

**ASBESTOS ABATEMENT AT
KNAPP BRANCH LIBRARY**

Prepared by:

IFB-TL-2180
Issue Date: April 29, 2026
Bid Due Date: May 29, 2026 by 2:00 p.m. EST



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IFB-TL-2180

The Detroit Public Library (DPL) is requesting bids from qualified and licensed contractors to perform asbestos abatement services at the Knapp Branch Library, located at 13330 Conant, Detroit, MI 48212. The project consists of the removal and proper disposal of asbestos-containing floor tile and associated mastic in accordance with all applicable regulations. The work is intended to address existing hazardous materials and improve the safety and condition of the facility while maintaining a controlled and compliant work environment.

Bids are to be submitted electronically via www.bidnetdirect.com, in accordance with the bid instructions and all other requirements as referenced in this document. Bids will be received until **May 29, 2026, 2:00 pm**, local time, after which no other bids will be accepted. The Procurement Department will publicly record all bids at that time. No other public disclosure will be made until after award of contract.



INSTRUCTIONS TO VENDORS

1. Vendors responding to this INVITATION FOR BIDS (“IFB”) shall submit their bids in the overall format as outlined in this solicitation.
2. Vendors shall submit **one original copy**, electronically, identifying the response as follows:

Bid Title: ASBESTOS ABATEMENT AT KNAPP BRANCH LIBRARY

- Bid Number: IFB-TL-2180
 - Bid Due Date: May 29, 2026, 2:00 pm EST
 - Company’s name and address
 - Bid must be signed to be acceptable
3. Bids must be submitted electronically through BidNet Direct. No telephone or facsimile submissions will be accepted.
 4. **Late Bids will not be accepted or considered.** It is the responsibility of the vendor to ensure that the bid is uploaded electronically prior to the date and time indicated. Telephone quotes will not be accepted. Time and date validation will occur in the Bidnet system and bids cannot be uploaded after the deadline.
 5. **VENDOR CHANGES OR ALTERATIONS TO BID DOCUMENTS INCLUDING SPECIFICATIONS MAY RESULT IN A BID BEING CONSIDERED NON-RESPONSIVE.** The only authorized vendor changes to a bid document will be in the areas provided for a vendor’s response, including the “Exceptions” section of the bid. If a change or alteration to the documents is undetected and the vendor is awarded a contract, the original terms, conditions, and specifications in the Authorized Version of the bid document will be applicable during the term of the contract. The Detroit Public Library shall accept **NO CHANGES** to the bid document made by the Vendor unless those changes are set out in the “Exceptions” provision of the Authorized Version of the bid document. It is the Vendor’s responsibility to acquire knowledge of any changes, modifications or additions to the Authorized Version of the bid document. Any Vendor who submits a bid and later claims it had no knowledge of any changes, modifications or additions made by the Detroit Public

Library to the Authorized Version of the bid document, shall be bound by the bid, including any changes, modifications or additions to the Authorized Version. If a bid is awarded to a Vendor who claims that it had no knowledge of the changes,



modifications or additions made by the Detroit Public Library to the Authorized Version of the bid, and that Vendor fails to accept the bid award, the Detroit Public Library may pursue costs and expenses to re-bid the item from that Vendor.

6. The Authorized Version of the bid document shall be that bid document appearing on the MITN website with any amendments and updates. The Detroit Public Library officially distributes bid documents from the Procurement Department or through the Michigan Intergovernmental Trade Network (MITN) website. Copies of bid documents obtained from any other source are not considered official copies. Only those vendors who obtain bid documents from either the Procurement Department or the MITN website are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the sources indicated, it is recommended that you register on the MITN website, www.bidnetdirect.com and obtain an official copy.
7. Bids must be dated and signed by a duly authorized partner or corporate officer, with that person's name and title clearly identified. No bid shall be withdrawn for ninety (90) days from submission deadline unless otherwise stated in the bid document.
8. The Detroit Public Library reserves the right to:
 - a. Reject any and all bids received as a result of this IFB.
 - b. Waive or decline to waive any informalities and any irregularities in any bid received.
9. The selected vendor will be required to assume responsibility for all goods and services offered in the bid, whether or not the vendor produces them. Further, the selected vendor shall be the sole point of contact and responsibility with regard to all contractual matters, including payment of any and all charges resulting from the contract. All bids and other materials submitted shall become the property of the Detroit Public Library.
10. All changes in the IFB documents shall be through written addendum and furnished to all vendors. Verbal information obtained otherwise will not be considered in awarding of the bid.
11. Mandatory Site Visit

All prospective vendors must attend the scheduled mandatory site visit. Failure to attend the scheduled site visit will result in the bid being deemed non-responsive.



