



**Request for Proposals for Abandoned Building  
Demolition and Abatement**  
RFP No. 2026-GA-01

**Massachusetts Technology Collaborative**  
**75 North Drive**  
**Westborough, MA 01581-3340**  
<http://www.masstech.org>

<b>Procurement Team Leader:</b>	Astrid Rodriguez-Bourdeau
<b>RFP Issued:</b>	September 4, 2025
<b>Site Visits (By Appointment Only):</b>	September 8 through 12, 2025
<b>Questions Due:</b>	September 17, 2025
<b>Answers to Questions Posted:</b>	September 25, 2025
<b>Responses Due:</b>	October 10, 2025 by 3PM EST

## 1. INTRODUCTION

### 1.1 Overview

Massachusetts Technology Collaborative (“Mass Tech Collaborative” or “MassTech”) is issuing this Request for Proposals for **Abandoned Building Demolition and Abatement** (RFP No.2026-GA-01) (the “RFP”) to solicit responses from qualified contractors (“Respondents”) with experience in demolition and clean-up of structures containing hazardous materials (asbestos). The structures are listed on the National Register of Historic Locations and review and approval is required by the Westborough Historical Commission prior to commencement of Services. Respondents will be competing against each other for selection to provide the services set forth herein. The submissions of all Respondents shall be compared and evaluated pursuant to the evaluation criteria set forth in this RFP, and a single Respondent may be selected.

MassTech will enter into a Construction and Related Services Agreement with the selected Respondent.

### 1.2 Mass Tech Collaborative

Mass Tech Collaborative is an independent public instrumentality of the Commonwealth of Massachusetts chartered by the Commonwealth to serve as a catalyst for growing its innovation economy. Mass Tech Collaborative brings together leaders from industry, academia, and government to advance technology-focused solutions that lead to economic growth, job creation, and public benefits in Massachusetts. For additional information about Mass Tech Collaborative and its programs and initiatives, please visit our website at [www.masstech.org](http://www.masstech.org).

## 2. SERVICES REQUIRED

### 2.1 Overview

MassTech is seeking proposals from qualified contractors experienced in providing abatement, demolition and clean-up for three (3) separate buildings on MassTech’s campus located at 75 North Dr. Westborough, MA. 01581 (the “Site”). Services will consist of demolition of three (3) abandoned buildings, and live-load removal, clean-up and disposal of approximately 2500 cubic yards of asbestos-containing material (“ACM”) and presumed asbestos-containing building material (“PACM”). Services must also include removal of thermal systems insulation (“TSI”) up to a safe distance from the entrances, from three (3) steam tunnels exiting the basement of one of the structures. 4-Point Perimeter monitoring must be conducted, and a 5th down-wind sample taken each day of abatement activities (collectively the “Services”). The selected Respondent (also referred to as the Abatement selected Respondent in **Appendix A**) must furnish all labor, tools, equipment and materials necessary to perform the Services.

MassTech has partnered with Northeast Environmental Labs to create a project design for the Services, attached hereto as **Appendix A: Project Design for Asbestos Abatement**. Proposed services must be as outlined in Section 2.2, Scope of Services, below, and **Appendix A**.

The three (3) buildings in question, as part of the Lyman School for Boys, were added in 1994 to the National Register of Historic Places in Massachusetts. Because of this, an application for permits will trigger review by the Westborough Historical Commission, who will then determine if the Services can move forward.

## **2.2 Scope of Services and Requirements**

**Please also see *Appendix A: Project Design for Asbestos Abatement* for more detailed project requirements.**

The selected Respondent must provide all labor, material, equipment, and services specified herein or as may be reasonably necessary for and incidental to removal and legal disposal of ACM and PACM. The Services must include the complete isolation of the work area for the duration of the work so as to prevent asbestos contaminated dust or debris from passing beyond the isolated areas, removal, and disposal of ACM and PACM, and must be performed as set forth in this Section 2 and the *Project Design for Asbestos Abatement (Appendix A)*.

