

Youth and Family Services
Removal and Disposal of Lead Coated Materials
322 Main Street, Old Saybrook, CT 06475
PHASE I



Office of the First Selectman
302 Main Street
Old Saybrook, CT 06475

Request for the Removal and Disposal of Lead Coated Materials from 322 Main Street, Old Saybrook, CT.

The Town of Old Saybrook is requesting proposals from eligible lead-based paint (LBP) abatement and disposal contractors to provide for the safe removal of lead painted clapboard siding, and selected trim boards, porch, columns, decking, railings and shutters from the exterior of the Youth and Family Services building located at 322 Main Street, Old Saybrook, CT. Phase I will be removal of the LBP. Phase II will be re-construction of the building.

Proposals must be received by the Town of Old Saybrook in the office of the Finance Director, located at 302 Main Street, Old Saybrook, CT by **June 23, 2017 at 2:00 p.m at which time bids will be opened.** In the event of the closure of Town Hall, bids will be opened at the same time on the following business day that Town Hall is open. A recommended, non-mandatory pre-bid meeting will be held at 10:00 a.m. on June 19, 2017, at the site (322 Main Street) to answer questions concerning this proposal and items to be disposed of.

The Town of Old Saybrook reserves the right to accept or reject any or all proposals, to waive technicalities, or to award the contract to a bidder other than the lowest bid, and to award the contract as it feels will best serve the public interest.

The town of Old Saybrook is an affirmative Action/Equal Opportunity Employer, MBE's, WBE's and SBE's are encouraged to submit proposals.

Please note the proposed cost for this proposal must be submitted by the closing date to qualify your proposal for consideration by this Town.

Project Timetable

Interviews with prospective contractors will be conducted and the successful bidder will be selected in the summer of 2017 with an anticipated completion date of October 1, 2017. The award of this contract will be based on the lowest responsible, qualified bidder. Responsibility will be evaluated based on the vendor's previous years of experience, qualifications, and references.

Previous experiences and ability to competently complete this project in a timely fashion, within the contract budget will be seriously considered. All proposals in response to this RFP are to be the sole property of the Town of Old Saybrook. All material associated with the procurement process for this project are subject to State laws defining freedom of information and privacy rules, regulations and interpretation resulting from those laws. The Contractor agrees that this proposal will remain in effect for a period of 180 days after the

bid submission deadline. The Town of Old Saybrook may amend or cancel this RFP prior to the due date and time if it deems it to be necessary or otherwise in the best interests of the Town of Old Saybrook.

Scope of Service

The demolition and abatement of the lead-based painted clapboard material at the above identified address will be performed and supervised by the Contractor and/or competent persons trained, knowledgeable and qualified in the techniques of abatement, demolition, and disposal of LBP contaminated materials.

The Contractor, after completion of the removal of the lead abatement portion of this project (clapboard, trim and porch materials) will scrape, sand, and clean the remaining LBP upper surfaces of the building soffit including the porch using a biodegradable stripper removal process. These remaining surfaces will be prepared to ensure the proper application of a primer and two coats of exterior paint in Phase II of this project.

The abatement, demolition and removal of the LBP material shall be performed by Contractors who comply with all applicable federal, state and local regulations, and are capable of performing this work. Any additional changes and/or requirements and costs not included in this bid would have to be directly negotiated and signed off by the First Selectman's Office for the Town of Old Saybrook to be effective and binding.

General Requirements

The selected Contractor will be required to review the project schedule for work days and hours on the job site with the First Selectman's Office for the Town of Old Saybrook before commencing this project. The town reserves the right to alter or delay this project should this schedule interfere with the daily operations of the Youth and Family Center operations both before and after the project start date at no expense to the Contractor. No town employees will occupy the building or premises during the abatement remediation project.

The Contractor is responsible for reviewing the test results of exterior paint on the building's exterior to confirm the lead content of the paint on the structure prior to commencing renovations and reviewing the results with the First Selectman for the Town of Old Saybrook. The results of the testing performed by Mystic Air Quality Consultants, Inc., dated May 22, 2017, are attached for informational and reporting purposes (Exhibit A).

The Contractor will be responsible for the prevention of any infiltration through doors, windows and/or openings between the exterior and interior of the building during the ongoing abatement process. Plastic film will be taped over all openings on the inside of the building to insure and prevent the infiltration of lead particles into the building's work spaces during the abatement process. In addition, the entry ways are also expected to be cleaned of any LBP dust or debris both during and after the project has been completed. Should any evidence indicate exposure exists in the interior, the Contractor will cease operations and remediate the affected area immediately.

