

**NOTICE  
REQUEST FOR PROPOSALS  
ASBESTOS AND INDUSTRIAL HYGIENE CONSULTING SERVICES  
RFP# 050101**

Nelson & Associates, Inc. (Nelson) on behalf of Belle Glade Housing Authority (BGHA) is issuing this Request for Proposals (RFP) for qualified asbestos and industrial hygiene consultants to provide asbestos and industrial hygiene consulting services in anticipation of capital improvements for multi-family residential buildings identified herein, which are comprised of 114 units situated on two (2) separate parcels: Okeechobee Center located at 101 Everglades St. Belle Glade, FL. 33430 and Osceola Center located at 1204 NW Ave. L Belle Glade, FL. 33430. The units are specifically identified by address in "ATTACHMENT I and II."

In general, the scope will include the inspection of each building, asbestos surveys, lead base paint assessment and indoor air quality and mold and mildew investigative analysis and conducting environmental testing and sampling as needed for 114 vacant multifamily units. The report to be provided by the consultant shall include conclusive analysis and recommendations for corrective actions and remediation of all non- complaint conditions. A more detailed description of the anticipated scope of work is provided below.

**There will be Prebid meeting on Thursday May 16<sup>th</sup>, to discuss this solicitation and to help get prospective bidders acclimated to the properties, the scope of work and to answer questions prior to submission of proposals that will be due by 3:00 P.M. on May 31<sup>st</sup>, 2024, at Osceola Center Office, 1204 NW Ave. L, Belle Glade, FL 33430.**

All proposals and all inquiries should be directed to:

**Felipe Barsky  
Project Manager  
1204 NW Ave. L Terrace  
Belle Glade, Florida 33430  
561 924-3227 Office  
561-924-2141 Fax  
Email: [felipe.barsky@nelsonasc.com](mailto:felipe.barsky@nelsonasc.com)**

**REQUEST FOR PROPOSAL  
ASBESTOS AND INDUSTRIAL HYGIENE CONSULTING SERVICES  
RFP# 050101**

**I. SCOPE OF WORK**

- Facility surveys in accordance with Asbestos Hazard Emergency Response Act (AHERA), asbestos abatement design, asbestos abatement oversight and reporting, asbestos management plan development and updating, and recordkeeping for the County's Asbestos Management Program, on the units shown on "ATTACHMENT I and II."
- Lead in paint surveys, chemical exposure evaluation, Occupational Safety and Health Administration (OSHA) Worker Health and Safety Assessments, and radon measurement and mitigation on the units shown on "ATTACHMENT I, and II."
- Indoor air quality (IAQ) surveys, water damage and/or suspect visible mold (SVM) assessment surveys and remediation oversight, on the specific units shown on "ATTACHMENT II."
- Respondents should anticipate adherence to the Palm Beach County (PBC) Asbestos Requirements and Special conditions for demolition and renovation of buildings as outlined in the attached "ATTACHMENT III - Exhibit I."
- Conduct a survey of the interior and exterior components of the buildings, including roofs.
- Respondent should anticipate taking roof core samples of the building roof(s) to determine if asbestos is present. Bider shall sample a minimum of three locations per targeted roof areas to determine if the materials are asbestos containing.
- In connection with such sampling above, to the best of its ability, the respondent will provide temporary repairs of the roofing membrane at the locations where destructive core samples are taken. At their discretion, the Owner may retain their own approved roofing contractor to perform cores samples while Proposer is on-site to facilitate restoration according to warranty and/or Owner satisfaction.
- Visually identify and inspect the condition of suspect ACM.
- Includes looking above ceilings, in pipe chases and crawlspaces, if accessible.
- Give an approximate quantity of suspect ACM.
- Collect bulk samples of suspect material according to the United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) protocol.

- Analyze ACM samples by Polarized Light Microscopy (PLM) at a laboratory certified by the American Industrial Hygiene Association (AIHA) or National Voluntary Laboratory Accreditation Program (NVLAP).
- For EPA NESHAP compliance, friable samples identified as <1% asbestos containing, or “trace” should be confirmed with PLM Point Count or treated as ACM.
- Prepare report summarizing methods, lab results, and approximate quantities of confirmed and assumed ACM.
- The Consultants written report will include recommendations per the National Emissions Standards for Hazardous Air Pollutants (NESHAP).

