



INVITATION TO BID

RETURN:

Teresa Davis
Purchasing Agent
Division of Purchasing

Date: August 19, 2026
Case Number: 20260018
Property address: 1008 River St

216 E. Central Ave. (2nd Floor)
Valdosta, GA 31601

SEALED BIDS WITH THE CASE NUMBER AND ADDRESS ON THE OUTSIDE OF THE ENVELOPE MUST BE PHYSICALLY RECEIVED IN THE DIVISION OF PURCHASING BEFORE **10:00 AM EST WEDNESDAY, SEPTEMBER 2, 2026**. IF THE BID IS DELIVERED BY UPS, FEDEX, OR ANY OTHER MAIL OR COURIER SERVICE, THE CASE NUMBER AND ADDRESS MUST ALSO BE CLEARLY MARKED ON THE OUTSIDE OF THE DELIVERY PACKAGE.

- Bids received after the due date/time will not be accepted.
- Faxed/Emailed bids will not be accepted.

You are invited to submit your bid to furnish the materials and/or services described below.
Please submit your bid, including prices/fees net of all discounts.
If you have any questions, please contact Chief Marshal Josh Hunt at 229-460-9402.

Requirements to Be Considered:

All required documents must be submitted with the bid unless the Contractor has previously been awarded a bid with the City of Valdosta and those documents are already on file. Submission of documents for bids not awarded does not satisfy this requirement. A City of Valdosta business license is required for the award; proof of license must be provided before contract execution. General liability insurance is required, and workers' compensation insurance is required if employing three (3) or more employees.

Bid Submission Instructions:

All documents in this bid packet must be reviewed. The Demolition and Disposal Contract Agreement must be completed with the bid amount and signed. **Unsigned or incomplete contracts will be disqualified.**



DESCRIPTION - DEMOLITION

From property line to property line, the lot must be cleared of all buildings and/or structures as specified, including the foundation, all building materials, rubbish, & debris. Wells, septic tanks, or other buried structures are to be filled with dirt. The lot is to be level with grade, raked, and bare ground seeded with straw covering.

This structure contains asbestos. In accordance with NESHAP asbestos abatement requirements, the awarded contractor must ensure that all asbestos-containing materials are removed and disposed of by a State-licensed asbestos abatement professional. Contractors may elect to perform a NESHAP-compliant wet demolition, but the asbestos must still be properly removed and disposed of by a licensed abatement professional following completion of the wet demolition.

Upon completion of the project, the Contractor must provide the City of Valdosta with a copy of the approved Asbestos & Demolition Project Notification form, waste tickets, and/or documentation of proper disposal for all asbestos-containing materials. All handling, removal, disposal, and reporting must comply with applicable federal, state, and local regulations.

ASBESTOS INSPECTION REPORT

**1008 River Street
Valdosta, Georgia**



PREPARED FOR

**City of Valdosta Community Safety Department
Valdosta, Georgia**

PREPARED BY

**Regulatory Compliance Services, Inc.
2653 NE Cherry Lake Circle
Pinetta, Florida 32350
(229) 293-9990**

DATE OF REPORT

August 12, 2026

PRE-DEMOLITION ASBESTOS INSPECTION

1008 River Street
Valdosta, Georgia
August 7, 2026

EXECUTIVE SUMMARY

Regulatory Compliance Services, Inc. (RCS), was retained by the City of Valdosta Community Safety Department to conduct a pre-renovation asbestos inspection on the shopping center unit located at 1008 River Street in Valdosta, Lowndes County, Georgia. This area is specifically described in the scope of inspection section of this report. Qualified RCS personnel conducted the inspection on August 6, 2026. The following report details the scope of the inspection and findings thereof.

REGULATORY AUTHORITY

This inspection is conducted under general conformance with the requirements of the National Emission Standard for Hazardous Air Pollutants (NESHAP) found in 40 CFR Part 61, subpart M, (55 FR 48414), Georgia Department of Natural Resources Rules for Air Quality Control Chapter 391-3-1, and Georgia Department of Natural Resources Rules for Asbestos Removal and Encapsulation Chapter 391-3-14.

SCOPE OF INSPECTION

The scope of this inspection covers the structure labeled 1008 River Street, as depicted on the attached public property record. The property is located at 1008 River Street, Valdosta, Lowndes County, Georgia. A thorough inspection was conducted, intended to cover all spaces within the structure that are to be disturbed.