The Town's Building Inspector and/or town representative reserves the right to cease the operations of this project should, during the daily walk around of the job site, it is found to be unsafe and/or to ensure the progression of scope is up to town's satisfaction and standards. The Contractor may work off hours if desired. Discussion and approval with town officials is a pre-requirement.

As a minimum, the Contractor should be prepared to provide an adequate number of employees Monday through Friday exclusive of holidays and lunch hours to complete the tasks enumerated under this contract. An estimated start date and completion date excluding weekends will be given to the town prior to starting the project.

The Contractor shall comply with all applicable state and local ordinances, in addition to meeting any local building and construction permitting requirements. The Contractor's employees shall acquire and possess all required permits and licenses and be responsible for the payment of all fees associated with permitting, licensing and/or inspection costs under this contract. The Contractor will cordon off the work site from public access and provide portable toilets for employee usage throughout this project.

The Contractor will designate a person(s) with the necessary qualifications to administer First Aid, CPR and any other related assistance as may be required. The person(s) will be on site during the entire abatement procedure.

The Contractor shall assume full liability for state and local regulations pertaining to work practices, hauling, disposal and protection of workers, visitors to the site and persons that may occupy areas adjacent to the site during abatement hours. In addition:

- **All Contractor employees are required to be certified with EPA and State of CT.** The Contractor and their employees shall possess EPA and State of CT permits and licenses for the proper removal, disposal and all notifications for reporting lead abatement operations to regulatory agencies.
- **All Contractors employees must be trained in the use of lead-safe work practices** and contractor shall submit to the town all employee certifications under the EPA Toxic Substances Control Act (TSCA) Section 402 for lead-based paint renovation, repair and painting activities pursuant to 40 CFR Part 745.89. In addition, copies of employees Home Improvement Contractor Licenses will be required.
- **The Contractor shall be responsible for the payment of all fees and records associated with acquiring permits, licensing, required inspections and reporting of disposal documentation.**
- **The Contractor's employees must implement and follow the lead-safe work practices.** The Contractor shall provide copies of their certifications and training records and experience in the safe collection and removal of lead contaminated material. The Contractor will provide assurances that the contaminated material is properly stored and secured during construction, and removed from the site at the

conclusion of the project. The dumpsters used on the site must be certified to receive abated material (LBP) for safe containment, disposal, and transportation to the remediation disposal site,

- **The Contractor must use lead-safe practices that minimize employees' and/or occupants' exposure to lead hazards.** Evidence and certification of the proper disposal of lead debris and painted material removed from the building, including disposal of siding, trim, flashing, shutters and any other painted material that may be required to be removed from the building will be recorded and documented with dated signatures, including generator reporting forms and chain of custody requirements that may be mandated by the EPA and the State of CT.
- **Copies of all collected documents related to the removal, collection and final disposal location of abated material will be submitted to the First Selectman for the Town of Old Saybrook in compliance with federal and state mandated requirements.** The Contractor is responsible for insuring all personnel working at the site have certified training for the safe operation of any lift equipment that may be used on this job site.
- **The Contractor is required to take a permit out with the Town of Old Saybrook and submit a certificate of insurance before initiating this project.**
- **The Contractor will submit a site map for assignment of space for employee parking, storage and location of outside toilet facilities prior to starting the project.**
- **The Contractor will not use subcontractors on project without permission from the First Selectman for the Town of Old Saybrook, CT.**
- **A minimum of two (2) air samples will be collected in the buildings work spaces: one prior to commencing abatement and one again in the same work spaces. The results of these tests will be filed with the First Selectman's Office after completion.**
- **If necessary, and in addition to wearing full body disposable suits with hoods and proper safety shoes, the workers on the site will wear goggles and air purifying respirators with canisters containing HEPA filters and NIOSH approval for lead dust and fume protection.**
- **The entire area beneath the base of the exterior of the structure and disposal container route will be covered with 6 mil plastic prior to the abatement of the LBP clapboard to protect the site and ground cover from lead chips and debris. All overlaps and seams will be taped to insure the removal of the poly and contaminated material does not contaminate the soil or site during removal.**
- **The contractor will insure in the event lifts are used that they have received up-to-date certification and training in their safe usage and use harness belts no longer than 4 feet in length when they are operated by employees in the**

field.

