



Request for Proposal  
7551 S. State Street

Date Issued: April 16, 2025  
Proposal Due Date: May 7, 2025

### **I. Introduction**

The County of Lewis Industrial Development Agency (LCIDA) is seeking proposals from qualified contractors for the abatement of asbestos-containing materials (ACM) and guano at the Mandeville Studios property, located at 7551 South State Street, Lowville, NY 13367. The purpose of this project is to safely and effectively remove and dispose of ACM in compliance with all applicable local, state, and federal regulations.

### **II. Background Information**

A pre-renovation asbestos survey was conducted by Adirondack Operations, LLC on January 9, 2025. The survey identified two (2) ACM materials containing greater than 1% asbestos:

- Exterior Joint Sealant at the masonry-to-window seam on the front windows (3.6% Chrysotile).
- Residual Asphaltic Tar on the rear exterior wall of the third-floor patio area (8.9% Chrysotile).

Additionally, two trace materials (less than 1% asbestos) were identified:

- **Exterior Joint Sealant** at the rear windows (Trace Anthophyllite).
- **Heat Flashed Roof Sealant** on the rear third-floor patio area (Trace Chrysotile).

Quantities of ACM to be abated include:

- Exterior Joint Sealant: <1 square foot.
- Residual Asphaltic Tar: <2 square feet.

Contractors should reference that Pre-Renovation Asbestos Survey Report prepared by Adirondack Operations, LLC for further details.

### **III. Scope of Work**

The selected contractor will be responsible for the following tasks:

- Preparation and Compliance:
  - Obtain all necessary permits and approvals.
  - Implement appropriate safety measures, including the use of protective equipment and containment procedures.
  - Adhere to all regulatory requirements, including NYSDOL, NYSDOH, OSHA, and EPA standards.
- Abatement and Disposal:
  - Properly remove and dispose of all guano, identified ACM and trace materials.
  - Ensure waste is transported and disposed of at a licensed asbestos disposal facility.
- Post-Abatement Verification:
  - Conduct air monitoring and clearance testing.
  - Provide final clearance reports.

### **IV. Proposal Requirements**

Proposals must include the following information:

- Company Information:
  - Legal name, address, and contact information.
  - Proof of licensing, certifications, and insurance.
- Project Plan:
  - Description of the proposed abatement methods and safety protocols.
  - Detailed project schedule with estimated start and completion dates.
- Cost Proposal:
  - Itemized breakdown of all costs, including labor, materials, disposal fees, and testing.

### **V. Selection Criteria**

Proposals will be evaluated based on the following criteria:

- Qualifications and experience with asbestos abatement projects.
- Compliance with regulatory requirements.
- Proposed methodology and timeline.
- Cost-effectiveness and completeness of the proposal.
- References and past performance.

### **VI. Submission Instructions**

Proposals must be submitted to the County of Lewis Industrial Development Agency by May 7, 2025 via email to [cheyenne@naturallylewis.com](mailto:cheyenne@naturallylewis.com).

**To coordinate a site visit prior to submission, contact:**

**Cheyenne Steria**  
**Director of Development**  
**[cheyenne@naturallylewis.com](mailto:cheyenne@naturallylewis.com)**

**For questions or clarifications, contact:**

**Cheyenne Steria**  
**Director of Development**  
**[cheyenne@naturallylewis.com](mailto:cheyenne@naturallylewis.com)**