



3024 Turner Street, Lansing MI 48906
517.267.5221
www.inghamlandbank.org



Ingham County Land Bank Fast Track Authority

Request for Proposal

Asbestos Containing Materials / Hazmat Surveys & Clearances for Properties in Ingham County

RFP # ACM-2025-28

Introduction:

The Ingham County Land Bank Fast Track Authority (Land Bank) is requesting proposals for Asbestos Containing Materials / Hazmat Surveys and Clearances for various residential and commercial properties in Ingham County. These properties may fall within the NSP-1, NSP-2, NSP-3, HOME, CDBG, HHF, U.S. Treasury, MSHDA, MEDC, Covid-19, Covid-19 CARES, Covid Variants, American Rescue Plan Act, Land Bank, Ingham County Housing Trust Funds, Ingham County Treasurer, State Land Bank Blight Elimination Grant, or other funding streams. On a yearly basis, the total quantity of properties is estimated to be 10-20.

Vendor selection will be based upon proposals submitted to the Land Bank by Land Bank staff. The Land Bank intends to award a three (3) year contract to the lowest, most qualified, and responsible bidder(s).

Release Date: Wednesday, February 12, 2025

Bid Due by: Wednesday, March 5, 2025

Bid Opening: Wednesday, March 5, 2025, 10:00am

At: Ingham County Land Bank Office, 3024 Turner St, Lansing, MI 48906

If you have any questions about this Request for Proposal, please feel free to contact:

- Michael Andrick, Demolitions & Property Maintenance Specialist, mandrick@ingham.org

Instructions to Bidders

1. BID PROPOSAL CONTENT

Bid proposal documents should include, but not limited to, the following:

- Bid Specifications / Proposal
 - Cost per property with up to 50 samples. Additional samples will be reimbursed at cost to contractor (documentation required)
 - Cost of extra samples (over 50) and / or layers
 - Length of time from request to report is completed and delivered
 - Cost of ACM clearance report, per visit.
- Firm Background / Years in Business / History
- Evidence of financial stability – For example, 2022-2023 audited financial statements, if available; or copies of the last 2 years tax returns filed, bank statements with sensitive info blocked out, etc
- Description of qualifications and previous experience with ACM Building Surveys for rehabilitation/renovation/demolition projects
- Current resume (1-2 pages) for key personnel actively involved and/or present on job sites. At a minimum, this shall include a listing of the relevant certifications (with document numbers and effective dates), licenses, training, and experience.
- Three references documenting past experience by providing: name, agency, and contact telephone number.
- Copies of current and applicable (state and local) licenses, certifications, trainings completed, etc.
- Certifications and Authorized Signatures form
- Local Vendor Certification, if applicable
- Certificate of Compliance with Public Act 517 of 2012
- Contractor Application, found on the Land Bank website www.inghamlandbank.org, including a W-9 (unless already on file with the Land Bank Office)
- Evidence of required insurance
- Minority Business Enterprise (MBE), Women Owned Business (WOB) certificates, if applicable

2. BASIS OF PROPOSAL

Proposals are solicited for the completion of all work as described in the specifications and/or shown on the plans. Proposals may be withdrawn by bidders prior to, but no later than, the time fixed for the opening of bids. Submit sealed bids, labeled as "RFP# ACM-2025-28," prior to the opening date, when bids will be opened and read aloud at the Land Bank office. If the Land Bank does not accept the proposal within 45 days, after the opening date, Contractor may withdraw their proposal.

3. EXAMINATION OF PREMISES

Contractor shall familiarize themselves with local conditions affecting the job. They shall take their own measurements and be responsible for the correctness of same. Any variance of Contract documents from legal requirements and/or field conditions shall be promptly reported to the Land Bank. Contractor shall be responsible for any examination and no allowances will be made in their behalf by reason of error and omission. If any part of the Contractor's work depends for proper results upon existing work or the work of another, Contractor shall notify the Land Bank before commencing work of any defects that will affect the results. Failure to so notify will constitute their acceptance of the conditions.

4. CONTRACT

Please review the draft Contract included with this Request for Proposal (RFP). By submitting a bid, Respondents indicate agreement with its contents. It will be signed in accordance with all documentation required with this RFP. It is a three-year contract, subject to annual performance review(s) and renewal(s) within that term.