## II. POPOSAL SUBMISSION REQUIREMENTS

**Required Proposal Contents. The following shall be included with the proposal:**

- a. **Letter of Interest.**
- b. **A team organizational chart** clearly indicating each subconsultant, their role in the work, and key personnel of the consultant (and subconsultants, if applicable) assigned to the work. Provide a resume for each of the key personnel also identifying work/projects of a similar nature in which the staff member has been involved and their role.
- c. **Three (3) verifiable references** for work of a similar nature completed in the last five (5) years.
- d. **Copies of S/M/WBE certificates** for firms that are certified as S/M/WBEs.
- e. **Other information** that may be appropriate.
- f. **Supplements to RFP.** No oral interpretation of this RFP shall be considered binding. Any interpretation, clarification, correction, or change to this RFP will be made only by Supplement. As they are issued, all Supplements to this RFP will be posted under the applicable solicitation on the BGAH and Nelson and Associates web site and shall be communicated directly to perspective respondent via email. Interpretations, corrections or changes made in any other manner will not be binding, and Proposers shall not reply upon such interpretations, corrections or changes. It is the sole responsibility of the proposer to routinely check BGHA and Nelson web site for any Supplements that may have been issued prior to the deadline for receipt of proposals. BGHA and Nelson shall not be responsible for the completeness of any RFP package not downloaded from tits web sites.

- g. Proposal Submission.** Consultants interested in this project are required to furnish three (3) copies of their proposal and a copy on electronic media to the following by **3:00 P.M. on May 31, 2024:**

**Felipe Barsky  
Project Manager  
1204 NW Av. L Terrace  
Belle Glade, Florida 33430  
561 924-3227 Office  
561-924-2141 Fax  
Email: [felipe.barsky@nelsonasc.com](mailto:felipe.barsky@nelsonasc.com)**

### **III. MINIMUM PROPOSER REQUIREMENTS**

- a. The perspective bidder must possess all current licenses and requisite credentials to perform all asbestos, lead base paint and air quality evaluative services required by the State of Florida. Evidence of all requisite licenses and certifications should be provided in the proposal response.
- b. The perspective bidder shall provide evidence of existence for a minimum of three (3) years.
- c. The perspective bidder shall provide references from at least three (3) facilities, owners and/or municipalities for which work similar or comparable work has been completed. References shall be provided with the Bid Proposal.

### **IV. CONTRACT PRICING**

A complete fee proposal with the completion of this task unless otherwise specified herein, must be submitted in a legible and comprehensible format with sufficient detail.

### **V. INSURANCE REQUIREMENTS**

The consultant shall obtain insurance with a responsible company or companies, having a minimum rating of B+ or above, licensed to do business in the State of Florida, as well as Florida Workmen's Compensation Insurance coverage. The perspective bidder or insurance carrier shall forward official insurance certificates to Nelson. The perspective bidder shall provide public liability, property damage, personal liability, and automobile insurance with a one million dollar (\$1,000,000) combined single limit. Belle Glade Housing Authority and Nelson & Associates, Inc. DBA Diverse Real Estate Services, Inc. each shall be named as additional insured. The perspective bidder shall provide proof of acceptable coverage before work begins.

