

June 19, 2026

Stone Project No. 20-069

Subject: Request for Bids, **Annex Demolition and Disposal** at the former Foundry Building at Edgar May Health and Recreation Center, SMS #2009-3906, 140 Bridge Street, Springfield, VT 05156

To Whom it May Concern,

Stone Environmental, Inc. (Stone) is soliciting bids on behalf of Springfield Medical Care System (SMCS) and Edgar May Health and Recreation Center (EMHRC) (the Owners) for work at the former Plant #4 and Annex Building, 140 Bridge Street, Springfield, VT (the Site). The Site is listed as hazardous waste management site #2009-3906 with the Vermont Department of Environmental Conservation (VT DEC) Site Management Section (SMS).

Work included in this request for bid includes partial demolition of the Annex and associated disposal. Specifically, the work will include separations and demolition of the western and northern walls and associated roof and slab. Prior to demolition, structural steel bracing will be installed (by others) to support the portion of the western wall to remain however all care should be employed to prevent damaging the portions of the Site building to remain; damage to the remaining building shall be promptly repaired by the contractor to the satisfaction of the Owner.

The northern wall and majority of the western wall will be demolished and disposed. The annex roof contains Section 6 asbestos-containing materials (ACM). This roof is in such disrepair as to be deemed unsafe for access by personnel. As a result, the roof will be demolished and disposed of as Asbestos Containing Material (see Abatement design document in Attachment 3). Activities during the demolition of the roof will be monitored and cleared by a licensed asbestos abatement contractor hired by the Owner.

The metal staircase to the mezzanine has been decontaminated and shall be disposed/recycled as part of the Annex demolition. Following removal of annex walls and roof, the concrete slab will be removed for disposal as <50 mg/Kg PCB Remediation Waste at a Subtitle D landfill permitted to receive PCB remediation waste. Note: machine bases present in the annex will require modified methods and removal of the upper six inches of concrete.

Dust monitoring will be performed by Stone during the annex demolition, described in the Bid Specification document.

The work will be performed under contract with EMHRC under direct oversight by Stone. Serving as the Qualified Environmental Professional (QEP), Stone will ensure activities are performed in accordance with the Corrective Action Plan/ Risk Based Cleanup Plan, dated August 8, 2024

In accordance with 29 CFR 1910.120, all contractors performing remedial actions are required to have current 40-hour OSHA HAZWOPER training. Prior to initiating Site activities, the selected bidder will provide Stone with proof of current 40-hour OSHA HAZWOPER training and current refresher, if applicable, for staff performing the work.

The Edgar May Health and Recreation Center will remain open for patrons during the performance of the work. The Contractor is responsible for maintaining safe entry and egress to the Edgar May Health and Recreation Center during the performance of the work.

In qualifying subcontractor bids, the subcontractor will be responsible for ensuring that values are derived considering all applicable local, state, and federal laws and ordinances.

In addition to this letter, this Request for Bid package includes the following:

- Attachment 1: Instructions to Bidders
- Attachment 2: Bid Proposal Form
- Attachment 3: Contract Documents
 - Demolition Plan
 - Abatement Design
 - Corrective Action Plan/Risk-Based Cleanup Plan: Edgar May Health and Recreation Center
- Attachment 4: Bid Specifications
- Attachment 5: Sample Subcontractor Agreement

1. Pre-Bid Conference and Timetable for Submission

A mandatory pre-bid conference will occur at the Site (140 Clinton Street, Springfield, VT) at 11:00 AM on July 2, 2026. Please provide your bid by email to wwaterstrat@stone-env.com by 5:00 PM on July 22, 2026 to be considered. Facsimile bids will not be accepted.

Bids submitted by regular mail should be addressed to:

Stone Environmental, Inc.
ATTN: Will Waterstrat, P.G., Project Geologist
535 Stone Cutters Way
Montpelier, VT 05602

2. Communications

Questions regarding this Request for Bid should be addressed in writing to wwaterstrat@stone-env.com no later 5:00 PM on July 15, 2026.

