacent to the covered walkway. The pipe insulation is in poor condition and therefore we recommend the soils be excavated from the top, bottom and around each side of the piping using hand equipment. Once soils have been removed, a regulated area will be constructed.

- A. Construct an Asbestos Regulated Area
 - 1) Erect barricades, post notices and warning signs.
- B. Construct a Decontamination area adjacent to the regulated area.

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- C. Properly secure a glove bag over the section of pipe insulation to be removed. Proper glove bag techniques require the use of amended water and the use of a HEPA vacuum. Remove an approximate 3 foot section of insulation where pipe is to be cut.
 - D. Spray pipe insulation material with amended water, using spray equipment recommended by surfactant manufacturer capable of providing a "mist" application to reduce the release of fibers. Saturate the material sufficiently to wet it to the substrate without causing excess dripping. Spray the asbestos material repeatedly during the work process to maintain wet condition and to minimize asbestos fiber dispersion.
 - E. Evacuate air with the HEPA vacuum. Twist, seal and remove the glove bag from the piping. Place bag into an asbestos waste bag, seal and label for disposal. Bags shall not be overfilled. They should be securely sealed to prevent accidental opening and leakage by tying tops of bags in an overhand knot or by taping in goose neck fashion. Waste bags shall be properly labeled including waste generator labels. Do not seal bags with wire or cord.
 - F. Once removal of insulation has been completed at the locations where the pipe is to be cut, wrap the remaining insulation with 2 layers of 6-mil poly. Seal the pipe and remove the section of pipe with asbestos still attached in sections. Once pipe has been cut, remove the wrapped pipe, place asbestos labels on the piping and move to the lined asbestos waste dumpster for proper disposal.
 - G. The abatement company shall use removal methods and equipment which will not cause the fiber count during removal operations to be more than 0.1 fiber/cc of air when tested by NIOSH Method 7400.

Disposal of Asbestos Waste

- 1) Asbestos waste shall be sealed in leak-proof containers labeled in accordance with Title 29, Code of Federal Regulations, Section 1926.1101 and CFR Parts 171 and 172, Hazardous Substances: Final Rule. Such containers shall be removed daily from the regulated area where work is in progress, or shall be stored in approved locked van or truck. These containers must remain under the positive control of the Contractor and must never be left unattended or unsecured where unauthorized personnel could gain access.

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- 2) Trucks hauling bags and drums shall be enclosed to prevent loss or damage to containers in route to approved landfill. Receipts including date, quantity of material and signature from authorized representative of landfill operator for all deliveries of waste material shall be delivered to the Consultant. Contractor shall post warning signs on truck during loading and unloading operations.
 - 3) Bags shall be labeled with the Owner's name and the city and state of origin.

Regulations, Codes, and Standards:

