

REQUEST FOR PROPOSALS

Project: Former Marquette General Hospital
580 West College Avenue
Marquette, MI 49855

Scope: Phase 2 (RCN and Blood Bank Building) and Phase 3 (Parking Structure) Consulting Services – Project Management, Abatement Oversight, Dust Monitoring, and Demolition Contractor Oversight, and Project Administration

On behalf of the Northern Michigan University Foundation (Owner), through this Request for Proposals (RFP), we are pleased to offer you the opportunity to provide a proposal for consulting services associated with the above referenced project. The project and proposal details are included on the following pages.

Proposals are due by Friday, December 15, 2023, at 5 p.m. EST.

Proposals are to be electronically delivered to:

Northern Michigan University Foundation

ATTN: Erin Sikkema

esikkema@nmu.edu

Any questions regarding proposal submittal procedures should be directed to Brad Canale at bcanale@nmu.edu or 906-227-2627 **by Friday, December 1, 2023 at 5 p.m. EST.** As a matter of transparency, questions and responses that may impact proposals will be shared at renewcollegeavemqt.org.

Sincerely,

John F. List, Board President
Northern Michigan University Foundation

Brad Canale, Chief Executive Officer
Northern Michigan University Foundation

I. INTRODUCTION

The Northern Michigan University Foundation (Owner) has received funding through a State of Michigan State Land Bank Authority Blight Elimination Grant (SLBA) to perform demolition of a portion of the former Marquette General Hospital Campus. The Owner is requesting proposals from qualified environmental and/or other qualified consulting firms to perform necessary functions for the oversight and management of asbestos and hazardous material abatement, Underground Storage Tank (UST) removal and closure, and physical demolition in the Phase 2 project area (described below).

The project includes the demolition of three structures that are defined under 'Phase 2' and the demolition of the parking structure as defined in 'Phase 3'. The Phase 2 and Phase 3 physical address, 580 West College Avenue, Marquette, Michigan 49855, refers to the main hospital campus and includes the RCN/North Building, Bridge Building, and Blood Donor Center as well as the parking structure. The extent of Phase 2 and Phase 3 and the building locations is shown in Exhibit A – Demolition Project Area Maps.

Per the demolition contract, the hospital campus buildings will be demolished in their entirety, including all footings, foundations, basement structures, mechanical systems, and any and all building contents. Any site pavements will also be demolished and removed, including but not limited to asphalt, concrete, sidewalks, parking areas, driveways, and subsurface utilities to point of entry to the property or as approved by the Owner and/or utility owner. All other site improvements will be removed, including signs.

II. SCOPE OF WORK

This section is intended to provide the Consultant with the general requirements of the various services for demolition work needed under this Contract. It may not be exhaustive, and any tasks that are necessary to perform the work described will be required of the Consultant. The Consultant will be required to conduct pre-demolition assessments of each building, produce construction documents for bidding and for obtaining the necessary permits for the demolition, removal, and disposal of all structures on the property, and for the restoration of the site. The Consultant will conduct services and work under the Contract in accordance with the requirements of the SLBA and will adhere to the restrictions and/or requirements implemented by the SLBA and any applicable restrictions, statutes, or ordinances that may apply. The Consultant services under each assignment may include, but will not be limited to, the following tasks:

1. Hazardous Materials Assessment (HMA) and Report: The Consultant will conduct a building survey for Asbestos Containing Materials, Metals Containing Paints, Radioactive Materials, Universal, Electronic, Hazardous, and Biohazardous Wastes where applicable and necessary for demolition of the structures. Consultant will prepare the necessary report deliverables based on survey/samples taken in accordance with all applicable regulatory requirements.

2. UST Removal Coordination, Oversight, and Documentation: The Consultant will coordinate UST removal to be performed by the Demolition Contractor. The coordination will include: submittal of the appropriate intent of removal and closure form to the Michigan Department of Licensing and Regulatory Affairs (LARA), Bureau of Fire Services, Storage Tank Division (at least 30 days prior to planned removal date); oversight of the UST removal; screening soil within the UST excavation and along piping runs; and, the collection of up to 16 soil samples (one sample from each of the excavation sidewalls, two samples from each excavation floor, and up to four samples from below the piping runs) for laboratory analysis. The samples will be submitted to an accredited laboratory for appropriate analysis as required by LARA. Upon receipt of the analytical results, a site assessment report will be prepared to document the results of collected soil samples for submittal to LARA.

3. Demolition Oversight and Documentation: The Consultant will provide inspections and oversight of the demolition work progress. This will include, but not limited to: attend and administer weekly project progress meetings and prepare a report of the meeting (meeting minutes), prepare Site Visit/Field Observation Reports, review and approve the Demolition Contractor's monthly payment application, ensure applicable labor compliance, review any Requests for Information (RFI) submitted by the Demolition Contractor, review any Demolition Contractor change order requests and provide recommendations to the Owner, review the work performed by the Demolition Contractor to confirm the work is completed in accordance with the contract documents, review of shop drawing and as-built submittals (if required), and photo documentation as may be required.