**Complete adherence to 454 CMR 28.00: THE REMOVAL, CONTAINMENT, MAINTENANCE, OR ENCAPSULATION OF ASBESTOS is required.**

The required scope of Services includes, but is not limited to, the following:

- Demolition of three (3) abandoned properties
- Appropriate removal of approximately 2500 cubic yards of ACM, PACM and hazardous materials based on the *Project Design for Asbestos Abatement (Appendix A)*
- Suitable fill and compaction of partial basement
- Creation of tapered, paved grade transitions at changes in slab height to allow for snow plowing/mowing/landscaping/proper drainage

A Site walkthrough is required before submitting a proposal under this RFP. At this walkthrough Respondents are responsible for determining the following:

- a. The conditions affecting the work, including physical conditions of the site that may bear upon site access, handling and storage of tools and materials, access to water, electricity or other utilities, or that may otherwise affect performance of required activities.
- b. The character and quantity of materials associated with asbestos, or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work performed by the Massachusetts Department of Environmental Protection (“MassDEP”) or a designated consultant, and information presented in drawings and specifications included with this contract.

All Services required and policies to be adhered to can be found in the *Project Design for Asbestos Abatement (Appendix A)*.

The Asbestos Survey containing copies of the asbestos inspections can be found beginning on page 20 of the *Project Design for Asbestos Abatement (Appendix A)*.

### **Number of Crew Shifts**

The selected Respondent must provide up to 20 shifts: 8 hours during daylight hours, Monday through Friday.

### **Special Removal Procedures (Variances)**

The following variance must be requested:

- The selected Respondent must seek a waiver to the 10-day ANF 001 Asbestos Notification Form.
- An Asbestos Notification shall be processed through MassDEP as specified in 454 CMR 28.09.

### **Sequence of Services**

Some variation may take place as work progresses, however:

- No changes to the MassDEP-approved Non-Traditional Work Plan are allowed prior to written approval from MassDEP.
- MassDEP will receive advance notice of changes or requests for waivers.

### **Regulatory Compliance**

Asbestos abatement at the Site must be performed in compliance with the following state and federal regulations:

- 29 Code of Federal Regulations (CFR) 1910, General Industry Standards, latest edition
- 29 CFR 1926.1101, Construction Industry Standards, latest edition
- 40 CFR Part 61, NESHAP, latest edition
- 454 CMR 28.00
- 310 CMR 7.15
- 40 CFR Part 763

### **Supervisor and Training Requirements**

In accordance with 454 CMR 28.10(2) & (3), the responsible person(s) of the selected Respondent shall ensure that a Massachusetts Department of Labor Standards (“Mass DLS”) licensed Asbestos Supervisor is employed by the selected Respondent, and present at the Site and in control of the work at all times when Services are in progress.

In addition, all persons entering the abatement containment(s) will be employees of the selected

Respondent and licensed by Mass DLS as Asbestos Abatement Workers pursuant to 454 CMR 28.03(3).

### **Equipment & Protective Clothing**

- Equipment that arrives at the site shall be free of visible asbestos-containing debris.
- Full body, double layered disposable protective clothing, including head, body, and foot coverings consisting of material impermeable by asbestos fibers (as defined in 454 CMR 28.04) must be provided to workers and authorized visitors.
- The selected Respondent will provide disposable clothing in sizes adequate to accommodate movement without tearing. Disposable clothing will be adequately sealed to footwear to prevent body contamination

### **General Safety**

General safety measures must comply with 1910 and 1926 OSHA requirements. A pre-construction and Site safety meeting must be held prior to initiating Services.

#### **Safety Requirements:**

- A. Routine safety and Site coordination meetings must be held prior to the start of each workday.
- B. Workers performing duties where falls of 6 feet or more are possible shall wear full-body harnesses.
- C. The normal exit is the decontamination exit. All other exits will be considered emergency exits only.
- D. Two (2) fire extinguishers shall be located inside each regulated area at all times.
- E. Selected Respondent is responsible for supplying power the Site. Electrical power to the regulated area shall be disconnected and locked out. Ground fault interrupter circuits will supply power to the work area.
- F. Gas connections shall be blocked out to work areas.
- G. Voice communication will be utilized by workers inside regulated areas. Hand-held radios shall be used where voice communication is not possible. A hand-held radio of the same frequency as the abatement subcontractors shall be supplied to the on-Site consultant during removal activities.
- H. Safety equipment shall be in compliance with applicable rules and regulations governing work from scaffolds and ladders. Fall protection shall consist of full-body harnesses and shock absorbing lanyards.
- I. A Botsball thermometer shall be available on-site if the temperature is above 70°F in the work area and will be utilized to indicate high heat stress problems. If risk of heat stress is indicated, it shall be regulated through work/rest methods.
- J. In the event of an emergency, the on-Site industrial hygiene firm representative shall contact the United States Environmental Protection Agency (“USEPA”) representative, on-Site air monitoring firm, and Office of the MassDEP as well as the area National Emission Standards for Hazardous Air Pollutants (“NESHAP”) representative. All emergency telephone numbers shall be posted at the Site

### 2.3 Pre-Abatement Activities

MassDEP must be provided with the opportunity to conduct a pre-abatement inspection to approve the containment(s) at least 24 hours prior to the start of asbestos abatement work. MassDEP may visit the site at its discretion to perform preparatory, interim, and final inspections of this and other work areas.

