BIDDER'S PACKAGE (AB588)

Scope of Work

The work to be completed hereunder includes the furnishing of all supervision, labor, materials, machinery, tools, supplies, equipment, services and appurtenances including utilities and transportation necessary for the complete and satisfactory demolition of property located at:

Project Number & Address	**Work on this property is described in Appendix:**
AB588 178 Cobbs Street, Beckley	Demolition and removal of a burned single-level collapsed house with a basement. No asbestos materials were detected (refer to attached asbestos inspection report). Note: additional fill soil material is available on-site to fill the basement. Clean masonry and concrete from the demolition may contribute to the fill.

This work consists of the complete removal of such buildings and appurtenances as are specifically designated to be cleared as specified by the Performance Requirements hereinafter prescribed.

Performance Requirements for this Work
(Additional remarks for Project Number are indicated in bold type face):

1) Public Rights-of-Way. The CONTRACTOR shall keep public rights-of-way leading to and adjacent to the project area reasonably clear at all times. Where needed, CONTRACTOR shall provide traffic control (i.e., personnel for flagging & any needed permits) to maintain the flow of traffic on these public rights-of-way.
2) Protection of Public Property. (Streets, Utility Meters, Mains, Etc.) from damage by the CONTRACTOR's equipment.
3) Disconnection of Utilities. Gas lines, electrical lines, tele-cable lines, water lines, and sewer lines located and disconnected and capped as necessary. Notification of gas and electric companies for utility removal. Disconnect and cap all utility lines, including electric, gas, water, and sewer. The CONTRACTOR is responsible for contacting utility providers, and utility providers staff must inspect all lines after completion. Failure to comply with this requirement shall render the CONTRACTOR liable for any and all damages or costs incurred by utility providers.

Note: CONTRACTOR must notify Public Service Districts (e.g. Beckley Sanitary Board) before demolition and during demolition to confirm all

sanitary and water infrastructure has been properly protected for the demolition. All remaining sanitary lines and water lines must be protected and stubbed off to their specifications.

4) Removal of Refrigerators, Air Conditioners, Etc. Refrigerators, air conditioners, and other equipment containing regulated refrigerant gases (e.g., Freon gases) shall be removed by the CONTRACTOR in accordance with EPA Guidelines

5) Removal of Building Foundations and Impervious Surfaces and Back-Filling Basement Voids or Retaining Walls.

Structure(s) supported by piers and perimeter block. Crawlspace/basement voids/foundation low areas (if present) may be filled with clean masonry materials on site and topped off with fill soil to eliminate areas that hold rain water. Topsoil should be conserved on site to support vegetative final cover.

6) Disposal of Demolition Material.
   (a) Burning of demolition debris and/or trash is prohibited. Cut trees and vegetation may be relocated on the property if there is a location reasonably out of the way. Burning of vegetation is discouraged, but may be permitted in some cases. The CONTRACTOR shall be responsible for obtaining demolition permits as needed to complete this work.
   (b) Building debris not recycled or repurposed on site as backfill (i.e., crushed concrete and masonry) shall be removed from the project area and transported by the CONTRACTOR to an approved and properly licensed sanitary landfill. The CONTRACTOR is responsible for insuring that debris does not fall from or blow off transporting vehicles in route to the sanitary landfill. The CONTRACTOR shall pay landfill fees.
   (c) CONTRACTOR is responsible to confirm the dollar rates for tipping fees by contacting the solid waste facility.
7) Removal/Disposal of Asbestos-Containing Materials.
   (a) Should asbestos-containing materials be present, CONTRACTOR shall manage removal/handling/disposal of these materials as required by local, State and/or Federal law or regulations. All work in this agreement to be performed under the jurisdiction of Raleigh County Code Enforcement. The CONTRACTOR shall be responsible for obtaining demolition permits as needed to complete this work.
   (b) Each landfill ticket must indicate the project number which is specific

to the demolition address - to be entered by the ticket master at the scales. A copy of these tickets shall be provided to the COMMISSION.

8) Place Seed & Straw and Sediment Control During Work.

