



Patricia A. Peshka
Purchasing Agent

Frank J. Picozzi
Mayor

City of Warwick
Purchasing Division
3275 Post Road
Warwick, Rhode Island 02886
Tel (401) 738-2013
Fax (401) 737-2364

The following notice is to appear on the City of Warwick's website Friday, July 2, 2021. The website address is <http://www.warwickri.gov/bids>.

**CITY OF WARWICK
PROPOSALS REQUESTED FOR**

RFP2022-075 Consultant Services Limited Hazardous Building Material Investigation & Associated Demolition or Remediation Estimates

Specifications are available in the Purchasing Division, Warwick City Hall, Monday through Friday, 8:30 AM until 4:30 PM on or after Friday, July 2, 2021. **Please note that our office will be closed on Monday, July 5, 2021 and will re-open on Tuesday, July 6, 2021.**

Sealed bids will be received by the Purchasing Division, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island 02886 up until 11:00 AM, Tuesday, July 27, 2021. The bids will be opened publicly commencing at 11:00 AM on the same day in the Lower Level Conference Room at Warwick City Hall. *Please note due to COVID-19, employees and visitors must adhere to social distance guidelines. All visitors are advised to wear masks if not fully vaccinated.*

A non-mandatory **pre-bid conference** will be held via Zoom on Wednesday, July 14, 2021 at 11:00 AM.

When: Jul 14, 2021 11:00 AM Eastern Time (US and Canada)
Topic: City of Warwick - Pre-Bid Conference

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/86348786587>

Or One tap mobile :
US: +19292056099,,86348786587# or +13017158592,,86348786587#

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free)

Webinar ID: 863 4878 6587

International numbers available: <https://us02web.zoom.us/j/86348786587>

Awards will be made on the basis of the lowest evaluated or responsive proposal price.

Please note that no proposals can be accepted via email or fax.

The City of Warwick, in addition to soliciting bids in response to this RFP, may consult, consider, and make an award for any and all open bid offers for a comparable unit as sought herein at the following websites:

RI State MPA: <https://www.ridop.ri.gov/contract-portal/>

NASPO: <https://www.naspo.org/>

NJPA (National Joint Powers Alliance): <https://www.njpacoop.org/cooperative-purchasing>

MHEC (Massachusetts Higher Education Consortium): <https://www.mhec.net/>

Individuals requesting interpreter services for the hearing impaired must notify the Purchasing Division at 401-738-2013 at least 48 hours in advance of the proposal opening date.

Original Signature on File

Patricia A. Peshka

Purchasing Agent

PLEASE COMPLETE THIS PAGE & SUBMIT WITH YOUR PROPOSAL

Acknowledgement of Addendum (if applicable)

Addendum Number	Signature of Bidder
_____	_____
_____	_____

COMPANY NAME: _____

COMPANY ADDRESS: _____

COMPANY ADDRESS: _____

BIDDER'S SIGNATURE: _____

BIDDER'S NAME (PRINT): _____

TITLE: _____ TEL. NO.: _____

EMAIL ADDRESS: _____*

*Please include your email address. Future proposals will be emailed, unless otherwise noted.

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II. AWARD AND CONTRACT:

The CITY OF WARWICK, acting as duly authorized through its Purchasing Agent/Finance Director/Mayor, accepts the above proposal and hereby enters into a contract with the above party to pay the proposal price upon completion of the project or receipt of the goods unless another payment schedule is contained in the specifications. All terms of the specifications, both substantive and procedural, are made terms of this contract.

DATE: _____

RFP2022-075

Purchasing Agent

PLEASE COMPLETE THIS PAGE & SUBMIT WITH YOUR PROPOSAL

CERTIFICATION & WARRANT FORM*

**This form must be completed and submitted with sealed bid.
Failure to do so will result in automatic rejection.**

Any and all bids shall contain a certification and warrant that they comply with all relevant and pertinent statutes, laws, ordinances and regulations, in particular, but not limited to Chapter 16- Conflicts of Interest, of the Code of Ordinances of the City of Warwick. Any proven violation of this warranty and representation by a bidder at the time of the bid or during the course of the contract, included, but not limited to negligent acts, either directly or indirectly through agents and/or sub-contractors, shall render the bidder's contract terminated and the bidder shall be required to reimburse the City for any and all costs incurred by the City, including reasonable attorney fees, to prosecute and/or enforce this provision.