LIMITING CONDITIONS

RCS has performed appropriate inquiry and onsite diligence for the asbestos inspection in substantial conformance with the scope and limitations of accepted industry practice, as instructed by a training course accredited by the Georgia Department of Natural Resources Environmental Protection Division (EPD). No asbestos inspection can wholly eliminate uncertainty regarding the potential for asbestos containing material in connection with this facility. No other warranty or guarantee is expressed or implied.

This report is intended for the use of the City of Valdosta Community Safety Department, their contractors, subcontractors, Georgia Department of Natural Resources Environmental Protection Division (EPD), their agents, representatives, and legal counsel in the evaluation of the subject property. This report is not to be used as a quantitative analysis for pricing or bidding purposes. All quantities should be field verified by abatement contractors.

GENERAL SPACE APPEARANCE AND STRUCTURE

The structure consists of approximately 870 square feet, one (1) story. It is a wood framed, residential structure constructed with wooden floor structures. The interior walls and ceilings are finished with wood. The residential structure is currently slated for demolition.

LIST OF FUNCTIONAL SPACES AND HOMOGENEOUS AREAS

A *Functional Space* is defined as a spatially distinct unit within a building, which contains identifiable populations of building occupants.

For this inspection, two (2) functional spaces were designated and they include the following:

FUNCTIONAL SPACE 1: Interior Spaces

FUNCTIONAL SPACE 2: Exterior Spaces

A *Homogeneous Area* is defined as an area, which appears similar throughout in terms of color, texture, and date of material application.

For this inspection, seven (7) homogeneous areas were determined. The table below describes the sample number, description, and type of material sampled, and friability determination.

SAMPLE ID	MATERIAL DESCRIPTION	ACM	FRIABLE Y/N	TYPE S/T/M
A	Window Glazing	ASSUMED & TESTED	Y	M
B	Red RFT	ASSUMED & TESTED	Y	S
C	Yellow RFT	ASSUMED & TESTED	Y	S
D	Blue RFT	ASSUMED & TESTED	Y	S
E	Brown/Yellow RFT	ASSUMED & TESTED	Y	S
F	Brown RFT	ASSUMED & TESTED	Y	S
G	Chimney Flue Pipe	ASSUMED	N	M
KEY: S = Surfacing Material T = TSI Material M = Miscellaneous Material				

SAMPLING & ANALYTICAL TECHNIQUE

An appropriate number of bulk samples were collected from each homogeneous area using the grab method. The samples were securely placed in sealed plastic containers, ensuring sufficient quantity for analysis.

The sample media was prepared for shipment under proper chain of custody and shipped by Federal Express to Eurofins Built Environment Testing East, LLC, a NVLAP certified analytical laboratory. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600/R-93/116 Method. The results are detailed in the table below, and a copy of the analytical report is attached for reference.

SUMMARY OF FINDINGS

For summary purposes, only positive results are listed below.

SAMPLE ID	MATERIAL DESCRIPTION	APPROXIMATE SQUARE FOOTAGE	ANALYTICAL RESULT
E	Brown/Yellow RFT	150ft ²	20% CHRYSOTILE
G	Chimney Flue Pipe	1 - 20ft Pipe	ASSUMED

Confirmed ACMs were discovered in the building(s) present onsite.

NESHAP CONSIDERATIONS

Due to the fact that ACMs **were** discovered to exist in the building onsite, NESHAP authority for asbestos abatement **is required**. Prior to renovations, all asbestos-containing materials must be properly removed and disposed of by a Georgia licensed asbestos abatement contractor. Abatement is only required if the renovation process disturbs the materials listed above. If the renovations do not include removal or significant disturbance of the materials, then abatement is not necessary.

CONCLUSIONS

Based upon the findings and discoveries reported herein, it is the conclusion of RCS that asbestos-containing materials **were discovered**. See table above for specific findings.

RECOMMENDATIONS

Further study is not recommended. Renovations may proceed after all asbestos-containing materials have been removed by a Georgia licensed asbestos abatement contractor, where applicable. If suspect materials are discovered within walls or below surfaces during the demolition process, immediately contact RCS to consult with the proper handling of the materials discovered.

CERTIFICATION

This is to certify that the inspector, Landon McDaniel, is properly trained, experienced, and qualified by a curriculum and school recognized by the Georgia Department of Natural Resources Environmental Protection Division. This is to further certify that all statements made within this report are true, accurate, and complete to the best of the knowledge and belief of the writer of this report.