(a) CONTRACTOR shall grade the disturbed area to a reasonably smooth surface to drain site preventing puddles, and then seed and mulch with straw. If conditions are excessively muddy, CONTRACTOR may be required to implement filter cloth barriers, straw bales to prevent sediment from entering a storm drain/stream. CONTRACTOR may also need to place a graveled construction entrance to prevent mud or debris from migrating into streets, roads or neighboring properties.

(b) On completion of the work, the CONTRACTOR shall remove all their equipment brought onto the project area. The CONTRACTOR shall leave the project area clean and free of demolition debris.

9) Time for Commencement and Completion of Work.

a) Date of Authorization to Proceed (ATP) is that day when CONTRACTOR receives written notice from the COMMISSION to proceed with work. This can be documented via return email or cellular text message.
b) CONTRACTOR is expected to commence demolition activities within (45) calendar days after the ATP and CONTRACTOR is also required to reach full project completion by (90) calendar days after the NTP, unless parties can mutually agree upon a later completion date in writing.
c) Within (45) days after the ATP, CONTRACTOR must request an extension or have started the actual demolition of the structure on site.

10) Extension of Time.

a) An extension of the time stipulated above for completion of the work will be made when the work of the CONTRACTOR is delayed on account of conditions that could not have been foreseen or are beyond the control of the CONTRACTOR and are not the result of the CONTRACTOR's fault or negligence.
b) The CONTRACTOR shall notify the COMMISSION promptly of any occurrence or conditions that, in CONTRACTOR's opinion, entitles CONTRACTOR to an extension of time. Such notice shall be in writing and shall be submitted in ample time to permit full investigation of the CONTRACTOR's claim. Failure to provide such notice shall constitute a waiver by CONTRACTOR of any claim for additional time. The decision of the COMMISSION on whether or not CONTRACTOR shall be granted an extension of time, and the amount thereof, shall be final.
c) Within (45) days from the ATP, CONTRACTOR must request an extension or have started the actual demolition of the structure on site. Otherwise, the COMMISSION may terminate this contract and seek liquidated damages as prescribed later this document.

11) Indemnification and Care of Work.

a) The CONTRACTOR shall be responsible for all damages to persons or property that may occur as a result of the CONTRACTOR's fault or negligence in connection with the proper care and protection of all work performed until its completion and final acceptance by the COMMISSION as provided herein.

b) CONTRACTOR hereby indemnifies and holds and save the COMMISSION, County, State and Federal Governments free from any and all claims for damages to persons or property occurring as a result of CONTRACTOR or CONTRACTOR employee negligent or intentional actions", and hereby indemnifies the COMMISSION, State and Federal Governments against any claims arising from such work.

12) Inspection of Work and Correction of Defects.

a) All work under this contract shall be subject to inspection surveillance, and/or testing by the COMMISSION at all reasonable times, both on the project area herein described and elsewhere. All such inspections shall be performed in such a manner as will not unduly delay the work.

b) CONTRACTOR Warrants that the services and work to be rendered and completed in the performance of this Contract will conform to the requirements of this contract and to the generally accepted standards and practices for the type of work which is the subject of this contract and that any work and services done and completed under this contract will not be defective in workmanship or material.

c) At any time during the performance of this contract or within 90 days after the issuance of a Certificate of Acceptance by the COMMISSION of the work to be completed hereunder, the COMMISSION may require the CONTRACTOR to remedy, by whatever means necessary, any deficiency detected in the CONTRACTOR's work or performance.

13) Termination of Contract and Liquidated damages.

a) If the CONTRACTOR refuses or fails to prosecute this work with such diligence as will ensure its completion within the time specified in this contract, including extensions, if any be granted, then the COMMISSION by written notice to the CONTRACTOR may terminate the CONTRACTOR's right to proceed with the work. On such termination, the COMMISSION may take over the work and prosecute the same to completion, by contract or otherwise, and the CONTRACTOR shall be liable to the COMMISSION for any additional cost incurred by the COMMISSION in the completion of the work and, in addition, the CONTRACTOR shall also be liable for liquidated damages for any delay in the completion of the work as is provided in subparagraph (b) below.

b) If the work is not completed within the time stipulated in this Contract, including authorized extensions, then the CONTRACTOR shall pay to the COMMISSION as agreed and liquidated damages (it being impossible to determine the actual damages occasioned by the delay) for each calendar day of unauthorized delay in completion of the work the sum of Fifty Dollars ($50.00): and the CONTRACTOR shall be liable to the COMMISSION therefore.