Signature

Date

Company Name

Address

Address

***This form cannot be altered in any way**

**CITY OF WARWICK
NOTICE TO BIDDERS**

**RFP2022-075 Consultant Services Limited Hazardous Building Material Investigation &
Associated Demolition or Remediation Estimates**

If you received this document from our homepage or from a source other than the City of Warwick Purchasing Division, please check with our office prior to submitting your proposal to ensure that you have a complete package. The Purchasing Division cannot be responsible to provide addenda if we do not have you on record as a plan holder.

Proposals received prior to the time of the opening will be securely kept, unopened. No responsibility will be attached to an officer or person for the premature opening of a proposal not properly addressed and identified. No proposals will be accepted via facsimile or email.

The opening of proposals will be in the order established by the posted agenda and the agenda will continue uninterrupted until completion.

Once an item has been reached and any proposals on that item has been opened, no other proposals on that item will be accepted and any such proposal will be deemed late.

The contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap for any position for which the employee or applicant is qualified and that in the event of non-compliance the City may declare the contractor in breach and take any necessary legal recourse including termination or cancellation of the contract.

A bidder filing a proposal thereby certifies that no officer, agent, or employee of the City has a pecuniary interest in the proposal or has participated in contract negotiations on the part of the City, that the proposal is made in good faith without fraud, collusion, or connection of any kind with any other bidder for the same call for proposals, and that the bidder is competing solely in his own behalf without connection with, or obligation to, any undisclosed person or firm.

All proposals submitted become the property of the City and will not be returned. If the company intends to submit **confidential or proprietary information** as part of the proposal, **any limits on the use or distribution of that material should be clearly delineated in writing. This information should be submitted in a sealed envelope, clearly labeled confidential** and where it should be submitted in the response. Please be advised of the Freedom of Information Act as it may pertain to your submittal.

All proposals should be submitted with one (1) original, one (1) copy and one (1) electronic PDF on a flash drive in a sealed envelope, which should read: *YOUR COMPANY NAME* plainly marked on the exterior of the envelope as well as "RFP2022-075 Consultant Services Limited Hazardous Building Material Investigation & Associated Demolition or Remediation Estimates."

Should you have any questions, please contact Lucas Murray, Principle Planner / Special Projects Coordinator, City of Warwick Planning Department at 401-921-9683 or lucas.murray@warwickri.com. Questions received by Friday, July 16, 2021 will be answered by addendum.

All proposals should be written in ink or typed. If there is a correction with whiteout, the bidder must initial the change.

Negligence on the part of the bidder in preparing the proposal confers no rights for the withdrawal of the proposal after it is open.

Any deviation from the specifications must be noted in writing and attached as part of the bid proposal. The bidder must indicate the item or part with the deviation and indicate how the proposal will deviate from specifications.

The IRS Form W-9 available on www.warwickri.gov should be completed and submitted with the proposal if the bidder falls under IRS requirements to file this form.

The successful bidder must provide the City of Warwick with an original **Certificate of Insurance** for General Liability in a minimum amount of \$1 million. The certificate of insurance must name the *City of Warwick as the additional insured* and so stated on the certificate with the bid name and bid number. The successful bidder must also provide the City of Warwick with an original **Certificate of Insurance** for Professional Liability in a minimum amount of \$1 million. It is the vendor's responsibility to provide the City of Warwick with an updated certificate of insurance upon expiration of the original certificate.

For a bid to be awarded to a corporation, limited liability company or other legal entity, prior to commencing work under the awarded bid, that corporation, company or legal entity may be required to provide to the Purchasing Agent a **Certificate of Good Standing** from **The Rhode Island Secretary of State** dated no more than thirty (30) days prior to the date upon which the bid approval was made. **Please note that no other State's Certificate of Good Standing will be accepted.**

The successful bidder will provide said **Certificate of Insurance** and **State of Rhode Island's Certificate of Good Standing** (if required) within ten (10) calendar days after notification or the City reserves the right to rescind said award.

