

Hazardous Building Materials Inventory Scope of Work
Miller's Department Store
230 Penobscot Avenue, Millinocket, Maine

The Maine Department of Environmental Protection (Department) is requesting proposals from Pre-Qualified Environmental Consultants (Provider). The requested proposal is for a Hazardous Building Materials Survey (HBMS) for Miller's Department Store, located at 230 Penobscot Avenue in Millinocket, Maine (the Site).

BACKGROUND

The Site is located at 230 Penobscot Avenue in the Town of Millinocket, Penobscot County, Maine. According to information obtained from the Town of Millinocket Tax Assessor, the Site is identified on Assessor's Map U5 as Lot 231, which is approximately 0.17 acres in size. The Town of Millinocket currently owns Lot 231. The approximate 10,000 square foot building was utilized as a department store from 2003-2007 but has since been vacant. The nonprofit organization, Our Katahdin, may acquire the property and redevelop/renovate or demolish the building.

HISTORICAL ENVIRONMENTAL INFORMATION

Two reports dating 2016 are on file with the DEP and are available for review. A Phase I ESA (June 2016) and a Potential Hazardous Building Materials Inventory (June 2016) are summarized below.

Phase I Environmental Site Assessment (Phase I ESA) - June 2016

In June 2016, an ASTM 1527-13 Phase I ESA was prepared for the Site and no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs) were found in association with the Site. Therefore, a Phase II ESA was not recommended.

Potential Hazardous Materials Building Inventory (PHMBI) - June 2016

In June 2016, a PHMBI at the Site (in accessible areas/buildings) was prepared to provide observable information regarding potential and/or suspect building materials to support potential future work anticipated to include sampling and analysis of the materials identified. No samples of potential and/or suspect Asbestos Containing Materials (ACM) or hazardous materials were collected during the PHMBI.

Building components and materials visible during the Site walk identified during the PHBMI included potential and/or suspect materials containing:

- ACM
- Lead-based coatings
- PCB-containing materials, such as light-fixture ballasts and oil-filled switches
- PCB-containing materials such as glazing and caulking
- Mercury-containing equipment
- Lamps (with potential and/or suspect hazardous material containing contents)
- Refrigerant-containing equipment
- Fire extinguishers
- Stored chemicals, gases and oils
- Used electronic equipment
- Miscellaneous equipment

- Facility-specific concerns associated with building materials with potential and/or suspect hazardous materials contents

To obtain summary file information please contact Andrea Lasselle, project manager at the Department. These files contain a summary of the environmental conditions at the Site; for a complete documentation of the Department activities, please refer to the Site project files that are available in the Bureau of Remediation and Waste Management Central File Room Augusta, Maine.

OBJECTIVE

The objective of the Department through this SOW is to conduct a HBMS in support of redevelopment/renovation or demolition of the building and prepare a summary report in accordance with State and Federal regulations.

SCOPE OF WORK

Requirements: All work shall be appropriately documented and reports shall be generated as outlined in the task below.

The laboratory selected for performing analytical analysis must be certified for the methods and analyses requested. Reporting limits for all analysis must be below applicable guidelines for the Site; the Provider will notify the Department in advance if this is not possible.

The Department will be responsible for obtaining Site access from the property owner for the Provider to conduct the activities; however, the Provider will be responsible for arranging appointments for Site work after the Department has obtained consent for access from the property owners(s).

All work shall be performed in accordance with a current generic Brownfields QAPP approved by both EPA Region 1 and the Department.

If Minority Business Enterprises and Women Business Enterprises provide services for the project, their level of participation must be documented and provided to the Department.

The Provider will also be responsible for obtaining all required permits and for complying with all other applicable Local, State, and Federal regulations.

The selected Provider will undertake the following services for the Department:

Task (1) Site Meeting: Meet with the Department Project Manager and conduct a Site Walkover within 5 business days of being awarded the project. Actual date and time will be mutually agreed upon based on availability of Department and Provider staff.

- a) The Provider will conduct a walkthrough of the Site buildings to familiarize themselves with the layout and to generally identify the locations of hazardous wastes to be inventoried and characterized.
- b) For the purpose of this bid, estimate 4 hours for Site Walkover.

Task (2) Site-Specific Quality Assurance Project Plan: Develop a draft Site-Specific Quality Assurance Project Plan (SSQAPP) covering the HBMS activities in accordance with EPA guidelines. The Provider will submit the draft SSQAPP in MS Word format to the Department for review, and the Department will

provide written comments within 5 business days. The Provider will finalize the SSQAPP within 5 business days of receiving written comments from the Department. The Provider will schedule and begin work within 10 business days from finalization of the SSQAPP.

Task (3) Site-Specific Health and Safety Plan - The Provider will develop a Site-specific Health and Safety Plan (HASP) prior to commencing on-Site activities, for review and approval by the Department.

Task (4) Hazardous Building Materials Inventory - The Provider will conduct a Hazardous Building Materials Inventory as outlined below. A PHBMI has already been completed and the Provider is encouraged to review the information. It is currently anticipated that the building will eventually be redeveloped/renovated or demolished and building material appropriately recycled or disposed of.