4. Community Dust Monitoring: To assess potential particulate impact to the community adjacent to the project site, the Consultant will perform work area perimeter particulate air monitoring, as appropriate. The collected monitoring data will include the following exposure criteria:
 - a. Visual assessment of fugitive dust emissions and real time continuous monitoring at up to seven (7) locations;
 - b. Comparison of perimeter site data to Michigan Department of Community Health (MDCH) and United States Environmental Protection Agency (US EPA) Air Quality Standards, Occupational Safety and Health Administration (OSHA) Permissible Exposure Limits (PELs), and American Conference of Governmental Industrial Hygienists guidelines; and
 - c. Particulate data adjustments based on weather conditions and upwind/downwind concentrations.

The Consultant will coordinate regularly with site personnel and immediately notify the Demolition Contractor project management team of fugitive dust events. Monitoring and

observation activities will occur throughout the property, generally excluding active demolition work areas, as well as public areas adjacent to the property.

5. Project Records and Closeout: Consultant will maintain all project records in electronic format using Microsoft Office software in a format consistent for Owner to utilize these systems to meet applicable Federal and State of Michigan rules and regulations. In support of the abatement project, Consultant will provide the following reports:
 - a. Daily Inspection Reports for days with an inspector on-site;
 - b. Periodic Status Reports summarizing completed and anticipated activities;
 - c. Project punch list;
 - d. Substantial Completion and Final Completion documents;
 - e. A Final Project Report following completion of the project. This report will include a summary of the demolition and site restoration work; and
 - f. Waste manifest and material load out records.

The Consultant will verify completion of all project closeout documents, including verifying the completion of all pending punch list items, final inspections, receipt of as built drawings, and other administrative project closeouts.

III. PROJECT SCHEDULE

The structures in the project area are expected to be accessible in April 2024 to complete the ACM Survey. The demolition phase of the project is expected to commence in April 2024 and extend through the end of November 2024. The Demolition Contractor is expected to work six days per week (Monday-Saturday) and 10 hours per day. Consultant to provide services prior to start of Phase 2 and will continue through completion of Phase 3.

IV. INSURANCE REQUIREMENTS

1. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE: This insurance shall be maintained in full force and effect during the life of this Contract by the Consultant covering all employees engaged in performance of this Contract in accordance with the applicable statutes. Consultant must carry Minimum Employer's Liability coverage of \$500,000. The Northern Michigan University Foundation shall be named as additional insured.

2. GENERAL LIABILITY INSURANCE: This insurance shall have limits of not less than \$1,000,000 combined single limit and \$2,000,000 aggregate and shall be maintained in full force and effect during the life of this Contract by the Consultant. The Consultant shall also provide Professional Liability Insurance in the amount of one million (\$1,000,000.00) dollars in single limit.

3. AUTOMOBILE LIABILITY INSURANCE: This insurance covering Consultant for claims arising from owned, hired, and non-owned vehicles with limits of not less than \$1,000,000. Limit shall be maintained in full force and effect during the life of this Contract by the Consultant.

4. PROFESSIONAL LIABILITY INSURANCE: This insurance shall have limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Limits shall be maintained in full force and effect during the life of this Contract by the Consultant.

5. CERTIFICATES OF THE REQUIRED INSURANCE: Certificates as listed above shall be submitted along with the Contract as evidence covering Comprehensive General Liability, Comprehensive Automobile Liability, and where applicable necessary, Worker's Compensation and Employer's Liability Insurance. Such coverage shall be with acceptable insurance companies admitted and rated A or better by AM Best and shall name the Owner as an additional insured.

6. INDEMNIFICATION: Successful Consultant will indemnify and hold harmless the Owner from all claims, suits or actions and damages or costs of every name and description to which the Owner may be subjected or put by reason of injury to the person or property of another, or the property of the Owner, resulting from negligent acts or omissions on the part of the Consultant, the Consultant's agents, servants or subcontractors in the delivery of materials and supplies, or in the performance of the work under this Contract.

V. PRICE EVALUATION

Price submissions will be a primary factor in the award of the proposed project. However, the Owner is not bound to accept the lowest priced proposal.

VI. AWARD RECOMMENDATION

An award will be made to the Consultant whose proposal is most advantageous (provides the best value) to the Owner, where price, quality and other factors are considered. The award process is not complete until the awarded Consultant receives a properly executed contract. Submission of a proposal indicates Consultant's acceptance of the evaluation technique and Consultant's recognition that the Owner must make some subjective judgments during the evaluation process.

VII. RESERVATIONS

- The Owner reserves the right to reject any and all proposals, wholly or in part, waive any irregularities in bidding, and to make awards that, in the opinion of the Owner, are in its best interest.
- The Owner reserves the right to enter into private negotiations with the selected Consultant, for further scrutiny, even though these negotiations may result in changes to the Owner's specifications and/or to the Consultant equipment, price quotations, service agreement, etc.

