

Request for Proposals: Asbestos Containing Materials / Hazmat Surveys

Request ID: RFP-TCLBA-ELLINGTON-HAZ

Tuscola County Land Bank Authority Blight Elimination Program

This Request for Proposal (RFP) is issued by the Tuscola County Land Bank Authority (TCLBA). The Blight Elimination Program is being managed via a consultant agreement with the Huron County Economic Development Corporation. All communication or questions regarding this project should be directed to:

Leandra Wolschleger
Economic Development Corporation
250 E Huron Ave Room 303
Bad Axe, MI 48413
989-269-6431
info@huroncounty.com

Key Dates

Request for Proposals Issued: 1/16/26
Due Date for Proposals: 01/30/2026
Bid Opening: 02/02/2026
Selected Firm Notified: 02/03/2026

The Tuscola County Land Bank Authority is seeking proposals for hazardous materials surveys for PCB and asbestos, and a clearance exam on one former church property. The Tuscola County Land Bank Authority Blight Elimination Program is administered by the Economic Development Corporation of the County of Huron. The property requiring abatement and demolition are owned by Ellington Township. This RFP is open to all qualified environmental contractors who are capable and qualified to meet the objectives and requirements described in this document. Respondents must supply documentation supporting their qualifications for evaluation.

Proposal Evaluation and Contract Award - the Tuscola County Land Bank Authority follows the Procurement Policy of the County of Tuscola. This project is made possible by Federal ARPA funding via the State Land Bank Authority and will also comply with all terms and conditions of the Federal Award policies.

The properties and legal descriptions are:

- **E Caro Rd, Caro MI, 48723**

L517 PG 1261,2 ELL-17 SEC 17 T13N R10E BEG AT NW COR OF NE 1/4 TH E 18 RDS, S 6 RDS, W 18 RDS, N 6 RDS TO POB. .67 A.

Parcel ID: 008-017-000-0350-00

See Exhibit A attached for more location details.

Instructions to Bidders

1. Bid Proposal Content

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

- Bid Specifications/ Proposal
- Firm Background / Years in Business / History
- 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, training completed, etc.
- Evidence of required insurance

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 with by bidders prior to, but no later than, the time fixed for the opening of bids. Submit sealed bids, labeled as “**RFP-TCLBA-ELLINGTON-HAZ**” prior to the opening date. If Tuscola County Land Bank Authority (SCLBA) does not accept the proposal within 45 days, after the opening date, Contractor may withdraw his/her proposal.

3. Examination of Premises

Contractor shall familiarize himself/herself with local conditions affecting the job. He/she shall take his/her 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 TCLBA. Contractor shall be responsible for any examination and no allowances will be made on his/her behalf by reason of error or omission.

4. Certificate of Insurance

All bidders shall maintain and have on file with the TCLBA certificates of all such insurance required including Workers' Compensation, Commercial General Liability, and Motor Vehicle Liability insurances.

5. Acceptance and Rejection

A Contract shall be formed between the parties hereto by the TCLBA's acceptance of the Respondent's proposal, and it will be effective on the date stated on the contract. Upon acceptance by the TCLBA, a copy of the Contract will be returned to the Contractor as his/her 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 TCLBA hereby covenant in respect to any part of this Proposal and Contract. The TCLBA reserves the right to waive irregularities and to reject bids.

Bid Specifications / Proposal

Summary

The Tuscola County Land Bank Authority (TCLBA) is seeking an experienced and responsible contractor for the identification and marking of asbestos containing materials (ACM) and hazardous materials in properties slated for demolition, and a clearance exam. The successful Respondent will meet all qualifications, including competitive pricing, as delineated in this

proposal. All Respondents shall be screened through the federal System for Award Management (SAM) and if listed, will not be eligible in accordance with their debarment stipulations.

The successful Respondent shall provide all necessary facilities, materials, supplies, equipment, supervision, 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 demolished. A report will be submitted to the TCLBA, 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 locate accessible friable and non-friable ACM areas, as well as a quantity analysis of the amount of ACM. All accessible areas of the survey 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 homogeneous area encountered. Homogeneous 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 ACM 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 of 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.

Report Requirements

Written reports shall be provided electronically to the TCLBA. 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
- Inspector Information 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 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

Exhibit A



1/16/2026, 10:53 AM EST

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Property Coordinates: 43.554024751071246, -83.32101683001844

Property is located at the corner of M81 and Dutcher Rd. 6 miles Northeast of the City of Caro. Located in Ellington Township.

Google Maps notes an address as 2750 E Dutcher Rd.