
REQUEST FOR PROPOSAL

RE: Relocation of Building Debris / Asbestos Containing Materials
Associated with Structurally Compromised Buildings
Former True Temper Site (SMS #2024-5394)
575 Concord Avenue
Saint Johnsbury, Vermont 05819

Issue Date: February 20, 2025
Mandatory Pre-Bid Meeting: March 6, 2025, with Attendance Confirmation
due March 4, 2025
Bidder Questions Due: March 12, 2025
Response to Bidder's Questions: March 14, 2025
Response Deadline: March 19, 2025
Notice of Award: March 21, 2025
Work to be Completed By: April 25, 2025

INTRODUCTION

On behalf of The Town of St. Johnsbury, Vermont ('the Town' or 'the Owner'), Montrose Environmental Solutions, Inc. (Montrose or the 'Owner's Representative') is seeking proposals from qualified demolition and asbestos abatement contractors (each, a 'Contractor') to provide services at the Former True Temper Site located at 575 Concord Street, St. Johnsbury, VT. The selected Contractor will perform work under subcontract to Montrose.

This letter, along with its enclosures, comprises the request for proposal (RFP) for this project. Montrose and the Town reserve the right to amend the RFP by addendum before the final proposal submittal date. Responses should be submitted in accordance with the instructions set forth in this RFP. It is the proposer's responsibility to check for addenda to this RFP and comply with new or revised requirements that may be stated herein.

This work includes the relocation of building debris and asbestos containing material (ACM) to accommodate future subsurface investigation within structurally compromised buildings. All subject buildings are structurally compromised and cannot be safely occupied to perform traditional asbestos abatement prior to subsurface site characterization (i.e. drilling). A visual inspection reveals that some of the buildings have been reduced to debris piles while others are significantly collapsing. There is no need for a formal evaluation of the buildings by a structural engineer and a Building Condemnation Letter prepared by a VT Licensed PE is presented in Appendix A.

PROJECT DESCRIPTION

Building materials (debris) will need to be relocated within the building footprints to clear pathways for a drill rig to access the designated investigation points. There is known to be ACM comingled with some of the building debris. Traditional asbestos abatement methods, however, cannot be safely implemented prior to drilling. Therefore, a non-traditional procedure will be utilized to accommodate drilling. **This procedure is not intended to be an asbestos abatement activity.** Removal and disposal of asbestos containing materials will not be performed. Contractor shall move enough building debris to clear pathways for a drilling rig in accordance with the following work practices.

MANDATORY SITE VISIT & PRE-BID MEETING

Respondents will be required to participate in a Mandatory Site Visit and Pre-Bid Meeting to be organized by Montrose. The meeting will be conducted at the Site on Thursday, March 6, 2025, at 10:00 a.m. At that time, the Contractor shall become familiar with local conditions that may affect cost, progress, performance, or furnishing of the Work. Respondents shall notify Ryan Malia via email at ryanmalia@montrose-env.com to confirm their attendance by 5:00 pm EST on Tuesday, March 4, 2025. The Pre-Bid Meeting will be conducted on-Site by Todd Hobson of Clay Point Associates, Inc. (hereinafter referred to as CPAI) and Ryan Malia of Montrose.

INTERPRETATIONS & ADDENDA

All questions about the meaning or intent of the RFP are to be directed to Ryan Malia via e-mail only before 5:00 pm March 12, 2025. Interpretations or clarifications considered necessary by Montrose or the Town in response to such questions will be issued via e-mail only by 5:00 pm on March 14, 2025. All responses to questions become addenda to the RFP. Questions received after March 12, 2025 may not be answered. Only questions answered by e-mail will be binding. Oral and other interpretations or clarifications will be without legal effect. Addenda may be issued by Montrose to modify the RFP as deemed necessary.