### Isolation and Preparation of the Regulated Areas

There are three (3) exterior regulated work areas: the “Boulder Building”, the “Hillside Building”, and the “Oak Building”. The regulated work areas will be isolated from non-trained and non-protected persons prior to the disturbance of PACM. The selected Respondent will adhere to the following guidelines while preparing the regulated areas:

1. Workers will demarcate the regulated area by placing asbestos-warning barrier tape. Caution signs will be posted at a distance sufficiently far away from the work area to permit an employee to read the sign and take the necessary protective measures to avoid exposure. An example of an OSHA-compliant warning sign:



Abatement activities will follow Live-Load procedures and take place in the open air, as construction of a containment is not feasible. Perimeter air monitoring shall be performed each day asbestos abatement related activities are conducted. In addition to 4-point perimeter monitoring, a 5th sample will be taken in the downwind direction. A truck wash/loading area will be constructed. Limited decon of heavy equipment (e.g. washing of the excavator boom arm and bucket over the last live load) will be performed at the end of each workday.

### Truck Wash/Loading Station

Before any heavy equipment leaves the regulated area, it must go through a full decon at the truck/wash loading areas.

The wash/load area will be constructed following these guidelines:

1. A minimum of 20-mil rubber roofing membrane will be laid over the entire area of the heavy equipment decon station. The membrane will be adequately stabilized to prevent movement and rupture.
2. Hay bales will be placed around the perimeter of the heavy equipment decon station to denote the area and as a water collection barrier.

3. All decon water from the truck wash will be collected and passed through a 5-micron filter before being used to wet asbestos containing waste material (ACWM).
4. Water runoff will not be allowed.
5. Loaded waste trailers will not be allowed to remain onsite, overnight, in an uncovered state.

## **Preparation of Trailers**

Set-up of the trailer will follow the guidelines below.

1. Two (2) ten-mil (0.010 inch thick) pre-formed poly liners (bladder bags) commercially manufactured and sized to fit a 60-yard trailer will be inserted into the dump trailer and flapped over the sides of the dump trailer. Note: This project will require the minimum use of approximately thirty-five (35) 60-yard trailers, each requiring two (2) pre-formed poly liners. Any additional trailers used will follow the same guidelines outlined in this plan.
2. The form-fitted bladder liners are required to fit the trailers with sufficient overhang on all four sides to allow for loading and proper sealing of waste.
3. Liners are not to be cut or altered in any way.
4. Each bladder bag shall be individually sealed and labeled with the required generator labels and asbestos hazard labels in accordance to 310 CMR 7.15(15).
5. Limited decontamination of heavy equipment (e.g. wet-wiping and HEPA-vacuuming of the excavator bucket over the last live load) will be performed at the end of each workday.
6. The Designated Project Monitor will inspect each truck and trailer prior to its departure for the presence of PACM debris. The standard shall be to no visible debris.
7. Should PACM debris be detected, the truck and trailer shall be decontaminated using wet-wiping and HEPA-vacuuming, within the regulated area, until the Designated Project Monitor clears it for departure.

## **Remote Decontamination Facility**

Remote decontamination facilities must be constructed and prepared in accordance with 29 CFR Part 1926.1101(j)(1). The decontamination facility shall be constructed using 6-mil poly sheeting and must have reinforced walls. The decontamination facility will consist of an equipment room, shower room, and clean room. Hot and cold running water shall be made available in the shower room. All wastewater must pass through a 5-micron filter before being used to wet ACWM prior to disposal. Each space will be clearly identified and separated from the others by plastic sheet doors arranged to minimize fiber and dust and air transfer as people pass between areas. Air locks will have three (3) layers of 6-mil poly sheeting.

Disposal bags used for removal and personal protective equipment (PPE) will be of 6-mil polyethylene, pre-printed with labels as required by USEPA regulation 40 CFR 61.152(b)(I)(iv).

## **Workplace Entry and Exit Procedures**

Workers and authorized personnel must enter the regulated areas through the decontamination unit.

