



Medina County

REQUEST FOR PROPOSALS

Issued:

**ABATEMENT DESIGN SERVICES
FOR THE
MEDINA COUNTY COURTHOUSE PROJECT**

**Medina County Commissioners
144 North Broadway Street, Room 201
Medina, OH 44256
(330) 722-9208**

Introduction/Scope of Proposals

The County of Medina is in the process of designing renovations to its 1841 Courthouse located at 92 Public Square in the City of Medina Ohio. The existing building encompasses approximately 21,000 sf. The attached preliminary plans indicated the scope of the work. You are invited to submit a proposal to address three facets of the Asbestos Abatement scope:

- 1. Pre-Renovation ACM Review and Verification Walk Through** - A State of Ohio Certified Asbestos Hazard Evaluation Specialist (CAHES) shall review the Asbestos Pre-Renovation Survey conducted by Intertek-PSI dated October 29, 2020, conduct a walk-through of the building to verify locations and quantities of ACM, and prepare asbestos abatement project specifications and an estimate of costs to complete facility asbestos abatement. To request a copy of the Intertek-PSI report, please contact Rhonda Beck at 330-722-9208 or by email at rbeck@ohmedinaco.org.
- 2. Abatement Specification and Cost Estimate** - Prepare abatement plans, specifications, and cost estimate for publicly bidding the required abatement work. Package shall be prepared by a State of Ohio Certified Asbestos Hazard Abatement Project Designer and shall be consistent with all applicable federal, state, and local regulations.
- 3. Abatement Oversight and Air Monitoring** - Perform project monitoring and documentation during asbestos and hazardous material removal. The CAHES shall compile a daily log of the abatement contractor's activities and review contractor submittals to ensure compliance with contract requirements, and federal, state, and local regulations.

The scope of work is further defined in Attachment B. Proposals shall include a quote for each item 1-3 above, and a total. Oversight and air monitoring can be quoted as an hourly rate or day rate with an estimate of the hours/days to complete the task. Please include an hourly rate schedule with your proposal.

Bidding release of the Abatement/Demo services are scheduled to begin in **June 2021** with Abatement and Demolition Operations are scheduled to begin **November 2022**. Your proposal should include a schedule for your work to correspond with the preceding. There will be a mandatory preproposal meeting at the County Administration Building located at 144 N. Broadway St. Suite 201 Medina Ohio 44256.

Please provide your proposal on Company letterhead and deliver electronically to:

Scott Miller
Medina County Administrator
Medina County
smiller@ohmedinaco.org

Deadline for submission is **April 30, 2021 at 12:00 p.m.**

ATTACHMENT B

Scope of Work Medina County Courthouse

Task 1: Review of Documentation and ACM Verification Walk-Through

A State of Ohio Certified Asbestos Hazard Evaluation Specialist (CAHES) shall review the Asbestos Pre-Renovation Survey conducted by Intertek PSI dated October 29, 2020 and conduct a walk-through of the building to verify locations and quantities of ACM, in preparation to complete the Asbestos Abatement Project Specification and Cost Estimate. To request a copy of the Intertek-PSI report, please contact Rhonda Beck at 330-722-9208 or by email at rbeck@ohmedinaco.org.

Task 2: Hazardous Materials Abatement Specification, Cost Estimate, and Bidding

Development of Asbestos Abatement Project Specifications to define the scope of work for the removal of ACM and hazardous materials that will be impacted by the planned renovation/demolition project. The project manuals shall be completed by an Ohio EPA certified Asbestos Hazard Abatement Project Designer and shall be consistent with all applicable federal, state, and local regulations.

Scope of Work will include:

1. Review of provided building documents including drawings and asbestos survey reports. Asbestos Abatement Plans will be based on walk-through to be conducted under this scope of work.
2. Quantification of all identified friable and non-friable ACM, listing ACM (may be estimates) in tabular form on the floor plan drawings and/or data sheets.
3. Preparation of cost estimates for the selected abatement response.
4. Preparation of a draft abatement plan for review and approval. This plan will consist of the following components:
 - a. Project specification prepared in proposer's technical specification format.
 - b. Drawings will be provided indicating the locations of identified ACM. These drawings will be based on existing building drawings provided to use in electronic format.
5. Bidding and Selection. Proposer will prepare bidding documents for asbestos abatement. The package will include all abatement specifications, contractor requirements, required completion schedule, and related documentation. Specific site visit times will be established during which materials in question will be identified along with an explanation of the scope of work and specification requirements.

6. Respond to bidders' inquiries and assist in issuance of addenda, if needed.
7. Work with Medina County staff to review bids and recommend successful bidder. Bids will be evaluated on contractors' demonstrated capabilities, professional qualifications, understanding of work, ability to complete on time, and total bid price.
8. Assist Medina County in conducting a pre-construction conference with site walk through, and a scope review meeting with the low bidder.
9. Provide a cost to attend additional meetings and/or site visits.

Task 3: Asbestos Abatement Project Monitoring

Provide an Ohio EPA licensed CAHES to perform project monitoring during asbestos and hazardous material removal. The CAHES will compile a daily log of the abatement contractor's activities and review contractor submittals to ensure compliance with contract documents, and federal, state, and local regulations.

During the asbestos abatement activities, the CAHES shall conduct daily environmental monitoring outside the work areas and analyze collected samples via phase contrast microscopy (PCM) in accordance with the NIOSH 7400 method.

Upon completion of each asbestos abatement work area, the CAHES shall conduct a visual clearance inspection and collect clearance air samples. Clearance air samples shall be conducted using PCM collection and analysis methods. The number of asbestos abatement work areas will be determined by the abatement contractor's work plan.

Project monitoring will also include:

1. Attendance of pre-work meetings and secure pre-work submittals prior to commencement of the project.
2. Attendance of project progress meetings during project hours with the abatement contractor to track progress, identify potential problems and to assist contractor in problem resolution. Prepare meeting minutes and distribute to the owner, architect and CM.
3. Assist contractor in responding to regulatory agency inspections and concerns. Review with client or client's representative any requested change orders by contractor involving any change in the contract specification, cost or the time for completion.
4. Secure appropriate air samples.
5. Provide on-site analysis by Phase Contrast Microscopy (PCM, NIOSH 7400A method) for all samples for immediate turnaround of results.
6. Provide written certification by the Contractor and field hygienist that the clearance criteria have been met for each abatement project area.
7. In the event that the contractor fails to promptly address any concerns raised by the field hygienist or to stop work, the field hygienist will contact the County to report these concerns.

At the conclusion of the onsite abatement work, the CAHES will complete a final close out report. The report will include:

1. A project summary form describing the project with the names of all persons having design supervision, inspection or monitoring responsibilities.
2. A copy of the abatement specifications and/or contract specification documents.
3. Daily project logs.
4. Analytical results including copies of all air sampling reports, and specifically clearance sampling data.
5. Contractor submittals.
6. Copies of the NESHAP and state notification and other required permits and notifications, as well as insurance information (workers compensation, etc.) that have been submitted by the Contractor.
7. Copies of the abatement contractor's license; a list of all abatement contractor's employees involved in abatement work along with copies of their medical examination certifications, current training certificates, respiratory fit testing, state licenses (worker/supervisor), and employee waiver forms.
8. Copies of executed waste manifests signed by the waste generator and the hauler.