

REQUEST FOR QUALIFICATIONS & PROPOSALS – HAZARDOUS MATERIALS

October 9, 2026

Re: RSU 1: Bath ME

Ladies and Gentlemen:

Regional School Unit One (RSU 1), the Owner, wishes to engage a hazardous building material survey (HBMS) for the Elementary School project, located in Bath Maine.

On behalf of RSU 1, Lavallee Brensinger Architects is soliciting Qualifications for the services required. The Selected Company shall be contracted directly with the Owner.

Each respondent is requested to review the information provided and submit a Response and Fee Proposal to the contact below via email on or before October 23rd, 2026 by 2:00pm EST.

Lance Whitehead
Lavallee Brensinger Architects
Lance.Whitehead@lbpa.com
207-558-7200

Questions related to this RFQ/P shall be directed to the same contact.

THE SITE

The property to be investigated is the **Former Dike Newell School Site**, located at **3 Wright Drive, Bath, Maine 04530**. The site contains the remains of the former school building, portions of which have been damaged or destroyed by fire. Respondents shall consider the existing condition of the building when developing their proposed approach, schedule, and fee.

A site survey (completed by Sebago Technics) and existing drawings provided by the Owner (some of which include proposed additions) can be found here:

<https://www.dropbox.com/scl/fo/g8482uk1l3mc81gt3d2dx/AGgFEGOfde2jowWhTqisdB4?rlkey=u2a64prg97g2ve06iw4bohvk&dl=0>

PURPOSE OF THE SURVEY

The purpose of the Hazardous Building Materials Survey is to identify and quantify hazardous and regulated building materials that may affect the potential demolition of the existing structure. The survey and resulting report shall provide RSU 1 and its design and construction team with sufficient information to:

- Identify known and suspected hazardous and regulated building materials;
- Establish approximate quantities and locations of identified materials;
- Develop preliminary abatement and disposal strategies;
- Prepare planning-level estimates of abatement and disposal costs;
- Identify areas requiring additional investigation or testing prior to demolition; and
- Understand regulatory, schedule, and cost implications associated with the identified materials.

The survey is intended to support project planning and cost estimating. The selected firm shall clearly identify any additional investigation, sampling, testing, documentation, or regulatory coordination that will be required prior to demolition or abatement.

SCOPE OF SERVICES

1. Hazardous Building Materials Survey

The selected firm shall perform a thorough inspection of accessible portions of the existing building and associated areas that may be affected by demolition.

The investigation shall identify, characterize, locate, and quantify known or suspected hazardous and regulated building materials, including, as applicable:

- Asbestos-containing materials (ACM), including friable and applicable non-friable materials;
- Lead-based and/or lead-containing paint and coatings;
- PCB-containing or suspect PCB-containing building materials, including caulking, sealants, glazing compounds, coatings, and electrical equipment, where applicable;
- Mercury-containing equipment and devices;
- Fluorescent lamps and lighting ballasts;
- Refrigerants and refrigerant-containing equipment;
- Oils, fuels, chemicals, and other potentially regulated liquids;
- Batteries and other universal wastes;
- Hazardous or regulated electrical equipment; and
- Other hazardous or regulated building materials observed during the investigation that may require special handling, removal, disposal, or further evaluation prior to demolition.

The Consultant shall perform physical sampling and laboratory analysis as necessary to characterize suspect materials and shall identify the analytical methods utilized.

2. Asbestos Investigation

The asbestos investigation shall include identification, sampling, and quantification of suspect asbestos-containing building materials in accordance with applicable federal and State of Maine requirements.

The Consultant shall identify, at a minimum:

- Material type and description;
- Location;
- Approximate quantity;
- Friability;
- Condition;
- Sample identification number;
- Analytical result; and
- Applicable comments or recommendations regarding removal or management.

3. PCB-Containing Building Materials

The base scope shall include identification of suspect PCB-containing building materials and locations that may warrant additional investigation.

If PCBs are identified, or if conditions indicate that additional PCB investigation is warranted, RSU 1 may request a separate proposal from the selected Consultant for additional sampling, delineation, quantification, regulatory coordination, cost estimating, and preparation of documentation necessary for EPA review or submission.

Additional PCB investigation beyond the initial identification and screening described above shall not be included in the base fee unless specifically identified by the Consultant.

4. Fire-Damaged and Inaccessible Areas

The Consultant shall account for the fire-damaged condition of the building in its proposed approach.

The Consultant shall identify portions of the building that cannot be safely or reasonably accessed or investigated and shall document limitations of the survey resulting from fire damage, structural instability, debris, concealed construction, or other conditions.

The Consultant shall identify recommended additional investigation that may be required as areas become accessible or during demolition.

Any destructive investigation anticipated as part of the base scope shall be clearly identified in the proposal.

5. Fire Debris and Potential Site Impacts

As part of the base investigation, the Consultant shall perform a visual review of fire-related debris and readily observable areas surrounding the former school building for evidence of hazardous or regulated materials that may have been dispersed or deposited as a result of the fire, firefighting activities, building collapse, or subsequent site disturbance.

The Consultant shall identify conditions that, in its professional judgment, warrant additional investigation of fire debris, surface materials, or soil.

The base scope is not intended to constitute a Phase I or Phase II Environmental Site Assessment or comprehensive soil investigation.

If additional debris, soil, groundwater, or other environmental sampling is recommended, the Consultant shall identify the recommended scope and provide a separate proposal for such services. The report shall clearly identify the basis for the recommendation and potential implications for demolition, site work, material handling, disposal, and project cost.

6. Survey Report

The Consultant shall prepare a written Hazardous Building Materials Survey Report documenting the investigation and findings.

