

Request for Proposals Demolition Contractor



7119 Avon Belden Road

RFP Posted: January 25, 2023

Response Due: February 16, 2023 at 12:00 PM

1. PROJECT DESCRIPTION

The City of North Ridgeville is seeking proposals from qualified contractors to demolish the vacant home located at 7119 Avon Belden Road, North Ridgeville, Ohio (the "Property"). Demolition is defined as the demolition and removal of building, basements and foundations, as well as, the demolition and removal of site improvements, including but not limited to accessory structures, paving and foundation landscaping (see Appendix A: Demolition Specifications).

Companies with demonstrated experience in demolition are invited to respond to this RFP. The selected contractor will be required to register with the Building Department. A no fee permit will be required prior to beginning work.

Nothing in this RFP shall be construed to create any legal obligation on the part of the City or any contractor. The City reserves the right, in its sole discretion, to amend, suspend, terminate or reissue this RFP in whole or in part, at any stage. In no event shall the City be liable to contractors for any cost or damages incurred in connection with the RFP process, including but not limited to, any and all costs of preparing a response to this RFP or any other costs incurred in reliance on this RFP. No contractor shall be entitled to payment from the City for any costs, expenses or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the property of the City. The contractor chosen to provide services will be required to execute the City's contract for demolition services.

2. SCOPE OF SERVICES

The City seeks sealed proposals from qualified contractors to provide demolition services at the Property. This project will comply with all codes, standards, regulations and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, and DOT), state agencies, Lorain County and the Codified Ordinances of the City of North Ridgeville, Ohio.

3. CONSIDERATION OF PROPOSALS

In evaluating responses to this Request for Proposal, the City will take into consideration the experience, capacity and costs that are being proposed by the respondent. The following evaluation criteria will be considered in reviewing submittals:

- A. Experience in providing demolition services.
- B. Capacity to complete the demolition by May 5, 2023.
- C. Pricing.

4. PROPOSAL FORMAT

One hard copy of any proposal must be received by the City of North Ridgeville at 7307 Avon Belden Road, North Ridgeville OH 44039 no later than 12:00 p.m., on February 16, 2023. Late proposals will not be accepted, and any proposal so received shall be returned to the proposer unopened. Proposals must be submitted in a sealed envelope plainly marked "PROPOSAL – 7119 AVON BELDEN HOME DEMOLITION." Each response must include the following:

Cover Letter

Please submit a cover letter signed by a duly authorized officer or representative of the proposer, including the following information:

- A. The principal place of business and the contact person, title, phone number and email address.
- B. A brief summary of the qualifications of the contractor.
- C. Description of organization (i.e. Corporation, Limited Liability Company or Joint Venture).

Threshold Requirements

Please provide the following information:

- A. Certificate of Good Standing (Corporation) or Certificate of Existence issued by the Ohio Secretary of State.
- B. Evidence of Insurance: Commercial General Liability with limits not less than \$2,000,000; Workers Compensation; Automobile Liability with limits not less than \$1,000,000 per occurrence and Builder's Risk with limits not less than \$1,000,000 for the work site.
- C. References: Three (3) references of related projects, including date of project, contact person and phone number and a brief description of the project.
- D. Conflict of Interest Statement & Supporting Documentation: Proposer shall disclose any professional or personal financial interests that may be a conflict of interest in providing services to the City.

Experience & Capacity

Please provide the following information:

- A. Years of experience and detailed qualifications in performing the range of demolition services on various property types in compliance with federal, state and local laws, ordinances and regulations. Proposers should provide narrative examples of three (3) projects that are similar in nature to projects described in the RFQ.
- B. Capacity to complete the demolition of the structure by May 5, 2023.
- C. Pricing proposal. This should include all charges relating to the specifications attached as Appendix A. The contractor will sign a fixed price contract to include all work and services.
- D. Plan for recycling or waste management of used construction materials in a timely manner.

5. PROJECT COORDINATION

All inquiries relating to this request shall be addressed to:

Kim Lieber, Director of Planning & Economic Development
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039
klieber@nridgeville.org
(440) 353-0867

APPENDIX A: Demolition Specifications

PART 1 - GENERAL

1.0 SUMMARY

- A. This Section includes the following:
 - 1. Demolition and removal of building, basements and foundations along with all accessory structures (shed, fire pit).
 - 2. Demolition and removal of site improvements, including but not limited to paving (excluding public sidewalk), foundation landscaping and the chain link fence along the north property line only. Existing trees 4" in diameter or greater, located outside of 10 feet from the structure shall remain and be protected during demolition.
- B. Related Sections: The following contain requirements that relate to this Section.
 - 1. Erosion & Sediment Control shall be in accordance with NRCO Chapter 1056.
 - 2. Excavation, Filling and Grading shall be in accordance with ODOT Item 202.

1.1 DEFINITIONS

- A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged or to remain on the Authority's property.
- B. Existing to Remain: Protect items indicated to remain against damage during demolition.

1.2 MATERIALS OWNERSHIP

Except for items or materials indicated to be reused, salvaged or otherwise indicated to remain the Authority's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.

1.3 SUBMITTALS

- A. General: Contractor shall submit information for each item in this Article according to the Conditions of the Contract, for information only, unless otherwise indicated.
- B. Proposed dust-control measures.
- C. Proposed noise control measures.
- D. Schedule of demolition activities indicating the detailed sequence of demolition and removal work, with starting and ending dates for each activity.
- E. Inventory of items to be removed and salvaged.
- F. Landfill Disposal: Contractor shall supply the city with a copy of landfill and disposal receipts.