SCOPE OF WORK

The Contractor shall furnish all methods, expertise, supervision, equipment, materials, and labor necessary for the performance of the work and shall furnish and do everything necessary to make the work satisfactory, complete, neat, and finished to complete the following Scope of Work:

- 1) Include a HASP to be prepared and submitted by the Contractor.
- 2) At the direction of Montrose, the Contractor shall relocate building materials/debris to clear a pathway for a drill rig to access eight (8) unique locations (**Figure 1**). All locations are within the original footprint of a collapsed/partially standing building. Relocation may involve pushing aside building debris that has accumulated on the ground/floor and/or taking down partially collapsed building materials and setting them aside in accordance with the Vermont Regulations for Asbestos Control (hereinafter referred to as VRAC). This activity is not being performed to remove ACM but only to allow below ground site characterization to occur. Site cleanup (asbestos abatement, etc.) is intended to be performed under separate contract at a later date.
- 3) The Contractor shall apply for approval of alternative work practices in accordance with VRAC. The request shall specify implementation of this specification. There shall be no additions, deletions or alterations to the alternative work practice request without approval from Montrose. The request for alternative work practices shall state that the Contractor's work plan provides an equivalent measure of asbestos control. The selected asbestos abatement contractor shall provide confirmatory photographs of existing conditions with their permit application to the Vermont Department of Health (hereinafter referred to as VDH).
- 4) At no time will Contractor's personnel directly contact asbestos containing materials. All direct contact of asbestos containing materials shall be performed by Contractor's mechanical excavation equipment during building material relocation.
- 5) At the start of on-site work and prior to any disturbance of building materials, the Contractor will provide asbestos awareness training to all operators of heavy equipment who are not certified as asbestos workers/supervisors in the State of Vermont. The training session duration will be appropriate for this specific project and will include general information about asbestos, potential asbestos health effects and exposure monitoring. The training session will also include discussion of all elements of the project. The training session shall be provided at the Contractor's expense.

- Documentation of asbestos awareness training will be provided by the Contractor to VDH as part of required project clearance submittals.
- 6) Throughout the project, CPAI shall administer personnel exposure air monitoring of personnel in accordance with VOSHA requirements (29 CFR Part 1926.1101). All air samples and blank samples will be analyzed by a Vermont certified Asbestos Analytical Service/Analyst by Phase Contrast Microscopy (PCM). Exposure monitoring will be conducted in accordance with 29 CFR 1926.1101. Exposure monitoring documentation will be provided by the Contractor to the VDH as part of required project clearance submittals. Exposure monitoring shall be performed at the Contractor's expense. At all times during contact and movement of building materials, Contractor's personnel will be within the enclosed cab of their excavator(s).
 - 7) Prior to the start of any disturbance of building materials, the Contractor shall install barriers that shall establish the project work area. The barriers shall be, at minimum, danger asbestos tape or similar and maintained to be continuous. The barriers shall challenge and provide warning to any individual who may attempt to access the project work area from any direction.
 - 8) The Contractor shall provide all power necessary to properly complete the specified work. In addition, the Contractor shall provide adequate power and extension cords for CPAI to perform perimeter air monitoring during disturbance of building materials/debris. Four (4) high volume air sampling pumps will be used by CPAI, approximately located to the north, south, east, and west of the work areas.
 - 9) All Contractor personnel who are not operators shall wear protective clothing, respiratory protection and other appropriate safety equipment at all times when in the designated work areas.
 - 10) The Contractor shall use wetting/dust suppression equipment at all times there is contact with building materials/debris. The Contractor shall provide and use all water necessary to prevent any visible emissions during disturbance of building materials/debris. There is no water available at the site. The Contractor may collaborate with the Town of St. Johnsbury Fire Department to gain access to a nearby hydrant, if available. At no time during disturbance of building materials/debris shall there be any visible emissions. Montrose will be present during all activities. At any time that adequate wetting is not being performed, Montrose shall immediately direct Contractor to stop work. Work shall only resume after necessary adjustments have been made by Contractor.
 - 11) At all times that building materials are disturbed, CPAI shall perform perimeter air sample collection at the boundaries of the work area. All air samples will be analyzed by a Vermont certified Asbestos Analytical Service/Analyst using PCM. Air samples that are reported to exceed 0.010 f/cc by PCM shall be re-analyzed by Transmission Electron Microscopy (TEM). Perimeter monitoring documentation will be provided by the Contractor to Montrose and VDH as part of required project clearance submittals.
 - 12) The Contractor shall meticulously relocate building materials/debris to create a clear path for a drill rig to access the designated drill point. A clear path shall mean that no visible building materials/debris will come into contact with any part of the drill rig. Relocation shall be placement of building materials/debris adjacent to the pathway being created, not accumulation in one or a few piles. No asbestos disposal will be required. The Contractor shall minimize disturbance to soil during relocation. The final relocation effort may need to involve hand removal by properly protected, Vermont certified asbestos abatement workers/supervisors.
 - 13) At the completion of building material/debris relocation, the Owner's Representative shall perform a visual inspection of the pathway to confirm that all building materials/debris have been relocated. The Contractor shall continue relocation until the Owner's Representative has confirmed proper completion of the activity at each designated location.
 - 14) Upon completion of site work and/or prior to leaving the site, the Contractor shall decontaminate the excavator bucket(s), tracks and other surfaces that contacted building materials/debris using specified cleaning techniques until there is no visible dust, dirt, debris, or residue on the surfaces.