5. SIGNATURES

Respondents shall place on file with the Land Bank, a notarized statement indicating those individuals authorized to sign proposals on behalf of the Corporation, Partnership and/or Individual. (See attached form.) Said notarized statement may be placed on file prior to the submission of any Proposals and updated as the status of the authorized individuals change, or may be submitted with each proposal.

6. CERTIFICATE OF INSURANCE

All bidders shall have on file with the Land Bank certificates of all such insurance required under the Land Bank Vendor Insurance Policy located online at www.inghamlandbank.org within seven (7) calendar days after receipt of the notice of award, unless said certificates are already on file. Further insurance and certificates must include an endorsement providing for ten (10) days prior written notice to the Land Bank, of termination, expiration, or material change of terms.

7. LOCAL VENDOR PREFERENCE

Preference will be given to a vendor who operates a business within the legally defined boundaries of Ingham County. To be considered a local vendor, the Respondent must complete the "Local Vendor Certification Form" included in this bid packet.

8. CERTIFICATE OF COMPLIANCE WITH PUBLIC ACT 517 OF 2012

All bidders must complete the attached Certificate of Compliance with Public Act 517 of 2012, by which the bidder certifies that neither it nor any of its successors, parent companies, subsidiaries, or companies under common control, is an "Iran Linked Business" engaged in investment activities of \$20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this solicitation, the bidder will not become an "Iran Linked Business" during the course of performing the work under the Contract.

9. ACCEPTANCE AND REJECTION

A Contract shall be formed between the parties hereto by the Land Bank's acceptance of the Respondent's proposal, and it will be effective on the date stated on the Bid Specification/Proposal form. Upon acceptance by the Land Bank, a copy of the Contract (see draft attached) will be returned to the Contractor as their official notification of award. The Contract, however, shall not be in force until the Contractor has complied with all the requirements of insurance from the Land Bank set forth herein. By the execution of the Contract, the Contractor and the Land Bank hereby covenant in respect to any part of this Proposal and Contract. The Land Bank reserves the right to waive irregularities and to reject bids.

Bid Specifications / Proposal

Summary

The Ingham County Land Bank is seeking an experienced and responsible contractor for the identification and marking of asbestos containing materials (ACM) and hazardous materials in properties slated for either renovation or demolition. They also may be requested to visit a property post-abatement to perform an inspection to verify that any found ACM and/or hazardous materials have been abated and submit a clearance report confirming the property as cleared. These properties may fall within the NSP-1, NSP-2, NSP-3, HOME, CDBG, HHF, U.S. Treasury, Covid-19, Covid-19 CARES, Covid Variants, American Rescue Plan Act, Land Bank, Ingham County Treasurer, or other funding streams. The successful Respondent will meet all qualifications, including competitive pricing, as delineated in the attached proposal. All Respondents shall be screened through the federal System for Award Management (SAM), formerly known as Excluded Parties List System (EPLS), and Limited Denials of Participation list and, if listed, will not be eligible in accordance with their debarment stipulations. The Land Bank is not in a position to determine in advance the actual number of surveys to be performed during the term of the contract, but would estimate approximately 5-12 rehabilitation surveys and 20-50 demolition surveys.

The successful Respondent shall provide all necessary facilities, materials, supplies, equipment, supervision, and personnel and other items and services to perform the services as defined in this RFP. Each survey shall include up to 30 samples for Asbestos Containing Materials. Any need for samples over 30, will be compensated at the cost of laboratory costs. Receipts will need to be provided for payment of these extra samples.

Description

The purpose of the survey is to locate and identify potential hazardous materials present within the building, or within close proximity to the building, that may require marking and disposal, or other consideration, before a structure is either renovated or demolished. A report will be submitted to the Ingham County Land Bank, identifying and quantifying all hazardous materials for properties assigned to the winning Respondent.

