



Request for Proposals (RFP)
Asbestos Debris Removal and Concrete Demolition
Former Drexel Facility
70 Blue Ridge Street
Marion, North Carolina
City of Marion, North Carolina
October 28, 2024

The City of Marion (City) has secured funding from the North Carolina Department of Commerce Rural Transformation to remove construction debris and concrete slabs at the former Drexel Furniture Manufacturing Plant (Drexel) facility located at 70 Blue Ridge Street in Marion, McDowell County, North Carolina (Site). The purpose of this RFP is to identify a qualified contractor (Contractor) to partner with the City for the removal of the construction debris and concrete slabs at the Site.

The Site was previously occupied by Drexel, which operated from 1902 until approximately 2004. Operations on the Site primarily included the manufacturing and finishing of furniture, cabinets, and laminates. The Site is currently enrolled in the North Carolina Brownfields Program (Brownfields Project No. 20072-16-056).

The Site comprises approximately 15 acres and formerly contained six buildings totaling approximately 170,000 square feet (sq ft). In 2014, an unlicensed demolition contractor razed the Site structures and salvaged scrap metal, but left behind approximately 3,000 tons of demolition debris comingled with asbestos-containing material (ACM) and lead-based paint (LBP). The concrete slabs associated with the former buildings were also left in place. In 2019, the City removed approximately 2,500 tons of demolition debris and an estimated 500 tons of debris remains at the Site. The remaining debris is primarily located below grade in former basement areas and elevator pits at the Site.

The City is requesting that the Contractor prepare a detailed proposal including unit rate costs to 1) properly remove and dispose of the remaining demolition debris co-mingled with ACM and LBP, and 2) demolish, remove, and dispose of remaining concrete slabs at the property.

Additional details and proposal requirements for each task are provided below.

Task 1: ACM/LBP Demolition Debris Removal:

Removal of the ACM and LBP demolition debris will be performed in accordance with Occupational Safety and Health Administration (OSHA) and National Emissions Standards for Hazardous Air Pollutants (NESHAP) Program requirements and must be conducted by a NC Health Hazards Control Unit (HHCU)-accredited asbestos abatement contractor.

Prior to initiating debris removal activities, the Contractor will be responsible for obtaining a NESHAP permit. The City will be responsible for providing the Contractor the asbestos abatement project design and for hiring a HHCU-accredited asbestos air monitor to perform daily air monitoring during the work activities.

Work involving the disturbance of ACM will be performed in accordance with an asbestos abatement project design, which will be provided to the Contractor prior to initiating the abatement activities. The asbestos abatement project design will include procedures to be followed during work activities and will include the following minimum components:

- a regulated area will be established around areas of potential asbestos-containing debris disturbance;
- all personnel within the regulated work area will have current asbestos accreditation for the respective discipline (i.e., supervisor, worker, etc.);
- minimum personal protective equipment (PPE) required for personnel entering the regulated area (i.e., Tyvek® or similar coveralls, air purifying respirators equipped with High Efficiency Particulate Air [HEPA] cartridges, nitrile gloves, etc.);
- a lay-down pad for staging waste containers will consist of minimum 6-mil plastic sheeting;
- use of a water truck spraying water amended with surfactant prior to and during disturbance of asbestos-containing debris;
- wind control including the need for windbreak mechanisms; and
- requirements for the control and management of water used for dust suppression.

Because the demolition debris is co-mingled with ACM and LBP, the demolition debris will be disposed of properly as ACM or asbestos-contaminated at a lined subtitle D landfill permitted to accept asbestos waste. The demolition debris (co-mingled with ACM and LBP) may be staged in lined roll-offs or live loaded into trucks for off-site disposal.

Although not anticipated, if demolition debris is underlain by soil, a minimum of 3-inches of underlying soil will also be removed and disposed of as asbestos waste.

The Contractor will be responsible for providing pertinent documentation to the City, including copies of Asbestos Hazards Emergency Response Act (AHERA) training certificates and NC HHCU asbestos accreditations for all personnel involved in asbestos work, Contractor daily logs, and waste disposal manifests.