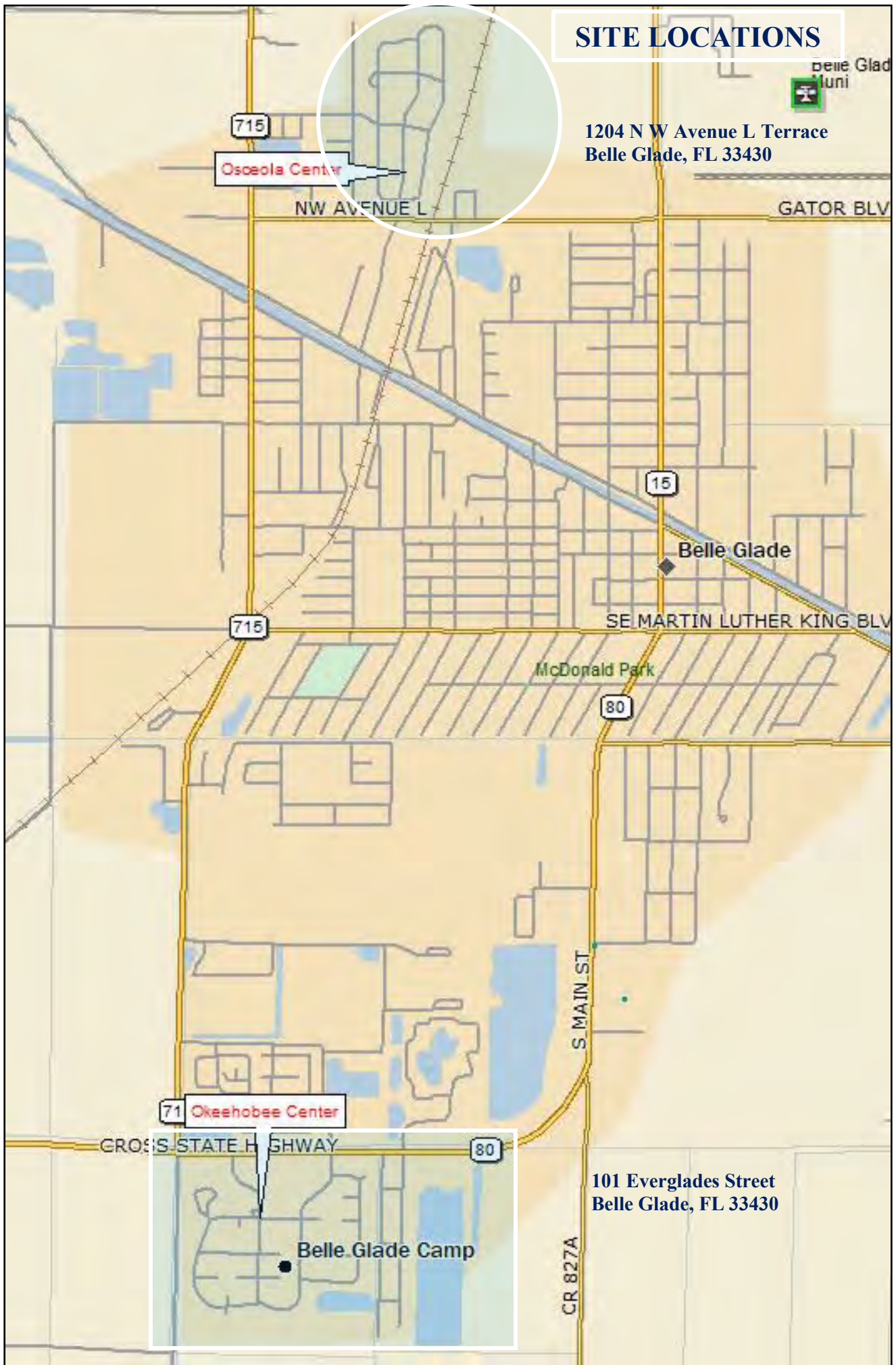
## **VI. CONSULTANTS EMPLOYEES**

The Consultant shall ensure that their personnel are knowledgeable of all the requirements of these specifications. The Consultant shall be responsible for instructing his employees in safety measures considered appropriate. Safety requirements shall be complied with in all activities under this award.

## **VII. OTHER TERMS AND CONDITIONS**

- a. **Costs of Preparation; Ownership of Documents.** The costs of preparation of a response to this RFP are solely those of the Respondent. The Belle Glade Housing Authority and Nelson and Associates assume no responsibility for any such costs incurred by the Respondent.
- b. **Clarification of Responses.** A response to this RFP does not constitute a bid, therefore the Belle Glade Housing Authority or its representative retains the right to contact any/all proposers after submittal to obtain supplemental information and/or clarification in either oral or written form.
- c. **Public Entities Crimes/Convicted Bidder List.** As provided in Florida Statute 287.133(2)(a), a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity and may not transact business with any public entity in excess of the threshold amount provided in F.S.287.1 for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By submitting a proposal or entering into any resulting contract or performing any work in furtherance thereof, the consultant certifies that it, its affiliates, suppliers, subcontractors and consultants who will perform under any resulting contract have not been placed on the convicted vendor list maintained by the State of Florida Department of Management Services within the 36 months immediately preceding the date hereof. This notice is required by F.S. 287.1.
- d. **Non-Discrimination.** The BGHA is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2017-1770, as may be amended, the Proposer warrants and represents that throughout the term of any resulting Contract, including any renewals thereof, if applicable, all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity or expression, or genetic information. Failure to meet this requirement shall be considered default of the Contract.

