

REQUEST FOR PROPOSALS

ASBESTOS INSPECTION SERVICES

BACKGROUND

Allegheny County Economic Development (ACED) administers the Act 152 Program. The program is focused on the elimination of slum and blight. Act 152 funds will be used to fund planning studies and demolition of blighted structures within Allegheny County.

The Allegheny County Health Department requires that all structures slated for demolition be inspected for the presence of asbestos prior to demolition. Therefore, ACED is issuing this Request for Proposals seeking proposals from qualified entities to inspect structures slated for demolition for the presence of asbestos.

The County anticipates entering into a contract with a Successful Proposer that will have a three-year term. During that term, the Successful Proposer will be expected to provide timely asbestos inspection services as described in detail below on an as-needed basis at specific sites throughout Allegheny County assigned from time-to-time by ACED.

Asbestos inspections will be financed exclusively by Act 152 funding.

THE PROJECT AREAS

For the purposes of this RFP, the Project Areas includes any municipality within Allegheny County.

RFP RESPONSE TIMELINE

August 22 & 29, 2024	Advertise and Release of the Asbestos RFP
September 23, 2024	Proposals due September 23, 2024 - 3:00 PM
October 7, 2024	Interviews conducted if necessary
October 21, 2024	Approximate Award of contracts

CONSULTANT SELECTION CRITERIA

Selection for the work will be made on the basis of the following criteria:

1. Specialized experience of the firm members in the type of work required for this project.
2. Qualifications and experience of key staff who will be assigned to this undertaking.
3. Familiarity with Asbestos Regulations and EPA, AHERA, and OSHA sampling protocols.
4. Capacity of the Firm.
5. Accessibility of the firm and personnel assigned to this undertaking.
6. Organization and management of this undertaking.
7. Special Criteria MBE/WBE or VOSB.

PROJECT CONTACTS

ALL SUBMISSIONS MUST BE RECEIVED BY 3:00PM September 23, 2024.

Proposals may be submitted by U S Mail or electronically.

SUBMITTING PROPOSALS:

MAIL PROPOSALS TO:

ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT
KOPPERS BUILDING,
436 7TH AVE, SUITE 500
PITTSBURGH, PA 15219
ATTN: BRENDA JOYCE-MAY

PLEASE CLEARLY INDICATE ON YOUR SUBMISSION (ENVELOPE) - "**ASBESTOS INSPECTION SERVICES**"

EMAIL PROPOSALS TO:

ELECTRONIC SUBMISSIONS CAN BE SUBMITTED TO
ACT152@alleghenycounty.us
Brenda.Joyce-May@alleghenycounty.us.

PLEASE WRITE "**ASBESTOS INSPECTION SERVICES**" IN THE SUBJECT LINE.

Allegheny County Economic Development (ACED) contacts are:

Brenda Joyce-May, Project Manager	412-350-1073
Julia Kelly, Project Manager	412-350-1056

Please address any questions concerning this Request for Proposals to Brenda Joyce-May, 412-350-1073 or Julia Kelly 412-350-1056 or, Allegheny County Economic Development. They may be reached at Brenda.joyce-may@alleghenycounty.us or Julia.kelly@alleghenycounty.us

Questions and answers, if substantive, will be circulated to all those who have requested the RFP.

RIGHTS OF THE DEPARTMENT OF ECONOMIC DEVELOPMENT

The Department of Economic Development reserves the right to waive any minor irregularities in any proposal submitted in response to this RFP and to reject any or all proposals at its option.

Contract will be awarded in compliance with the Home Rule Charter and the Administrative Code of Allegheny County.

RFP CONTENTS:

- Information to include in RFP Proposal.
- Scope of Work
- Fees

INFORMATION TO INCLUDE IN RFP RESPONSE

- A. Description of the Firm (one page)
1. Name, address and telephone number of firm.
 2. Number and location of offices.
 3. Managing principal or president
 4. Person to contact regarding this submission (phone and email)
 5. Size of firm (number of employees)
 - a) Professional staff
 - b) Administrative staff
 - c) Total staff
 6. Year established.
 7. Type of Organization (sole proprietorship, partnership, P.C., etc.)
- B. Legal actions, if any, currently pending against the firm
- C. List three projects asbestos inspections, of varying sizes, that you have performed by your firm in the past five years. Please use the following format:
1. Name and location of project.
 2. Size and cost of the project
 3. Year started and year completed.
 4. Name, address and telephone number of the client/owner if different than your firm.
 5. One to two pages of photographs
- D. References (one page)
- E. Provide resumes or briefly describe the experience and roles of your team. Include PA Department of Labor & Industry accreditations:
1. Principal in Charge
 2. Project
 3. Key staff
 4. Sub-consultant or joint venture partner principal

SCOPE OF SERVICES

The Allegheny County Health Department require all buildings to be surveyed for asbestos containing building materials prior to demolition. Survey Services should include:

1. Review of any available asbestos survey information.
2. Perform an asbestos building survey. The Consultant shall be responsible for the safety of their employees and for providing all required safety equipment including ladders.
3. Provide photographs of representative suspect building materials including exterior photograph of the structure.
4. Collect and analyze multiple samples of both interior and exterior suspect building materials, in accordance with the EPA, AHERA, and OSHA sampling protocols. A minimum of three samples of each suspect thermal or surfacing material is required. Additionally, testing should follow EPA testing protocol based on type and quantity of suspect material. The Inspector shall collect an adequate number of samples of miscellaneous suspect materials to determine if the material contains asbestos.
5. Bulk samples shall be analyzed via Polarized Light Microscopy (PLM) by a NVLAP Accredited Laboratory. Analysis of layered materials such as plaster or wallboard/joint compounds shall be by individual layer.
6. Prepare Reports representing which building materials contain asbestos. Report shall also include abatement requirements in accordance with EPA, OSHA, and Allegheny County Health Department regulations. Photographs of representative materials should be included in said report. General floor plan drawing of positive asbestos material locations shall be included. Said report should contain quantities of asbestos materials identified.
7. Both the survey and the report preparation shall be by an individual accredited as an Asbestos Building Inspector by the Pennsylvania Department of Labor and Industry. Training certificates and PA DOLI Photo Id's shall be included with each report.
8. Only if directed, Consultant shall perform final air sampling and clearance activities as per Article XXI of the Allegheny County Health Department Rules and Regulations for Air Pollution Control.

It is anticipated that surveys will be required for 70-80 residential structures and 1-3 commercial structures throughout the program year (July-June)

FEES

SURVEY FEES

The length of this contract will be 3 years. Each year the Consultant will perform the Asbestos Survey Services including final reports, collection, and analysis of bulk samples of suspect building materials and all related project expenses for a LUMP SUM FEE detailed below:

BUILDING TYPE	ESTIMATED # OF SAMPLES	FEE \$
RESIDENTIAL	20-25*	
COMMERCIAL	10*	
UNSAFE STRUCTURE LETTER		

*In the event a full survey cannot be completed due to unsafe conditions a partial survey should not be conducted. The structure should be treated as containing asbestos. A letter stating a full survey could not be completed due to unsafe conditions along with images of the structure must be submitted.

PRICE FOR PLM BULK SAMPLE ANALYSIS - \$ _____ PER SAMPLE

Adjustments to the fee, up or down, will occur if the number of PLM samples varies from the number allowed above.

Cost will be negotiated **if** Consultant is directed to perform final air sampling and clearance activities as per Article XXI of the Allegheny County Health Department Rules and Regulations for Air Pollution Control.