14) Worker Compensation, Overtime, Etc.

Payment of worker compensation, overtime and any other required coverage, are the exclusive responsibility of the CONTRACTOR as required by local, State and/or Federal law or regulations, when applicable.

15) Compliance with Laws.

The CONTRACTOR shall complete such action as is required to become fully informed of all State and National laws and local government ordinances and regulations in any manner affecting those engaged or employed in the work, or the materials used in the work, or in any way affecting the conduct of the work and the CONTRACTOR shall at all times observe and comply with and shall cause all the CONTRACTOR's agents and employees to observe and comply with, all such existing and future laws, ordinances, regulations orders and decrees and the CONTRACTOR shall further protect and indemnify the COMMISSION and its officers and agents, from any claim or liability arising from or based on the violation of any such law, ordinance, regulation, order or degree, whether by the CONTRACTOR or the CONTRACTOR's employees.

16) Consent Required for Subcontracting.

Aside from the subcontracting for asbestos testing and/or asbestos abatement, the CONTRACTOR shall not subcontract or otherwise authorize any of the work required to be completed under this Contract to be done or completed by subcontract or by persons other than the CONTRACTOR and CONTRACTOR's representatives and employees unless the COMMISSION shall first consent in writing to the same.

17) Insurance Requirements.

CONTRACTOR shall provide worker's compensation for all CONTRACTORs' employees. CONTRACTOR shall also provide Vehicle Liability coverage for all vehicles and equipment of CONTRACTOR in the total Liability Limits of $2,000,000.00 and general liability coverage in the amount of $1,000,000.00. CONTRACTOR shall provide COMMISSION with certificates for the foregoing insurance coverage.

Contractor must be licensed to conduct business in West Virginia; This is not a prevailing wage job; and the Raleigh County Commission reserves the right to reject any and all bids.

Accompanying this bid:

1. Proof of General Liability Insurance Coverage
2. Copy of Contractor's License
3. Drug Free Work Place Affidavit

BID SHEET:

Project Number (project address)	**Bid Amount for Work Scope and Specifications as Described on Pages 1 through 5 and in the attached appendix**
AB588 (178 Cobbs Street, Beckley) Demolition and removal of a burned house with basement.	**TOTAL BID AMOUNT** **$**

Pursuant to and in conjunction with the Invitation to provide quotes (AKA BID SHEET) and with the instructions relating hereto, the undersigned as Contractor proposes and agrees to complete the services specified in the attached documents, in the manner therein prescribed in accordance with all addenda issued by Owner prior to the receiving of quotes, for the above series of bid prices. I understand and agree to abide by the terms of this project, and to provide the requested documentation, and any breech of this agreement shall result in the bids and proposed work being revoked. Please return this signed and dated in a sealed envelope labeled "**Demolition AB588". SEALED bids must be received at the Raleigh County Commission, 116 North Heber Street, Beckley, WV 25801, by 4:00 PM on May 07, 2026.**

Respectfully Submitted:

_____ _____

Signature Printed Name/Title

_____ _____

Name and Address of Contractor Date

WV-73
Approved / April 30, 2020

State of West Virginia
DRUG FREE WORKPLACE CONFORMANCE AFFIDAVIT
West Virginia Code §21-1D-5

I, _____, after being first duly sworn, depose and state as follows:

1. I am an employee of _____; and,
(Company Name)

2. I do hereby attest that _____
(Company Name)

maintains a written plan for a drug-free workplace policy and that such plan and policy are in compliance with ***West Virginia Code*** §21-1D.

The above statements are sworn to under the penalty of perjury.

Printed Name: _____

Signature: _____

Title: _____

Company Name:_____

Date: _____

STATE OF WEST VIRGINIA,

COUNTY OF _____, TO-WIT:

Taken, subscribed and sworn to before me this _____day of _____, _____.

