**REQUEST FOR PROPOSALS (RFP)** **October 16, 2026**
ASBESTOS ABATEMENT & OTHER LIMITED DEMOLITION
Rockcastle County Middle School (RCMS)
945 West Main Street, Mt. Vernon, Ky 40456

The Rockcastle County Schools requests proposals from qualified and appropriately licensed firms for asbestos abatement and removal of asbestos waste from a Rockcastle County School owned building known as the Rockcastle County Middle School (formerly, the Rockcastle County High School constructed in 1972). A portion of the facility has already been demolished with separate NESHAP inspection and asbestos abatement.

A NESHAP asbestos survey report bearing the date of October 16, 2026 has been completed for the portion of the remaining structure at the project site and will be one element of the basis for this RFP. Prior abatement activities preceded demolition of other parts of this facility. This RFP covers activities related to Phase II (the final phase of demolition) for this school. Prior abatement and demolition activities have been preceded by appropriate NESHAP inspections along with asbestos air clearance testing prior to the demolition in the various prior phases.

Additionally, existing occupied spaces include the original 1972 gymnasium which is not subject to demolition but is subject to limited drywall abatement as part of this RFP.

The selected firm must provide all labor, materials, equipment, and other necessary resources to properly remove and dispose of the asbestos containing materials and to transport the hazardous waste materials removed or otherwise identified to a licensed Hazardous Waste disposal facility.

All removal and disposal must be completed in accordance with any applicable local, state, and federal rules, regulations and other required directives. The selected firm must be a licensed Kentucky Asbestos Abatement contractor and only accredited asbestos abatement personnel may participate in the removal activities.

Sealed proposals will be received by the Rockcastle County Schools at the RTLC Facility at 250 Richmond Street (RTLC is across from the Board Office located at 245 Richmond Street) - Mount Vernon, KY 40456 Thursday – November 5, 2026 at 10:00 AM EST for the above referenced abatement. Sealed proposals received after the designated time will not be considered.

Responders shall inform themselves of and comply with all conditions and specifications contained in this RFP, related documents, and applicable local, State and Federal Regulations and Law. Proposers will be required to attend a pre-proposal site visit scheduled for Tuesday, October 27, 2026 at 4:00 p.m. EDT at the Rockcastle County Middle School in order to be considered a responsive proposer.

The RFP Package, NESHAP Report and Proposal documents are open to public inspection at the Rockcastle County Schools at the Board offices at 245 Richmond Street Mount Vernon, KY 40456.

Proposal documents are available to licensed abatement contractors in electronic format without cost from Barry W. Cooper, Inc. –Environmental Consultant - 581 Greenbriar Road- Monticello, Ky. 42633.

No proposal may be withdrawn after the scheduled closing time for receiving proposals for a period of sixty **(60)** days. The Rockcastle County Schools reserves the right to reject any or all proposals and to waive formalities and accept the proposal that is deemed in the best interest of the Rockcastle County Board of Education.

## 1.0 Questions and Addenda

All questions regarding this RFP shall be submitted in writing via email by the **questions deadline of 5:00 PM EDT October 28, 2026**. Questions must be directed to:

Barry W. Cooper, Inc. Environmental Consultants
Email: bcooperengr@gmail.com 606-307-8462

The Rockcastle County Schools , or their Environmental Consultants working on their behalf, will issue responses to questions and any other corrections or amendments it deems necessary by written addenda issued to all RFP document holders prior to the RFP due date.

Proposers are advised to check with the Environmental Consultants by phone at 606-307-8462 for a list of issued addenda before submitting their proposal.

**Proposals which fail to acknowledge the receipt of any addendum (if applicable) will result in the rejection of the offer if the addendum contains information which, in the opinion of the Board of Education, substantively changes the abatement project requirements.**

## 2.0 Indemnification

The Abatement Contractor shall assume the obligation to indemnify and hold harmless the Environmental Consultants, Rockcastle County Schools, its officers, employees, and representatives from and against any and all claims, damages, suits, fees, judgments, costs, expenses (including attorneys' fees), liability or payment arising out of, or through, injury to any person or persons including death and loss of services, or damage to property, suffered through any cause whatsoever in the work involved in the contract and to defend on their behalf any suit brought against them arising from such cause.

Any and all damages and costs associated with damages to workers, pedestrians, vehicles, buildings, etc. are the sole responsibility of the Contractor. The Rockcastle County Schools may review and comment regarding any resulting disputes but the School will not provide a direction for resolution to any such disputes.

## 3.0 Kentucky Worker's Compensation & OSHA Compliance

In compliance with all applicable laws, rules and regulations, all abatement contractors must comply with the above mentioned Commonwealth of Kentucky regulations. The abatement contractor shall demonstrate compliance by completing the necessary affidavits relative to contractor and subcontractor stating affirmatively that the contractor and any subcontractors are participating in all State and federal worker's compensation and work safety programs. All applicable affidavits must be submitted by the selected RFP responder within 10 days of notice of selection.