- Before entering, personnel must read and be familiar with posted regulations, personal protection requirements (including workplace entry and exit procedures), and emergency procedures.
- Personnel must proceed first to the designated clean area and appropriately don respiratory protection, disposable coveralls, head covering, and foot covering. Hard hats, eye protection, and gloves will also be utilized.
- Before leaving the regulated area, personnel must remove gross contamination from the outside of respirators and protective clothing by HEPA-vacuuming and wet wiping procedures. Small HEPA vacuums with brush attachments shall be utilized for this purpose.
- Any reusable, contaminated footwear must be stored in the work area. Upon completion of abatement, it must be disposed of as asbestos-contaminated waste.

### **Respiratory Protection & Personal Monitoring**

- Half-face respirators must be used during all abatement activities. Respirators must be quantitatively fit tested.
- Note: No one with facial hair that interferes with proper respirator fit will be permitted to don a respirator and enter the work area.
- Personnel samples shall be collected on no less than 25% of the abatement workers, or one worker per task. No less than two personnel samples per regulated area shall be collected.
- Personnel samples will be collected and analyzed in accordance with NIOSH Method 7400 (PCM).
- Results must be posted on site prior to the next work shift.
- Any time air results show workers' exposures to airborne asbestos, on an eight-hour time-weighted average (TWA) basis, and as determined by the PEL/AL during peak activities, as being higher than 0.1 f/cc (fibers per cubic centimeter), the selected Respondent will cease work. Immediate notification will be given to MassDEP and procedures will be revisited to ensure that air quality is maintained below the protection factor of the half face respirator.
- The Abatement selected Respondent will provide a sufficient quantity of NIOSH/MSHA-approved high-efficiency particulate air (HEPA) filters so that the workers may change filters each time they exit the work area. Respirators will be wet-rinsed each time a worker leaves the work area.
- Additionally, the selected Respondent must provide National Institute of Occupational Safety and Health (NIOSH) respiratory protection to workers and official representatives of the state or other governmental entity properly trained to enter the area.



## **Ambient Air Monitoring**

Four-point Perimeter air monitoring shall be performed each day asbestos abatement related activities are conducted. A fifth, downwind sample must be taken. Area samples must be collected and analyzed on Site in accordance with NIOSH Method 7400 (PCM).

1. Adequate electrical service must be supplied and maintained during the course of the monitoring process. Four (4) high-volume pumps must be placed in the north, south, east and west quadrants of the demarcated regulated areas.
2. An open faced 25 mm cellulose ester PCM cassette will be placed on the intake orifice of the high-volume pumps.
3. PCM cassettes are to face in toward the abatement area with a 45-degree downward angle.
4. Rotameter is to be used to check the air flow through the cassette. Air flow is to read between 8-12 LPM. Additionally, the MassDLS licensed asbestos project monitor must use a rotameter or other appropriate flow measuring device, that has been calibrated to a primary standard within the past six (6) months, to measure the air flow in the sampling train immediately prior to and immediately following the collection of the clearance air monitoring samples in accordance with 454 CMR 28.10(11)(b)(1).
5. Cassette must be checked every four (4) hours with a target value of 1,200 liters total capture volume (industry standard). Should any sample result reveal a concentration that meets or exceeds 0.010 f/cc, all work shall stop, and Mass DEP shall be immediately notified.
6. Engineering controls will be evaluated and adjusted to reduce the fiber concentration levels below the 0.010 f/cc clearance level. Sampling results must be available on site and copies will be sent to Mass DEP and MassDLS via e-mail at the end of each day.

## **Wetting Methods**

- Visible emissions will not be allowed at any time during removal or loadout activities.
- The water shall be sourced from the fire hydrant.
- PACM shall be wet, as necessary, to comply with National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements and 310 CMR 7.15(7)1.
- PACM shall be wetted with amended water using abrasion-resistant hoses and airless sprayers.
- Amended water shall not be applied in amounts that will cause run-off or leakage of the water from the work area.
- All PACM shall be kept adequately wet until it is placed and sealed into containers pursuant to 310 CMR 7.15(15).