Prices to be held firm one (1) year from date of award. Term contracts may be extended for one additional term upon mutual agreement unless otherwise stated.

The contractor must carry sufficient liability insurance and agree to indemnify the city against all claims of any nature, which might arise as a result of his operations or conduct of work.

The City is exempt from the payment of the Rhode Island Sales Tax under the 1956 General Laws of the State of Rhode Island, 44-18-30, Paragraph I, as amended.

The Purchasing Agent reserves the right to reject any and all proposals, to waive any minor deviations or informalities in the proposals received, and to accept the proposal deemed most favorable to the interest of the City.

The successful bidder must comply with all Rhode Island Laws applicable the public works projects, including, but not limited to provisions of Chapter 13 of Title 37 of the Rhode Island General Laws, pertaining to prevailing wage rates, and all other applicable local, state and federal laws.

The City reserves the right to terminate the contract or any part of the contract in the best interests of the City, upon 30-day notice to the contractor. The City will incur no liability for materials or services not yet ordered if it terminates in the best interests of the City. If the City terminates in the interests of the City after an order for materials or services have been placed, the contractor will be entitled to compensation upon submission of invoices and proper proof of claim, in that proportion which its services and products were satisfactorily rendered or provided, as well as expenses necessarily incurred in the performance of work up to time of termination.

No extra charges for delivery, handling or other services will be honored. All claims for damage in transit will be the responsibility of the successful bidder. Deliveries must be made during normal working hours unless otherwise agreed upon.

All costs directly or indirectly related to the preparation of a response to this solicitation, or any presentation or communication to supplement and/or clarify any response to this solicitation which may be required or requested by the City of Warwick will be the sole responsibility of and will be borne by the respondent.

If the respondent is awarded a contract in accordance with this solicitation and if the respondent fails or refuses to satisfy fully all of the respondents obligations thereunder, the City of Warwick will be entitled to recover from the respondent any losses, damages or costs incurred by the City as a result of such failure or refusal.

The City reserves the right to award in part or full and to increase or decrease quantities in the best interest of the City.

Any quantity reference in the proposal specifications are estimates only, and do not represent a commitment on the part of the City of Warwick to any level of billing activity. It is understood and agreed that the agreement will cover the actual quantities ordered during the contract period.

The City reserves the right to rescind award for non-compliance to proposal specifications.

The successful bidder must adhere to all City, State and Federal Laws, where applicable.

CITY OF WARWICK, RI
-
REQUEST FOR PROPOSALS

**ON CALL CONSULTANT SERVICES
LIMITED HAZARDOUS BUILDING MATERIAL INVESTIGATION
AND ASSOCIATED DEMOLITION AND REMEDIATION ESTIMATES**

1. PROJECT OVERVIEW AND INTENT

1.1 Project Location

Multiple buildings; former school properties.

1.2 Project Description

The City of Warwick (“City”) is soliciting proposals for a limited hazardous building material investigation and associated remediation and demolition cost estimates.

The City will be seeking or is in the process of seeking proposals for adaptive reuse or demolition and removal of former school building structures. The City is seeking to ascertain the amount of hazardous materials within the buildings that could significantly impact the extent of remediation and/or demolition. It is highly probable that the existing buildings contain hazardous materials common with the ages of the structures (1932, 1936, 1950, 1954) such as asbestos, PCB’s (polychlorinated biphenyl), mercury, and lead paint. The City seeks to better understand the extent of hazardous materials contained in the building, and how they will impact the estimated cost of reuse or demolition, as it relates to future redevelopment strategies.

The goal of this assessment is to identify and assess hazardous building material concerns that will impact the cost of building demolition and utilize this information to formulate an accurate estimate of cost to: 1. Demolish the building structure(s), inclusive of all hazardous material remediation or 2. Remediate/Mitigate all hazardous materials for reuse of the building.