Upon completion of equipment cleaning, Owner's Representative shall perform a visual inspection of the equipment surfaces that have been cleaned. Clearance criteria shall be no visible dust, dirt, debris, or residue.

- 15) CPAI shall provide a written clearance report to Owner, Montrose, Contractor and VDH as part of the required project clearance submittals.

LABOR WAGE RATE SCHEDULE

All employers working under the Contract are subject employers that will comply with all Federal, State, and Local labor regulations and laws including, but not limited to Davis-Bacon and Related Acts. (Rates can be found at the following URL: <https://sam.gov/wage-determination/VT20250066/0>)

INSURANCE

The successful Bidder shall maintain general public liability insurance, including coverage for acts of independent contractors or subcontractors, in an amount not less than \$1,000,000 for each occurrence and \$2,000,000 in the aggregate. The successful Bidder shall also maintain property damage insurance in an amount not less than \$500,000 for each occurrence and \$1,000,000 in the aggregate. With submission of a signed agreement to provide the requested Scope of Work, the successful Bidder shall submit evidence of the required insurance coverage naming the Town of St. Johnsbury and Montrose as additional insured.

The successful Bidder shall provide copies of the required policies of insurance upon request by Montrose. Such insurance shall be carried with financially responsible insurance companies licensed in Vermont and shall be kept in force during the entire term of the agreement.

BID FORM

The Bidder shall state a single lump sum price for the work as set forth in the Bid Form. Any such lump sum price or prices shall include all the work described in the RFP.

SUBMITTALS

As part of the bid submission, the Bidder shall submit a formal Proposal detailing its proposed approach to the Work. At a minimum, the Proposal shall:

- Provide a written description of the general approach to be used to complete the work as outlined in the RFP;
- Include a detailed schedule;
- Include resumes of key project personnel to be assigned to the project; and
- Bidder qualifications presenting in detail the experience and qualifications to complete the requested scope of work, including three (3) similar projects completed in the last three years and associated references; and
- The completed Bid Form.

EVALUATION CRITERIA

The Montrose reserves the right to:

1. Select a proposal in its entirety or some portion(s) thereof;
2. Reject any and all proposals, in whole or in part;
3. Waive irregularities;
4. This proposal solicitation does not commit Montrose to enter into any agreement or to pay any costs incurred in the preparation of a Bidder's proposal; and

5. The selection of a Bidder will be determined within the sole and absolute discretion of Montrose.

Montrose will consider the qualifications and experience of the Contractor as part of the Bid. Montrose also may consider the operating costs, maintenance requirements, performance data, and guarantees of major items of materials and equipment proposed for incorporation in the Work when such data are required to be submitted prior to the Notice of Award.

Montrose may conduct such investigations as the Owner deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications, and financial ability of Bidders to perform and furnish the Work in accordance with the Bid Documents to the Owner's satisfaction within the prescribed time. If the Contract is to be awarded, Montrose will give the apparent Successful Bidder a Notice of Award before 5:00 pm March 21, 2025.

PROPOSAL DUE DATE

Proposals, along with other required documents shall be submitted by March 19, 2025 at 5:00 pm. Respondents are required to submit an electronic copy of all required documents. Bids shall be submitted to the following by the deadline:

Ryan Malia
Staff Geologist III
Montrose Environmental Solutions, Inc.
100 S. Clinton Avenue, Suite 2330
Rochester, New York 14604

Respondents shall assume full responsibility for timely delivery at the location designated for receipt of proposals. A proposal submitted by any method other than as provided in this Section will not be accepted.