By: 

Landon McDaniel

Certification #0091 - 004-43813

Expires 10/16/2026

Regulatory Compliance Services, Inc.

APPENDICES

- A. PROPERTY RECORD AND MAP**
- B. CHAIN OF CUSTODY**
- C. LABORATORY ANALYTICAL REPORT**
- D. INSPECTOR ACCREDITATION**

END OF NARRATIVE

City of Valdosta
Community Safety Department
300 N. Lee St.
Valdosta, GA 31601
229-259-3554

Company: _____
Contractor Name: _____
Business Address (City, State, Zip): _____

Today's Date: August 19, 2026
Case Number: 20260018
Docket Number: _____
Map & Parcel Number: 0119A 036

Work Number: _____
Cell Number: _____
Email: _____

Quote Submittal Information: Quotes must be submitted in a sealed envelope directly to Teresa Davis on the 2nd floor of City Hall located at 216 E Central Ave. by 10:00 a.m. on the date listed below.

September 2, 2026

DEMOLITION AND DISPOSAL CONTRACTOR AGREEMENT

THIS AGREEMENT executed on this Wednesday, September 2, 2026, by and between the City of Valdosta, and _____ (hereinafter "Contractor").

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, City of Valdosta hires Contractor, and Contractor agrees to work for City of Valdosta under the terms and for City of Valdosta under the terms and conditions hereby agreed upon by the parties:

SECTION 1 - WORK TO BE PERFORMED PER COURT ORDER #

1.1 Term. City of Valdosta agrees to hire Contractor, to perform the services and work as stated in section 1.2 of this agreement.

1.2 Duties. Contractor agrees to perform all demolition and disposal work as specified for the City of Valdosta on the terms and conditions set forth in this agreement, as follows:
From property line to property line, lot must be cleared of all buildings and/or structures as specified including the foundation, all building materials, rubbish, & debris. Wells, septic tanks, or other buried structures are to be filled with dirt. Lot is to be level with grade, raked, and bare ground seeded with straw covering.

- (a) Contractor agrees to perform the agreed upon demolition and disposal work at the following address: 1008 River St
- (b) Contractor agrees to perform all work in exact conformity with the attached diagrams and/or specification.

(c) Price shall include asbestos abatement per Asbestos Survey Report provided by the City.

1.3 Work to Commence Work shall start within **20** days of a signed contract between contractor and City of Valdosta. Work shall be completed within **60** days of signed contract unless other terms are agreed upon by the city in writing.

(a) Contractor shall provide a copy of the approved Asbestos & Demolition Project Notification Form to the City of Valdosta **prior to payment authorization.**

(b) Contractor shall provide a copy of the waste tickets and/or documentation of proper disposal for the abatement of asbestos to the City of Valdosta **prior to payment authorization.**

1.4 Liquidated Damages. The following shall be construed as liquidated damages only and shall not in any way be deemed a penalty, but only a reasonable estimate of either the anticipated or the actual loss from breach of this Agreement. In the event the work is not performed by the completion date, then the City of Valdosta shall be entitled to deduct \$100.00 per day from the compensation due contractor as liquidated damages.

SECTION 2 - COMPENSATION

2.1 Compensation. In consideration of all services to be rendered by Contractor to the City of Valdosta and upon approval by the Community Safety Department Marshal, the City of Valdosta shall pay the Contractor the sum of _____ .
(Other) Specify terms: _____

2.2 Withholding. Contractor is an Independent Contractor and shall be responsible for his/her/its own income taxes, worker's compensation and other employment taxes.

SECTION 3 - INDEPENDENT CONTRACTOR STATUS

Contractor acknowledges that he is an independent contractor and is not an agent, partner, joint venture nor employee of City of Valdosta. Contractor shall have no authority to bind or otherwise obligate City of Valdosta in any manner nor shall contractor represent to anyone that it has a right to do so.

SECTION 4 - REPRESENTATIONS OF WARRANTIES OF CONTRACTOR

4.1 Contractor represents that his/her/its is free to enter into this agreement and that this engagement does not violate the terms of any agreement between Contractor and any third party. During the term of the agreement, Contractor shall devote as much productive time, energy and abilities as is needed and necessary to perform the required duties in a timely and productive manner. Contractor is expressly

free to perform services for other parties while performing services for the City of Valdosta.