Information related to this RFB will be made available upon request to wwaterstrat@stone-env.com.

All questions will be answered via email and copied to all attendees of the bid walk by July 10, 2026.

3. Required Information

All bids must be made on the required signed bid form (Attachment 2). In addition, please provide the following documents with your bid:

1. Certificate of Insurance. *Note: Upon award, the selected bidder will be required to name Stone Environmental Inc., Clay Point Associates, Inc., Edgar May Health and Recreation Center, and Springfield Medical Care Systems as additionally insured.*
2. Proposed schedule to complete the work.
3. Three client references including work of similar nature to that contained in this solicitation.
4. Asbestos Abatement Certifications/Licenses, per bid specifications and abatement design
5. Bid Bond %5 of Bid Amount

4. Site Description

The Site is situated on one, 1.6-acre triangular parcel and includes the current Edgar May Health and Recreation Center Building and the Plant #4 Building (the Site), comprised of one large main room (referred to as the “foundry”) and a smaller addition on the west side (referred to as the “annex”). The Plant #4 Building is located on Clinton Street and is neighbored by residential and commercial properties. There is currently no power and no water available within the Foundry building.

Next door to the Plant #4 building, the Edgar May Health and Recreation Center will remain open throughout Site remediation and demolition activities. All efforts should be made to minimize disturbance of day-to-day activities at the Edgar May Health and Recreation Center.

The Site has been in disuse since 1966. Former plant operations, including the use of a large gantry crane spanning the main room (recently removed), resulted in PCB contamination throughout the building, including concrete floors, masonry walls, and non-porous surfaces. Recent remedial actions include the removal of stored materials for disposal, decontamination of non-porous surfaces to remain – specifically the mezzanine stairs and sliding door, and removal and disposal of the gantry crane.

Further Site details are available in the *Corrective Action Plan/Risk-Based Cleanup Plan: Edgar May Health and Recreation Center, 140 Clinton, Street, Springfield, Vermont, SMS #2009-3906* (CAP/RBCP) dated August 8, 2024.

5. Scope of Work

Site remediation work for this RFB has been divided into three tasks, listed below. The Bid Specification Document (Attachment 4) provides detailed descriptions of the desired activities.

All tasks are to be completed by OSHA HAZWOPER trained personnel.

- Task 1: Demolition of Annex Walls (northern and western) and Roof.
- Task 2: Disposal of Demolition Debris
 - Co-mingled PCB Remediation Waste (<50 mg/Kg) and Asbestos Containing Materials at an approved landfill.
 - Clean construction and demolition debris, as appropriate.
- Task 3: Concrete Slab Removal and Disposal of Debris as PCB Remediation Waste, <50 mg/kg.

All work will be monitored by Stone and Clay Point.

6. Contractor Agreement

The selected bidder will enter into an agreement with Edgar May Health and Recreation Center to perform the scope of work described in this Bid Request.

A sample Contractor agreement is provided as Attachment 5.

7. Selection Process

The Owner and Stone will review proposals submitted in response to this Request for Bids within 5 business days and select one contractor or contractor team to perform the work. Stone reserves the right to seek clarification of any bid. Stone reserves the right to withdraw this Request for Bids, to accept or reject any or all proposals, to advertise for new proposals if it is in the best interest of the grant holders, and to award a contract as deemed to be in the best interest of the grant holders. To be considered, bidders must meet the following threshold requirements:

- Proof of professional liability insurance coverage in the amount of at least \$1,000,000 to cover the work to be performed. Other insurance requirements are described in Attachment 5 (Sample Subcontractor Agreements).
- Not actively suspended or debarred.

Complete bids will be evaluated for the following criteria:

- References with demonstrated experience and ability to complete projects of similar scope.
- Identification of the project team, including subcontractors, identifying qualifications and experience.
- Proposed project schedule.
- Cost.

8. Bid Submission

Please indicate by email to wwaterstrat@stone-env.com your expected attendance at the mandatory July 2, 2026 Pre-Bid Conference.

