



**REQUEST FOR PROPOSAL (“RFP”) #5048DT**

**ASBESTOS REMEDIATION CONSULTANT FOR RHODES TOWER REMEDIATION PROJECT**

**RFP Issued Date: 5/13/25**

**ADDENDUM #1, Questions and Answers**

**Questions due by: 5/19/25 by 2:00pm EDT via email with the RFP #5048DT in the subject line**

**Proposal Due Date / Time: 5/29/25 by 2:30pm EDT via email with the RFP #5048DT in the subject line**

**Contact:**

**Debbie Thomas**

Purchasing Analyst

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**Proposals must be received by the due date/time specified above. Proposals received after the due date/time will be returned unopened to the supplier**

Please refer to the attached sheets for Instructions & Information. Proposals must be submitted on the form(s) provided and signed by an authorized representative in ink in the proper spaces. Vendors are cautioned to read this entire document carefully and to prepare and submit their Proposal providing all requested information in accordance with the terms and conditions set forth herein.

Project Name	Rhodes Tower Remediation Consultant RFP	Project Number RFP 5048DT
Project Location	Cleveland State University	

Date posted: May 21, 2025

Below are the questions that have been received to date for the RFP along with CSU's response:

- 1) The RFP states the following: "Responses to this RFP, including pricing, scheduling, and other allowances should be based on the approved budget for the initial remediation effort of \$4,480,000, which includes necessary funding from CSU to cover the "match" contribution." Can we see the budget that was set forth for these RFP services in the Grant (PACE)? *The noted budget is not sufficient funding to complete all abatement in the building. The selected consultant will work with CSU to identify the best course of action for the use of the project funding and scope. For these reasons, the budget that was created for the Grant is not relevant for this initial phase.*
- 2) Have you obtained an asbestos abatement cost estimate with project duration for the abatement of the asbestos materials identified in the building? *Not specific to the noted \$4.48M project.*
- 3) From the date of authorization when is the Asbestos Management Plan required to be submitted? *To be determined.*
- 4) What is the name of the environmental company that performed the 2016 asbestos survey at Rhodes Towers? *Gandee & Associates completed the 2016 asbestos survey.*
- 5) Regarding, 7.a., if the University elects to renew the agreement for up to three additional one-year periods, will the consulting firm have the opportunity to re-negotiate the fees? *Yes.*
- 6) Regarding the third bullet under Item 3 of Attachment F, will the University expect full-time on-site monitoring during abatement work? It has been our experience that Cleveland State University typically requires this full-time service for these types of asbestos-containing materials in occupied buildings. *Yes, CSU expects full-time monitoring as required by law or other regulating agencies during abatement work.*
- 7) Regarding the fourth bullet under Item 3 of Attachment F, will the University expect use of transmission electron microscopy clearance testing within work areas that included removal of asbestos-containing fireproofing and/or other friable asbestos-containing materials? It has been our experience that Cleveland State University typically requires this type of air clearance sampling for these types of abatement projects in occupied buildings. *Yes.*
- 8) Regarding the fourth bullet under Consultant Qualifications of Attachment F, since the University is asking for professional liability insurance, does the University plan to contract for work of this Project with a professional engineering or architectural firm per requirements of the State of Ohio? *If necessary. CSU will engage with the selected remediation consultant to determine the best course of action and requirements to complete the necessary remediation work.*

- 9) Regarding the \$4,480,000 budget, is this meant to cover hard and soft costs for this Project? *The budget provided is the amount of funding available for the project, both hard and soft costs.*
- 10) Regarding the \$4,480,000 budget, is this meant to cover remediation costs only or will also be used to provide replacement materials? *Presently budgeted to cover remediation costs, including eligible soft costs, but not any replacement materials. However, that is subject change.*
- 11) If replacement materials are to be included in this budget, does the submittal requirements and associated proposal need to cover design and administration for both remediation and provision of replacement materials? *No.*
- 12) Confirming that bids can be received via email and not hardcopy? *Yes.*