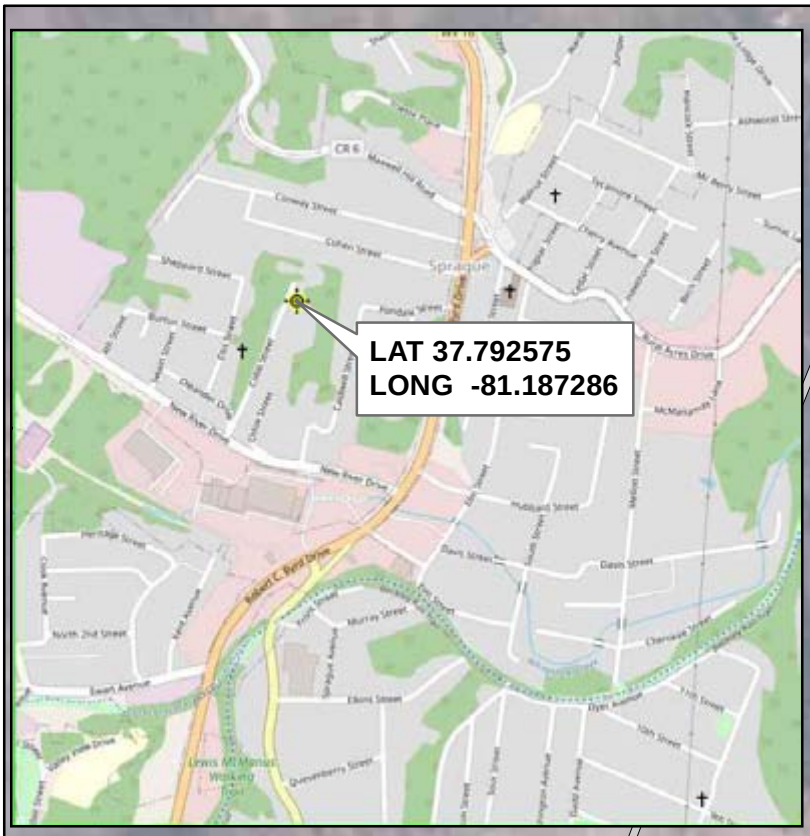
By Commission expires _____

(Seal)

_____
(Notary Public)

Rev. July 7, 2017

STREET MAP (AB588)
Project Scope Plan
178 COBB ST, BECKLEY



192

COBBS ST

179

178

Structure to be Demolished

Front Yard Area (Fill-Soil Source)

Approximate Property Line

N
W
E
S

30 15 0 30 Feet

AB588 (178 Cobbs Street, Beckley)	 (Burned Single-Level House with Basement)

Owner(s): ROGER MAIN
Physical Address: 178 COBB ST, Beckley, WV
Tax District: 11 - Town District
Tax Map: 1002
Tax Parcel: 98.0
Project Purpose: Demolition

Prepared By: Detlef Ulfers (employee of the Raleigh County Commission)
(WV Asbestos Inspector License # AI 010306, expires 01/30/2027).

Signature: Dittef Ulfers Date: 22 April 2026

Prepared For: Raleigh County Commission*
(see disclaimer below)

Disclaimer: This report is prepared for express use and benefit of party indicated above with an asterisk—including their agents and employees. The information in this report or portions thereof may be required in notifications to employees, contractors or other visitors to the building. This report is not intended to be used as a specification or work plan for any of the work suggested or recommended in this report. This report is based upon conditions and practices observed at the property and information made available to the asbestos inspector. This report does not intend to identify all hazards or unsafe practices. This report does not indicate that other hazards or unsafe practices do not exist at the premises.

Limitations: The square and/or linear footage included in this report are ESTIMATES ONLY and are not to be used for bidding purposes. The client may choose to give this report to a contractor or other entity to obtain a bid, but these figures should be confirmed by that contractor prior to entering the bid process.

Project Inspection Log:

Date	Time	Description of Activities
April 13, 2026	5:00 PM to 5:10 PM	Locate structure(s).
April 13, 2026	5:10 PM to 6:00 PM	Conduct brief survey of building and collect samples.

