



# Kiowa Tribe

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Natural Resources Department

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## **Request for Proposals: Project Manager for Asbestos Removal Project**

The Kiowa Tribe, in partnership with the Department of Environmental Quality for the state of Oklahoma (DEQ), is issuing a Request for Proposals (RFP) for a qualified Project Manager for an asbestos removal project at Indian City in Anadarko, Oklahoma. This project, fully funded by the Kiowa Tribe through DEQ, is crucial for ensuring the safety and environmental health of the area.

### **CERTIFICATION**

This Project Design is developed for compliance with existing statutes and regulations regarding the removal and disposal of asbestos containing materials (ACM) in public and private facilities within the jurisdictional authority of the Kiowa Tribe Natural Resource and Maintenance Departments. This document is designed to provide a prudent and cost-effective abatement plan serving the best interest of the owner, occupants, workers and the public. This document has been developed in accordance with "good industrial hygiene and environmental practice" and without prejudice toward any of the parties (buyers, sellers, lenders, occupants, regulatory agencies) who may have a direct or indirect interest in this facility. This work product has been developed with both the purpose and intent to provide an efficient, and safe asbestos abatement process.

### **Scope of Work:**

Project Information: Indian City

Project Name/ Address: Indian City – E 1363 Rd, Caddo County

Occupancy: None

Project Type & Amount: Contractor/Manager: TBD

Site Air Monitoring: TBD

A total of 47 samples were analyzed from 45 homogeneous areas due to multi-layers of material

within some homogeneous sample areas. All accessible and observable areas within the renovation area were sampled for ACM. Samples were not taken of suspect materials that may have placed the inspector at risk of injury (i.e. electrical panel boxes). Any suspect ACM that have not been tested and/or found positive for asbestos must be assumed ACM until they are analyzed. Upon review of laboratory analysis, the following asbestos containing materials can be found in Table 1.

**Camp Ground Building:** Is approximately 2,790 Square Feet and was constructed between 1965 and 1972. The Camp Ground Building was originally used as a Kampgrounds of America (KOA). Previously the Camp Ground Building was utilized by travelers to stay overnight and included a men and women bathrooms. The exterior is dilapidated in areas, however the interior is in fairly good condition with the exception of being infested with rodents. It is constructed of wood siding, wood paneling/dry wall, tile and concrete flooring, a metal roof and concrete foundation.

o **Bath House:** Is approximately 588 Square Feet and was constructed between 1965 and 1972. Previously the Bath House was used as a bathroom for campers, as well as the sleeping quarters for the onsite manager. The Bath House is in fairly good condition with the exception of the roof. It is constructed of cinder blocks, a shingle roof, wood, bricks and a concrete foundation.

o **Wooden Structure:** Is approximately 876 Square Feet and was constructed around 1965. Previous usage of the Wooden Structure was said to be a residential home, according to interviewees from the Phase I ESA. Flooring and drywall are rotted resulting in severe structural issues. The exterior is severely dilapidated. It is constructed of drywall, wood, and a metal roof.

o **Indian City Lodge:** Is approximately 9,700 Square Feet and was constructed prior to 1965. Previously the Indian City Lodge was used as the main part of museum and gift shop. The interior is in poor condition with water damage and a rodent infestation. Floor tiles have come up; ceiling tiles have been misplaced and the rotting roof is exposing insulation in areas. It is constructed with bricks, wood, cinder blocks, drywall, and multiple different types of tiles, a shingle/concrete roof and a concrete foundation. The majority of the exterior is in fairly good condition due to being constructed with bricks, however, the shingles portion of the roof is in poor condition.

## 1.0 REGULATORY COMPLIANCE:

This project design intends that the abatement be performed in compliance with, but not limited to the following state and federal regulations as applicable:

- Asbestos Statutes and Abatement of Friable Asbestos Materials Rules (OAC 380:50) Kiowa Tribe Natural Resource and Maintenance Departments.
- US Occupational Safety & Health Administration (OSHA)- CFR 1926 Construction Industry Standards, latest edition.

- US Environmental Protection Agency (EPA)- CFR Part 61, Subpart M, National Emissions Standard of Hazardous Air Pollutants (NESHAPS), latest edition.
- American National Standards Institute (ANSI) Z88.2, latest edition.
- American Conference of Governmental Industrial Hygienist (ACGIH), Adopted Threshold Limit Values for Heat Stress.