1.3 Project Contacts

All forms and reference information required as part of the RFP submission are contained herein. If you have any further questions regarding submission requirements please contact:

Lucas Murray, Principal Planner / Special Projects Coordinator
City of Warwick Planning Department
3027 West Shore Road
Warwick, RI 02886
Email: lucas.murray@warwickri.com
Phone: 401-921-9683

2. BUILDING DESCRIPTIONS

Properties to be examined may include (but not be limited to) former school buildings, both single and multi-story, primarily constructed of concrete block with a steel frame built between 1932-1954.

Vacant buildings that may be investigated as part of this contract include the following:

- Administration Building: 34 Warwick Lake Avenue
Year Built 1932: 15,884 gross square feet
- Aldrich Junior HS: 771 Post Road
Year Built 1936: 115,264 gross square feet
- Randall Holden ES: 61 Hoxsie Avenue
Year Built 1950: 35,878 gross square feet
- John Wickes ES: 50 Child Lane
Year Built 1954: 42,276 gross square feet

Subject buildings have been vacant or partially vacant since closure as school facilities (all 5+ years), and have suffered damage from various sources including vandalism, water, mold, and natural deterioration of building materials.

3. SCOPE OF WORK

3.1 Overview:

In general, the selected Consultant will be required to perform the following:

1. Conduct visual inspections and sample testing as outlined herein as part of a comprehensive demolition assessment to determine the prevalence of hazardous materials in existing buildings.
2. Evaluate sampling data and testing results to determine the extent of remediation that is required prior to reuse or demolition.

3. Formulate an estimate of cost to demolish the existing building(s) inclusive of costs related to any remediation of hazardous building materials, removal of asphalt paving, removal of existing underground storage tanks (if any) and other related materials.
4. Produce a brief report outlining the extent of hazardous material remediation, approach to demolition, and estimated cost of remediation and demolition; and identify cost of remediation for potential reuse.

3.2 Asbestos Inspection and Sampling:

A Rhode Island Department of Health (RIDOH) licensed inspector shall complete a destructive asbestos inspection of the interior and exterior of the buildings in accordance with the Environmental Protection Agency's (EPA's) National Emission Standards for Hazardous Air Pollutants (NESHAP). The selected Consultant shall:

1. Review project documents to include any available building plans, past AHERA reports, and other information as provided by the City.
2. Visually inspect all accessible portions of the building(s) to identify building materials suspected of containing asbestos materials as required under EPA NESHAP, OSHA, and RIDOH regulations.
3. Classify various material groups prior to sampling.
4. Conduct destructive sampling of "suspect materials" to include, but not limited to, floor coverings, mastics, glues, wall board, joint compounds, plaster, ceiling tiles, textured coverings, base moldings, thermal system insulation, heat shield materials, roofing materials, and other miscellaneous suspect materials.
5. Submit all samples to a NIST/ NVLAP and RIDOH approved laboratory for analysis under the Polarized Light Microscopy (PLM) method. All samples collected must be analyzed regardless of classification as an asbestos containing material (ACM).
6. Evaluate laboratory analysis and summarize findings in a report as outlined herein.
7. Utilize collected data to determine costs associated with remediation of asbestos prior to demolition of the building structure. Provide associated cost of remediation as outlined in Section 3.10.

3.2.1 Post Sampling Roof Repair

Please note that sampling of roof materials for asbestos may be required as outlined herein. If required, the selected Consultant will be responsible to extract core samples in representative areas throughout the roof area. Once samples are taken, the Consultant shall have a professional roofing company suitably patch the core holes to ensure a waterproof seal. The cost of all patching shall be included as part of the asbestos inspection survey.

3.3 PCB Survey

The selected Consultant shall conduct a visual survey of building materials that may contain polychlorinated biphenyl (PCBs) to include light ballasts and other related equipment that is labeled as containing PCB materials. If light ballasts are marked as containing PCB's, the Consultant shall estimate the number of ballasts containing PCBs by extrapolating sample data. In addition, the Consultant shall provide a conservative estimate of any additional sources of PCBs such as electrical transformers.