Description of Buildings:

	Description	Suspect ACM?
General Building Format:	· Single-level wood-frame house	n/a
Year Built:	Approximately 1930	n/a
Structural Components of Building:	· Clay-Block Wall Foundation	No
	· Wood frame walls & floor	No
Layer(s) on Exterior Walls/Eaves:	· Wood Siding	No
Layer(s) on Roof:	· Asphalt Shingles, Roll, Felt	Yes, sampled
Layer(s) on Interior Walls:	· Wood Paneling	No
	· Drywall	Yes, sampled
Layer(s) on Interior Ceilings:	· Drywall	Yes, sampled
Wall Insulation:	· n/a	No
Ceiling Insulation:	· n/a	No
Layer(s) on Interior Floors:	· Wood	No

Sampling Chart & Results for Suspect Asbestos Containing Materials (ACMs)

Note: if material is assumed ACM, then "Assumed" is indicated (all suspect materials are Non-Friable unless Noted)

Sample No.	Material Description	Location	Percent Asbestos
AB588-001	Asphalt Shingles/Felt	roof (dark brown/black)	0%
AB588-002	"	"	0%
AB588-003	"	"	0%
AB588-004	Drywall	Walls (white)	0%
AB588-005	"	"	0%
AB588-006	"	"	0%
		Total	**0%**

Inventory of Asbestos Containing Materials *(Non-Friable unless Noted)*

Homogenous Material Description	Location (see building diagram)	Quantity
No Asbestos Containing Materials Detected	No Asbestos Containing Materials Detected	0 SF

Note: In West Virginia, the Division of Air Quality is the agency which enforces the federal Asbestos NESHAP rule (40 CFR 61 Subpart M). The general requirements of the Asbestos NESHAP regulation as applied to renovation operations are as follows:

1. Prior to any demolition or renovation activity, a thorough inspection of the facility or affected part must be conducted to identify and quantify any asbestos containing materials (ACM).[def.]
2. For any demolition and for renovations involving reportable amounts of regulated asbestos containing materials (RACM) [def.] a written notice, on appropriate forms, must be postmarked or delivered to the DAQ at least ten working days prior to demolition or disturbing RACM. Reportable amounts of RACM are (10-day notification to WVDEP is required if reportable):

    a) More than 260 linear feet of pipe wrapping, or
    b) More than 160 square feet on other facility components, or
    c) More than 35 cubic feet (where the material could not be measured before stripping).

3. Bulk Sampling Protocol:

Bulk samples of suspect asbestos containing building materials were obtained using standard industrial hygiene techniques including:

· wetting friable materials to minimize fiber release
· using half-face air purifying respirators equipped with high efficiency particulate (HEPA) filters (when the risk of airborne asbestos particles is unknown).

PINNACLE
CONSULTANTS
10 Independent Avenue, Nitro, West Virginia 25143
Tel: 304-757-5204 Fax: 304-440-3465

Certificate of Completion

Detlef Ulfers

Has successfully completed the below course with a score of 70% or better. This course has been approved by the State of West Virginia and U.S. EPA and meets all requirements set forth in 40 CFR Part 763 Subpart E (AHERA Model Accreditation Plan) for purposes of accreditation required under TSCA Title II. The course was conducted in English through the Pinnacle Training Facility at 10 Independent Ave. Nitro, WV.

