

ASBESTOS ASSESSMENT, PROJECT DESIGN AND AIR MONITORING

Pee Dee Regional Council of Governments, on behalf of the City of Mullins, is seeking Bids from SCDHEC-licensed firms to prepare initial Asbestos Assessments and, if required, Project Design and Air Monitoring services during the abatement process by SCDHEC regulation 61-86.1 for approximately twenty-seven (27) privately owned vacant, dilapidated houses in a North Mullins neighborhood. The houses are of moderate size and are in a concentrated target area within City Limits.

You are invited to submit a quote in accordance with the specifications in the Request for Bids package.

This project is funded in part by the Community Development Block Grant (CDBG) Program provided by the South Carolina Department of Commerce. All federal CDBG requirements will apply to the contract. All contractors are required to be registered in the federal System for Award Management (SAM.gov).

To obtain a copy of the Bid package, contact Kim Ethridge, Community Development Director, (843) 702-3139, or at kethridge@peedeecog.org.

Any questions regarding the bid documents must be addressed to kethridge@peedeecog.org and received in writing at least seven (7) days prior to the date fixed for the opening to be given consideration.

All bid forms must be complete and sealed bids labeled "Mullins Asbestos" must be submitted by the deadline date of November 21, 2025, at 2:00 PM to the attention of Kim Ethridge, Pee Dee COG, PO Box 5719 or 2314 Pisgah Rd, Florence, SC 29502. Once a sealed bid is submitted, no bidder may withdraw their bid within 90 days after the actual date of the bid opening.

No late bids will be accepted. This solicitation does not commit the City of Mullins or Pee Dee Regional Council of Governments to award a contract or pay any costs incurred in the preparation of the quote or to procure or contract for services.

REQUEST FOR BIDS
ASBESTOS ASSESSMENT, PROJECT DESIGN & AIR MONITORING
CITY OF MULLINS CDBG #4-CE-24-006
October 29, 2025

BACKGROUND:

The City of Mullins has received a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development through the South Carolina Department of Commerce to demolish approximately twenty-seven (27) privately owned vacant, dilapidated houses in a N Mullins neighborhood (list attached). The houses are of moderate size and are in a concentrated target area within the City Limits.

The City is requesting quotes from SCDHEC-licensed firms to prepare initial asbestos assessment of each property and the abatement plans ("Project Design" if required by SCDHEC Regulation #61 – 86.1) and air monitoring services during the abatement process. This project is funded in part by the U.S. Department of Housing and Urban Development's Community Development Block Grant Program (CDBG). All federal CDBG program requirements will apply to the contract. **All contractors are required to be registered in the federal System for Award Management (SAM.gov).**

The grant period for the project is December 2024 through December 2026.

SCOPE OF WORK:

INITIAL ASBESTOS ASSESSMENT

Asbestos inspections shall be in accordance with SCDHEC Asbestos Regulation #61 – 86.1. The retained Contractor shall test all suspect materials for asbestos of the existing structures (interior and exterior) and provide a detailed report of the findings. A separate report is required for each structure (27 structures). Should asbestos be found, and if required by SCDHEC Asbestos Regulation #61 – 86.1, an "Asbestos Project Design" per structure shall be required.

ABATEMENT PLAN (PROJECT DESIGN)

The "Asbestos Project Design" shall be a written plan prepared by a certified asbestos project designer specifying how the asbestos abatement project will be performed (for each house) including, but not limited to, a scope of work and technical specifications. The project design must comply with 40 CFR 763.90 (9) Federal Register and SCDHEC regulations. The scope of work of this project design shall, at a minimum, address the following:

- Preparation of each asbestos-related work area
- Establishment of each containment
- Establishment of each decontamination unit and procedures for use
- Evaluation and selection of various fiber release control options
- Establishment, maintenance, and monitoring of negative air pressure within each containment

- Regulated Asbestos Containing Material (RACM) enclosure, removal, encapsulation, or repair work practices
- Visual inspection procedures for each asbestos abatement containment area
- Clean-up and final clearance procedures
- Air monitoring, including analysis documentation, and any other required record keeping
- Respiratory protection and personal protective equipment requirements
- Procedures for on-site storage, handling, and disposal of Asbestos-Containing Materials (ACM) and project waste
- Procedures for maintaining personnel licenses and training certificates on-site

The project designer shall be on SCDHEC's Asbestos Hazard Emergency Response Act (AHERA) Certified list of Project Designers. ***Documentation of such certification shall be included with the submission of the quote.***

AIR MONITORING:

This request for bids also includes the procurement of air monitoring services to be provided by SCDHEC certified and licensed Asbestos Air Samplers to perform air sampling in accordance with SCDHEC Regulation #61-86.1 during asbestos abatement activities at each project site in the City of Mullins. This includes a visual clearance and Transmission Electron Microscopy (TEM) clearance with a possible variance for Phase Contrast Microscopy (PCM) monitoring since the structures are to be demolished.

Asbestos air monitoring will be required during demolition activities if structures are demolished with asbestos in place due to unsafe work conditions. The quotes shall be based on a per day rate assuming a 40-hour week and no work on weekends.