- 4.2** Contractor represents that his/her/its is licensed by the State of Georgia and City of Valdosta and is in good standing and has received full accreditation to practice the trade, which involves the content of this Agreement. Contractor is responsible to follow all applicable codes, ordinances and laws of the State of Georgia and the City of Valdosta.

SECTION 5 - INSURANCE (Contractor shall provide current copy of insurance requirements)

Contractor shall obtain and maintain in force, at its own expense, throughout the performance of his/her/its obligations under this Agreement, insurance coverage against claims, regardless of when asserted, that may arise out of, or result from, Contractor's operations in connection with the services or duties described above. This insurance shall include the following minimal coverage(s):

- (a) **Comprehensive General Liability.** Contractor agrees to maintain a policy of insurance in the minimum amount of **\$300,000.00**, including broad form contractual liability and personal injury endorsements, providing coverage against liability for bodily injury, death, and property damages for any negligent acts committed by Contractor or his/her/its employees or agents during the performance of any duties under this Agreement. Contractor further agrees to hold City of Valdosta free and harmless from any and all claim arising from any such negligent act or omission.
- (b) **Workers Compensation and Employer's Liability** (if required by state law). Contractor agrees to provide worker's compensation insurance for Contractor's employees and agents and agrees to hold harmless and indemnify the City of Valdosta for any and all claims arising out of any injury, disability, or death of any of Contractor's employees or agents.

SECTION 6 - MISCELLANEOUS PROVISIONS

- 6.1** The provisions of this Agreement shall be binding upon and for the benefit of the heirs, personal representatives, successors and assigns of the parties.
- 6.2** In the event of a default under this Agreement, the defaulted party shall reimburse the non-defaulting party or parties for all costs and expenses reasonably incurred by the non-defaulting party or parties in connection with the default, including without limitation, attorney's fees. Additionally, in the event a suit or action is filed to enforce this Agreement or with respect to this Agreement, the prevailing party or parties shall be reimbursed by the other party for all costs and expenses incurred in connection with the suit or action, including without limitation, reasonable attorney's fees at the trial level and on appeal.
- 6.3** No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.
- 6.4** This Agreement shall be governed by and shall be construed in accordance with the laws of the State

of Georgia.

- 6.5** This Agreement constitutes the entire agreement between the parties pertaining to its subject matter and it supersedes all prior contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all parties.
- 6.6** If any provision of this Agreement is held unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Agreement shall remain in full force and effect.
- 6.7** Contractor agrees to indemnify, defend, and hold City of Valdosta and his/her/their successors, officers, directors, agents and employees harmless from any and all actions, causes of action, claims, demands, cost, liabilities, expenses and damages (including attorneys' fees) arising out of, or in connection with any breach of, this Agreement by Contractor.
- 6.8** City of Valdosta may terminate this Agreement at any time by providing 10 days' written notice to Contractor. If Contractor fails or refuses to comply with the policies or reasonable directives of City of Valdosta, is guilty of serious misconduct in connection with his/her/their performance hereunder or materially breaches any provisions of this Agreement.
- 6.9** Contractor shall not assign any of his/her/its rights under this agreement, or delegate the performance of any of his/her/its duties hereunder, without the express written prior consent of City of Valdosta.

WITNESS OUR SIGNATURES, this Wednesday, September 2, 2026 .

Josh Hunt - Chief Marshal
Approval for Contract

Contractor

AFTER COMPLETION

Josh Hunt - Chief Marshal
Approval for Payment

Date

1008 River St
Diagrams and/or Specifications

Today's Date: August 19, 2026
Case Number: 20260018
Docket Number:
Map & Parcel Number: 0119A 036

This lot is to be cleared of all shrubbery, under growth, dead trees, buildings, accessory buildings, all fencing unless it belongs to the neighboring lot, masonry items such as bricks & concrete, litter, clothes lines, swing sets, animal shelters, utility service lines and/or pipes, motor vehicles, tires, batteries, bicycles, campers, steps entering or exiting any structures, foundation walls or pillars, and mailboxes.

This lot should be so clean and level with grade that a riding mower can easily mow grass without any obstacles to mow around or any debris left on the ground to damage the mower.

Asbestos Abatement Requirements

The Contractor is responsible for compliance with all applicable Georgia EPD Asbestos Program requirements and federal NESHAP regulations related to asbestos containing materials present at the site. All abatement, handling, and disposal shall be conducted by licensed professionals, and all required project notifications and waste disposal documentation shall be provided to the City prior to final payment.