The selected Consultant shall conduct a visual survey of building materials that may contain polychlorinated biphenyl (PCBs) to include light ballasts and other related equipment that is labeled as containing PCB materials. If light ballasts are marked as containing PCB's, the Consultant shall estimate the number of ballasts containing PCBs by extrapolating sample data. In addition, the Consultant shall provide a conservative estimate of any additional sources of PCBs such as electrical transformers.

In addition to the visual inspection of lighting and electrical equipment, the Consultant shall inspect window caulking and glazing to determine the presence of PCBs. Representative samples shall be collected and analyzed for PCB content in accordance with EPA SW-846, method 3540C/ 8082 SOXHLET extraction. The results of the testing shall be evaluated and summarized as part of the report as outlined in Section 3.12. The Consultant shall consider the results of PCB visual analysis and testing when formulating a cost estimate for remediation and demolition as outlined in Section 3.10.

3.4 Lead Paint Survey

A Rhode Island licensed lead inspector shall conduct a limited inspection of painted materials to determine the presence of paint with lead (PWL) through X-Ray florescence (XRF) sampling. A Radiation Monitoring Device (RMD) may be utilized to conduct this limited analysis. All work shall be conducted in accordance with RIDOH lead regulations. Inspections with the XRF device shall be conducted throughout the interior and exterior of the building(s) where paint appears to visually vary with regards to color, texture, and overall age.

If lead is found to be present utilizing the XRF method, the City may elect to have laboratory testing performed of specific paint samples to more accurately determine the concentration of lead. If authorized, this additional testing shall be performed in accordance with EPA methods SW-846-6010C/3050B. Payment for additional services shall be provided under supplemental services (Section 4) in accordance with the unit pricing provided by the Consultant.

No laboratory analysis is required under the Toxicity Characteristic Leaching Procedure (TCLP). TCLP testing will likely be conducted prior to the demolition of the structure, but is not required for purposes of this analysis. For purposes of estimating, the Consultant shall assume that generated waste will meet TCLP outcomes for disposal at a common landfill facility, not a hazardous waste disposal facility.

3.5 Mercury

In order to determine the potential cost implications associated with handling and disposal for components containing mercury, the Consultant shall conduct a visual inspection of the facility(ies) and inventory potential mercury containing sources such as florescent lamps, switches, and thermostats. No laboratory analysis for the presence of mercury is required. The Consultant shall consider the results of visual analysis and inventory when formulating a cost estimate for remediation and demolition as outlined herein.

3.6 Other Hazardous Materials

During the visual inspection of the building(s), the Consultant shall identify any other potential hazardous materials that may need to be addressed prior to building demolition/reuse. This may include exit signs, smoke alarms, and emergency lighting that may contain hazardous materials including Tritium and batteries. The Consultant shall consider the results of visual analysis and inventory when formulating a cost estimate for remediation and demolition as outlined herein.

3.7 Sampling Quantities

For purposes of providing an accurate cost of services, the Consultant shall include sampling, testing, and analysis as outlined in Table 1. If additional testing is determined to be required by the Consultant, the City may approve the additional sampling and analysis as a supplemental service as outlined in Section 4.

TABLE 1

Hazard	Test Method	Minimum Number of Required Samples
Asbestos	PLM	150 representative samples
PCB (Electric Fixtures)	Visual inspection and inventory	Extrapolate data to determine # of items containing PCB's
PCB (Caulking and glazing)	EPA SW-846, method 3540C/8082 SOXHLET extraction	10 representative samples
Lead Paint	XRF Sampling	20 representative samples
Mercury	Visual inspection and inventory	Inventory equipment to determine component quantity.
Other Hazards	Visual inspection and inventory	Inventory equipment to determine component quantity.

Note: If additional testing is recommended by the Consultant, the City may authorize the use of supplemental service fees to complete additional analysis at the unit cost per test sample as identified in the proposal. All additional services must be authorized in writing and outline the type of tests to be performed, total number of additional samples, test method, and total additional cost. Refer to Section 4 for additional information.

3.8 Underground Tank Analysis

The Consultant shall review records provided by the City of Warwick and review the Rhode Island Department of Environmental Management's Underground Storage Tank (UST) Program records for the presence of any USTs and provide recommendations for remediation/removal.

