

Request for Proposal

Phase II Environmental Site Assessment and Project Manager

The County of Franklin, Illinois is requesting proposals from Firms to provide a Phase II Environmental Site Assessment (ESA) of the existing County Courthouse, located in Benton, Illinois. (Herein after "Contractor")

If abatement is required the Contractor will also provide Project Design services for the preparation of Bid Documents and onsite Project Management, Air Sampling and Laboratory Services during abatement.

Proposers shall submit a Company profile which indicates the number of years in business, number of employees, certifications and IDPH/other licenses held, resumes of key personnel, and experience performing Phase II ESAs in the State of Illinois (including contact information). Proposals shall include a copy of their current Certificate of Insurance (COI) indicating at least \$3,000,000 professional liability coverage.

ESA SCOPE OF WORK

Perform a pre-demolition Asbestos inspection of the existing County Courthouse.

- The Contractor is to perform a HazMat-Asbestos survey to identify Asbestos Containing Materials (ACM) prior to demolition activities as required by National Emissions Standard for Hazardous Air Pollutants (NESHAP), IDPH and OSHA.
- The Contractor performed inspections must be performed by EPA Accredited and IDPH Licensed Asbestos Building Inspectors
- Laboratory analysis to be performed by NVLAP accredited laboratory
- Specify the number of samples anticipated in your proposal
- Specify the anticipated schedule to complete the Asbestos Inspection

This Contractor will perform a visual evaluation focusing on identification of suspect ACM. Suspect ACM shall be grouped into homogeneous areas on the basis of color, texture, use and apparent construction era. Each homogeneous area shall be given a unique identifying description to assist the user in identifying the ACM within the building, structure or area. The locations and conditions of each homogeneous area of suspect ACM, as well as an assessment of friability for each suspect ACM shall be recorded on a room by room (or area by area) basis where possible. Each material will be touched, where practical, to determine friability.

This Contractor shall select representative areas to perform an intrusive evaluation of void spaces within the building or structure if deemed necessary. Such evaluations shall be made by creating an opening of sufficient size to determine the presence and condition of suspect ACM within. Void spaces which may be evaluated include locations of suspected pipe or heating, ventilating and air conditioning (HVAC) chases, wall cavities where fireproofing or other ACM is

suspected, above finished ceiling systems where ACM is likely to exist, within pipe trenches or within other concealed locations.

This Contractor shall collect representative samples of each homogeneous area of suspect ACM by coring through the material to the base substrate. Contractor shall collect samples as required by applicable regulations for the determination of asbestos content. Sample locations shall be randomly chosen to the extent possible; however, Contractor shall preferentially collect samples from hidden or obscure locations. Additionally, Contractor shall attempt to collect samples from areas of pre-existing damage. Sample core locations shall be encapsulated following sample extraction with a liquid spray encapsulant or by covering with duct tape. Patching and/or restoring of sample locations is not within the scope of work.

Homogeneous areas which shall not be sampled, due to limitations in the scope of services, shall be identified as assumed ACM and listed as assumed ACM in the report.

Perform a pre-demolition Lead-Based Paint inspection of the existing County Courthouse.

- This survey is intended to provide information relative to location, condition and quantity of LBPs at the project building.
- Inspection to be performed by Accredited and Illinois Licensed Lead Inspectors and Risk Assessors
- Inspection to be performed utilizing an XRF Spectrum Analyzer
- If confirmatory samples are required, they must be performed by NVLAP accredited laboratory
- Specify the anticipated schedule to complete the Lead-Based Paint Inspection

Contractor will perform a visual evaluation focusing on screening of suspected LBP. Suspect LBP shall be grouped on the basis of component, substrate and apparent construction era. Each testing group shall be given a unique identifying description to assist the user in identifying the LBP within the building, structure or area. Damaged LBP will also be recorded. This is not intended to be a surface by surface inspection, so the groups shall be made as large as possible.

The project will include testing of selected accessible interior and exterior building components, such as walls, ceilings, doors, door jambs, windows, window sills, floors, stairs, railings, etc.

Mold and other Hazardous Materials.

Conduct a walking survey of accessible areas within the subject building to identify visual evidence of mold contamination. Conduct air sampling in approximately seven (7) discrete areas of the building as well as one outdoor area for the following parameters:

- Mold spores

- Pollen grains
- Miscellaneous particles
- Carbon monoxide
- Carbon dioxide
- Temperature
- Relative humidity

Collect a single surface sample for microscopic analysis of mold type if suspect visible mold growth is observed on building materials. Conduct a moisture survey of accessible impacted surfaces to evaluate the extent and magnitude of remaining moisture or water infiltration (if present).