Sub-Task (4a) Asbestos Containing Materials (ACM) Survey: It is anticipated that collected bulk samples will be transported, following proper chain-of-custody procedures, to a certified laboratory for analysis by Polarized Light Microscopy, EPA 600/R93/116 (PLM) with visual area estimation (vae) quantification in order to determine asbestos content. In addition, in accordance with current EPA guidelines, friable material samples identified with detectable asbestos quantifications below 10% through conventional PLM(vae) techniques will be re-quantified using EPA 400 point counting (pc) techniques to allow for a more accurate quantification of asbestos content and determination of what materials are defined as ACM (>1%).

Sub-Task (4b) Lead Based Paint (LBP) Screening: The anticipated method used for the LBP inspection is X-Ray Fluorescence (XRF) utilizing an on-Site Niton spectrum analyzer. Should all XRF measurements be below the detection limit of the XRF, it is anticipated that representative confirmation paint chip samples will be collected for laboratory analysis via Atomic Absorption Spectrophotometry, EPA SW846-7420, (AAS) to achieve lower detection limits. AAS analysis will be performed by a laboratory approved by the American Industrial Hygiene Association (AIHA), Environmental Lead Laboratory Accreditation Program (ELLAP) and the MEDEP.

Sub-Task (4c) PCB Building Materials (Caulk/Glaze) Survey: A visual inspection to identify each homogeneous caulk/glaze to be impacted by the limited area renovations, and implement a representative sampling program to determine PCB content in those materials (3 samples per material to refute PCB presence per EPA protocols) should be conducted. PCB caulk/glaze samples will be analyzed at a laboratory approved by the MEDEP, utilizing EPA Method 8082 (PCB) with EPA Method 3540C (soxhlet extraction) as required by EPA Region 1.

The following table lists the buildings and the minimum anticipated number of samples per Task, based on the PHBMI. Provider should indicate after the Site Walk whether the number of samples is sufficient to provide the information needed for potential future demolition of the building(s). If in the Providers opinion additional samples are needed, the Provider shall at their own cost provide a table summarizing what additional samples are needed and the costs to collect and analyze the samples.

Total Minimum No. of Samples Anticipated

Task 4a: Minimum No. of Asbestos Samples	Task 4b: Minimum No. of LBP Samples/XRF Readings	Task 4c: Minimum No. of PCB Samples
67	11	12

Task (5) Draft HBMI Report - Within 45 business days of the completion of Task 4, submit a draft HBMI Report in MS Word format to the Department for review. The Department will require 14

business days for review and to submit comments. After the Department submits comments, the Provider will meet with the Department, if needed in person or via conference call (Provider's choice), to discuss comments to the report.

Task (6) Final HBMI Report - Finalize the HBMI Report within 15 business days of receiving written comments from the Department. The Provider will submit an electronic copy (PDF) version of the completed document and one (1) bound paper document with all tables, figures, appendices, and attachments addressed to the Department.

ADDITIONAL TASKS AND WORK ORDERS:

The selected bidder will be held to the rates provided in their Pre-Qualified Environmental Consultants contract. Any major additions or deletions to the above tasks that the Department determines are necessary due to encountering field conditions that could not have been anticipated will be made by the Department's Project Manager for the Site in the form of written change orders.

While the Department anticipates that the above tasks are sufficient to accomplish this stage of the project, minor additional work may be necessary in this phase of the project to prepare for the next phase, or complete an activity deemed necessary by the Department that was not included in the Provider's bid. Any subsequent minor additions to the tasks above will be made by the Department's Project Manager for the Project in the form of written change orders.

The selected bidder will be held to the rates provided in its bid. Adjustments to the bid amount due to unforeseen change orders will be made on a time and materials basis, based on the contract rates supplied by the Provider in its initial response to the RFP (RFP#201502022).

BID SCHEDULE

1. Questions – Submit any questions on this solicitation in by email to Laura Gay (mailto:laura.gay@maine.gov) by 4 P.M on [REDACTED].
2. Responses – Answers to questions received on time will be provided to all potential bidders by 4 P.M on [REDACTED] through email.
3. Due date – Bidders must submit electronic copies of their bids by e-mail to: laura.gay@maine.gov by 5:00 PM on [REDACTED].
4. Bid Selection – The Department anticipates selecting and notifying the winning bidder by [REDACTED]. Other bidders will be informed by email.

BID REQUIREMENTS

All bids must include the following:

1. **Bid form** – Submittals must be completed using the attached Cost Bid Form – RFB # [REDACTED] – Hazardous Building Materials Survey, Miller's Department Store, Millinocket, ME. Any alteration to the form may be cause for the Department to reject the bid, at the Department's sole discretion; and
2. **Attachment A** – Written schedule for meeting deadlines outlined in tasks.

Bids will be reviewed by the Department and will be scored based on 100% cost. The bidder must have a State approved, Pre-Qualified Environmental Consultants contract in place by 5 P.M. on .