Task 2: Concrete Slab Removal

The contractor will demolish and remove the remaining concrete slabs at the Site in connection with City's broader effort to revitalize the Site for future development. The selected Contractor will be responsible for safely demolishing and removing all existing concrete slabs and ensuring the area is cleared and prepared for subsequent construction activities. The work includes the removal of all debris and materials resulting from the demolition, in compliance with all local, state, and federal regulations. The concrete demolition and removal will also be conducted in accordance with a North Carolina Department of Environmental Quality (DEQ)-approved Environmental Management Plan (EMP). The EMP will be provided by the City prior to commencement of the concrete demolition and removal activities.

The scope of work for this project includes the complete demolition and removal of all concrete slabs at the specified location. The contractor will be required to conduct a thorough site assessment prior to commencing work, identifying any potential hazards or challenges. The project will involve the use of appropriate heavy machinery to remove the concrete slabs, as well as the transportation and disposal of the resulting debris to an approved facility. The Contractor is required to implement all necessary safety measures to protect workers, the public, and surrounding properties during the demolition process.

Minimum Contractor Requirements

- Contractor employees must have appropriate training [*i.e.*, either a 40-hour or 24-hour OSHA-required (29 CFR 1910.120) health and safety (H&S) course for hazardous waste work, or certified equivalent training].
- Contractor employees engaging in asbestos work must have appropriate accreditation with the NC HHCU for the work being performed (*i.e.*, supervisor, worker, etc.).
- Personnel engaging in asbestos work must have had an annual physical (or physician's waiver for biennial physical) and be certified "fit for duty" and "fit for respirator use," if necessary, by a qualified physician.
- Proof of both training and a physical will be provided before Site work may begin.
- Contractor personnel must have appropriate PPE for the specific job. Minimum PPE for Site personnel shall include hardhat, safety shoes, high visibility clothing or vest, gloves, safety glasses, hearing protection (if appropriate), and respiratory protection (if appropriate and with fit test). Additional PPE will be required for personnel engaging in asbestos work, as specified in the future asbestos abatement project design. PPE for Contractor personnel, including clothing and gloves, will be provided by the Contractor.
- Heavy equipment and field operations must meet applicable safety standards and be in good working condition. Unsafe equipment or operations that cause excessive dust will necessitate shut down of the job at a cost to the Contractor.
- Before field activities begin, the Contractor must develop a Site-specific Health and Safety Plan. The Contractor must agree to comply with at least the minimum requirements of its own Site-specific Health and Safety Plan and be responsible for the health and safety of its own employees. The Contractor also must agree that it will take any additional measures it deems

necessary to meet at least minimum applicable health and safety standards if unforeseen circumstances arise.

- The Contractor is requested to designate a Contractor's Safety Representative (CSR), who is the Contractor supervisor. The CSR is responsible for the safe and healthful performance of work by their work force and subcontractors. During the Contractor's activities on-site, the CSR will perform continuing work area inspections, and conduct safety meetings and safety orientations for all new employees.

Site Preparation and Controls

- All work will be performed on property owned by the City and access agreements will not be required.
- All asbestos-related work performed on the Site will be conducted in accordance with the asbestos abatement project design.
- Only authorized remediation personnel will be allowed access to the work areas during the cleanup activities.
- Barricades and barricade tape should be used to delineate a work zone for safety purposes around the work area. The barriers shall be set in a 25-foot radius (as practical) around the work area to provide sufficient maneuvering space for personnel and equipment.
- Erosion and sediment controls will be implemented prior to beginning Site activities. Operational and engineering controls will be used to prevent rainwater from entering into active excavation areas and to prevent off-Site loss of sediment. All erosion and sediment control measures will be checked daily during the excavation and re-grading process. Inspections will also occur after each significant rainfall.
- All tools and equipment will be cleaned prior to use at the Site. All personnel, tools, equipment, and vehicles that come into contact with contaminated media will be decontaminated prior to leaving the exclusion zone to prevent cross-contamination. A decontamination area for equipment and tools will be established near each work area. Polyethylene plastic sheeting may be placed in loading areas to catch spills and to reduce the potential for soil to come in contact with truck tires. Loose soil and debris will be brushed from the exterior of truck and/or container bodies prior to their exit from a loading area. Loose soil that is brushed from the trucks and/or containers and that has been removed from the plastic sheeting will be transported for off-site disposal. Each roll-off container or truck will be securely covered with polyethylene sheeting at the end of the workday or in anticipation of heavy precipitation events. The Contractor will provide a wheel wash or similar means to reduce the potential for haul trucks tracking soil onto the public roads. No tracking of mud or soil will be permitted beyond the designated work areas. Any such impacts will be addressed immediately by the Contractor.

