

Shelby County Fiscal Court

**Shelby County Former Jailer Residence and Jail Building
Brownfield Remediation Project**

Request for Proposals

Date of RFP: April 24, 2025
Proposal Due Date: May 26, 2025

Introduction

In this Request for Proposals (RFP), the Shelby County Fiscal Court is requesting proposals from qualified environmental professionals for a project to manage and/or remediate asbestos and lead containing materials and related services at the Shelby County Former Jailer Residence and Jail Building, funded in part by a subgrant from the Kentucky Brownfield Program Cleaner Commonwealth Fund.

Location of Work

The Shelby County Former Jailer Residence and Jail Building is located at 500 Washington Street, Shelbyville.

Project

The selected qualified environmental professionals must be prepared and qualified to provide the following services and any related services:

Remediation activities will include the activities listed below and related activities. For details, see:

- Asbestos, Lead-Based Paint (LBP), Indoor Air Quality (IAQ), & Hazardous Containing Materials Inspection Reported dated October 16, 2023; and
- Analysis of Brownfield Cleanup Alternatives dated November 14, 2024.

I. Operations and Maintenance Plan (O&M Plan)

- Preparation and implementation of an O&M Plan by a Certified Asbestos Management Planner/Licensed Project Designer, as applicable.
- The O&M Plan will cover:
 - Asbestos-containing material (ACM) in each of the Former Jail and Jailer Residence, which will be stabilized/left in place. (It may be removed in a future phase of renovation if the roof is replaced.)
 - LBP or other lead (a) in the Jail (positive lead), (b) on all outside doors and windows of the Former Jail and Jailer Residence, and (c) remaining in the Jailer Residence after the remediation work described below.

II. Remediation of the Interior of the Former Jailer Residence

1. Removal/Abatement of LBP and Mold with an O&M Plan

- Discarding all interior doors.
- Removal/abatement of flaking, loose, and flaked LBP located on door casings, banisters, windows, baseboards, base moldings, mantles, fixtures, floors, and other applicable surfaces. Removal may be accomplished by hand methods, controlled mechanical methods, or an approved alternative method deemed suitable for safety and renovation purposes.
- Removal of all remaining plasters on the ceilings and interior walls and the wood lathe remaining. Exterior walls and interior structural walls when backed by brick or masonry will be limited to removal of loose plaster only.
- Preparation of O&M Plan for all remaining LBP (see Section I above).

2. Stabilization/Encapsulation of Lead-Based Paint

- Application of a coating(s) to LBP on surfaces to remain after removal of all plaster and lathe and after removal of all flaking, loose, and flaked LBP from applicable surfaces including exposed ceiling joists and wall studs.
- Coating types may include epoxy, acrylic, polyurethane, polyurea, oil-base, and latex. When choosing a coating consider include elongation (i.e., elasticity or rigidity), dry film thickness, drying or curing time, and compatibility with existing surfaces. Epoxy-type coatings may be used. An LBP encapsulant may also be used, such as Fiber lock Technologies Inc. LBC Type II or Type III Lead Barrier Compound or similar product.
- Application with rollers, brushes, or other typical methods for applying paint can be used.

3. Disinfecting/Cleaning/Vacuuming

- Disinfecting and cleaning.
- When water is present on a surface, wet vacuuming. Thorough cleaning of all parts of the vacuum after use to assure mold and mold spores are removed.
- Vacuuming with a HEPA vacuum after materials are thoroughly dried.
- Disinfecting/cleaning/vacuuming may be used only for surfaces such as hard porous flooring (e.g., linoleum, ceramic tile), hard non-porous flooring (e.g., plastics, metals), and intact wood surfaces.

4. Discarding of Affected Materials

- For materials that cannot be easily cleaned or where the mold cannot be completely removed (e.g., carpet and backing, porous flooring, furniture, wallboard, wood), remove and place in sealed bags or sheeting, and transport and discard as construction waste or another appropriate disposal (e.g., if also ACM, then disposal at a permitted Subtitle D Landfill).

6. Preparation of Documentation

- O&M Plan (see detail above)
- Site Cleanup Plan/Cleanup Action Plan (CAP)
- Health and Safety Plan(s) (HASP(s))
- Cooperation with firm that prepares the EPA-approvable Quality Assurance Project Plan (QAPP) to be coordinated by Kentucky Brownfield Program
- Contractor Work Plan/Abatement Plan or similar
- Remedial Action Plan
- Assistance with Kentucky Brownfield Program reports as necessary
- Assistance with plans or reports for the Kentucky Heritage Council

Requirements

The contractor and any subcontractor performing remediation must possess all state and other certifications and licenses required by the activity to be completed by the contractor. A contractor performing asbestos-related activities must be certified or licensed in ACM inspection, abatement, or planning, as applicable.