## 4.0 Scope of Services

The Scope of Services, as may be modified through negotiation and/or by written addendum issued by the Board of Education, or their Consultants, will be made part of the RFP Agreement. Contractors interested in obtaining a Contract with the Rockcastle County Board of Education for providing Asbestos Abatement and asbestos waste removal from the Rockcastle County Middle School shall prepare a written proposal to include, but not be limited to, the following terms and conditions:

A. Proposers shall provide a lump sum price for all labor, materials, equipment, and other necessary resources for the proper removal and disposal of the asbestos containing materials as identified in **Attachment A**.

B. This lump sum price shall also include the costs of recycling and/or transporting of the hazardous waste materials identified in **Attachment A** to a licensed, asbestos waste disposal facility. Proper documentation, in accordance with the regulations above, shall be submitted to the School upon completion of the hazardous waste removal.

The selected Proposer shall not receive payment for work completed until all required closeout documentation is received by the School.

C. This lump sum price shall be the total price to perform asbestos abatement and disposal of asbestos waste from the Rockcastle County Middle School as identified by Attachment A. A written , tentative schedule of activities must accompany the Contractor's response to the RFP.

D. Removal and disposal of asbestos containing materials shall be in accordance with industry standards and in accordance with all Federal, State, and Local regulations including OSHA.

E. All materials identified as asbestos containing must be removed and disposed of only by a State of Kentucky Licensed Asbestos Abatement Contractor using properly trained personnel and complete negative air containment of the work space.

F. Proposer shall complete the required advance notifications to the Kentucky Division for Air Quality on behalf of the Rockcastle County Schools and satisfy all Kentucky EPA Asbestos Abatement reporting requirements and procedures as described herein. The selected Proposer shall not receive payment for work completed until all such closeout documentation is received by the School.

**5.0 Submittal Requirements/Format**

**Bonds-** No payment or performance bonding requirement has been set for this short duration abatement task.

**Format:** The Qualified Abatement Contractors interested in acquiring a Contract with The Rockcastle County Board of Education shall submit a proposal package to meet the requirements below:

A. The proposal shall set forth a lump sum cost for completion of the total pre-demolition abatement activities as described in this Request for Proposals.
B. List any citations against your firm or members of your firm from the U.S. or Kentucky Environmental Protection Division within the last ten (10) years. Explain the details and how these issues were resolved.
C. Provide a written statement outlining the timeline of activities as well as a completion date for this abatement and air clearance activity. A weekly summary of milestones will be sufficent.
D. Background information on your company, including the closest office location, as well as any financial ratings if available.
E. Briefly indicate how the resources of your firm (e.g. number and type of personnel, equipment, etc.) will be allocated for this project. An indication for the number of negative air machines to be utilized is required
F. Degree of work, if any, that is to be subcontracted.
G. Ability to meet insurance requirements, and attach a copy of a valid insurance certificate for the firm's general liability and proof of adequate worker's compensation coverage for employees.
H. Statement that all work performed shall be of the highest quality in accordance with best management practices, procedures, and industry standards and that the Proposer shall conform to all Federal, State, and Local laws and governmental regulations.

**6.0 Subcontracting**

Any person undertaking a part of the work under the terms of the proposal, by virtue of an agreement with the Abatement Contractor, must receive the approval of the Rockcastle County Board of Education by written review prior to any such undertaking. The Rockcastle County Board of Education reserves the right to terminate the contract, without penalty, if the subcontracting is completed without this review.

**7.0 Safety Measures**

**Abatement Contractor** shall take all necessary precautions for the safety of employees on the worksite and shall erect and properly maintain at all times, as required on job conditions and progress of the work, all necessary safeguards for the protection of the workmen and general public. The Rockcastle County Board of Education reserves the right to terminate the contract, without penalty, if the Contractor fails to follow industry safety standards related to work of this nature. The contractor is solely responsible for the safe performance of his work.

**8.0 Insurance Requirements**

Insurance Requirements: Contractor shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property that may arise from or in connection with performance of the Work hereunder by the Contractor, his agents, representatives, employees, or subcontractors. The limits of liability for the insurance shall provide coverage for not less than the following amounts or greater were required by law:

Workers Compensation (WC):
  State Statutory
  Federal Statutory
Employer's Liability – Each Accident: $1,000,000
Employer's Liability – Disease – Each Employee:$1,000,000
Employer's Liability – Disease – Policy Limit: $1,000,000
Commercial General Liability (CGL):
  Each Occurrence Limit $1,000,000
  Personal & Advertising Injury Limit $1,000,000
  General Aggregate Limit $2,000,000
  Products/Completed Ops. Aggregate Limit $2,000,000
Automobile Liability
  Combined Single Limit $1,000,000
Contractor's Pollution Liability (within reporting period)
  Each Occurrence $2,000,000
Insurance company must have an A.M. Best Rating of A-6 or higher. Insurance company must be licensed to do business by the Kentucky Secretary of State. Insurance company must be authorized to do business in the State of Kentucky by the Kentucky Insurance Commission.