The mandatory site visit schedule is as follows:

Monday, May 18, 2026 9:00 a.m.
Knapp Branch Library
13330 Conant
Detroit, MI 48212

- 12. RSVP to attend the mandatory site visit by emailing the Procurement Manager at tlove@detroitpubliclibrary.org no later than Friday, May 15, 2026 at 4:00 p.m. EST.
- 13. Procurement Timeline

Activity	Due Date
IFB Issued:	Wednesday, April 29, 2026
Site Visit RSVP Deadline (via Email):	Friday, May 15, 2026 4:00 PM EST
Site Visit (Mandatory)	Monday, May 18, 2026, 9:00 AM EST
Vendor Questions Due (Bidnet Direct):	Tuesday, May 19, 2026 4:00 PM EST
DPL Response to Questions (Bidnet Direct):	Thursday, May 21, 2026 EOD
Bids Due:	Friday, May 29, 2026 2:00 PM EST
Public Bid Opening (Teams):	Friday, May 29, 2026 2:05 PM EST

- 14. Public Recording

A virtual meeting has been established for any vendors that may be interested in the public recording of bids for the Detroit Public Library. Please see the following link for the public recording of the bids:

Microsoft Teams meeting
Join: <https://teams.microsoft.com/meet/296210673278794?p=xXCbBplQ6jloK60smf>
Meeting ID: 296 210 673 278 794
Passcode: E9jR7Kh9

SCOPE OF WORK

1.1 General Requirements

The Detroit Public Library (DPL) is soliciting bids from qualified and licensed contractors to provide asbestos abatement services at the Knapp Branch, located at 13330 Conant, Detroit, MI 48212. The Contractor shall furnish all labor, materials, equipment, supervision, and incidentals necessary to complete the work.

The Contractor shall be licensed and certified to perform asbestos abatement in the State of Michigan.

The Contractor shall verify all existing conditions prior to commencement of work.



1.2 Project Overview

The intent of this project is to safely remove and properly dispose of asbestos-containing materials to improve the safety and condition of the facility.

The work consists of the removal and disposal of asbestos-containing floor tile and associated mastic (adhesive) from an estimated 5,843 square feet of floor area.

The Contractor shall coordinate all work activities with DPL's designated representative to ensure safe execution of the project and compliance with all applicable regulations.

1.3 Abatement Requirements

The Contractor shall perform all asbestos abatement activities in accordance with applicable regulatory requirements and industry standards. Preparation and abatement shall include, but is not limited to:

- Removal and proper disposal of asbestos-containing floor tile and associated mastic (adhesive), including removal to the substrate
- Utilization of wet methods and appropriate engineering controls to minimize fiber release
- Establishment of regulated work areas with proper signage and restricted access
- Installation and maintenance of full negative pressure containment with HEPA filtration
- Provision of a minimum three-stage decontamination (decon) unit
- Isolation of HVAC systems and sealing of penetrations within the work area

The Contractor shall be responsible for submitting all required notifications to regulatory agencies, including but not limited to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and MIOSHA, prior to commencement of work.

All abatement work shall be performed in accordance with OSHA asbestos standards for construction.

1.4 Waste Handling and Disposal

The Contractor shall be responsible for the proper handling and disposal of all asbestos-containing materials.

All waste shall be packaged, labeled, transported, and disposed of in accordance with applicable federal, state, and local regulations.

The Contractor shall dispose of all waste at a licensed disposal facility and provide all waste shipment records and disposal manifests to DPL upon completion.



1.5 Standards and Compliance

All work shall be performed in accordance with applicable federal, state, and local codes, regulations, and industry standards. The Contractor shall ensure all work is completed in a safe and code-compliant manner.

The Contractor shall comply with all OSHA requirements for worker protection, including but not limited to personal protective equipment (PPE), exposure monitoring, and regulated area controls.