End of Request for Proposal

Enclosures:

Bid Form
Figure 1 – Site Plan and Drilling Locations
Building Condemnation Letter

BID FORM

PROJECT IDENTIFICATION: FORMER TRUE TEMPER SITE (SMS #2024-5394)
Relocation of Building Debris / Asbestos Containing Materials
575 Concord Avenue
Saint Johnsbury, Vermont 05819

THIS BID IS SUBMITTED TO: Ryan Malia
Staff Geologist
Montrose Environmental Solutions, Inc.
100 S. Clinton Avenue, Suite 2330
Rochester, New York 14604

- 1) The undersigned Bidder proposes and agrees, if this Bid is accepted, to perform and furnish all Work as specified or indicated in the RFP for the Contract Price.
- 2) Bidder accepts all of the terms and conditions of the RFP.
- 3) In submitting this Bid, Bidder represents that:
 - A. Bidder has examined the RFP issued during the Bidding Process.
 - B. Bidder has familiarized itself with the nature and extent of the RFP, Work, Site, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work and has visited the Site as part of the pre-bid meeting.
 - C. Bidder acknowledges that reports and drawings of subsurface conditions and drawings of physical conditions are available for review and copying at a location designated by Montrose.
 - D. Bidder has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, test and studies which pertain to the physical conditions at the Site or otherwise may affect the cost, progress, performance or furnishing of the Work as Bidder considers necessary for the performance or furnishing of the Work at the Contract Price, in accordance with the other terms and conditions of the RFP.
 - E. Bidder has reviewed and checked all information and data shown or indicated in the RFP with respect to existing underground facilities at or contiguous to the Site, and surface or subsurface conditions, and assumes responsibility for the accurate location of said underground facilities. No additional examinations, investigations, explorations, tests, reports or similar information nor data in respect of said underground facilities, surface, or subsurface conditions are or will be required by Bidder in order to perform and furnish the Work at the Contract Price, in accordance with the other terms and conditions of the RFP.
 - F. Bidder has given Montrose written notice of all conflicts, errors or discrepancies that it has discovered in the RFP and the written resolution thereof by Montrose is acceptable to Bidder.
 - G. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid. Bidder has not solicited or induced any person, firm or corporation to refrain from bidding, and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or Montrose.
- 4) Contractor represents that it is engaged in the business of performing, among other things, building asbestos and lead based paint abatement, building demolition and decontamination, and property restoration. The Contractor further represents that the equipment provided by it and/or any subcontractors

to perform the work are suitable to perform such work and that all personnel are properly trained. Contractor further represents that the parties with which Contractor subcontracts to perform services related to this Contract shall be appropriately certified, permitted and/or licensed pursuant to applicable federal, state and local laws, ordinances and regulations.