## SITE LOCATIONS



1204 N W Avenue L Terrace  
Belle Glade, FL 33430

Osceola Center

NW AVENUE L

GATOR BLVD

15

Belle Glade

SE MARTIN LUTHER KING BLVD

715

McDonald Park

80

71

Okeehobee Center

CROSS STATE HIGHWAY

80

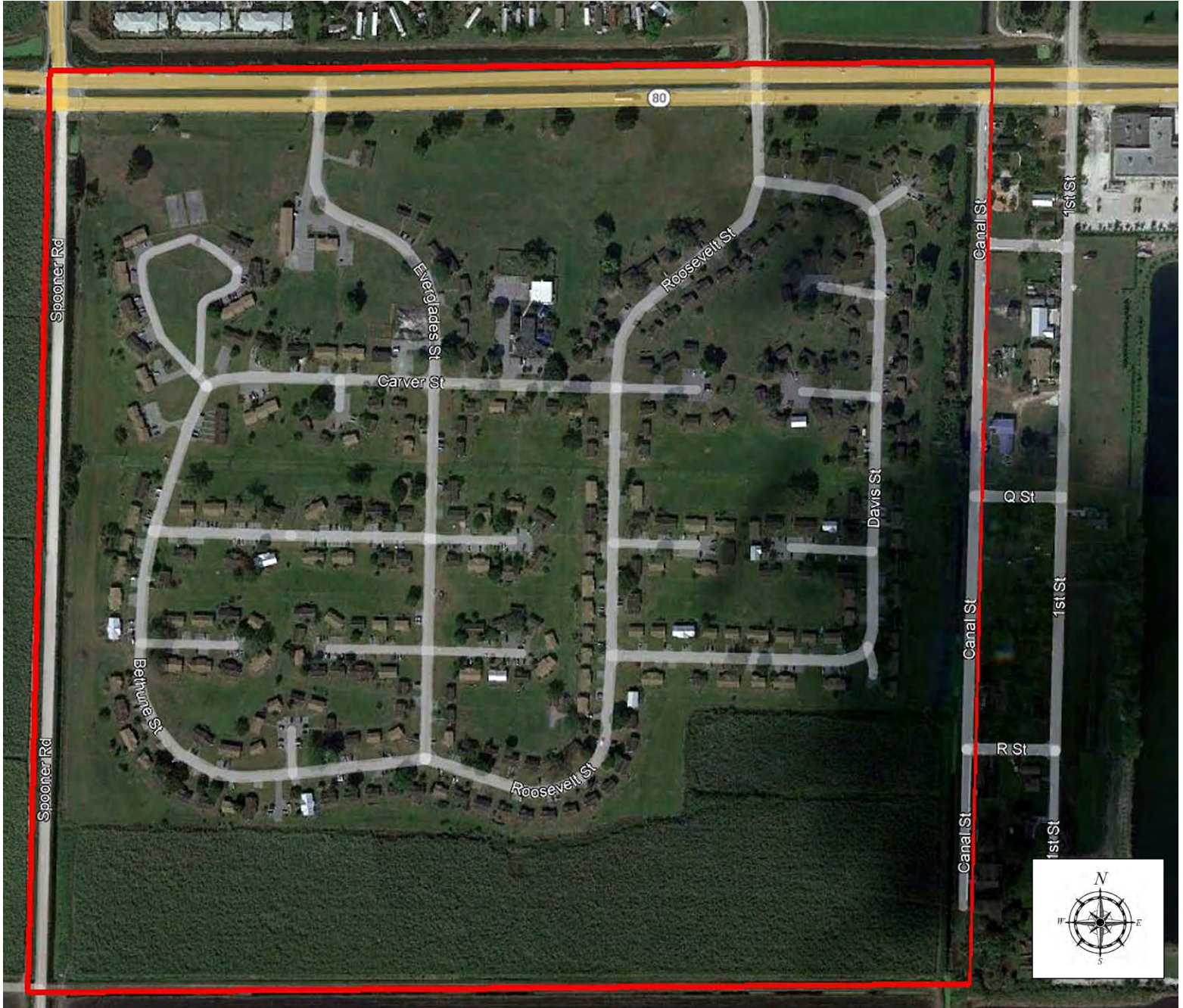
S MAIN ST