Applicable regulations include, but are not limited to:

- EPA National Emission Standards for Hazardous Air Pollutants (NESHAP)
- OSHA 29 CFR 1926.1101 (Asbestos Standard for Construction)
- Michigan Occupational Safety and Health Administration (MIOSHA) requirements
- Michigan Department of Environment, Great Lakes, and Energy (EGLE) regulations

1.6 Cleanup and Disposal

The Contractor shall maintain a clean and safe work environment at all times. All debris, removed materials, and waste shall be properly contained and disposed of in accordance with applicable regulations.

Upon completion of the work, all areas shall be left in a broom-clean condition acceptable to DPL.

1.7 Protection of Buildings and Property

The Contractor shall take all necessary precautions to protect existing building components and surrounding areas. Any damage caused by the Contractor shall be repaired at no additional cost to DPL.

1.8 Warranty

The Contractor shall provide a minimum one (1) year workmanship warranty covering all asbestos abatement work performed under this contract.

The Contractor warrants that all asbestos-containing materials identified within the project scope, including floor tile and associated mastic (adhesive), have been fully removed in accordance with applicable regulations and the requirements of this Scope of Work.

In the event that residual asbestos-containing materials are identified within the abated areas due to incomplete or improper removal, the Contractor shall, at no additional cost to DPL:

- Re-establish containment as required
- Perform additional abatement to achieve full compliance
- Coordinate any required re-inspection and clearance testing



The Contractor shall also be responsible for correcting any deficiencies resulting from improper containment, handling, or disposal practices.

All corrective work shall be performed in accordance with applicable regulatory requirements and shall be subject to acceptance by DPL and final clearance approval by DPL's designated industrial hygienist.

1.9 Sales Tax Exemption

The Detroit Public Library is exempt from Michigan sales tax. DPL will provide its tax exemption documentation for material purchases related to this project.

MINIMUM QUALIFICATIONS AND EXPERIENCE

Vendors must be licensed and certified to perform asbestos abatement in the State of Michigan. Vendors must demonstrate the necessary qualifications, certifications, and experience to successfully perform the asbestos abatement services outlined in this Scope of Work and be eligible to enter into a contract with the Detroit Public Library (DPL). The following information must be included in the Bid:

1. Project Team Qualifications

- Identify the proposed Project Manager who will serve as the primary point of contact and be responsible for managing all aspects of the contract
- Provide documentation demonstrating that the Contractor is licensed and certified to perform asbestos abatement in the State of Michigan
- Identify the State-certified Asbestos Abatement Supervisor assigned to the project and provide proof of current certification
- Confirm that all personnel performing asbestos abatement work are properly trained and certified in accordance with MIOSHA requirements

2. Relevant Project Experience

- Describe at least three (3) asbestos abatement projects of similar size and scope completed within the past five (5) years, preferably for public or institutional clients
- Provide references with current contact information for each project

BID SUBMISSION

Vendors must submit their bid as a **PDF without password protection or restrictions**.

The bid must include the following components:

1. Identification of the offering vendor(s), including name, address, and telephone number.
2. Acknowledgment of any IFB addenda.



3. Name, title, address, telephone number, and email address of the vendor's contact person during the bid evaluation period.
4. A statement confirming the bid will remain valid for a minimum of ninety (90) days from the date of submission.
5. Signature of the person authorized to bind the firm to the terms of the IFB.

BID CONTENT

To be considered responsive, the bid must fully address the following sections of the IFB:

- Overall Scope of Work and Operational Responsibilities
- Vendor's Performance History and Qualifications

BID PRICING

- Provide a detailed fee schedule, itemized by facility and/or task, including any optional services.
- Clearly identify any assumptions, exclusions, or conditions that may impact pricing. If none apply, state "None."
- Payment shall be made in accordance with DPL's standard payment terms (Net 45). No advance deposits or upfront payments will be permitted. Vendors may propose a billing schedule for completed work.

The Detroit Public Library reserves the right to request additional pricing information or clarifications during the evaluation process.

EXCEPTIONS AND DEVIATIONS

Include any approved exceptions and/or deviations to the IFB or addenda. Include any and all of the vendor's own contracts or forms that it considers mandatory to use in connection with performing the Scope of Work. Note that to the extent that a vendor's own contracts or forms contradict or purport to exclude any provisions of the IFB or addenda in whole or in part, the same will be treated as exceptions and/or deviations. Please note that any exceptions and/or deviations not approved in advance by DPL through addenda may result in the rejection of the bid.