Please provide your bid by email to wwaterstrat@stone-env.com by 5:00 PM on July 22, 2026 to be considered. Facsimile bids will not be accepted.

Attachment 1 – INSTRUCTIONS TO BIDDERS

DEFINITIONS

Terms used in the Bidding Documents shall have the meanings assigned in the Contract Documents. Where terms are not defined herein, they shall have the meanings commonly accepted in construction contracting.

COPIES OF BIDDING DOCUMENTS

Complete sets of Bidding Documents may be obtained only from the location or electronic platform identified in the Invitation to Bid (Section 2).

Only complete sets of Bidding Documents shall be used in preparing Bids. The Owner assumes no responsibility for errors arising from the use of incomplete documents.

QUALIFICATIONS OF BIDDERS

Bids will be considered only from Bidders demonstrating sufficient experience, financial capacity, and technical qualifications to perform the Work.

The Owner reserves the right to require submission of additional qualification information and to reject Bids from unqualified Bidders.

SITE EXAMINATION AND CONDITIONS

Bidders are encouraged to examine the Project Site and become familiar with existing conditions affecting the Work. Submission of a Bid constitutes acknowledgment that the Bidder has examined the Site and understands the conditions under which the Work is to be performed.

INTERPRETATIONS AND ADDENDA

All requests for interpretation shall be submitted in writing to Stone within the time specified. Only interpretations issued by written Addendum shall be binding. Oral interpretations shall not be relied upon.

BID SECURITY (BOND)

Each Bid shall be accompanied by Bid Security in an amount not less than five percent (5%) of the Bid Price. Bid Security shall be payable to the Owner and shall serve as a guarantee of execution of the Contract if awarded.

PERFORMANCE AND PAYMENT BONDS

The successful Bidder shall furnish a Performance Bond in the full amount of the Contract Price. The Performance Bond shall guarantee faithful performance of the Work. The bond shall be issued by a surety

authorized to do business in the State of Vermont. Failure to provide the Performance Bond may result in forfeiture of Bid Security.

Payment Bonds shall be in the full amount of the Contract Price.

BID PRICES

Bid Prices shall be stated in lawful U.S. currency and shall include all costs necessary for completion of the Work.

BID EVALUATION AND AWARD

The Owner reserves the right to reject any or all Bids and to waive informalities. Bid evaluation may consider price, responsiveness, Bidder qualifications, and prior federal compliance history.

CONTRACT EXECUTION

The successful Bidder shall execute the Contract and submit required bonds and insurance within the time specified in the Notice of Award. Failure to do so may result in forfeiture of Bid Security.

INSURANCE

Prior to commencement of Work, the Contractor shall furnish certificates of insurance naming the Owner, State of Vermont, and Stone Environmental Inc. as additionally insured.

SUBCONTRACTING

The Contractor shall remain responsible for compliance of their subcontractors.

LEGAL AND FEDERAL CONDITIONS

False certifications or misrepresentations may result in civil or criminal penalties. The Owner and federal agencies reserve audit and record access rights.

RESERVATION OF RIGHTS

The Owner reserves all rights afforded under applicable law and the Contract Documents, including the right to cancel this solicitation.

Attachment 2 – BID PROPOSAL FORM

Attachment 3 — Contract Documents

1. DEMOLITION PLAN
2. ABATEMENT DESIGN
3. CORRECTIVE ACTION PLAN/RISK-BASED CLEANUP AND DISPOSAL PLAN

Attachment 4: BID SPECIFICATIONS

TECHNICAL SPECIFICATIONS STONE ENVIRONMENTAL, INC

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Division 01 – General Requirements

- 01 3800 Health and Safety Plan
- 01 5001 Site Access Controls
- 01 7419 Waste Management and Disposal

Division 02 – Existing Conditions

- 02 4200 Traffic Control During Demolition
- 02 4119 Selective Demolition

Division 03 –Construction

- 03 5500 Dust Control During Demolition
- 03 6000 Site Restoration

Attachment 5: SAMPLE SUBCONTRACTOR AGREEMENT