All rules and regulations are included herein by reference. In the case of conflict between these rules and the project design, the most stringent shall apply. All abatement will follow the "Rules for Abatement of Friable Asbestos Materials" as found in 380:50-1-1 through 380:50-29-1.

Note: Removal of this texturing material will follow 380: 50-23-4.

## **2.0 SEQUENCING AND PHASING OF WORK:**

- This work will be performed in one phase following this general sequence of events:

Site orientation and emergency planning.

- Pre-clean and remove any moveable fixtures and contents.
- Demarcate the work area with OSHA approved asbestos warning signs. Establish the decontamination unit and isolate the work area.
- Construct "critical barriers" and establish the containment area as appropriate for the job.
- DEQ will perform a "Prep" inspection prior to removal of any ACM.
- Remove all material using standard wet methods. All waste will be double bagged and labeled prior to placing in a lined waste trailer for transportation.
- After inspection by the KNR representative, the area will be "locked down" with an approved encapsulant.
- Clearance samples will be collected and DEQ notified for the final inspection. The contractor will remove all remaining "poly" from the containment, clean, secure and remove all equipment.
- Secure the building and demobilize.

## **3.0 EGRESS AND FIRE PROTECTION:**

Emergency evacuation routes and procedures are identified during the required worker site safety orientation. All emergency exit routes will be explained and marked as necessary. In case of an emergency, worker safety will become the priority.

Emergency illumination may be necessary for some locations. This emergency illumination shall provide a minimum of 1 to 1.5 hours in the event of an electrical outage. This

emergency lighting shall provide not less than 1- foot candle of illumination along the path of egress. I

All fire extinguishers required in the abatement site shall be a minimum of 10: ABC type dry-charged extinguishers. One fire extinguisher will be required inside the containment area. There will be one extinguisher for every 1500 ft<sup>2</sup> of containment. Additional fire extinguishers are required outside the containment area and at the decontamination unit during the abatement. Each fire extinguisher will have a valid inspection tag and will be decontaminated upon removal from the work area.

#### 4.0 MATERIALS AND QUANTITIES TO BE ABATED:

**Table 1. Asbestos Containing Materials**

<b>Item Number</b>	<b>Material</b>	<b>Location</b>	<b>Category</b>	<b>Friability</b>	<b>Condition</b>	<b>Quantity</b>
01-05	Drywall – ceiling	Camp Ground Building/Main Room	NF Cat II	Non-Friable	Significantly Damaged	4%
01-08	Drywall – ceiling	Camp Ground Building/Room 1	NF Cat II	Non-Friable	Significantly Damaged	2%
008a	Drywall – ceiling	Camp Ground Building/Room 1	Friable	Friable	Significantly Damaged	2%
01-11	Drywall	Camp Ground Building/Hot Water Room	NF Cat II	Non-Friable	Significantly Damaged	4%
01-13	Ceiling Texture	Camp Ground Building/Room 2	Friable	Friable	Significantly Damaged	3%
01-14	Ceiling Texture	Camp Ground Building/Room 2	Friable	Friable	Significantly Damaged	3%
01-04	Brown Floor Tile	Indian City Lodge/Room 2	NF Cat I	Non-Friable	Significantly Damaged	4%
004a	Mastic	Indian City Lodge	NF Cat I	Non-Friable	Significantly Damaged	6%

01-05	Ceramic floor tile	Indian City Lodge/Room 2	NF Cat I	Non-Friable	Significantly Damaged	4%
005a	Mastic	Indian City Lodge/Room 2	NF Cat I	Non-Friable	Significantly Damaged	4%
01-06	Floor Tile	Indian City Lodge/Room 2	NF Cat I	Non-Friable	Significantly Damaged	5%
006a	Mastic	Indian City Lodge/Room 2	NF Cat I	Non-Friable	Significantly Damaged	4%
01-08	Floor Tile	Indian City Lodge/Main Room	NF Cat I	Non-Friable	Significantly Damaged	6%
01-10	Floor Tile	Indian City Lodge/Main Room	NF Cat I	Non-Friable	Significantly Damaged	2%
01-11	Floor Tile	Indian City Lodge/Main Room	NF Cat I	Non-Friable	Significantly Damaged	2%
01-13	Floor Tile	Indian City Lodge/Museum	NF Cat I	Non-Friable	Significantly Damaged	4%