As stated above, contractor shall procure and maintain insurance which shall protect the contractor and the Rockcastle County Board of Education from any claims for bodily injury, property damage, or personal injury which may arise out of operations under the Contract. Contractor shall procure the insurance policies at the contractor's own expense and shall furnish the an insurance certificate listing the Rockcastle County Board of Education as certificate holder. The insurance certificate must document that the liability insurance coverage purchased by the contractor includes contractual liability coverage to protect the Rockcastle County Board of Education as Additional Insured to the Abatement Contractor's Policy.

In addition, the insurance certificate must provide the following information:
1. Name and address of authorized agent
2. Name and address of insured
3. Name of insurance company (licensed to operate in Kentucky)
4. Description of coverage in standard terminology
5. Policy period
6. Limits of liability
7. Name and address of certificate holder
8. Acknowledgment of notice of cancellation to the Rockcastle County Schools
9. Signature of authorized agent
10. Telephone number of authorized agent
11. Details of policy exclusions in comments section of insurance certificate

**9.0 Time of Execution of Work**

The time of execution for the limited demolition and abatement work may not begin until School is dismissed at the end of December in the 2026 calendar year. The School has identified a return to class date for the first week of January. It is not known how many of the days will actually be needed for the entire and complete abatement activity. Approximately 5 days will be expected to be allowed for abatement and limited demolition work within the gymnasium. The successful RFP responder will be expected to identify the time frame for their work. A statement such as….

**"Work will begin in the Gymnasium after the last day of classes at the Rockcastle County Middle School and extend continuously for the next 5 days. TEM clearance testing of the reoccupied Gym area will require an additional week.**

**After the existing critical plywood barriers are protected with poly film to isolate the Phase II portion of the School, work will begin and last for three weeks with work concluding upon successful completion of PCM clearance testing for the demolition areas identified as Phase II classrooms and offices."**

**A timeline constructed as outlined above is entirely acceptable and desirable to accompany the RFP submission.**

**10. 0 Air Clearance**

Air clearance testing is to be performed by the Abatement Contractor supplied air monitoring subcontractor and shall include final TEM air clearance testing for the Gym and PCM air clearance analysis for areas of the school scheduled to be demolished. All expenses relating to the air clearance testing shall be the responsibility of the contractor. The contractor shall also be responsible for additional cleaning if the initial round of TEM or PCM clearance samples fails to be within the regulatory threshold established for clearance in a School scheduled to be reoccupied.

In the event that the initial round of PCM or TEM samples fail clearance threshold limits, the abatement contractor shall be responsible for the expenses involved in the second and subsequent rounds of additional cleaning and testing required to achieve acceptable clearance levels.

**11.0 General Description of Work**

A. Provide two layers 6 mil polyethylene film on existing plywood critical barriers which separate the occupied school from the demolition and abatement areas. Provide additional critical barriers as needed or as noted in the attachments to this RFP.
B. Provide polyethylene film on walls and floors of designated work areas. Erect personnel and waste decontamination and containment for worker and waste removal as required. Erect barriers as required in the gymnasium necessary to safely perform the abatement.
C. Remove and dispose of drywall (sheetrock) soffits and walls or ceilings as scheduled. Prior to drywall removal, if needed, remove as much acoustical ceiling tile and grid as needed for removal of drywall assemblies.
D. Provide removal of floor tile and mastic from designated areas as scheduled. Prior to floor tile removal, remove as much acoustical ceiling tile as needed for removal of drywall, metal floor track and metal partitions which are attached to both the floor and the above ceiling structure. The abatement contractor shall remove all metal partition floor track required for a complete abatement activity. Metal partitions and cabinets are to be removed by the Owner's General Demolition Contractor prior to asbestos abatement.
E. Provide the closeout documents relating to all asbestos abatement activities for the facility including waste dump receipts as part of the AHERA required documentation process. A copy of each 10 day written notice to the Ky Division for Air Quality for each abatement activity is required to be provided.
F. Any quantities survey for asbestos abatement activities has been provided for the convenience of the Proposers. Each RFP respondent is responsible for providing their own field measured estimates of quantities involved in each aspect of the abatement process including the asbestos materials, wall protection (poly), floor protection (poly), critical barriers, metal partition removal, man-lift requirements, etc.