- 5) Contractor acknowledges that it is aware of and understands the nature of the substances that may be involved with the Work, and the risks that may be presented to persons, property and the environment.
- 6) Contractor represents and warrants that all work performed by the Contractor under this Bid shall be in accordance with the requirements, standards, and specifications applicable to the work as set forth or referred to in the RFP.
- 7) Contractor further represents that in performing work hereunder which requires professional engineering judgment, Contractor shall apply a level of effort in performing the Work consistent with applicable professional engineering standards as existing in the United States and the industry at the time the Work is performed and shall comply with applicable federal, state and local statutes, ordinances and regulations.
- 8) Contractor represents that it shall, at all times, cause its employees, subcontractors and agents to comply with all applicable safety and health regulations, codes, and standards. Contractor further represents that it shall take all reasonable precautions for the safety of, and shall provide protection to prevent damage, injury or loss to all persons, property, materials and equipment involved in the Work herein. Contractor further represents that it shall maintain all reasonable safeguards for safety and protection, including temporary fences, signs and warnings against hazards, and promulgating safety regulations associated directly with Contractor's work.
- 9) Contractor shall retain as confidential all information and data designated as confidential by Montrose, and Contractor shall not disclose such information to any third party, provided that nothing herein shall prevent any party from disclosing and/or using said information or data (i) when the information or data without a confidentiality obligation are actually known to the receiving party before being obtained or derived from the transmitting party; (ii) when the information or data are generally available to the public without the fault of the Contractor at any time before or after it is acquired from the transmitting party; (iii) where the information or data are obtained or acquired in good faith at any time by the Contractor from a third party who has the same good faith and who is not under any obligation to the transmitting party in respect thereof; or (iv) where a written release is obtained by the receiving party from the transmitting party. In the event that Contractor is required by subpoena, court order, administrative order or otherwise, to disclose any confidential information, Contractor shall give immediate written notice to Montrose. Upon receipt of same, Montrose expressly reserves the right to interpose all objections it may have to the disclosure of the information. The foregoing obligation shall survive the termination or expiration of this Contract and shall continue in force and effect until a written release is given by Montrose.
- 10) Contractor shall not use any such reports, documents, manifests, permits, certificates, or information for any purpose unrelated to the work performed under the Agreement without the prior written consent of Montrose.
- 11) The terms used in this Bid which are defined in the RFP have the meanings assigned to them in the RFP.
- 12) Contractor shall obtain all necessary licenses, permissions, or approvals and shall pay for all royalties or other charges related to the use of any patent-protected or proprietary materials, equipment, or techniques at the Site. Montrose shall not be responsible for any charges or royalties lodged by a patent holder or licensor other than those charges anticipated by the Contractor and built into the Contract amount nor any legal action or related expenses resulting from the Contractor's use at the Site.

BID FORM NEXT PAGE

BID FORM TABLE

Item No.	Description	Location	Action	Unit	Approximate Quantity	Unit Cost (\$)	Total Bid
1	Approvals	N/A	Apply for approval of alternative work practices in accordance with VRAC	Lump Sum	1		
2	ACM / Debris Clearing	Exterior – Field Locate	Relocate building materials/debris to clear a pathway for a drill rig to access eight (8) unique locations	Lump Sum	1		
3	Air Monitoring and Containment	All	Administer personnel exposure and perimeter air monitoring of personnel in accordance with VOSHA requirements	Lump Sum	1		
Total Bid Amount =							

(If Bidder is an Individual)

Signature of Witness

Signature of Individual

Trading and doing business as:

Name of Business

Address of Business

(If Bidder is a Partnership)

Name of Partnership

Address of Partnership

Signature of Witness

Signature of Partner

Signature of Witness

Signature of Partner

Signature of Witness

Signature of Partner

Attest:

(If Bidder is a Corporation)