Asbestos Building Inspector Refresher

WEST VIRGINIA
Asbestos Program

Detlef A. Ulfers

IS LICENSED AS AN
ASBESTOS INSPECTOR

License #: AI010308
Issued: 2/17/2026
Expires: 2/28/2027

Director
WV OEHS

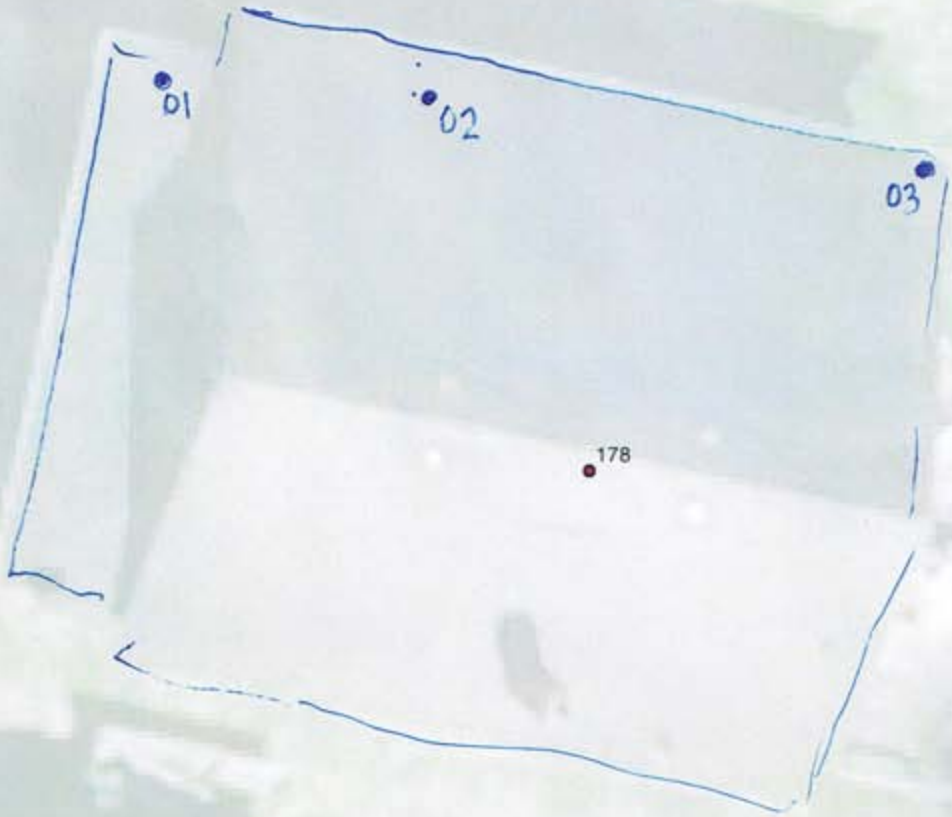
Start Date	End Date	Certificate Identification
January 30, 2026	January 30, 2026	ABIR-013026-12

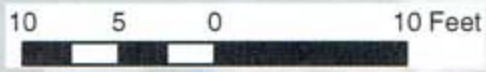
Training Hours	Exam Date	Expiration Date
4	January 30, 2026	January 30, 2027