The Abatement Contractor will furnish a copy of the air monitoring reports including TEM clearance for all Gym abatement activities and PCM clearances for abatement in areas subject to subsequent demolition to the Board of Education.

The regulatory closeout documents in compliance with AHERA must include accreditation certificates for all of the contractor's abatement workers.

Should the Ky Division for Air Quality visit the project site during this activity (or after), the facility representative should receive a copy of their field inspection report which he will forward for inclusion into the required closeout documentation.

**End of RFP Formal Description**

Attachments: **Attachment A**
**NESHAP Report**
**PHOTO LOGS**

**Attachment A - Summary of Abatement Work to be Provided**

**Estimates of quantities involved are outlined to allow a general scope of work to be identified. Actual quantity estimates for each category of work is the responsibility of the Responder to the RFP.**

1.0 Provide abatement for sheetrock and joint compound assemblies, primarily in the form of drywall soffits as outlined in the photograph log accompanying the RFP document or as identified in the field. The sheetrock in each sample previously tested was identified by the accredited lab as "none detected" for asbestos. The joint compound in each sample tested typically indicated the presence of 2% chrysotile asbestos.

Approximate quantities of drywall assemblies to be removed:
a. Gym ceiling at foyer….. 600 square feet
b. Drywall soffit assemblies…..2,300 square feet (includes material above and below acoustical ceilings)
c. Drywall wall assemblies….. 200 square feet

2.0 Provide abatement for original floor tile, typically solid blue or solid yellow in color. Mastic removal is also required utilizing non-flammable solvents where necessary to achieve a clean concrete substrate. Prior laboratory analysis indicates flooring is expected to contain 2% chrysotile asbestos in the floor tile and 3% chrysotile asbestos in the mastic.

Approximate quantities of floor tile and mastic to be removed:
a. Floor tile abatement area ….. 14,000 sq. ft.

3.0 Metal partitions are positioned on top of original asbestos floor tiles in each typical instance due to the sequence of original construction. The abatement contractor will be required to remove and stack all of the metal partitions outside the asbestos floor tile containment footprint of the facility for removal by the owner's forces post-abatement. Provide protective poly coverings over the stacks of partitions while outside the containment area. Similarly, drywall assemblies may in some instances be attached to metal partitions and the metal partitions may require removal to access all joint compound materials.

Prior floor tile abatement activities in years past were complete to the extent that exposed floor tile was removed but the existing metal partitions were not lifted to access flooring materials which may have been concealed by the partitions. Metal partition tracks are thus required to be removed from each space even if general non-asbestos classroom floor finishes are present and any residue of the original tile and mastic found beneath the metal partitions abated. In addition, the abatement contractor is the remove carpeting in offices and media center to access floor tile, or potentially discover floor tile for abatement.

Approximate quantities of metal partitions to be removed:
a. Metal partition track bolted to floor ….. 1,950 lineal ft., attachment method varies

**Summary of RFP Activities:**
The original metal partitions will be removed by the School's general demolition contractor after school is dismissed for Christmas break. The demolition contractor will remove the metal partitions without disturbing the floor mounted metal tracks originally installed to support the metal partitions. As part of the asbestos abatement contractor's scope of work, the metal tracks are to be removed and the vinyl asbestos floor tiles removed beneath the metal tracks, which are bolted to the original concrete floors.

Similarly, existing cabinets and casework have been installed over the original vinyl asbestos floor tile. The general demolition contractor will remove the casework and cabinets, and the abatement contractor will remove the vinyl asbestos floor tile.

A review of the Record Drawings from 1970 (Donald Shelton, AIA) revealed chalkboards installed in some classrooms. In a follow-up field review, original chalkboards were found concealed directly behind newer dry-erase whiteboards.

Subsequent sampling and lab analysis of the original green chalkboards indicated "no asbestos detected" in any of the chalkboard samples.

**Schedule coordination:**

The abatement contractor will begin with the work outlined to be performed in the gymnasium and provide TEM clearance testing for this area during Christmas break. The gym will be reoccupied by January 6, 2027.

During this period of time, the general demolition contractor will be expected to remove casework, cabinets and metal partitions from the classrooms and offices scheduled for demolition. When the general demolition contractor completes this initial removal, the abatement contractor may begin their scope of work involving abatement of flooring and drywall assemblies as identified in the RFP document.

The Owner will turn off all power, water, HVAC systems and fire alarm systems to the portion of the school scheduled to be demolished and subsequent asbestos abatement provided. The Owner will furnish two quad 120v outlet locations for the convenience of the abatement contractor, one on each end of the gym critical barrier. The abatement contractor shall furnish his own temporary lighting and distribution utilities sufficient to complete his abatement work.

**End of Attachment A**