Perform a hazardous materials survey of the building by a qualified environmental scientist(s). Note systems, equipment, and fixtures which may contain PCBs in addition to light ballasts and transformers; hazardous materials and substances; petroleum products; Freon-containing equipment; drums; cylinders; unidentified substance containers; fluorescent light tubes; sodium and mercury vapor bulbs; smoke detectors; door closures; mercury thermostats; mercury switches; batteries; paints; chemicals; cleaners, etc.

PROJECT DESIGN SERVICES

Following completion of the surveys, inspection, testing Contractor will serve as the licensed project designer to plan any required abatement in accordance with IDPH requirements, IL Administrative Code, Title 77, Chapter 1, Section 855.150. The final report will include a remedial action plan, project design, specifications and plans for each type of material within the scope of work along with cost estimates for the removal of confirmed hazardous and universal waste materials.

The bid specifications can be used by the Owner to solicit abatement proposals from licensed abatement contractors. The specifications will detail the scope of the project, provide information regarding how the project is to be completed and all State and Federal requirements that must be adhered to. Included in the bid specifications may be the requirement to have bid, performance and payment bonds, as well as detailing insurance requirements and a request for contractor safety records. Unless specified otherwise, the bid specifications will also include a copy of the contract for the project (AIA 201 and Special Conditions).

PROJECT MANAGER, ABATEMENT MONITORING and AIR MONITORING

In the event abatement is required, the Contractor will provide an IDPH licensed project manager and air sampling technician/professional in accordance with IL Administrative Code, Title 77, Chapter 1, Section 855.170 to provide the services defined therein and including but not limited:

Visual Inspections

The Contractor shall conduct visual inspections following abatement activities, using the ASTM Standard Practice for Visual Inspection of Asbestos Abatement Projects, and IDPH Protocol, to verify the completeness of abatement work.

Area Sampling

The Contractor shall conduct area samples during the asbestos removal activities at various locations to assist in evaluating the abatement contractors' engineering controls and work practices and to detect potential exposure outside the containment or controlled areas. Area monitoring will conform to applicable local, Federal and IDPH/Illinois regulations.

Clearance Sampling

The Contractor shall conduct clearance monitoring after the area has been inspected in accordance with ASTM Standard Practice for Visual Inspection of Asbestos Abatement Projects and IDPH Protocol. Clearance monitoring will conform to applicable local, Federal and IDPH/Illinois regulations.

Laboratory Analysis

Clearance air samples will be analyzed by an American Industrial Hygiene Association, Asbestos Analyst Registry (AIHA-AAR) approved analyst per IDPH. The samples must be analyzed in accordance with NIOSH 7400 method.

Air Monitoring Close-out Documentation

The contractor shall prepare an Abatement Report (Close-out Documentation), which will provide documentation of abatement activities and air monitoring results. The report will contain the daily logs of observed abatement, report of air monitoring samples collected during the abatement phase of the project, and supporting documentation; in addition to any abatement contractor supplied documentation, including but not limited to worker certifications.

Additional Services

Contractor shall provide as part of this scope of work, an estimate of remediation to be expected based on findings.

Provide a list of any services not defined herein that should be considered by the Owner to meet all State and Local Requirements.

Bid Breakdown

Contractor shall provide a detailed breakdown of proposed cost for services as follows:

1. Asbestos Survey & Report
 - a. Total Price
 - b. Quantity of Samples
 - c. Unit Price per additional sample
2. Lead Survey & Report
 - a. Total Price

- b. Maximum PLM Samples
 - c. Unit Price per additional sample
3. Mold & Additional Hazardous Materials, Samples, Survey & Report
4. Project Design/Bid Specifications for Abatement RFP
5. Project Management
6. 3rd Party Air Monitoring during Abatement Period
 - a. Daily Air Monitoring Rate (including up to 8 pcm air samples per day)
 - b. Unit Price per additional sample.
7. Availability to begin investigation.
8. Anticipated duration of investigation.
9. Lead time to produce report after investigation.

Schedule

It is anticipated that if any onsite abatement is required that it would occur at the County Courthouse between November and December 2019.

EXHIBITS

1. Aerial View of Existing Courthouse (to be provided if formally bid)
2. Existing Floor Plans (to be provided if formally bid)