- **The Contractor is responsible for securing their own equipment and tools that will be left on the site over night to protect against theft and vandalism and is also responsible for contaminated material (LBP) left on site to be in secure disposal dumpsters if left over night. The contractor will leave a contact phone number with the Old Saybrook Police Department in the event there is an emergency after hours.**

Professional Standards: In rendering services under this Agreement, the Contractor shall conform to high professional standards of work and business ethic. The Contractor warrants that the services shall be performed:

- in a professional and workmanlike manner
- in accordance with generally accepted principles and practices; and
- after completion of work each day the work site will be inspected to ensure area is as clean as it was prior to beginning the work day.

OTHER TERMS

The Contractor shall carry and maintain at all times during this project through completion general liability insurance as attached in Exhibit B. The Contractor shall name the Town of Old Saybrook as an additional insured on the policy and shall provide a copy of the policy to the Town prior to the effective date of the Agreement. The Contractor shall not begin performance until the delivery of the policy to the Town.

The successful bidder will enter into a contract with the town that will be signed by the First Selectman. All work is subject to Board of Selectman, Board of Finance and Town Meeting approval.

The Town of Old Saybrook shall assume no liability for payment of services until the successful Contractor is notified that a contract has been accepted and approved by the Town of Old Saybrook and funding is secured.

The Town of Old Saybrook reserves the right to award in part, to reject any and all proposals in whole or in part for misrepresentation or if the Contractor is in default of any prior Town of Old Saybrook contract, or if the proposal limits or modifies any of the terms and conditions and/or specification of this RFP. The Town of Old Saybrook also reserves the right to waive technical defects, irregularities and omissions if, in its judgment, the best interest of the Town of Old Saybrook will be served.

The Town of Old Saybrook reserves the right to correct inaccurate awards resulting from clerical errors. Such action on the part of the Town of Old Saybrook shall not constitute a breach of contract on the part of the Town.

The successful Contractor will submit invoices to the First Selectman for the Town of Old Saybrook and upon approval payment shall be made to the Contractor by way of check or Automated Clearing House (ACH). Invoices shall be submitted within 30 days of service

date and service reports must be included with each invoice detailing time and material. Final payment will not be made until the job is deemed completed.

In responding this RFP, please submit three (3) job references where your company has performed similar type work. If you have previously worked with a municipality, please submit that information.



Mystic Air Quality Consultants, Inc.

1204 North Road, Groton, Connecticut 06340

www.mysticair.com

maq2@aol.com

800 247-7746

May 22, 2017

Mr. Daniel Moran
Town of Old Saybrook
302 Main Street
Old Saybrook, CT 06475

Re: **Laboratory Analysis Lead-in-Paint Sampling (5/11/17)**
302 Main Street
Old Saybrook, CT
Location: Exterior

Dear Mr. Moran:

As requested, Mystic Air Quality Consultants collected and had analyzed for lead content, paint samples taken from the above location on May 11th, 2017. The samples were analyzed by Environmental Hazards Services, L.L.C. an AIHA accredited lab.

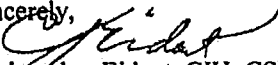
Summary of Lead-In-Paint Sampling-

The results of the sampling have determined the following lead painted surfaces were found to be above the State of Connecticut toxic level of lead in paint (0.5% Pb by Wt.):

<u>Sample #</u>	<u>Location</u>	<u>Results (% Pb by Wt.)</u>
1	Siding	2.1
3	Siding	2.3
4	Window Trim	1.0
5	Corner Board	1.6
6	Bottom Trim	1.4

Please do not hesitate to contact us with questions or comments relating to the sample result. We thank you for selecting Mystic Air Quality to perform these industrial hygiene services.

Sincerely,


Christopher Eident, CIH, CSP, RS
CEO

Enclosure 1: Lab Results
Enclosure 2: Chain of Custody
Enclosure 3: Roster of Sampled Materials

Mystic Air Quality is an AIHA-LAP, LLC Accredited Lab

FAX: 860 449 8860



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Lead Paint Chip Analysis Report

Report Number: 17-05-01861

Client: Mystic Air Quality Consultants
1204 North Road Rt. 117
Groton, CT 06340

Received Date: 05/15/2017
Analyzed Date: 05/18/2017
Reported Date: 05/18/2017

Project/Test Address: 302 Main Street; Old Saybrook, CT
Collection Date: 05/11/2017