**Once the regulated area has been set up, but prior to abatement, MassDEP may conduct a pre-abatement visual inspection of the site. The abatement contractor must provide a minimum of 24 hours' notice for scheduling this inspection**

## 2.4 ABATEMENT METHODS

**The following procedures must be performed after the pre-abatement procedures presented in Section 2.3 are completed**

1. In the basement of the “Hillside Building”, the selected Respondent shall remove TSI via glove-bag methods, up a safe distance from the entrance of the steam tunnels.
2. Each waste component will be labeled with the following information printed in letters of sufficient size and contrast so as to be readily visible and legible:

**DANGER CONTAINS ASBESTOS FIBERS MAY CAUSE  
CANCER CAUSES DAMAGE TO LUNGS DO NOT BREATHE  
DUST AVOID CREATING DUST**

3. Wet cleaning will be used to decontaminate the abated areas of the entrance to the tunnels, until free of visible debris.
4. Next, the project monitor shall perform a visual inspection of the tunnel entrances- the standard shall be no visible debris.
5. Live Load: All building materials/debris situated within the regulated areas are to be assumed to be asbestos contaminated and removed and disposed of as asbestos waste.
6. The selected Respondent shall patrol and rake out any existing debris surrounding the structure, within the regulated area. Care will be taken not to allow any debris to become ground into the soil during this process.
7. All debris will be live loaded into double lined trailers within the regulated area.
8. There will be no visible emissions during asbestos abatement activities.
  - If visible emissions are observed, work will stop, MassDEP must be immediately contacted, and controls will be implemented to eliminate visible emissions.
9. Care must be taken not to allow any debris to become ground into the soil during this process.
  - Should debris be discovered ground into the soil, a minimum of 2” of soil must be removed and disposed of as ACWM. If additional debris is then observed, soil removal must continue in increments of at least 2” until no visible debris is observed.
  - Next, the Designated Project Monitor must perform a visual inspection of the site. Five bulk composite soil samples (5 discreet samples collected from a 10' grid and composited) must be taken and analyzed for the presence of asbestos. If bulk sample results in a positive test for additional asbestos, removal methods must resume in increments of 2” of soil removed and tested, until bulk samples return in a negative result.
10. The Designated Project Monitor must inspect each truck and trailer prior to its departure for the presence of PACM debris. The standard shall be to no visible debris.
  - Should PACM be detected, the truck and trailer shall be decontaminated using wet-wiping and HEPA-vacuuming until the Designated Project Monitor clears it for departure. Any material left on-site to be removed the following day shall be wetted, covered, and demarcated with asbestos warning signs.
11. Truck weights must be checked before leaving the site
12. Following abatement activities, HEPA vacuuming or wet cleaning must be used to

- decontaminate the work area and any equipment used in the work operation.
13. The MassDLS licensed project monitor must complete a final visual inspection prior to tear down and loadout activities- Visual clearance shall be to the standard of no visible debris
  14. Following the Designated Project Monitor's final visual inspection, MassDEP may choose to conduct a post abatement visual inspection. A minimum of 24 hrs. notice must be given to schedule this inspection.
  15. The procedures described in this section, steps 8 through 12 shall be repeated until criteria for visual clearance have been met.
  16. Until these conditions are achieved, all work area barriers shall remain in place, respirators and other personal protective equipment shall be worn, and all other practice controls shall remain in effect.

## **2.5 TRANSPORTATION AND DISPOSAL**

*NOTE: Truck weights must be checked before leaving the site*

ACWM shall be transported directly from the site to the landfill. All ACWM removed from each containment must be handled and disposed of in conformance with EPA NESHAPS Regulations at 40 CFR Part 61 and Massachusetts Department of Environmental Protection (DEP) Regulations 310 CMR 7.00, 18.00 and 19.00. Only ACWM which has been properly containerized shall be transported from the point of generation.

- Transport shall be covered in locked and secured vehicles and locked containers. Transportation of ACWM shall be in conformance with EPA NESHAP Regulations at 40 CFR Part 61 and applicable standards of the US Department of Transportation, OSHA and the Massachusetts Department of Environmental Protection.
- A waste shipment record (WSR) must be generated each time ACWM leaves the Site.
- A copy of the WSR must be submitted to MassDEP on the same day the ACWM leaves the Site.
- A fully completed WSR from the landfill shall be submitted to MassDEP within 30 days of arrival of waste at the landfill.
- All loaded trucks will be required to get a certified scale ticket prior to arrival to Minerva Landfill. A copy of the Minerva scale ticket for each load will be attached to the fully executed manifest when returned to SMS Enterprises.