3.9 Pavement Analysis

The Consultant shall review available documentation provided by the City and visually inspect the asphalt area to determine the average depth of pavement in order to prepare a volumetric calculation of the amount of pavement to be removed from the site. This information shall be utilized in preparing the demolition estimate as outlined in Section 3.11. If core samples are required it may be authorized under supplemental services by the City or the sample may be conducted by City staff.

3.10 Hazardous Material Remediation/Removal Cost Estimate

After conducting all testing and analysis as outlined in Sections 3.1 through 3.9, the Consultant shall evaluate all collected data to formulate an estimate of cost for the remediation of hazardous waste as required to prepare building(s) for demolition or reuse. The estimate shall include, but not be limited to, costs associated with:

1. Properly removing and disposing of asbestos materials as required.
2. Removing all electrical components containing PCB's and proper disposal as required.
3. Properly removing and disposing of any caulking, or glazing materials containing PCB's, as required.
4. Protection measures by the prospective demolition contractor as required by OSHA for lead paint, if identified.
5. The removal and disposal of components containing mercury, Tridium, or other hazardous materials.

The cost estimate related to the remediation of hazardous materials shall be provided in a spreadsheet format with line item costs associated with each major work component. Line item costs shall be added to provide a total cost estimate related to remediation services. All estimate data shall be included in the final report as outlined in Section 3.12.

3.11 Building Demolition Cost Estimate

The Consultant shall utilize current industry cost data to prepare a professional estimate related to the demolition of the building(s) after remediation is complete. The estimate shall include, but not be limited to, costs associated with:

1. Full demolition of the existing building(s) to include the roof, walls, foundation, and all attached structures and equipment.

2. Full depth removal of all existing asphalt paving areas.
3. Removal of any existing underground tanks (UST), to include all required permits.

The cost estimate related to the building demolition shall be provided in a spreadsheet format with line item costs associated with each major work component. Line item costs shall be added to provide a total estimate for building demolition. This cost shall be added to the remediation/removal estimate to provide a total project cost. All estimate data shall be included in the final report as outlined in Section 3.12.

3.12 Hazardous Building Material Inventory Report

The Consultant shall compile a brief report for each facility that includes:

1. Cover page.
2. A 2 to 3 page executive summary outlining the hazardous material assessment process, outcome, and review of basic costs for hazardous waste remediation and demolition.
3. A brief summary of the hazardous material assessment approach and methods.
4. Cost estimate for remediation of identified hazardous materials.
5. Cost estimate for the demolition of the existing building structure, removal of any identified underground storage tanks, and removal of pavement areas.
6. Combined cost estimate with total cost for the building and site demolition, including any required hazardous material remediation.
7. An appendix with laboratory analytical results and associated testing data.

Three (3) hard copies of each final report shall be delivered to the City when complete. All reports shall be plastic spiral bound and include a clear acetate cover sheet and black vinyl backing. In addition, the Consultant shall provide the City with one (1) copy of each report in .PDF electronic format on a USB flash storage drive device. All costs for providing these materials shall be included in the basic service fee.

4. SUPPLEMENTAL SERVICE FEE

A supplementary service budget will be carried under this contract for additional testing or other testing required for proper analysis and remediation estimates. Any additional proposed services and related costs must be submitted by the consultant to the City in writing, and the City must approve all supplementary service items, prior to commencing the additional activities. Supplementary service items that may apply to this project may include, but are not limited to:

- Acquiring and analyzing samples for the presence of asbestos beyond the quantities stipulated herein.
- Additional sampling of paint for the presence of lead through the XRF method beyond the quantity stipulated herein, or advanced laboratory analysis.
- Additional testing for PCB's beyond the quantity stipulated herein.
- Testing of substrate building materials for PCBs to determine the extent of migration if elevated levels of PCBs are detected when testing caulking or glazing as outlined herein.
- Additional analysis of any underground tank or surrounding soils through advanced inspection or testing methods.
- Subsurface testing and assessment of the property, if required.
- Asphalt/Concrete core sampling.