Client Number:
07-2564

Laboratory Results

Fax Number:
860-449-8860

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
17-05-01861-001	1	SIDING	21000	2.1	
17-05-01861-002	2	SIDING	3600	0.36	
17-05-01861-003	3	SIDING	23000	2.3	
17-05-01861-004	4	TRIM	10000	1.0	
17-05-01861-005	5	TRIM	16000	1.6	
17-05-01861-006	6	TRIM	14000	1.4	

Environmental Hazards Services, L.L.C

Client Number: 07-2564

Report Number: 17-05-01861

Project/Test Address: 302 Main Street; Old Saybrook, CT

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
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Preparation Method: ASTM E-1979-12

Analysis Method: EPA SW846 7000B

Accreditation #: CT PH-0234

Reviewed By Authorized Signatory:

Melissa Kanode

Missy Kanode

QA/QC Clerk

The HUD lead guidelines for lead paint chips are 0.50% by Weight, 5000 ppm, or 1.0 mg/cm². The Reporting Limit (RL) for samples prepared by ASTM E-1979-12 is 10.0 ug Total Pb. The RL for samples prepared by EPA SW846 3050B is 25.0 ug Total Pb. Paint chip area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in mg/cm³ are calculated based on area supplied by client. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

LEGEND	Pb= lead	ug = microgram	ppm = parts per million
	ug/g = micrograms per gram	Wt. = weight	



Environmental Hazards Services, LLC

www.leadlab.com 7489 Whiteline Rd
(800) 347-4010 Richmond, VA
(804) 276-4907 (fax) 23237

Lead Chain-of-Custody

17-05-01861



Due Date:
05/18/2017
(Thursday)
AE

KB

Company Name: Mystic Air Quality Consultants

Address: 1204 North Rd., Rt 117

City/State: Groton, CT 06340

Phone: 860-449-8903

Fax: 860-449-8860

E-mail: MAQC2@aol.com

Project Name/Testing Address: 302 Main Street, Old Saybrook

Acct. Number: 07-2564

Collected by: Chris Eider

Certification Number: 124

City/State (required): CT

Purchase Order Number:

* Do wipe samples submitted meet ASTM E1792 requirements? Yes ☐ No ☐ NA

Turn Around Time (TAT) 1-Day <input type="checkbox"/> 3-Day <input type="checkbox"/> Same Day (Must Call Ahead) Weekend (Must Call Ahead) If no TAT is specified, sample(s) will be processed and charged as 3-Day TAT.		Sample Type Single Dust Wipe = DW Soil = S Paint Chip = PC Air = A Composite Soil = CS		Abbreviations FR = Family Room F = Front B = Basement LR = Living Room R = Rear KT = Kitchen DN = Den LT = Left BA = Bath DR = Dining Room RT = Right BR = Bedroom 1 = 1st Fl 2 = 2nd Fl				Surface Type for Dust Wipe FL = Floor CP = Carpet SL = Window Sill WW = Window Well			
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No.	Sample Type	Date Collected	Client Sample ID	Collection Location (L.R., K.T., L.T.F., R.T.R., etc.)	Surface Type	Area		Point		Air			Comments
						Length X Width (Provide perimeter area only if requested by customer)	to Test	Chin	Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)		
1	PC	5/11/17	1			X							
2			2			X							Siding
3			3			X							"
4			4			X							"
5			5			X							trim
6	X	X	6			X							"
7						X							"
8						X							
9						X							
10						X							

Released by:	Signature:	Date/Time:
Received by: <u>T. Eider</u>	Signature: <u>[Signature]</u>	Date/Time: <u>5/15/17/14</u>

ENCLOSURE 2 PAGE 1 OF 1

Minimum Insurance Requirements. The selected contractor shall agree to maintain in force at all times during which services are to be performed the following coverage placed with a company(ies) licensed to do business in the State of Connecticut:

General Liability*	Each Occurrence	\$1,000,000
	General Aggregate	\$2,000,000
	Products/Completed Operations Aggregate	\$2,000,000
Auto Liability*	Combined Single Limit	
	Each Accident	\$1,000,000
Umbrella* (Excess Liability)	Each Occurrence	\$1,000,000
	Aggregate	\$1,000,000
Professional Liability	Each Occurrence	\$ 1,000,000
	Aggregate	\$ 1,000,000

* The Town of Old Saybrook shall be named as "Additional Insured". Coverage is to be provided on a primary, noncontributory basis.

Workers' Compensation and Employers' Liability	WC Statutory Limits	
	EL Each Accident	\$500,000
	EL Disease Each Employ	\$500,000
	EL Disease Policy Limit	\$500,000