Instructor: Michael G. Pauley

STREET MAP (AB588)
ACM Sampling Plan
178 COBB ST, BECKLEY
Exterior Sampling

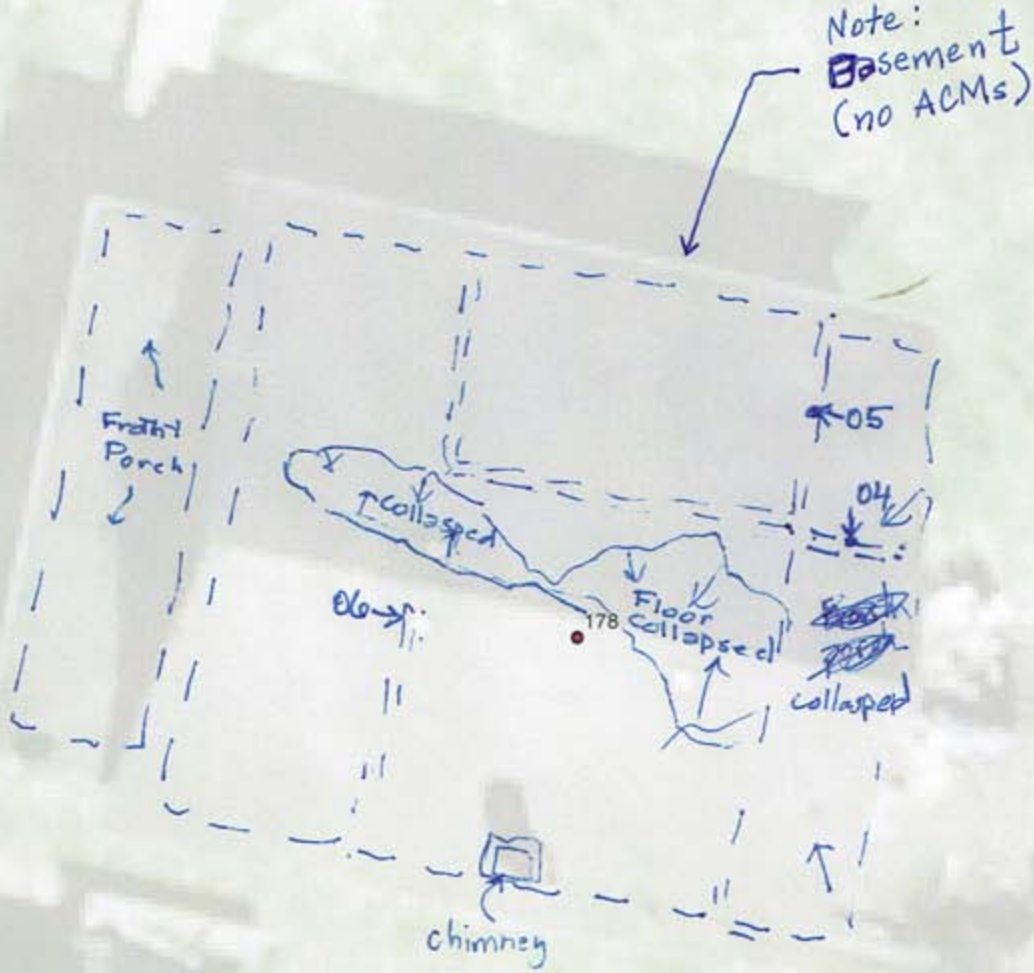
- Wood & vinyl siding (No ACMs)





STREET MAP (AB588)
ACM Sampling Plan
178 COBB ST, BECKLEY
Interior Sampling

• Drywall



N
W E
S

10 5 0 10 Feet

Sample Photos:

Sample 01

Sample 02

Sample 03

Sample 04

Sample 05

Sample 06

Exterior View of Structure(s)

Basement View of Structure(s)

PINNACLE CONSULTANTS

10 INDEPENDENT AVENUE
NITRO, WV 25143
PHONE 304.757.5204
FAX 304.440.3465
www.pinnaclecorp.net

ASBESTOS IDENTIFICATION BY POLARIZED LIGHT MICROSCOPY ANALYSIS

Attn: **Detlef Ulfers**
Raleigh County Commission
116 1/2 North Heber Street
Beckley, WV 25801

Client Project/PO#: AB588
PC Project #:
Received Date: 4/16/2026
Analysis Date: 4/21/2026

Project Location: **178 Cobbs Street, Beckley, WV**

CLIENT ID #	LAB ID #	LOCATION	COLOR
01	26B-09593		Dark Brn/Black

Texture/Description: Solid/Shingles/Felt
TOTAL ASBESTOS: **0 %**
Chrysotile: 0 % Amosite: 0% Tremolite: 0% Actinolite: 0% Anthophyllite: 0% Crocidolite: 0%
Cellulose: 40 % Fiber Glass: 20% Others: 0% Filler/Binder: 40 %

CLIENT ID #	LAB ID #	LOCATION	COLOR
02	26B-09594		Dark Brn/Black

Texture/Description: Solid/Shingles/Felt
TOTAL ASBESTOS: **0 %**
Chrysotile: 0 % Amosite: 0% Tremolite: 0% Actinolite: 0% Anthophyllite: 0% Crocidolite: 0%
Cellulose: 40 % Fiber Glass: 20% Others: 0% Filler/Binder: 40 %

CLIENT ID #	LAB ID #	LOCATION	COLOR
03	26B-09595		Dark Brn/Black

Texture/Description: Solid/Shingles/Felt
TOTAL ASBESTOS: **0 %**
Chrysotile: 0 % Amosite: 0% Tremolite: 0% Actinolite: 0% Anthophyllite: 0% Crocidolite: 0%
Cellulose: 40 % Fiber Glass: 20% Others: 0% Filler/Binder: 40 %