- The Owner reserves the right to consider regional economic impact when evaluating proposals. This includes, but is not limited to considering principal place of performance, number of Michigan citizens employed or potentially employed, dollars paid to Michigan residents, Michigan capital investments, job creation, tax revenue implications, economically disadvantaged businesses, etc.
- The Owner reserves the right to reject and/or not award to consultants whose previous performance resulted in a documented negative performance report(s).
- The Owner reserves the right to request cost or pricing data.
- The Owner reserves the right to not make an award as a result of this solicitation.
- The Owner reserves the right to re-issue this solicitation if no responses are received.
- This solicitation is open to all interested consultants that currently provide the items and/or services outlined in this solicitation.
- Once proposals are submitted, all proposals are considered property of the Owner.
- The issuance of this solicitation, the receipt of proposals, and the evaluation of proposals does not bind or impose legal obligation upon the Owner or the Consultant in any way.

VIII. Upon award of the Consulting proposal, Owner and Consultant to execute a formal Contract with mutually agreeable terms for services as outlined in this proposal.

IX. Prospective Consultants shall submit timely bids that include:

- a. Cover Letter
- b. Detailed Bid including cost for services, services available, qualifications, etc.
- c. Proposed contract
- d. Familial Disclosure Statement
- e. Clarifications/Exceptions (if any)
- f. Additional information

EXHIBIT A

Demolition Phase 2 Map

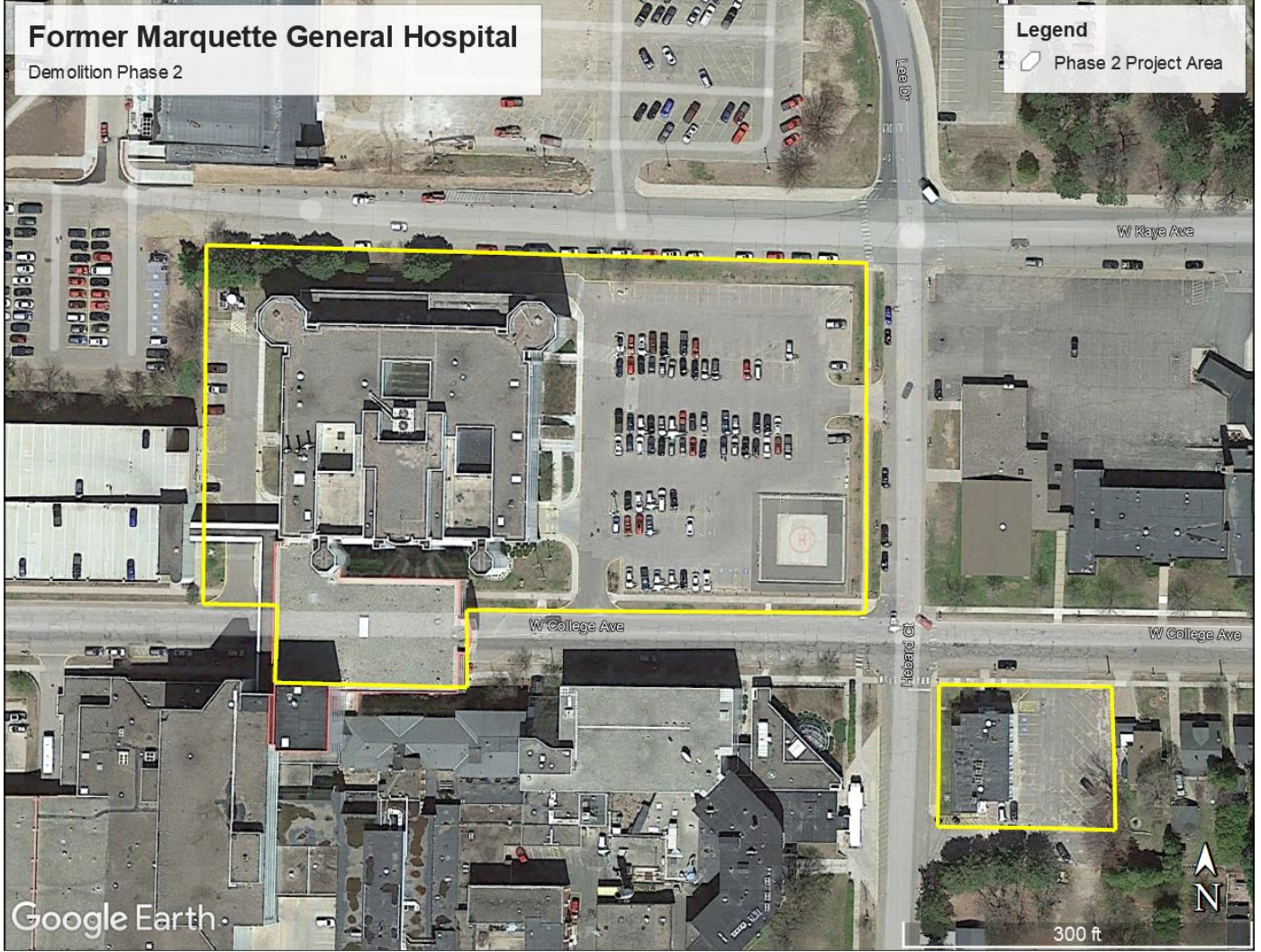


EXHIBIT A

Demolition Phase 3 Map