OWNERSHIP OF WORK PRODUCTS

All documents, records, and materials generated by the Vendor in connection with this project shall become the property of DPL. This includes, but is not limited to, installation records, product specifications, warranty documentation, and any related deliverables.

The Vendor shall provide such documentation to DPL upon request and at the completion or termination of the contract. All records shall be maintained in a format acceptable to DPL and in accordance with applicable codes and regulatory requirements.



AWARD CLAUSE INCLUDING RENEWAL OPTIONS

If a contract is awarded as a result of this IFB it will be a Detroit Public Library Professional Services Contract. Any renewal option exercised under this contract is effective only after the approval of the Detroit Library Commission and the Chief Financial Officer. The Library anticipates one (1) award as a result of the IFB subject to approval by the Detroit Library Commission.

CONTRACT APPROVAL

Upon contract award, the Library and the vendor shall execute a Professional Services Contract, which shall contain all contractual terms and conditions in a form provided by the Library. No contract shall become effective until the contract has been approved by the required Library Departments and Detroit Library Commission and signed by the Library's Chief Financial Officer. Prior to the completion of this approval process, the vendor shall have no authority to begin work under the contract. The Chief Financial Officer shall not authorize any payments to the vendor prior to such approvals; nor shall the Library incur any liability to reimburse the vendor regarding any expenditure for the purchase of materials or the payment of services.

ADHERENCE TO TERMS OF BIDS

A bid once accepted by the Library may become a binding contractual obligation of the Vendor. Failure of the successful Vendor to accept this obligation and adhere to the terms of the bid may result in rejection of the bid and cancellation of any provisional award.

REJECTION OF BIDS

The Library expressly reserves the right to reject any and all bids, waive any non-conformity, re-advertise for bids, to withhold the award for any reason the Library determines and/or to take any other appropriate action that is in the best interest of the Library.

QUESTIONS

All questions regarding the IFB shall be submitted through www.bidnetdirect.com. Vendors shall provide notice to take exception to any requirements of the Invitation for Bid. Such exceptions may reflect negatively on the evaluation of the Bid. The Library does not guarantee a response to questions not submitted after the question deadline of May 19, 2026, 4:00 pm.

ECONOMY OF PREPARATION

Bids should be prepared simply and economically providing a straightforward, concise description of the vendor's ability to meet the requirements of the IFB. Emphasis should be on the completeness and clarity of content.

PAYMENT

All properly executed invoices submitted by the successful vendor will be paid in accordance with the Library's payment terms (Net 45). The Detroit Public Library does **not** provide



advance deposits or upfront payments prior to the commencement of work. Payments will be made only for work completed and accepted in accordance with the terms of the contract.

ASSIGNMENT

The services to be performed by the vendor shall not be assigned, sublet, or transferred, nor shall the vendor assign any monies due or to become due to him under any contract entered into with the Library pursuant to these specifications, without prior written approval of the Library.

MISCELLANEOUS

It shall be the responsibility of the vendor to thoroughly familiarize themselves with the provisions of these requirements. After executing the contract, no consideration will be given to any claim of misunderstanding.

The vendor agrees to abide by the rules and regulations as prescribed herein by the Library as the same now exists or may hereafter from time-to-time be changed in writing.

MODIFICATION OF SERVICES AFTER CONTRACT APPROVAL

The Library reserves the right to modify the services provided by the vendor awarded a contract. Any modification and resulting changes in pricing shall be made by amendment to the contract by the vendor and the Library.

CHANGES IN FACTS

Vendors shall advise the Library during the time the Bid is open for consideration of any changes in the principal officers, organization, financial ability of, or any other facts presented in the bid with respect to the vendor or the bid immediately upon occurrence.

CONFIDENTIALITY OF BIDS

Bids shall be opened with reasonable precautions to avoid disclosure of contents to competing offers during the process of evaluation. Once bids have been publicly recorded they are subject to disclosure as per the requirements of the Michigan Freedom of Information Act.

NEWS RELEASE

News releases pertaining to these bid specifications or the provisions to which they relate shall not be made without prior approval of the Library.

CHANGES IN BID REQUIREMENTS

The Library may make changes to the requirements of this IFB, as it deems necessary. Vendors will be notified by email if any changes are made to the IFB. If changes are made, the Library may, at its discretion, extend the time allowed for submission of bids.