## 5.0 ABATEMENT METHODS AND TECHNIQUES:

No ACM or ACM contaminated materials will be disturbed prior to establishing a decontamination facility, and the area has been inspected (Prep) by the Kiowa Tribe Natural Resource and Maintenance Departments. All material will be removed "wet" by hand, following the current KNR requirements.

## 6.0 AIR MONITORING/ RESPIRATORY PROTECTIONS

- A minimum of two area samples will be located in the abatement work areas.
- A minimum of one area sample will be located outside the work area.
- One area sample will be collected in the "clean room".
- Personal sampling will be conducted on at least 25% of the workforce (minimum of 2 workers).
- One sample will be collected during the load-out.

All personnel in the containment area will wear a full-face APR respirator at a minimum. All analysis for both area and personal samples will follow the NIOSH 7400 method (latest version).

## **7.0 FINAL CLEARANCE SAMPLING**

At the conclusion of all abatement activity and after a visual inspection by DEQ, the area will be locked down with an approved encapsulant and five TEM clearance samples will be collected from the area following the current AHERA analytical method.

## **8.0 AIR FILTRATION**

Following current protocols for ceiling texturing, a negative air unit will be placed in the work area and will provide the required two air changes per hour. The negative air exhaust will be vented outside if feasible.

## **9.0 PROJECT CONTAINMENT**

Construction of the Containment- Critical barriers will be placed over all openings as required (i.e. windows, doors, exhaust etc.). There will be one layer of four mil poly secured to the walls and one layer of 6 mil poly will cover the floors. Negative pressure will not be required however the contractor will be required to change the total volume of air two times per hour following 380:50-23-4. I

Removal of the Containment- All debris and ACM waste will be cleaned up at the conclusion of each work shift. All ACM waste (Poly) will be disposed of as asbestos contaminated waste with only the critical barriers remaining in place.

## **10.0 DECONTAMINATION SYSTEM:**

A three-stage decontamination unit will be constructed at the job site and attached to the containment. This unit will consist of three chambers to include a clean room, shower, and equipment/ dirty room. This unit will be maintained under negative pressure during all abatement activities. The unit will meet the following minimum requirements as found in 380:50-15-12.

- Each chamber of the decontamination unit will be separated by three overlapping laps of 6 mil polyethylene sheeting (triple flaps).
- The shower will be equipped with a minimum of a 5-micron wastewater filter, liquid soap, a non-porous shower grate and an in-line water heater capable of supplying 5 gallons of water per worker.
- All wastewaters will be disposed of into the sanitary sewer if practical.
- The temperature in the decontamination unit will be maintained at 50 degrees F.

- The "clean room" will have a minimum of 12 ft<sup>2</sup> of open floor space.
- All asbestos waste will be removed through a separate decontamination (load-out) system independent from the personal decontamination unit.
- This decontamination unit will comply with 380: 50-15-12.
- A small negative air unit will be placed in the dirty room of the de-con unit and an air monitor will be placed at the exhaust.

## **11.0 SOIL CONTAMINATION**

N/A

## **12.0 SPECIAL MATERIALS AND METHODS**

Damages: The contractor will be responsible for any and all damage outside the work area incurred during the abatement process. NOTE: The contractor is encouraged to inspect the impacted area with the facility representative and note/ record any pre-existing damage before any work begins.

Scaffolding, Ladders and Fall Protection: Any scaffolding, ladders and elevated work platforms used during this project, must comply with 29 CFR 1926, Subpart L - scaffolds and Subpart M - Fall Protection.

Electrical: The procurement of electrical service for this project is the sole responsibility of the contractor. Lockout/Tag-out procedures will be used on all electrical circuits entering the work area.

Ground fault circuit interrupters (GFCI) are required on all energized equipment used in containment.

Water: Procurement of potable water for this abatement project will be the responsibility of the contractor.

