

CITY OF MUSKEGON
MSHDA Land Bank Blight Elimination Program
Asbestos Surveys – Invitation for Bids
MINUTES

October 14, 2015

Cathy Brubaker-Clark called the meeting to order at 2:03 p.m.

STAFF PRESENT: Cathy Brubaker-Clarke, Mohammed Al-Shatel,
Hope Mitchell, Karen Cummins

OTHERS PRESENT: **Justion Rehkopf**, Northern Analytical, 4887 Stage Ave NW
Grand Rapids, MI;
Joseph Beutler, ASTI Environmental, 660 Caschoe West Pkwy,
Suite 10, Grand Rapids, MI;
Stuart Yankee, The ETC Group, 38900 Huron River Drive,
Romulus, MI;
Greg Jungman, Melching, Inc., 16942 Woodlane Drive,
Nunica, MI;
Dan Wells, AKT Peerless, 1000 S. Washington, Lansing, MI

NEW BUSINESS

The City of Muskegon requires asbestos removal to be performed for the purpose of preparing structures for demolition, and requires an asbestos survey to identify asbestos containing material (ACM), and environmentally hazardous substances. As part of the demolition process, environmental assessment, testing, air monitoring and abatement confirmation services, technical specification preparation, reporting, and various project management services are required. This pre-bid meeting was open to all interested parties.

C. Brubaker-Clarke began by stating that the City had received \$250,000 in grant monies from the MSHDA Land Bank to solicit proposals for demolition-related services on approximately 33 properties included in the MSHDA Land Bank Blight Elimination Program. Since the grant application was filed, some of the properties have been removed, and new properties have been added, but the number remained at-or-near 33. The vast majority of the properties were residential, with one commercial building and two possible duplexes. Brubaker-Clarke stated that the project monies were to be expended by June of 2016, so the awarded contractor must be willing to commit to being available to perform the necessary duties and responsibilities according to the specified timeline.

The project will be approved in phases. The first batch of five or six properties are considered Phase I and are currently under the City's control. The buildings have either been declared dangerous by the City Commission, or the City has been given written permission by the homeowner to demolish the structure, or the City owns the property. In each case, the City has superintending control. This batch is ready for demolition once the asbestos surveys are complete. Once the surveys are in, bids for demolition will be sought for the property group.

Brubaker-Clarke stated that asbestos surveys for **all** properties would be put out to bid with demolition bids sought subsequently in phases. Asbestos inspections would be provided with five (5) business days of the property assignment(s), and completed reports provided within ten (10) business days of sampling. Cost per sampling event would be included in said bid, as well as unit cost per sample according to EPA/AHERA requirements. Estimate and explanation of how many samples were collected and why, with specification for removal and/or abatement made a part of the supporting documentation. Additionally, it was determined that items 2-9 of Item 2.b; Part II – Cost Proposal, would be deleted from Proposal Requirements in the Land Bank Blight Elimination Program

Brubaker-Clarke emphasized that the City maintains the right to work with more than one contractor, and reserves any-and-all right to reject a bid or bid(s). Demolition of awarded structure(s) would be complete within thirty days. Sampling, cost estimate, bid requirements and State compliance were discussed in accordance with the program proposal.

There being no further business, the meeting adjourned at 2:50 p.m.