### **Transportation Company**

EA Logistic Services, Inc.  
106 Egerton Rd.  
Langhorn, PA 19047

### **Landfill**

Minerva Enterprises  
9000 Minerva Rd.  
Waynesburg, OH. 44688

### 3.0 SITE VISITS

All Respondents are required to attend a Site visit walkthrough. Visits will take place September 8 through September 12, 2025. Please email [proposals@masstech.org](mailto:proposals@masstech.org) to schedule a visit.

### 4.0 APPLICATION AND SUBMISSION INSTRUCTIONS

#### 4.1 Instructions

Respondents are cautioned to read this RFP carefully and to conform to its requirements. Failure to comply with the requirements of this RFP may serve as grounds for rejection of an Application.

- a. All documents must be submitted electronically.
- b. Required Submissions- All submissions must include the items listed below:
  - An **Application Cover Sheet (Attachment A)**
  - An Application, which shall include:
    - A description of Respondent (including descriptions of proposed subcontractors, if any), whether Respondent is a minority or women owned business, Respondent's qualifications to perform the services, and Respondent's OSHA Compliance/Certification.
    - The proposed approach to providing the Services. Additionally, Respondents are invited to propose alternative(s) which provide substantially better or more cost-effective performance than achievable under the stated RFP scope of services.
    - The total not-to-exceed costs for providing the Services based on projected hours, proposed hourly rates, as well as any other appropriate costs, in the **Budget Spreadsheet (Attachment C)**. List additional fees, overhead charges, or reimbursable expenses, if any. As a general policy, Mass Tech Collaborative does not pay mark-ups on reimbursables or out-of-pocket expenses. Mass Tech Collaborative also does not pay for word processing, overtime or meals. For travel costs, Mass Tech Collaborative pays the IRS rate per mile.
    - Three (3) references for work previously performed by the Respondent that is substantially similar to the Services. References should include a contact person, address and phone number.
  - A valid asbestos abatement contractor license issued by the Massachusetts Department of Labor and Services Force (M.G.L. ch 149 S 6A-F, 453 CMR 6.00) prior to performing any work.
  - Respondent's W-9
  - A signed Authorized **Application Signature and Acceptance Form (Attachment B)**. *By executing the Authorized Respondent's Signature and Acceptance Form and submitting a response to this RFP, Respondents certify that they (1) are in compliance with the terms, conditions and*

*specifications contained in this RFP, (2) acknowledge and understand the procedures for handling materials submitted to Mass Tech Collaborative as set forth in subsection d. below, (3) agree to be bound by those procedures, and (4) agree that the Mass Tech Collaborative shall not be liable under any circumstances for the disclosure of any materials submitted to Mass Tech Collaborative pursuant to this RFP or upon the Respondent's selection.*

- c. Applications **must** be delivered electronically to [proposals@masstech.org](mailto:proposals@masstech.org) (please include RFP 2026-GA-01 in the subject heading).
- d. Any and all responses, Applications, data, materials, information and documentation submitted to Mass Tech Collaborative in response to this RFP shall become Mass Tech Collaborative's property and shall be subject to public disclosure. As a public entity, Mass Tech Collaborative is subject to the Massachusetts Public Records Law (set forth at Massachusetts General Laws Chapter 66. There are very limited and narrow exceptions to disclosure under the Public Records Law. If a Respondent wishes to have Mass Tech Collaborative treat certain information or documentation as confidential, the Respondent must submit a written request to Mass Tech Collaborative's General Counsel's office no later than 5:00 p.m. ten (10) business days prior to the required date of Application submission. The request must precisely identify the information and/or documentation that is the subject of the request and provide a detailed explanation supporting the application of the statutory exemption(s) from the public records cited by the Respondent. The General Counsel will issue a written determination within five (5) business days of receipt of the written request. If the General Counsel approves the request, the Respondent shall clearly label the relevant information and/or documentation as "**CONFIDENTIAL**" in the Application. Any statements in an Application reserving any confidentiality or privacy rights that are inconsistent with these requirements and procedures will be disregarded.

## 4.2 Application Timeframe

The application process will proceed according to the following schedule. The target dates are subject to change. Therefore, Respondents are encouraged to check Mass Tech Collaborative's website frequently for updates to the schedule.

Task	Date
RFP Released	<b>September 4, 2025</b>
Required Site Visits: By Appointment Only	<b>September 8 through September 12, 2025</b>
Questions Due	<b>September 17, 2025 @ 5 PM EST</b>
Question and Answer File Posted	<b>September 25, 2025 @ 5 PM EST</b>
Applications Due	<b>October 10, 2025 by 3 PM EST</b>

### **4.3 Questions**

Questions regarding this RFP must be submitted by electronic mail to [proposals@masstech.org](mailto:proposals@masstech.org) with the following Subject Line: “Questions – RFP No. 2026-GA-01“. All questions must be received by 5:00 p.m. EST on September 17, 2025. Responses to all questions received will be posted on or before 5:00 p.m. on September 25, 2025 to MassTech and COMMBUYS website(s).