Security: It will be the contractor's responsibility to secure the work area (to the extent possible) to prohibit entry into the work area by unauthorized personnel.

## **13.0 VARIANCE REQUESTED:**

No variances are anticipated or requested at this time.

GENERAL PROVISIONS: (As applicable)

- The contractor is responsible for all labor, materials, facilities, equipment, services, bonding, and incidentals necessary to remove all specified asbestos within this scope of work.
- The contractor shall comply with industry standards and use accepted state-of-the-art materials and products throughout all phases of the project.
- The contractor shall be responsible for verification of quantity measurements on project drawings.
- The contractor shall be responsible for the transportation and disposal of all regulated asbestos containing waste to an EPA approved landfill. All asbestos waste shall be transported by a State of Oklahoma licensed asbestos abatement contractor and manifested according to 40 CFR Part 61, into an asbestos approved landfill.
- Any and all asbestos air monitoring results shall be posted at the site as the contractor obtains them from the third -party air-monitoring firm.
- The contractor shall have available at the job site copies of the contractors' abatement license, asbestos supervisor and worker licenses, current respirator fit test records, and other applicable certifications or licenses.
- The contractor shall have a copy of all applicable Safety Data Sheets (SOS) available and on-site.
- The contractor shall maintain the work area and adjacent work areas in a manner that is free of slips, trips and falls and in a condition to protect abatement workers and any other building occupants from exposure to asbestos containing materials or other hazards.
- The contractor will post EPA and OSHA regulations, as well as any applicable state and local government regulations at the job site.
- The contractor will provide its own personnel to Lockout/Tag-out electric and any and all process systems necessary in the designated work areas.
- The contractor shall be responsible for paying all fines and penalties assessed by any federal, state or local government for noncompliance with agency rules and regulations, errors in reporting or any other regulatory requirements.

## **ACRONYMS & DEFINITIONS**

"ACM" means asbestos containing materials.

"Adequate! Wet" means sufficiently mix or penetrate with amended water solution to prevent the release of particulates. If visible emissions are observed coming from asbestos containing



material, then that material has not been adequately wetted. However, the absence of visible air emissions is not sufficient evidence of being adequately wet.

"AHERA" means the Asbestos Hazard Emergency Response Act of 1986 and rules and regulations enacted by the EPA for its implementation, latest revision.

"Amended Water" means water to which a surfactant (wetting agent) has been added to increase the ability of the liquid to penetrate ACM.

"Asbestos Containing Material" means any material that contains asbestos of one percent or more as determined by Polarized Light Microscopy.

"Containment" means an area which has been isolated from the environment through negative pressure, physical barriers, and/or other means, and in which asbestos abatement is intended to take place.

"Critical Barriers" means a temporary closure, usually of polyethylene sheeting (two layers) or other impervious material over openings into a work area or any other similarly placed physical barrier sufficient to prevent airborne asbestos in a work area from migrating to an adjacent area.

"Decontamination Unit" means an enclosed area adjacent and connected to the regulated area and consisting of an equipment room, shower area, and clean room, which is used for the decontamination of workers, materials, and equipment that is contaminated with asbestos.

"DEQ" means the Oklahoma Department of Environmental Quality.

"KNR" means the Kiowa Tribe Natural Resource and Maintenance Departments.

"EPA" means the US Environmental Protection Agency. "GFCI" means a ground fault circuit interrupter.

"HEPA" means a high efficiency particulate air filter capable of trapping and retaining at least 99.97% of mono-dispersed particles of 0.3 microns in diameter.

"Negative Pressure Enclosure" means an area which has been isolated from the environment through negative pressure, physical barriers and/or other means, and in which asbestos abatement is intended to take place.

"NESHAP" means the National Emission Standards for Hazardous Air Pollutants, EPA regulations 40 CFR part 61, latest revision.

"OSHA" means the Occupational Safety and Health Administration of the United States of America.

"Third Party Air Monitoring" means an air monitoring laboratory, which shares no partners or owners, if a proprietorship, or officers if a corporation, with the Contractor for whom monitoring is being performed.