At a minimum, the report shall include:

- Identification of the building and areas investigated;
- Dates of field investigation;
- Names and qualifications of personnel performing the investigation;
- Copies of applicable licenses or certifications;
- Description of survey methodology;
- Identification of inaccessible or uninvestigated areas and other survey limitations;
- Inventory of suspected and confirmed hazardous or regulated building materials;
- Sample identification numbers and sampling locations;
- Material descriptions;
- Approximate quantities;
- Condition and friability, where applicable;
- Laboratory analytical results;
- Identification of laboratories utilized;
- Analytical/test methods;
- Photographs of representative conditions, sampling locations, and identified hazardous materials;
- Plans, sketches, or other documentation sufficient to identify the general locations of identified materials;
- Recommendations for abatement, removal, handling, and disposal;
- Identification of additional investigation or testing recommended prior to demolition;
- Identification of significant regulatory considerations affecting demolition or abatement; and
- Planning-level estimates of probable abatement and disposal costs.

Quantities shall be presented in appropriate units, such as square feet, linear feet, cubic feet, gallons, or individual units, to facilitate preparation of demolition and abatement cost estimates.

7. Potential Future Abatement Design and Demolition Services

RSU 1 may elect to retain the selected Consultant for subsequent hazardous-material abatement and demolition-related services.

These services are not included in the base scope or base fee requested under this RFQ/P unless otherwise specifically requested by the Owner.

Potential future services may include:

- Additional hazardous-material investigation and sampling;
- Preparation of hazardous-material abatement drawings, specifications, and bid documents;
- Development of quantities and contractor bid schedules;
- Coordination of hazardous-material requirements with the demolition documents;
- Assistance during bidding, including responses to bidder questions and review of substitutions;
- Review of contractor abatement plans, submittals, and regulatory documentation;
- Pre-demolition or pre-abatement meetings;
- Abatement monitoring and observation;
- Air monitoring, clearance testing, and final visual inspections, as applicable;
- Review of waste manifests and disposal documentation;
- Regulatory coordination and required notifications or submissions; and
- Other environmental consulting services necessary to support demolition and redevelopment of the site.

The Consultant shall indicate its capability and experience providing these services. Fees for future services will be negotiated separately if authorized by RSU 1.

REGULATORY COMPLIANCE

The Consultant shall perform the work in accordance with applicable federal, State of Maine, and local requirements governing hazardous building materials, worker protection, sampling, laboratory analysis, abatement, handling, transportation, and disposal.

The Consultant shall identify permits, notifications, regulatory submissions, or additional investigations anticipated to be required prior to demolition or abatement.

SCHEDULE

The anticipated schedule is as follows:

- **Qualifications and Fee Proposals Due:** October 23, 2026 by 2:00pm EST.
- **Consultant Selection / Contract Execution:** October 30, 2026
- **Final Survey Report Due:** December 4, 2026

Respondents shall confirm their ability to meet this schedule and identify any anticipated schedule constraints.

RESPONSE AND FEE PROPOSAL

Each response shall be submitted as a single PDF file via email to Lance Whitehead at Lance.Whitehead@lbpa.com and shall include the following:

1. **Firm Information**
Proposer's name, address, and primary contact information.
2. **Project Team and Qualifications**
Identification and qualifications of the individual(s) who will perform the field investigation, analysis, and reporting. Include applicable licenses and certifications.
3. **Relevant Experience and References**
Provide at least three (3) comparable projects involving hazardous building material surveys associated with renovation, demolition, fire-damaged buildings, or similar facilities. Provide an Owner and/or Architect reference, including contact information, for each project.

4. **Project Approach**

Briefly describe the proposed approach to field investigation, sampling, laboratory analysis, quantification, reporting, and cost estimating.

5. **Availability and Schedule**

Provide a statement confirming availability of the proposed team and the firm's ability to complete the work within the schedule identified above.

6. **Qualifications, Assumptions, and Exceptions**

Clearly identify assumptions, exclusions, qualifications, or exceptions associated with the proposed scope, fee, schedule, or contractual relationship.

7. **Fee Proposal**

Provide a detailed lump-sum fee for the base services described herein. At a minimum, separately identify costs associated with:

- Field investigation and sampling;
- Laboratory testing and analysis;
- Report preparation;
- Hazardous-material quantification;
- Planning-level abatement and disposal cost estimating; and
- Reimbursable expenses, if applicable. Note: reimbursable expenses are per current State of Maine rates as established by the Office of the State Controller.

In addition to the base fee, provide a unit-price schedule for additional sampling and laboratory testing that may be authorized by the Owner. Unit pricing shall identify the cost per sample, including applicable laboratory analysis, for common testing anticipated for this project, including asbestos, lead, PCB, and other hazardous-material analyses proposed by the Consultant.

Provide hourly billing rates by personnel classification for additional professional services and field investigation.

Provide a daily field rate for additional on-site investigation or observation services, identifying the number and classification of personnel included in the rate and any assumptions regarding travel, equipment, or expenses.

Additional testing, investigation, or services shall not be performed without prior authorization from the Owner.

8. **Proposed Contract**

Provide the Consultant's proposed form of agreement or contract for professional services.

OWNER'S RIGHTS

RSU 1 reserves the right to accept or reject any or all proposals, request clarification or additional information, negotiate scope and fee with one or more respondents, and select the firm determined to be in the best interest of the Owner.

Selection will not necessarily be based solely upon the lowest proposed fee. Consideration may be given to qualifications, relevant experience, proposed personnel, project approach, availability, schedule, and fee.

Thank you for your interest in this important project.

Sincerely,



Lance Whitehead, AIA
K12 Studio Leader / Managing Principal
Lavalée Brensinger Architects (On Behalf of RSU-1)