1.4 QUALITY ASSURANCE

- A. Demolition Firm Requirements: Contractor shall have successfully completed demolition work similar to that indicated for this project.
- B. Regulatory Requirements: Comply with governing EPA, state and local notification regulations before starting demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.5 PROJECT CONDITIONS

- A. Contractor is responsible to comply with any/all required demolition permits required by local authorities and ordinances.
- C. Authority assumes no responsibility for actual condition of the buildings to be demolished. Conditions existing at time of inspection for bidding purpose will be maintained by authority as far as practical.
- D. Storage or sale of removed items or materials on-site will not be permitted.

PART 2 - EXECUTION

2.1 EXAMINATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of demolition required.
- B. Survey the condition of the buildings to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition.
- C. Perform surveys as the work progresses to detect hazards resulting from demolition activities.

2.2 PREPARATION

- A. Install appropriate sediment controls including stone construction entrance, inlet protection and silt fence, as needed.
- B. Drain, purge or otherwise remove, collect and dispose of chemicals, gases, explosives, acids, flammables or other dangerous materials before proceeding with demolition operations.
- C. Employ a certified, licensed exterminator to treat building and to control rodents and vermin before and during demolition operations.
- D. Properly shut off, remove and/or cap any existing water, stormwater and/or sanitary lines in accordance with requirements of the Engineering Department.
- E. Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks or other adjacent occupied or used facilities without permission from the Authority and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
 - 2. Clean street and walks daily.

- F. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities and ensure safe passage of people around demolition area.
 - 1. Erect temporary protection such as fences to protect adjacent neighbors.
 - 2. Protect existing site improvements, appurtenances and landscaping to remain.
 - 3. Protect all survey monumentation.

2.3 EXPLOSIVES

Use of explosives will not be permitted.

2.4 POLLUTION CONTROLS

- A. Under the authority the Clean Air Act, asbestos was designated a hazardous air pollutant, and standards were set for its use, and to control asbestos emissions. It was determined that one significant source of asbestos emissions was the demolition of certain buildings and structures.

It shall be the responsibility of the contractor to identify and remove asbestos or any other hazardous materials present and give notices in compliance with all regulations, including the EPA. Contractors are required to allow EPA personnel to freely enter any of your facilities or demolition sites, to review any records, inspect any demolition method and sample or observe any omissions. All demolition operations conducted by the Contractor are to be in compliance with applicable provisions of the Act. In addition, the Act provides that any person who knowingly fails or refuses to comply with any such order shall be punished by a fine of not more than \$25,000 per day of violation, or by imprisonment for not more than one year, or by both. Finally, the Act provides that any person who knowingly makes any false statement in any report required under the Act shall be punished, upon conviction, by a fine of not more than \$10,000 or by imprisonment for not more than six months, or by both.

- B. Use water mist, temporary enclosures and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations. Do not create hazardous or objectionable conditions, such as ice, flooding and pollution, when using water.
- C. Remove and transport debris so as to prevent spillage on adjacent surfaces and areas.
- D. Clean adjacent buildings and improvements of dust, dirt and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.
- E. Contractor shall limit hours of operation to Monday through Friday from 8:00 a.m. to 6:00 p.m. Special hours of operation outside the normal hours must be approved by the City of North Ridgeville. Contractor shall limit noise pollution at all times to prevent objectionable conditions.

2.5 DEMOLITION

- A. Building Demolition: Demolish buildings, structures, facilities and other debris including brush and trees or logs, and completely remove from the site. Use methods required to complete work within limitations of governing regulations and as follows:
 - 1. Provide coordination for shut-off and capping.
 - 2. Locate demolition equipment throughout the building and remove debris and materials so as not to impose excessive loads on supporting walls, floors or framing.

3. Dispose of demolished items and materials promptly.
 4. Break up and remove any concrete slabs on grade (leave municipal sidewalk).
 5. Remove air-conditioning equipment without releasing refrigerants.
 6. Remove structural framing members to ground to avoid free fall and to prevent ground impact and dust generation.
- B. **Below-Grade Construction:** Demolish foundation walls and other below-grade construction. Below grade structures foundation/basement floor shall be totally removed.
 - C. **Filling Below-Grade areas:** Completely fill below-grade areas and voids resulting from demolition of buildings and pavements with soil materials, gravel or sand free of debris; stones over 6" diameter, roots or organic matter. Grade and seed demolition area and damaged lawn.
 - D. **Damages:** Promptly repair damages to adjacent facilities including public sidewalks caused by demolition operations.
 - E. Do not use jack-hammers, power-driven impact tools and explosives.

The Contractor shall preserve all surrounding buildings and property. Contractor should note the proximity of surrounding buildings. Any damage to surrounding buildings or property will be repaired by the Contractor at his expense.

2.6 SITE RESTORATION

- A. Place and spread fill materials in accordance with ODOT Item 202. Compact fill in horizontal lifts of uniform thickness.
- B. Final grade shall generally match existing grades. Ensure that entire lot has positive drainage and no standing water will occur.
- C. Where topsoil has been stripped or is non-existent, provide 3 inches of topsoil that is free of large rocks and debris greater than 1 inch.
- D. Install seed mix in accordance with ODOT Class I – Lawn Mixture. Use mulch or straw for erosion control until 70% stabilization has occurred. Water as necessary to obtain appropriate coverage. Remove any remaining straw/mulch at final stabilization.

2.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. **General:** Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. **Burning:** Do not burn demolished materials.
- C. **Disposal:** Transport demolished materials off the property and legally dispose of them.
- D. Contractor shall supply the City with a copy of all landfill and disposal receipts.

2.8 PAYMENT

Payment shall be made upon completion of work.

APPENDIX B: Property Photos