SCDHEC licensed asbestos firms interested in bidding on the Asbestos Assessment, Project Design and Air Monitoring Request should return:

ATTACHMENT A - Request for Bids:

SEALED WRITTEN BIDS MARKED AS "MULLINS ASBESTOS" MUST BE RETURNED NO LATER THAN 2:00 PM EST ON NOVEMBER 21, 2025, TO:

Attention: Kim Ethridge

Pee Dee Regional COG

PO Box 5719

2314 Pisgah Rd

Florence, SC 29502

843-702-3139

kethridge@peedeecog.org

Bids will be opened and publicly read aloud on November 21, 2025, 2:00 p.m., at the Pee Dee Regional Council of Governments, 2314 Pisgah Rd, Florence, SC 29502 in the presence of one or more witnesses. A tabulation of offers (bid tab) will be made available for public record. Except as otherwise provided by law, information furnished by a bidder shall not be disclosed without written consent of the bidder until such time as a contract is awarded. Bidders must mark as proprietary any information they would not want released to the public.

The lowest responsible and responsive bid will be selected. The asbestos assessment, laboratory analysis, project design and air monitoring line items will be the cost used to determine the low bidder and will be the basis of the initial contract. If additional services are required after testing the contract will be revised via change order. In the event of a tie bid, the City of Mullins procurement policy procedures shall prevail. The City of Mullins reserves the right to reject any or all bids. The City of Mullins reserves the right to waive all informalities not involving price, time, or changes in the work and to negotiate contract terms with the successful bidder.

ATTACHMENT A - REQUEST FOR BIDS

ITEM: Asbestos Assessment, Project Design and Air Monitoring for a N Mullins neighborhood demolition project (CDBG #4-CE-24-006).

BIDS DUE: **November 21, 2025, by 2:00 p.m. EST**

QUALIFICATIONS: All personnel shall be licensed and certified according to SCDHEC guidelines.

THE ASBESTOS ASSESSMENT, LABORATORY ANALYSIS, PROJECT DESIGN AND AIR MONITORING WILL BE THE ONLY COSTS USED TO DETERMINE THE LOW BIDDER AND WILL BE THE BASIS OF THE INITIAL CONTRACT. IF ADDITIONAL SERVICES ARE REQUIRED, THEY WILL BE ADDED TO THE CONTRACT VIA CHANGE ORDER.

ASBESTOS ASSESSMENT

(Unit price for all materials, tools, sample shipment, equipment, labor, and professional services necessary to complete the asbestos inspections, EXCLUDES laboratory analysis)

Total cost per unit (parcel) for Asbestos Assessment and Report \$ _____

LABORATORY ANALYSIS

Total cost for PLM sample analysis per house
(Up to 30 samples inclusive of all layers)

\$ _____

Total cost for TEM Bulk analysis per house (up to 10 layers analyzed)

\$ _____

LABORATORY ANALYSIS TOTAL PER HOUSE

\$ _____

PROJECT DESIGN

Total cost **per house** for detailed Project Design (if required by SCDHEC Regulation #61 – 86.1) including labor and all associated Travel expenses and costs

\$ _____

Total cost **per house** for Detailed Project Design, including labor and all associated travel expenses and costs for **inaccessible structure that is “assumed” to contain ACM’s or planned demolition with “in-place asbestos”**

\$ _____

ASBESTOS AIR MONITORING

Daily rate for air monitoring according to SCDHEC regulations, including clearance testing and report and all travel expenses.

\$ _____

TOTAL COST PER HOUSE FOR ASSESSMENT, LABORATORY ANALYSIS, PROJECT DESIGN & AIR MONITORING

\$ _____

Additional services (if required based on Asbestos Testing):

Cost per sample (all layers) for PLM analysis \$ _____

Cost per layer for TEM Bulk analysis \$ _____

Total cost for TEM Air Clearance sampling per house
(Required number of samples with 24-hour turn-around time) \$ _____

Duration of time needed for the site visit(s), testing, and issuing report. _____

Availability date to perform actual testing and submission of report. _____

Bid Submitted by:

Company Name: _____

Company Address: _____

City: _____ State: _____ Zip: _____

Company Telephone: (____) _____ Email: _____

Federal Identification Number: _____

Name of person submitting this Quotation: _____

Signature of person submitting this Quotation: _____

Telephone number of person submitting this Quotation: (____) _____

Email address of person submitting this Quotation: _____

Attach licenses/certification (documentation) for staff that will complete the work.

Attach a list of similar projects.

Dilapidated Structures to be Evaluated for the West Mullins Neighborhood Demolition

	Tax ID #	Address
1	4040218000000	309 Barnes Street
2	4040432000000	318 Barnes Street
3	4040222000000	319 Barnes Street
4	4040225000000	325 Barnes Street
5	4040226000000	327 Barnes Street
6	4040229000000	333 Barnes Street
7	4040231000000	337 Barnes Street
8	4040235000000	345 Barnes Street
9	4040236000000	347 Barnes Street
10	4040639000000	354 Barnes Street
11	4040640000000	356 Barnes Street
12	4080105000000	312 Church Street
13	4040530000000	313 Church Street
14	4040521000000	333 Church Street
15	4040609000000	337 Church Street
16	4080123000000	346 Church Street
17	4040511000000	326 Dillon Street
18	4040513000000	330 Dillon Street
19	4040514000000	332 Dillon Street
20	4080207000000	322 Dixon Street
21	4040709000000	406 E End Street
22	4040708000000	412 E End Street
23	4030618000000	513 N Mullins Street
24	4040431000000	416 N Mullins Street
25	4030615000000	523 N Mullins Street
26	4030612000000	533 N Mullins Street
27	4040624000000	416 Valentine Street