**Responsibilities:** The selected Project Manager will be tasked with overseeing all aspects of the asbestos removal project at Indian City. This includes:

- Managing the removal and disposal of contaminated materials in strict accordance with Kiowa Tribe Natural Resource Department and DEQ procurement policies.
- Directly reporting to the Natural Resource Director and the Executive Director for the Kiowa Tribe.
- Providing regular progress reports to both the Kiowa Tribe and DEQ.
- prepare/provide the required documents, prepare/provide an RFP (to hire an abatement contractor)
- Prepare/provide a final report and conduct the Davis-Bacon interview(s)
- Compliance with Davis-Bacon and/or the Related Acts (DBRA) needs to be included. All laborers and mechanics, including subcontractors, must be paid a minimum of \$17.20 per hour for all hours spent performing on the contract (note: if a contractor wishes to pay less, a conformance request must be submitted to the Kiowa Tribe TERO and Natural Resource Department at [ekelley@kiowatribe.org](mailto:ekelley@kiowatribe.org), after the contract has been awarded) .
- Additionally, the following submissions are required: Weekly Davis-Bacon payrolls <https://www.dol.gov/sites/dolgov/files/WHDLegacy/files/wh347.pdf> and at least one Davis-Bacon interview form [https://www.deq.ok.gov/wp-content/uploads/land-division/SF-1445\\_interview\\_form.pdf](https://www.deq.ok.gov/wp-content/uploads/land-division/SF-1445_interview_form.pdf). A Davis-Bacon poster, including wage rates must be posted within the abatement work site area.
- Adherence to TERO Regulations: The Project Manager must ensure that all contractors and subcontractors abide by the Kiowa Tribe's TERO requirements. This includes prioritizing employment opportunities for qualified Native American workers and ensuring fair employment practices are upheld.
- Coordination with the TERO Office: The Project Manager must coordinate with the Kiowa Tribe's TERO office to verify compliance with employment standards and to ensure that the project adheres to all applicable tribal labor laws and policies.
- Hiring Practices: All contractors and subcontractors must comply with the Kiowa Tribe's mandate to hire a certain percentage of Native American workers. The TERO office will provide guidelines on the required hiring practices.
- Reporting and Documentation: The Project Manager is responsible for submitting regular reports to the TERO office, documenting compliance with hiring practices, and addressing any issues that arise in relation to TERO regulations.
- Training and Outreach: If necessary, the Project Manager should coordinate with the TERO office to provide training or outreach programs to ensure that all project personnel are aware of and adhere to TERO requirements.

**Qualifications: The ideal candidate should possess:**

- Previous experience in project or site management, particularly in environmental remediation projects.
- In-depth knowledge of asbestos removal procedures and regulations, including EPA regulations such as NESHAP and OSHA regulations.
- Certification or licensure through the state of Oklahoma for asbestos removal.
- Strong understanding of safety protocols and procedures related to hazardous material removal.
- Familiarity with waste disposal regulations and best practices.
- Excellent communication and interpersonal skills for effective coordination with tribal and state agencies, contractors, and community members.
- Demonstrated ability to develop and adhere to project budgets and timelines.
- Experience in preparing and submitting comprehensive reports to regulatory agencies.
- Knowledge of tribal sovereignty and sensitivity to cultural considerations in project implementation.

**Submission Process:** For inquiries and submission of proposals outlining their qualifications, relevant experience, proposed methodology, project timeline, and estimated costs: Ephraim Kelley at the Kiowa Tribe Natural Resources Department 580-654-6300 email: [ekelley@kiowatribe.org](mailto:ekelley@kiowatribe.org). **The deadline for proposal submissions is 09/16/2024.**

**Note:** This RFP requires adherence to both Kiowa Tribe and DEQ procurement policies. The selected Project Manager will be responsible for ensuring compliance with all relevant regulations pertaining to asbestos removal and disposal.

The Kiowa Tribe is dedicated to environmental stewardship and ensuring the well-being of our community. We look forward to receiving proposals from qualified individuals to lead this important project.

The Phase I/II Environmental Site Assessment (ESA) Reports and/or the Asbestos Sampling Report may be provided, upon request or include as attachments. (Note: the ESAs may also be useful for a Project Design when dealing with friable asbestos and utilizing the Kiowa Tribe Natural Resource and Maintenance Departments and the Kiowa Tribe's TERO Office to conduct the Close-Out Report/Letter.)