Structures should be surveyed for the following materials:

- Asbestos containing materials (ACM) (including vermiculite, and in the case of demolition, concrete)
- Mechanical and electrical systems containing polychlorinated biphenyls (PCB)
- Potentially hazardous or regulated materials/waste located in containers and/or drums
- Potential mercury containing equipment

During preparation of the survey, a thorough physical inspection should be performed to assess and evaluate the presence of asbestos containing materials at the property. As part of this inspection the following methodology should be used for ACM:

1. A survey should be performed to determine the extent and location of ACM in the survey area. The survey should be qualitative and quantitative in that an attempt should be made to located accessible friable and non-friable ACM areas, as well as a quantity analysis of the amount of ACM. All accessible areas of the survey area should be inspected.

2. Bulk samples of all suspected ACM shall be collected by a Michigan Accredited Asbestos Inspector. Samples shall be collected in a safe manner. As required, limited destructive sampling (ie interior wall or ceiling demolition) should be conducted as part of this assessment in order to gain access to suspected ACM.
3. Per EPA-recommended sampling guidelines, bulk samples shall be collected in each homogenous area encountered. Homogenous area is defined as an area of material that is uniform in color, texture and appearance.
4. Samples of suspect ACM shall be analyzed by an accredited National Voluntary Laboratory Accreditation Program via polarized light microscopy and dispersion staining following the EPA Test Method (EPA-600/M4-82-020) and the National Institute of Standards and Technology Bulk Asbestos Handbook.
5. In an effort to minimize costs, respondents shall utilize first positive stop analysis methodologies.
6. Upon completion of field inspection and receipt of laboratory data, respondent shall prepare a report that will include: a) a general description of the ACBM identified; b) a determination by the quantity of materials and sampling areas; c) a description of the physical assessment of friable and thermal insulating materials; d) a discussion regarding the quality assurance and quality control as well as methodology; e) laboratory testing results; and f) any relevant photographs and/or diagrams.

The survey for polychlorinated biphenyls (PCBs), potential mercury containing equipment, and containers that may contain hazardous or regulated materials/waste shall be completed according to the following procedures:

1. Inspect the accessible areas of the building for potential hazardous materials such as PCB containing light ballasts, transformers, and mercury light bulbs and switches.
2. Inspection of the interior and exterior of the building to identify the location of containers, drums, batteries, oil waste separator basins, or other features that may contain potentially hazardous or regulated materials/waste. Label identified containers for removal.
3. Note appropriate information identified during this inspection and provide recommendations for the disposal of equipment or containers identified as containing PCBs, mercury or potentially hazardous or regulated materials/waste.

Respondents shall return to the jobsite at their own expense should suspicious materials that are in plain sight, but previously untested, be identified by Ingham County Land Bank personnel. Suspicious material uncovered during renovations shall be tested at the expense of ICLB, but successful respondents will be requested to do so as quickly as possible.

Report Requirements

Written reports shall be provided electronically to ICLB. Each report shall contain, at a minimum, the following items:

- Title Page including company name, inspector's name, company mailing address and phone number; street address of subject property; date of inspection and date of report preparation
- Signature Page including printed name and signature of each individual involved in the inspection; the Asbestos Inspector's license number and expiration date for each individual involved in the inspection and/or writing of the report

- Methodologies and procedures of determining sample sites and any exclusions to related to surveying or sampling
- Sampling and analytical techniques utilized
- Detailed site description for both interior and exterior to include estimated square or linear footage for each type of suspect building material and condition of suspect building materials
- A map of the structure(s) which indicates all sample locations and labels of rooms as used throughout the report (ie living room)
- Location, type of material, methods of sampling and results of all samples taken; positively identified as hazardous
- Laboratory results for each sample
- Chain of custody documentation
- Summary of ACM and hazardous materials found with descriptions of both location and quantity
- Copy of surveyor's Asbestos Inspector certification

Clearance Report

Contractor should use the report showing ACM / hazmat findings to perform the post-abatement inspection, verifying that all materials identified on the report have been abated and no lingering hazardous debris remain around the job site, ideally walking with an abatement supervisor so as to point out areas of concern.

ICLB will coordinate with abatement team and relay abatement start & end dates to ACM contractor. Post-abatement clearance inspections should be completed in a timely manner, so as to not delay demolition / rehabilitation.

A report should be submitted to ICLB staff, clearing the property for work to proceed post-abatement. If multiple visits are required to ensure the complete removal of all ACM / hazardous materials, this must be noted on the invoice submitted to the ICLB.