REFERENCES

Vendors shall provide three (3) references for services outlined in this IFB. References shall be from projects of similar size and scope as the Library. These services should have been provided within the past five (5) years.

REFERENCE #1	
COMPANY NAME	
CONTACT PERSON	
ADDRESS	
PHONE NUMBER	
EMAIL	
YEARS OF EXPERIENCE	

REFERENCE #2	
COMPANY NAME	
CONTACT PERSON	
ADDRESS	
PHONE NUMBER	
EMAIL ADDRESS	
YEARS OF SERVICE	

REFERENCE #3	
COMPANY NAME	
CONTACT PERSON	
ADDRESS	
PHONE NUMBER	
EMAIL ADDRESS	
YEARS OF SERVICE	



CERTIFICATE OF INSURANCE

- I. The Detroit Public Library has specific certificate of insurance requirements. The Vendor shall maintain at its expense during the term of this contract, the following insurance:
 - A. Worker's Compensation insurance with Michigan statutory limits and Employer's Liability insurance with minimum limits of \$500,000.00 each accident, \$500,000.00 each disease, \$500,000.00 each disease/each employee.
 - B. Commercial General Liability insurance with a combined single limit of \$1,000,000.00 per occurrence subject to a minimum aggregate limit of \$2,000,000.00
 - C. Automobile Liability insurance covering all owned, hired and non-owned vehicles with personal protection insurance and property protection insurance to comply with the provisions of the Michigan No-Fault Insurance Act, including residual liability insurance with a minimum combined single limit of \$1,000,000.00. Include MCS90 endorsement (if hazardous waste will be transported by supplier's auto) with minimum property damage limits of \$1,000,000.00 each occurrence.
 - D. Contractor's Pollution Liability Insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate, covering claims related to asbestos abatement, environmental contamination, and hazardous material handling.
- II. If during the term of this contract, changed conditions or other pertinent factors, should in the reasonable judgment of the Detroit Public Library, render inadequate the insurance limits, the Contractor will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be affected at the contractor's expense, under valid and enforceable policies.
- III. All policies shall name the Contractor as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice to the Detroit Public Library.

The Commercial General Liability insurance policy shall name the Detroit Public Library as an additional insured. Certificates of insurance evidencing such coverage shall be submitted to the Business Office, Purchasing Department, prior to the commencement of performance under this contract and at least fifteen (15) days prior to the expiration dates.



NON-COLLUSION AFFIDAVIT

IFB Number: _____ IFB Description: _____

I state that I am _____ of _____
(Title) (Name of Vendor)

and that I am authorized to make this affidavit on behalf of my Firm, its Owner, Directors, and Officers. I am the person responsible in my firm for the price(s) and the amount of the bid.

I state that:

1. The price(s) and the amounts of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, vendor or potential vendor.
2. Neither the price(s) nor the amount of the bid, and either the approximate price(s) or the approximate amount of the bid, have been disclosed to any other vendor or person who is a vendor or potential vendor, and they will not be disclosed before the bid opening.
3. No attempt has been made or will be made to induce any vendor or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive or other form of complementary bid.
4. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any vendor or person to submit a complementary or noncompetitive bid.
5. _____, its affiliates, subsidiaries, officers, directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

SIGNATURE OF PERSON SUBMITTING BID

BID NOTARY'S SIGNATURE

Subscribed and sworn to before me this _____ day of _____,
20__ in and for _____ County.

My commission expires: _____



SIGNATURE PAGE

Prices quoted shall remain firm for 90 days or bid award, whichever comes first, except the successful bidder(s), whose prices shall remain firm for the entire contract period. The contract shall commence on date of award.

NOTE: The undersigned has checked the bid figures carefully and understands that he/she shall be responsible for any error or omission in this bid offer and is in receipt of all addenda as issued.

COMPANY NAME: _____

ADDRESS:

City State Zip

TAX ID: _____

TELEPHONE NUMBER: (____) _____ FAX NUMBER: (____) _____

E-MAIL ADDRESS: _____

PAYMENT TERMS: _____

ACKNOWLEDGEMENT:

I, _____, certify that I have read the INSTRUCTIONS TO VENDORS and that the bid documents contained herein were obtained directly from the Detroit Public Library or MITN website, www.bidnetdirect.com, and is an official copy of the Authorized Version.

COMPANY REPRESENTATIVE'S NAME:

(Print)

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE:

(Signature) *(Date)*