## **5. EVALUATION PROCESS AND CRITERIA, ADDITIONAL REQUIREMENTS**

### **5.1 Process**

Mass Tech Collaborative shall evaluate each Application that is properly submitted. As part of the selection process, Mass Tech Collaborative may invite finalists to answer questions regarding their Application in person or in writing. In its sole discretion, Mass Tech Collaborative may also choose to enter into a negotiation period with one or more finalist Respondent(s) and then ask the Respondent(s) to submit a best and final offer.

### **5.2 Criteria**

Selection of a Respondent to provide the Services sought herein may be based on criteria that include but are not limited to:

- Familiarity with all state and town demolition regulations
- OSHA Compliance/Certification
- Qualifications and experience of the Respondent
- References
- Lack of debarment status by the state and federal government
- Reasonableness of proposed budget
- Shown adherence to asbestos abatement compliance with the following state and federal regulations:
  - 29 Code of Federal Regulations (CFR) 1910, General Industry Standards, latest edition
  - 29 CFR 1926.1101, Construction Industry Standards, latest edition
  - 40 CFR Part 61, NESHAP, latest edition
  - 454 CMR 28.00
  - 310 CMR 7.15
  - 40 CFR Part 763

The order of these factors does not generally denote relative importance. The goal of this RFP is to select and enter into an Agreement with the Respondent that will provide the best value for the Services to achieve MassTech Collaborative’s goals. Mass Tech Collaborative reserves the right to consider other relevant factors as it deems appropriate to obtain the “best value”.

### **5.3 Additional Requirements if Selected**

The selected Respondent must, at its own expense, procure and maintain in effect through the term of the Services insurance coverage of the type at the levels specified below. Each requirement for the selected Respondent's insurance shall also be required by any subcontractor. MassTech, selected Respondent, selected Respondent's Project Manager, and selected Respondent's Engineer shall be named as Additional Insureds, and Certificates of Insurance will be provided at the request of MassTech

The insurance required shall be written for no less than the following, or greater if required by law:

- Workers' Compensation: Statutory
- Comprehensive General Liability including Contractors Liability, Contractual Liability; Completed Operations and Products Liability all on the occurrence basis with Personal Injury Coverage and broad form Property Damage. Remove the XCU exclusion relating to Explosion, Collapse and Underground Property Damage. Completed Operations Liability shall be kept in force for at least three years after the date of final completion of the work. The foregoing policy shall be primary and non-contributing with respect to any insurance carried by MassTech and any other additional insured.
  - Per Occurrence - \$5,000,000
  - Aggregate - \$5,000,000 (applied per job)
- Comprehensive Automobile Liability including non-ownership and hired car coverage as well as owned vehicles:
  - Bodily Injury, Each Person - \$ 5,000,000
  - Bodily Injury, Each Occurrence - \$5,000,000
  - Property Damage, Each Occurrence - \$1,000,000
- Public and Private Property Damage Liability Insurance
- Fire Insurance Extended Coverage
- Selected Respondent's and Asbestos Liability Insurance

MassTech shall have the right to require the selected Respondent to furnish surety bonds covering faithful performance of the Agreement entered into and payment of obligations arising thereunder. If required, selected Respondent, and any subcontractor pre-approved by MassTech, shall furnish to MassTech, and keep in force during the term of the Agreement, performance and labor and material payment bonds guarantying that selected Respondent and any such subcontractor will perform their respective obligations under the Agreement and will pay for all labor and materials furnished for the work. Such bonds shall be issued in a form and by a surety reasonably acceptable to MassTech, shall be submitted to MassTech for approval as to form, shall name MassTech and its lender as obligees, and shall be in an amount equal to 100 percent of the Agreement Fee Amount (as it may be adjusted from time to time pursuant to the Agreement).