101 Everglades Street  
Belle Glade, FL 33430

Belle Glade Camp

CR 827A

**Aerial View Okeechobee Center**  
PCN 00-44-07-00-000-3010  
149.77 Acres



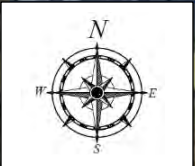
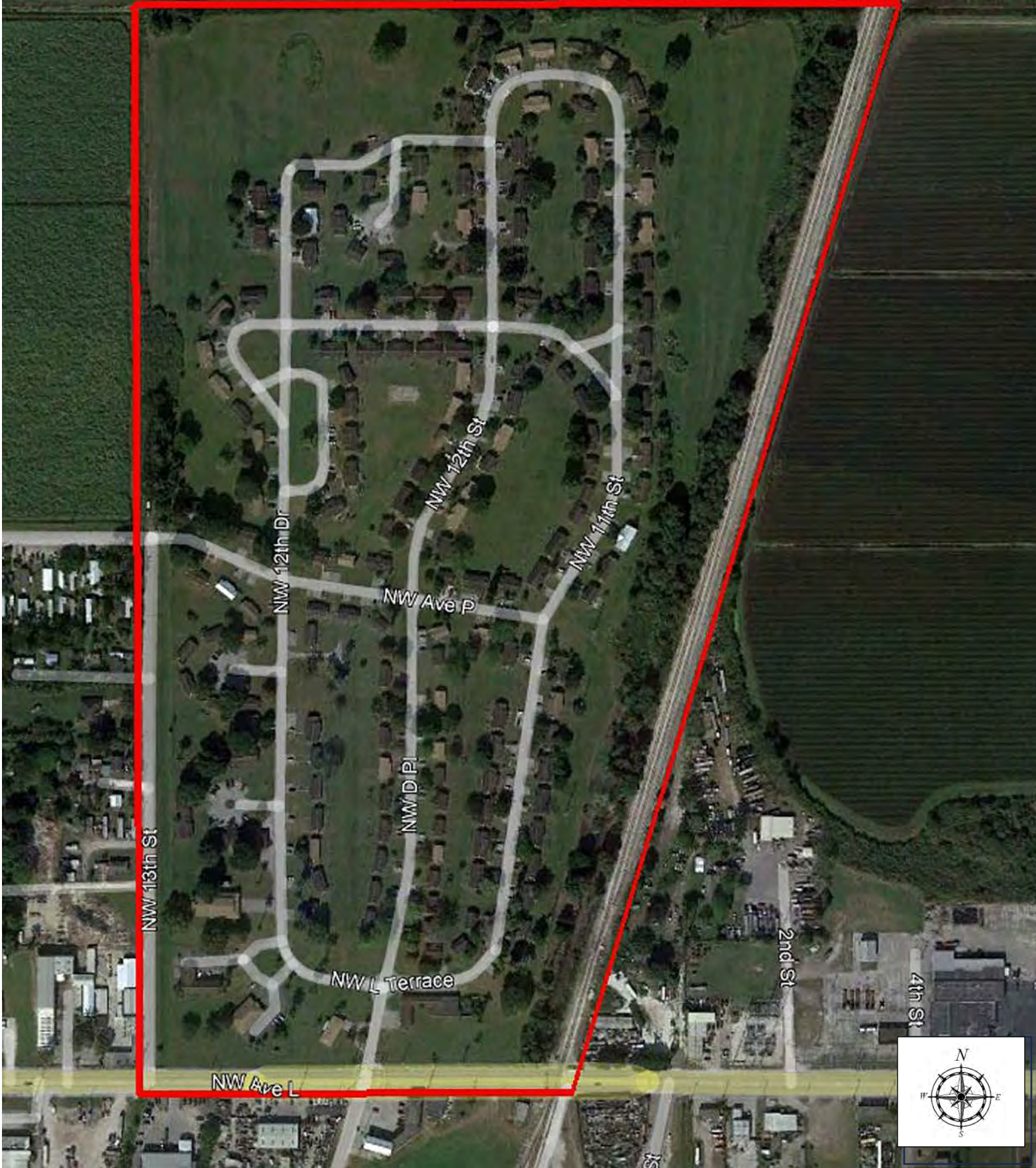
**Okeechobee - Vacant Units "Attachment I"**