Scope of Services

The primary activities to be performed by the Contractor include the following:

- construction of Site controls and decontamination measures (discussed above);
- operation of heavy equipment during concrete removal and waste handling activities;
- transport and disposal of all materials in accordance with applicable regulations; and

- backfilling of excavation areas with clean fill, backfill compaction using heavy equipment (no geotechnical testing will be required), and surface restoration (seed and straw). All backfill materials will be acquired from a commercial quarry and approved in advance by the City of Marion.

An authorized representative of the waste generator (City of Marion) will sign waste disposal documents prior to removal. Contractor must prepare all required shipping documents and must provide the generator a copy of the signed manifest documentation, weight slips, and disposal facility acceptance documentation.

Contract and Bid Submittal

Written bids shall include an estimated timeframe to complete the scope of work, and a description of services with unit rate costs for daily labor, equipment, and disposal of media removed from the Site. This project will be contracted between the successful bidder and the City of Marion.

Written bids shall be submitted to the City no later than Monday, December 2, 2024 at the end of the business day. Please email your proposal to the attention of Heather Cotton (hcotton@marionnc.org) with the subject line – “Debris Removal Proposal”. Please copy Brett Lawrence (blawrence@harthickman.com) and John Lopez (jlopez@harthickman.com) when submitting bid. In support of preparation of the bid, the City will host a Site walk-through for qualified bidders on Monday, November 11, 2024 at 10:00 am.

Questions regarding work or bidding documents should be directed to Brett Lawrence or John Lopez (with Hart & Hickman, PC) at (704) 586-0007.

The City of Marion reserves the right to reject any or all bids, to waive or not waive informalities or irregularities in bids or bidding procedures, and to accept or further negotiate cost, terms, or conditions of any bid determined by the City to be in the best interests of the City even though not the lowest cost. The City is not liable for any costs incurred by Contractors prior to the issuance of a contract, including any costs incurred in responding to this request for proposals. It is expressly understood and agreed that the submission of a proposal does not require or obligate the City to pursue an agreement or contract with any business.

Minority-owned, women-owned, Section 3 businesses, and locally-owned businesses are strongly encouraged to submit bids.

Selection Criteria and Process

Proposals will be evaluated by the City and its representatives in consideration of the following criteria:

- The clarity of the proposal with unit rate costs provided, the understanding of the project and its objectives, and the responsiveness to the bidding request.
- The respondent’s qualifications and experience for performing the requested scope of services, with particular attention on experience with successful projects similar in size and nature/complexity.

- The degree to which the respondent demonstrates an ability to work effectively and coordinate activities with the City’s project management team.

The following criteria will be used to evaluate proposals:

Evaluation Criteria (100 Total Points)

Contractor selection criteria will include demonstrable experience with concrete-slab demolition, construction debris removal (including debris containing ACMs and LBP), appropriate accreditation and training, and ability to coordinate effectively with the City’s project management team. The City will act as the sole judge of all proposals.

The City will review all qualifications according to the factors and criteria included within this RFQ. The City will consider the following factors in its review of the Contractor bids received:

Description	Points Possible
Compliance: Contractor has workers and supervisors accredited by the North Carolina HHCU for asbestos handling, and has experience obtaining NESHAP permits.	25 Points
Safety: Contractor has demonstrated ability to development and maintain safety protocols for its workers, in compliance with OSHA and North Carolina Department of Labor standards.	25 Points
Qualifications: Qualifications of the Contractor and any subconsultants, including appropriate areas of expertise, relevant experience, and capabilities demonstrating qualifications to undertake the project, including specific capabilities to adhere to an asbestos abatement project design, and handle and dispose of asbestos in accordance with local, state, and federal regulations.	25 Points
Cost and Schedule: Respondents will include their Rate Sheet for both daily services and equipment to enable review of the reasonableness of costs and prices proposed. Contractor unit rate prices are competitive and reasonable, considering local market rates and cost of compliance.	25 Points
Total Points Possible:	100 Points