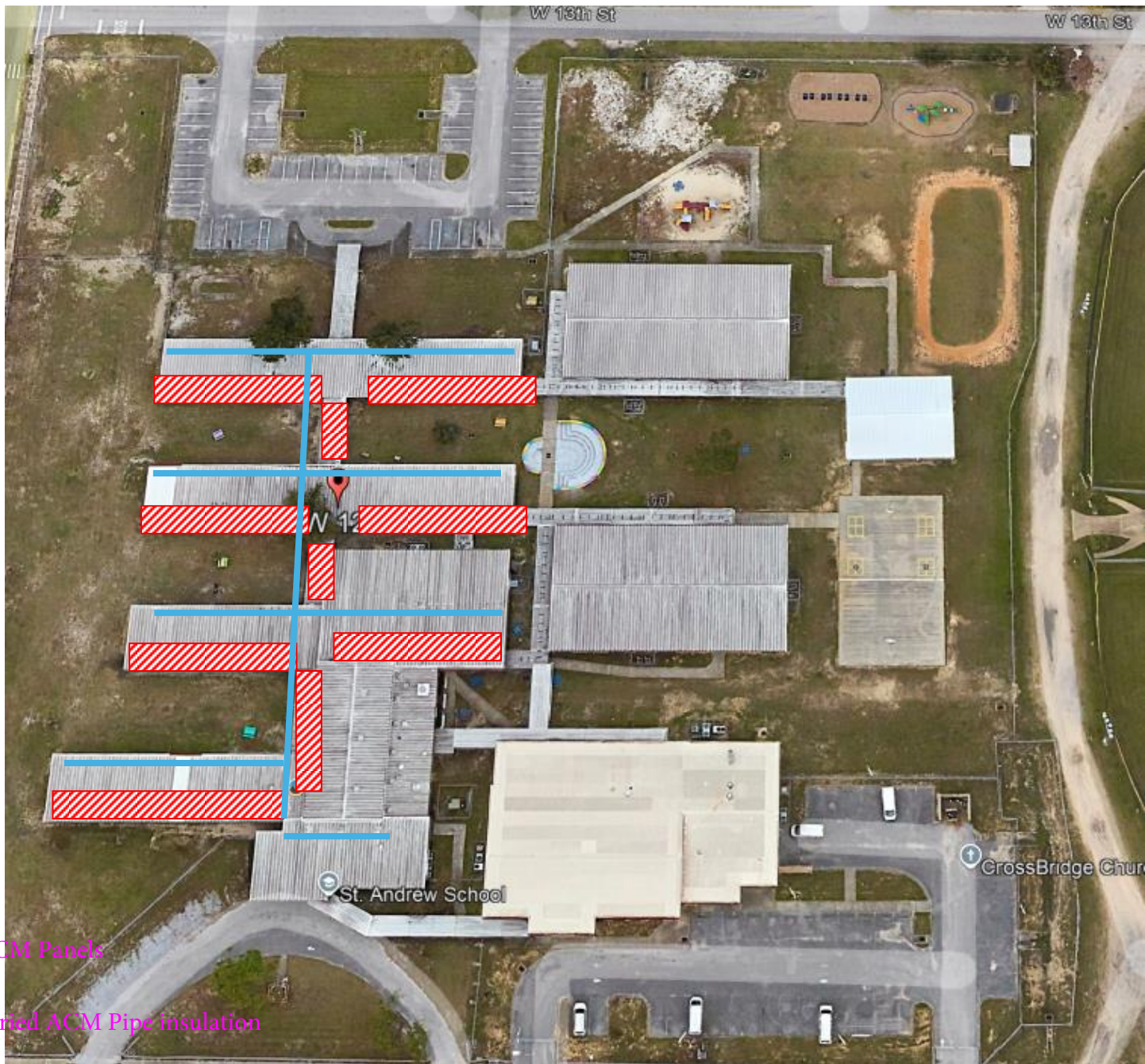
- 1) The current issue of each document shall govern. Where conflict among requirements or with these specifications exists, the more stringent requirements shall apply.
 - a) Title 29, Code of Federal Regulations, Section 1926.1101, Section 1910.145 and Section 1910.134. Occupational Safety and Health Administration (OSHA), US Department of Labor.
- 2) Title 40, Code of Federal Regulations, Part 61, Sub-parts A and M (revised Sub-part B), National Emission Standards for Hazardous Air Pollutants. US Environmental Protection Agency (EPA).
- 3) 49 CFR Parts 171 and 172, Hazardous Substances: Final Rule.

END OF SPECIFICATION



Mark E. Wilson, P.E.
Asbestos Consultant No. AX 85
State of Florida

TCB/mw



ACM Panels



Buried ACM Pipe Insulation

Scale: Not To Scale

Date Drawn: January 22, 2026

Drawn By: T. Barry

Checked By: C. Sims

7500 McElvey Road, Suite A
 Panama City Beach, Florida 32408
 Office: (850) 769-4773
 Fax: (850) 872-9967



Asbestos Location Plan

St. Andrews Oakland Terrace School

1906 W 12th Street, Panama City, Florida

SESI Project No. P25-560

Southern Earth Sciences, Inc.

Licenses & Certifications



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

SOUTHERN EARTH SCIENCES INC

MARK E. WILSON
1246 TIMBERLANE ROAD
TALLAHASSEE FL 32312

LICENSE NUMBER: ZA0000092

EXPIRATION DATE: NOVEMBER 30, 2027

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

WILSON, MARK E

SOUTHERN EARTH SCIENCES INC
1246 TIMBERLANE RD.
TALLAHASSEE FL 32312

LICENSE NUMBER: AX85

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

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