Bid Specifications / Proposal

Name of Contractor: _____

I/We propose to furnish all supervision, labor, materials, tools, equipment, and services required to complete the work in accordance with the specifications and conditions contained herein, including attachments thereto, in consideration of the "Contract Amount" which shall consist of the Proposal stated below accepted by the Ingham County Land Bank Fast Track Authority under their/their acceptance below and agree that this document and all attachments will constitute a contract upon acceptance by the Ingham County Land Bank Fast Track Authority.

\$ _____ Total base cost per property surveyed

\$ _____ Cost of additional samples over 50

_____ Average timeframe to complete

\$ _____ Total cost for post-abatement clearance report

_____ Average timeframe to complete

Authorized Signature of Respondent: _____

Name: _____

Title: _____

Date: _____

Certifications and Authorized Signatures

Return with your Proposal package

Upon notice of acceptance of this packet, Respondent will execute a Contract Agreement and deliver properly executed insurance certificates to the Land Bank within seven (7) days.

ADDRESS, LEGAL STATUS, AND SIGNATURE OF RESPONDENT

The undersigned does hereby designate the address, given below, as the legal address to which all notices, directions, or other communications may be served or mailed.

P.O. Box (if applicable): _____

Street: _____

City: _____ State _____ ZIP _____

Phone: _____ Fax: _____

Email: _____

The undersigned does hereby declare that it has legal status checked below:

- Individual Limited Liability Corporation (LLC)
 Partnership Corporation, State of Incorporation: _____

The names and address of all persons indicated in this Bid Proposal are as follows:

NAME	ADDRESS
_____	_____
_____	_____

This Proposal Packet is submitted in the name of

(Vendor)

Respondent hereby certifies that the information provided in their submittal to the Land Bank is accurate and complete, and they are duly authorized to sign. Respondent hereby certifies that they have reviewed the RFP in its entirety and accepts its terms and conditions.

Signed: _____ Date _____

Print name: _____

Title: _____

Local Vendor Certification

If applicable, return with your Proposal package.

To be considered for preference as operating a business within the legally defined boundaries of Ingham County, the vendor must register as a “registered local vendor”(RLV) by providing the Land Bank with a verifiable physical business address (not a P.O. Box) within Ingham County at which the business is conducted. This must be the site at which business operation take place. The Land Bank staff reserves the right to make a site visit to verify location and business activities.

Any person, firm, corporation or entity intentionally submitting false information to the Land Bank in an attempt to qualify for the local purchasing preference shall be barred from bidding on Land Bank contracts or a period of not less than three years.

If you believe you qualify as a local vendor, please provide the following information for verification. Please note that there are some exceptions to the local vendor rule. More information can be found at www.inghamlandbank.org.

Complete Legal Firm Name: _____

Company Physical Address: _____

Company Phone: _____

Company Website: _____

Name and Title of Person authorized to sign on behalf of your company:

Signature: _____

Date: _____

Certificate of Compliance with Public Act 517 of 2012

I certify that neither _____ (Company), nor any of its successors, parent companies, subsidiaries, or companies under common control, are an "Iran Linked Business" engaged in investment activities of \$20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this Request for Proposals, Company will not become an "Iran Linked Business" during the course of performing the work under the Contract.

NOTE: IF A PERSON OR ENTITY FALSELY CERTIFIES THAT IT IS NOT AN IRAN LINKED BUSINESS AS DEFINED BY PUBLIC ACT 517 OF 2012, IT WILL BE RESPONSIBLE FOR CIVIL PENALTIES OF NOT MORE THAN \$250,000.00 OR TWO TIMES THE AMOUNT OF THE CONTRACT FOR WHICH THE FALSE CERTIFICATION WAS MADE, WHICHEVER IS GREATER, PLUS COSTS AND REASONABLE ATTORNEY FEES INCURRED, AS MORE FULLY SET FORTH IN SECTION 5 OF ACT NO. 517, PUBLIC ACTS OF 2012.

(Name of Company)

By: _____

Date: _____

Title: _____

Subscribed to and sworn before me,
a Notary Public, on this _____ day of _____, 2025.

_____, Notary Public
_____ County, State of Michigan
Acting in _____ County, Michigan
My Commission Expires: _____