CLIENT ID #	LAB ID #	LOCATION	COLOR
04	26B-09596	walls	White

Texture/Description: Solid/Drywall-Sheetrock
TOTAL ASBESTOS: **0 %**
Chrysotile: 0 % Amosite: 0% Tremolite: 0% Actinolite: 0% Anthophyllite: 0% Crocidolite: 0%
Cellulose: 45 % Fiber Glass: 0% Others: 0% Filler/Binder: 55 %

CLIENT ID #	LAB ID #	LOCATION	COLOR
05	26B-09597	walls	White

Texture/Description: Solid/Drywall-Sheetrock
TOTAL ASBESTOS: **0 %**
Chrysotile: 0 % Amosite: 0% Tremolite: 0% Actinolite: 0% Anthophyllite: 0% Crocidolite: 0%
Cellulose: 55 % Fiber Glass: 0% Others: 0% Filler/Binder: 45 %

CLIENT ID #	LAB ID #	LOCATION	COLOR
06	26B-09598	walls	White

Texture/Description: Solid/Drywall-Sheetrock
TOTAL ASBESTOS: **0 %**
Chrysotile: 0 % Amosite: 0% Tremolite: 0% Actinolite: 0% Anthophyllite: 0% Crocidolite: 0%
Cellulose: 50 % Fiber Glass: 0% Others: 0% Filler/Binder: 50 %

Project Location: **178 Cobbs Street, Beckley, WV**

Analytical Method: Polarized light microscopy using dispersion staining (App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116). PLM should not be used to demonstrate the absence of asbestos in floor tiles. All samples will be held for thirty (30) days unless otherwise requested. This report relates only to items tested and makes no statement as to the contents of surrounding materials and apply to the sample as received. Multi-layered material which have distinct and separable layers shall be reported separately. This report shall not be reproduced, except in full, without written permission. The results of this report should not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

Analyzed by: Casey Brown

Pinnacle Consultants

10 Independent Drive
Nitro, West Virginia 25143
Tel: 304-757-5204
Fax: 304-440-3465
Web: www.pinnaclecorp.net

Company Name:	Raleigh County Commission	**TURNAROUND TIME REQUESTED**	
Contact:	Attn: Detlef Ulfers	Emergency Rush ☐	2-Day ☐
Address:	116 1/2 North Heber Street	Same Day (4 hours) ☐	3-5 Day ☒
City State Zip	Beckley, WV 25801	Next Day (24 Hours) ☐	
Email:	detlef2006@raleighcounty.com	Phone: (304) 255-9326	

TYPE OF ANALYSIS REQUESTED

ASBESTOS		**FUNGAL SPORE**	**LEAD**	
PCM (Air Samples) ☐	PLM (Bulk Samples) ☒	Spore Trap (Air) ☐	XRF ☐	Soil ☐
TEM Analysis ☐	Point Count (If Applicable) ☐	Direct Exam (Tape) ☐	Wipe ☐	Chips ☐
	Analyze to Positive ☒			

Bill To If Different:	Comments/Instructions:
Address:	
City State Zip: Alt.	
Email:	

PAID BY: Cash ☐ Card ☐ Check ☐ email invoice (then allow 20-days for check)

Project ID:	AB588	PO Number:	
Sampling Date/Time:	13April2026 / 5:00 PM	Sampled By:	Detlef Ulfers

Project Description/Location: Dilapidated House - Demolition
178 Cobbs Street, Beckley, WV

Sample ID	Description	Comments	Lab ID
01	Asphalt shingles/felt	Dark brown/black	26B-09593
02	"	"	
03	"	"	
04	Drywall-Sheetrock (walls)	White	
05	"	"	
06	"	"	26B-09548
	BAL 4/14/2026		

Relinquished By Detlef Ulfers Date: 04/14/26 Laboratory Use:
Received By _____ Date: _____
Relinquished By _____ Date: _____
Received By _____ Date: _____

RECEIVED
APR 16 2026