## **6.0 GENERAL CONDITIONS**

### **6.1 General Information**

- a) If an Application fails to meet any material terms, conditions, requirements or procedures, it may be deemed unresponsive and disqualified. Mass Tech Collaborative reserves the right to waive omissions or irregularities that it determines to be not material.
- b) This RFP, as may be amended from time to time by Mass Tech Collaborative, does not commit Mass Tech Collaborative to select any firm(s), award any contracts for services pursuant to this RFP, or pay any costs incurred in responding to this RFP. Mass Tech Collaborative reserves the right, in its sole discretion, to withdraw the RFP, to engage in preliminary discussions with prospective Respondents, to accept or reject any or all Applications received, to request supplemental or clarifying information, to negotiate with any or all qualified Respondents, and to request modifications to Applications in accordance with negotiations, all to the same extent as if this were a Request for Information.
- c) On matters related solely to this RFP that arise prior to an award decision by Mass Tech Collaborative, Respondents shall limit communications with Mass Tech Collaborative to the Procurement Team Leader and such other individuals as Mass Tech Collaborative may designate from time to time. No other Mass Tech Collaborative employee or representative is authorized to provide any information or respond to any questions or inquiries concerning this RFP. Respondents may contact the Procurement Team Leader for this RFP in the event this RFP is incomplete.
- d) Mass Tech Collaborative may provide reasonable accommodations, including the provision of materials in an alternative format, for Respondents with disabilities or other hardships. Respondents requiring accommodation shall submit requests in writing, with supporting documentation justifying the accommodation, to the Procurement Team Leader. Mass Tech Collaborative reserves the right to grant or reject any request for accommodation.
- e) Applications shall be treated by Mass Tech Collaborative as an accurate statement of Respondent's capabilities and experience. Should any statement asserted by Respondent prove to be inaccurate or inconsistent with the foregoing, such inaccuracy or inconsistency shall constitute sufficient cause for Mass Tech Collaborative in its sole discretion to reject the Application and/or terminate of any resulting Agreement.
- f) Costs that are not specifically identified in the Respondent's response and/or not specifically accepted by Mass Tech Collaborative as part of the Agreement will not be compensated under any contract awarded pursuant to this RFP.
- g) Mass Tech Collaborative's prior approval is required for any subcontracted services under any Agreement entered into as a result of this RFP. The selected Respondent will take all appropriate steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used when possible. The selected Respondent is responsible for the satisfactory performance and adequate oversight of its subcontractors. Subcontractors are required to meet the same requirements and are held to the same reimbursable cost standards as the selected Respondent.
- h) Submitted responses must be valid in all respects for a minimum period of sixty (60) days after the deadline for submission.



## **6.2 Posting of Modifications/Addenda to RFP**

This RFP has been distributed electronically using Mass Tech Collaborative and COMMBUYS websites. If Mass Tech Collaborative determines that it is necessary to revise any part of this RFP, or if additional data is necessary to clarify any of its provisions, an addendum will be posted to the websites. It is the responsibility of each potential Respondent to check the Mass Tech Collaborative and COMMBUYS websites for any addenda or modifications to the RFP and for the Q&A document, which may contain important information. Mass Tech Collaborative accepts no liability and will provide no accommodation to Respondents who submit a response based on an out-of-date RFP.

**Attachment A**  
**Application Cover Sheet**

Name of Respondent			
Mailing Address	City/Town	State	Zip Code
Telephone	Fax	Web Address	
Primary Contact for Clarification		Primary Contact E-mail Address	
Authorized Signatory		Authorized Signatory E-mail Address	
Legal Status/Jurisdiction (e.g., a Massachusetts Corporation, LLC, LLP, etc.)		Respondents' EIN and/or UEI No.	

**Attachment B**  
**Authorized Respondent's Signature and Acceptance Form**

The undersigned is a duly authorized representative of Respondent listed below. Respondent has read and understands the RFP requirements. Respondent acknowledges that all of the terms and conditions of the RFP are mandatory, and that Respondent's response is compliant with such requirements.

Respondent understands that, if selected by MassTech, the Respondent and MassTech will execute an Agreement specifying the mutual requirements of participation.

Respondent agrees that the entire bid response will remain valid for sixty (60) days from receipt by MassTech.

I certify that Respondent is in compliance with all corporate filing requirements and State tax laws.

I further certify that the statements made in this response to the RFP, including all attachments and exhibits, are true and correct to the best of my knowledge.

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Printed Name of Respondent Organization

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Signature of Authorized Representative

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Printed Name of Signatory

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Title

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Date

**Attachment C**  
**Budget Spreadsheet**

See associated Excel spreadsheet

**Appendix A**  
**Project Design for Asbestos Abatement**

See associated Appendix A .pdf