5. PROJECT SCHEDULE AND DELIVERABLES

5.1 Schedule

After Award of Contract, the Consultant shall meet promptly with the City to establish a project schedule and schedule of deliverables.

5.2 Deliverables

The Consultant shall provide three (3) hard copies and one (1) electronic copy of each final report to the City as outlined in Section 3.12.

6. CONSULTANT QUALIFICATIONS

Interested firms shall have the following qualifications:

1. A minimum of five (5) years' experience in asbestos and environmental consulting and management services.
2. Employ experienced staff with thorough knowledge of hazardous building material inventories to include relevant licensing from the EPA or RIDOH related to asbestos and lead.
3. Hold valid licenses in accordance with all applicable local and state regulations.
4. Comply with all applicable regulations of the Warwick Purchasing Division.

7. SUBMISSION REQUIREMENTS

Prospective bidders should note that a virtual pre-bid conference will be held for this project. Vendors are strongly encouraged to attend.

When: Jul 14, 2021 11:00 AM Eastern Time (US and Canada)

Topic: City of Warwick - Pre-Bid Conference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86348786587>

Or One tap mobile :

US: +19292056099,,86348786587# or +13017158592,,86348786587#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free)

Webinar ID: 863 4878 6587

International numbers available: <https://us02web.zoom.us/j/86348786587>

Interested firms shall provide the following as part of their submission:

1. A brief cover letter that highlights firm staff, qualifications, and relevant past projects.
2. A brief (1-2 page) statement of project understanding that summarizes project deliverables as outlined herein.
3. Resumes of key project staff.
4. A minimum of three (3) client references for related past project work.
5. A professional billing rate form for firm staff.
6. A completed unit pricing sheet as provided herein.
7. All standard City forms as required by the City's Purchasing Department including:
 - a. Vendor Information form with Addenda Acknowledgement.
 - b. Certification and Warrant Form
 - c. Proposal and Contract Form with Lump Sum Cost

CITY OF WARWICK

PROPOSAL AND CONTRACT FORM

TITLE OF SPECIFICATION: RFP2022-075 Consultant Services Limited Hazardous Building Material Investigation & Associated Demolition or Remediation Estimates

I. PROPOSAL:

WHEREAS, the CITY OF WARWICK has duly asked for proposals for performance of services and/or supply of goods in accordance with the above-indicated specifications.

The person or entity does irrevocably offer to perform the services and/or furnish the goods in accordance with the specifications, which are hereby incorporated by reference in exchange for the proposal price.

This offer will remain open and irrevocable until the CITY OF WARWICK has accepted this proposal or another proposal on the specifications or abandoned the project.

The bidder agrees that acceptance by the CITY OF WARWICK will transform the proposal into a contract. This proposal and contract will be secured by Bonds, if required by the specifications.

Pricing as follows

Continued next page

PLEASE COMPLETE THIS PAGE & SUBMIT WITH YOUR BID
(PRICING SHEET MAY NOT BE CONFIDENTIAL)

**LIMITED HAZARDOUS BUILDING MATERIAL INVESTIGATION
AND ASSOCIATED DEMOLITION AND REMEDIATION ESTIMATES**

NOTE TO CONTRACTOR:

Bids may be submitted to the awarding authority at the following address:

**Purchasing Division
Warwick City Hall
3275 Post Road
Warwick, RI 02886**

The proposals will be opened publicly commencing at 11:00 AM on Tuesday, July 27, 2021 in the Lower Level Conference Room, Warwick City Hall.

Awards will be made on the basis of the lowest evaluated or responsive proposal price. Please note that no proposals can be accepted via email or fax.

A. BASE PROJECT BID

Pursuant to and in compliance with the invitation for bids for *on call consultant services limited hazardous building material investigation and associated demolition and remediation estimates*, the undersigned hereby offers to provide all basic services as outlined in Section 3.0 and other relevant specifications, including reviewing documentation provided by the City; collecting samples of the type and quantities outlined in Section 3.7, Table 1; performing visual inspections as outlined herein; formulating remediation and demolition estimates; drafting a summary report; and providing hard copies and electric copies of reports pursuant to Section 3.12, for the base fee outlined herein.