Name of Corporation

Signature of Secretary
Assistant Secretary

Address of Principal Office

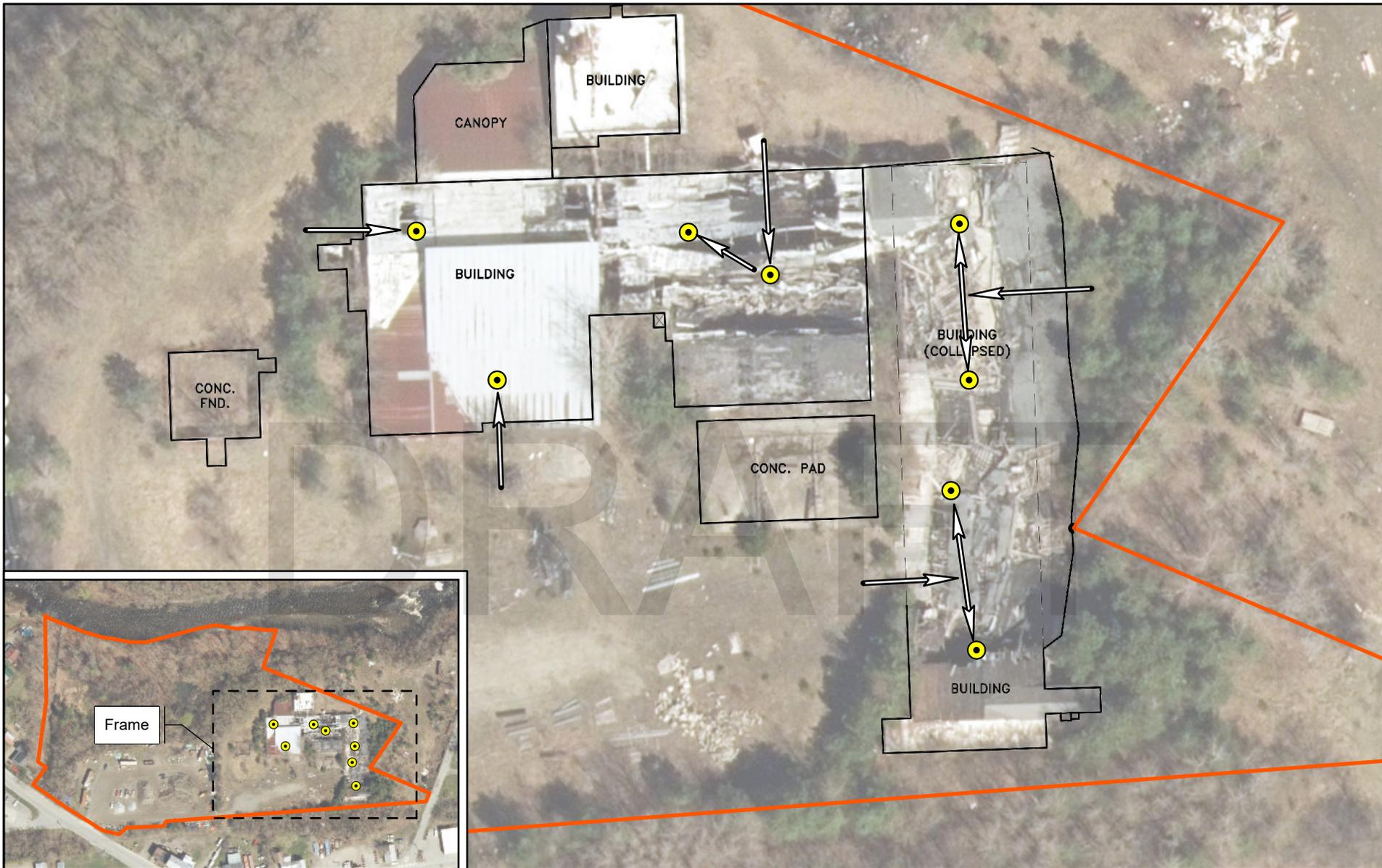
(Corporate Seal)

State of Incorporation

Signature of President
or Vice President

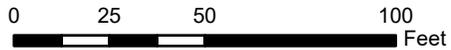
Type or print name below each signature

State here the names and address of all partners, if a partnership, or of three principal officers, if a corporation



LEGEND

-  Drilling Locations
-  Site Boundary
-  Paths to be Cleared / Access Locations



CREATION DATE: JANUARY 17, 2025	PROJECT NO: PROJ-13733	FIGURE 1 SITE PLAN AND DRILLING LOCATIONS
	DRAWN BY: BGS APPRVD BY: KDI CHECK'D BY: KDI REVISION: 0	
Former True Temper Site 575 Concord Street, St. Johnsbury, VT		©2024 Montrose Environmental. All rights reserved

Burlington, VT ▪ Lebanon, NH ▪ Schenectady, NY

Date: September 13, 2024
To: Kevin Ignaszak, P.E.
Montrose Environmental
Keignaszak@montrose-env.com
From: James Hoepker, P.E.
Re: True Temper Site – 575 Concord Ave. St. Johnsbury
Existing Buildings

This memo will serve as our opinion regarding building conditions at the above referenced site.

On Wednesday September 11, 2024, I met with Joe Kasprzak of the Town of St. Johnsbury to observe multiple building conditions at 575 Concord Ave in St. Johnsbury. Some of the structures have fully or partially collapsed and access was not available. Other structures that were able to be observed from the inside show serious signs of deterioration, with small portions having already collapsed, and other portions near collapse. It is our opinion that the remaining structures that are standing are not safe to work in and should be demolished prior to any work being completed within the footprint of the building.

The rear brick boiler building, and metal smokestack are under further structural evaluation currently and are not part of this evaluation. Please see photos on the next page for typical conditions of the building structures.

Please feel free to reach out with any questions.

Regards,

James Hoepker, P.E.