Contract

The resulting contract will be for a term stated in the contract. The Shelby County Fiscal Court may amend or extend the contract beyond the initial term to accommodate the terms and conditions of the subgrant program or future EPA grants awarded to the Shelby County Fiscal Court within this term, provided a market survey conducted by the Shelby County Fiscal Court or its designee indicates that the prices the counterparty proposes are reasonable.

Proposal

To be considered, proposals must be submitted to the contact below prior to 9:00 a.m. on the proposal due date set forth on the first page of this RFP. No proposals received after this time will be considered. Only one copy of the proposal and any supplemental information is requested to be provided. All proposals should be sealed and marked on the outside "JAIL REMEDIATION PROPOSAL."

Proposals will be considered by the Shelby County Fiscal Court at a meeting to be held after the proposal due date. Shelby County Fiscal Court meetings are held at the Shelby County Courthouse at 501 Main Street in Shelbyville twice a month: the first Tuesday at 6:30 p.m. and the third Tuesday at 10:00 a.m. It is not necessary that the proposal submitter attend the meeting at which proposals are considered. Proposals will be reviewed by county staff. Proposals will be evaluated based on written materials submitted. No on-site interviews will be conducted. Telephone interviews may be conducted.

The Shelby County Fiscal Court is tax exempt. Prices quoted are to be exclusive of taxes. The Shelby County Fiscal Court will furnish an exemption certificate as required.

All materials submitted in connection with this RFP will be public documents and subject to the Open Records Act and all other laws of the Commonwealth of Kentucky, the United States of America, and the open records policies of the Shelby County Fiscal Court. All such materials shall remain the property of the Shelby County Fiscal Court and will not be returned to the proposal submitted.

The Shelby County Fiscal Court reserves the right to reject any or all proposals, the right to accept the proposal deemed by it to be in its best interest, not necessarily the lowest proposal, the right to disqualify proposals from submitters not deemed to be qualified, the right to disqualify proposals deemed to be defective, and the right to waive defects in proposals where such defects are not deemed significant.

Disadvantaged business enterprises, small and minority businesses, and women's business enterprises are strongly encouraged to respond. The Shelby County Fiscal Court is an EEO employer.

Proposals will be evaluated and ranked based on the following factors:

Demonstrated experience in addressing contaminated properties	20%
Demonstrated experience in successfully completing tasks/projects	20%
Demonstrated experience in effectively working with community members and federal and state agencies	15%
Experience and capacity of project team/personnel	20%
Reasonableness of cost/price proposal (e.g., rates)	25%

Questions concerning this RFP should be addressed to the contact below.

Proposals should be addressed and sent by email to:

Mr. Willie Lucas and Mr. Jon Park
Special Project Director and Deputy Judge/Executive
Shelby County
501 Main Street, Suite 15
Shelbyville, KY 40065
Phone: 502.633.1220
Email: projectmgr@shelbycoky.com and jon.park@shelbycoky.com

Laws and Regulations

The project is funded in part by a subgrant from the Kentucky Energy and Environment Cabinet Kentucky Brownfield Program Cleaner Commonwealth Fund, which is funded by the U.S. Environmental Protection Agency. Accordingly, the project must be conducted in accordance with all applicable federal, state, and local laws, including without limitation the following:

Attention is particularly called to the requirements as to conditions of employment to be observed under Title VI, 42 U.S.C. § 2000d et seq., of the Civil Rights Act of 1964 and Executive Order 11246 — Equal Employment Opportunity, as amended.

The Davis-Bacon Act of 1931 applies to this project. The wage determination for Shelby County is attached as Appendix A to this RFP.

The project is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act, Pub. L. 117-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18, 2022. Any request for substitute or "or equal" shall include the Manufacturer's Certification of compliance with the BABAA requirements.

All work must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and applicable National Park Service Preservation Brief guidance. Care should be taken to preserve or rehabilitate character-defining interior features, including, but not limited to, windows, doors, decorative lights, stairs, fireplaces, jail elements, etc.

The project is subject to National Park Service Preservation Brief guidance.

ACM-related work is subject to the following:

40 CFR 61, Subpart M — National Emissions Standards for Hazardous Air Pollutants (NESHAP) (as adopted by 401 KAR 58:025).

40 CFR 763 - U. S. Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) (as adopted by 401 KAR 58:005 and 401 KAR 58:010).

29 CFR 1926.1101 - U. S. Occupational Safety & Health Administration (OSHA) asbestos regulations.

29 CFR 1910 Subpart I - Personal Protective Equipment.

29 CFR 1910.134 - Respiratory Protection.

49 CFR 100 - 185 – Transportation.

LBP activities are subject to the following:

29 CFR 1926.62, Safety & Health Regulations for Construction, Occupational Health & Environmental Controls – Lead (as adopted by 803 KAR 2:403)

29 CFR 1910.1025, Toxic & Hazardous Substances – Lead (as adopted by 803 KAR 2:320).

All other applicable federal, state, and local laws and regulations.

Appendix A

Wage Determination

See attached.