<b>#</b>	<b>Status</b>	<b>Address</b>	<b>Unit Size</b>	<b>Building Type</b>	<b>Year Built</b>	<b>Lead Base Paint</b>	<b>Asbestos</b>
1	V	26B BETHUNE PLACE	2 BR	Duplex	1982		X
2	V	1A BETHUNE ST	Eff	Quad	1968	X	X
3	V	1B BETHUNE ST	Eff	Quad	1968	X	X
4	V	8C BETHUNE ST	Eff	Quad	1968	X	X
5	V	8D BETHUNE ST	Eff	Quad	1968	X	X
6	V	25A BETHUNE ST	2 BR	Duplex	1988		X
7	V	39A BETHUNE ST	2 BR	Duplex	1982		X
8	V	53A BETHUNE ST	2 BR	Duplex	1988		X
9	V	57 BETHUNE ST	3 BR	Single	1968	X	X
10	V	4A CARVER ST	2 BR	Duplex	1988		X
11	V	8A CARVER ST	2 BR	Duplex	1988		X
12	V	29 CARVER ST	4 BR	Single	1968	X	X
13	V	12 DAVIS COURT	3 BR	Single	1968	X	X
14	V	72 DAVIS ST	3 BR	Single	1982		X
15	V	80A DAVIS ST	2 BR	Duplex	1982		X
16	V	89A DAVIS ST	2 BR	Duplex	1982		X
17	V	97B DAVIS ST	2 BR	Duplex	1982		X
18	V	29A EVERGLADES PL	2 BR	Duplex	1988		X
19	V	29B EVERGLADES PL	2 BR	Duplex	1988		X
20	V	8 EVERGLADES ST	3 BR	Single	1968	X	X
21	V	60 EVERGLADES TERR	3 BR	Single	1982		X
22	V	67 EVERGLADES TERR	3 BR	Single	1982		X
23	V	22B ROOSEVELT ST	2 BR	Duplex	1982		X
24	V	25A ROOSEVELT ST	2 BR	Duplex	1988		X
25	V	59A DAVIS PL	2 BR	Duplex	1990		X
26	V	73A DAVIS PL	2 BR	Duplex	1990		X
27	V	30A ROOSEVELT PL	2 BR	Duplex	1990		X
28	V	4B BETHUNE ST	Eff	Quad	1968	X	X





**Osceola Center**  
PCN 00-44-07-00-000-3010  
77.87 Acres



**Osceola - Vacant Units "Attachment I"**

1	V	1416 NW 12TH DRIVE	Eff	Sixplex	1968	X	X
2	V	1524 NW 12TH DRIVE	Eff	Quad	1968	X	X
3	V	1630 NW 12TH DRIVE	1 BR	Duplex	1968	X	X
4	V	1171 NW AVE P	2 BR	Duplex	1982		X
5	V	1607 NW 12TH ST	2 BR	Duplex	1982		X
6	V	1609 NW 12TH ST	2 BR	Duplex	1982		X
7	V	1641 NW 11TH ST	3 BR	Single	1997		X
8	V	1663 NW 11TH ST	2 BR	Duplex	1988		X
9	V	1171 NW P PL	2 BR	Duplex	1990		X
10	V	1183 NW P PL	2 BR	Duplex	1988		X
11	V	1193 NW P PL	2 BR	Duplex	1988		X
12	V	1660 NW 12TH ST	2 BR	Duplex	1988		X
13	V	1658 NW 12TH ST	2 BR	Duplex	1988		X
14	V	1172 NW P PLACE	2 BR	Duplex	1988		X
15	V	1664 NW 11TH ST	2 BR	Duplex	1982		X
16	V	1658 NW 11TH ST	2 BR	Duplex	1982		X
17	V	1654 NW 11H ST	2 BR	Duplex	1982		X
18	V	1653 NW 12TH DRIVE	2 BR	Duplex	1990		X
19	V	1656 NW 12TH DRIVE	2 BR	Duplex	1990		X
20	V	1638 NW 12TH DRIVE	2 BR	Duplex	1982		X
21	V	1291 NW 12TH ST	3 BR	Single	1968	X	X
22	V	1251 NW 11TH ST	3 BR	Single	1968	X	X
23	V	1628 NW 12TH ST	3 BR	Single	1982		X
24	V	1613 NW 12TH DRIVE	2 BR	Duplex	1990		X
25	V	1521 NW 11TH ST	2 BR	Duplex	1990		X
26	V	1463 NW 11TH ST	2 BR	Duplex	1990		X
27	V	1570 NW 11TH ST	2 BR	Duplex	1990		X
28	V	1655 NW 12TH CIR	2 BR	Duplex	1997		X
29	V	1667 NW 12TH CIR	2 BR	Duplex	1997		X