Pricing provided below is per site. It is anticipated that there will be 4-6 sites evaluated as part of the final contract. The total number of sites to be analyzed is not yet determined at this time and is subject to change. The final contract fee set by the City will determine that final number of sites to be evaluated. Hazardous material sampling beyond the amount outlined in Section 3.7, Table 1 will be compensated in accordance with the unit pricing listed herein from a supplemental service allocation.

The undersigned hereby agrees to furnish all labor and materials necessary, proper and incidental to this work, whether incorporated on the bid the undersigned or not, FOR THE TOTAL BASE BID as follows:

\$ _____

Total Sum in Numbers

Written Amount

PLEASE COMPLETE THIS PAGE & SUBMIT WITH YOUR BID
(PRICING SHEET MAY NOT BE CONFIDENTIAL)

B. SUPPLEMENTAL UNIT PRICING

In addition to the total project bid and alternative item pricing, the Awarding Authority is requesting that bidders provide unit pricing for certain quantifiable elements contained in the project for the purposes of adding or deducting work to/ or from the base bid amount once the contract is awarded. Bidders are required to provide an Add/ Deduct unit price for each of the following elements as part of their bid. Pricing provided may be used as a basis for changes in contract relating to the specified elements to either add or deduct items in the overall scope.

For example, if the successful Consultant, after evaluating a specific structure(s), determines that the proposed Base Services sample amount is too many, the below unit pricing shall be used to reduce the total sampling cost by reducing the unit cost listed below by the number of samples deducted. Conversely, if the proposed Base Service sample amount is determined to be too few, the unit pricing shall be used to increase the total sampling cost by increasing the cost by the unit cost specified below. Any additions or deductions shall be agreed to by the City in writing prior to adjustment. Pricing shall be provided based on the units provided.

If supplementary services are approved by the City as outlined in Section 4, the provided unit pricing will be utilized as a basis for compensation. Unit pricing shall include the cost of all sampling, testing, labor, analysis, and inclusion of data into the relevant cost estimates and final report. All supplemental services must be approved in writing prior to the commencement of services. Unit Pricing indicated below shall also be applied as an *addition or deduction* of the Base Services testing pricing for each individual building evaluation as applicable.

Task	Proposed Add/ Deduct Cost
Asbestos PLM Sample with analysis.	\$ Per Sample
	In writing
Asbestos TEM sample with analysis.	\$ Per Sample
	In writing
Additional XRF lead sample with analysis.	\$ Per Sample
	In writing
Laboratory testing for lead in accordance with EPA methods SW-846-6010C/3050B with analysis.	\$ Per Sample
	In writing
PCB laboratory testing. Additional sampling and analysis.	\$ Per Sample
	In writing

PLEASE COMPLETE THIS PAGE & SUBMIT WITH YOUR BID
(PRICING SHEET MAY NOT BE CONFIDENTIAL)

PART C – ADDENDUM ACKNOWLEDGEMENT

The Bidder hereby states that he/she has become thoroughly familiar with the site, local conditions affecting the performance and costs of the work, and with the Contract Documents, including the Bid Documents and those forms required to be executed and submitted with this proposal as well as the method of contract award, the terms of the proposal contract, wage rates and employment requirements and reports, the conditions of this contract relating to performance, the technical specifications and drawings, and any addenda thereto as prepared by the Owner as follows:

ADDENDUM NO.

SIGNATURE OF BIDDER

PART C – VENDOR INFORMATION

The Bidder, in compliance with the invitation for *on call consultant services limited hazardous building material investigation and associated demolition and remediation estimates*, having examined the Contract Documents and related specifications and plan, and being familiar with the site and with all the conditions surrounding the proposed construction including the availability of materials, labor and equipment, hereby proposes to construct the Project in accordance with the contract documents within the time set forth to cover all expenses incurred in performing the work required under the Contract Documents in which this proposal is a part.

The prices that are quoted herein will be the price to the Owner.

Company Name:		Telephone:	
Street Address:		E-Mail:	
State:		Zip Code:	
Bidder Name/ Title (Print)			
Signature:		Date:	