

Demolition of Condemned Properties Requirements



THE PINE BLUFF URBAN RENEWAL AGENCY
716 Georgia
P.O. Box 5038
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1. Intent of Request for Bid; and Bid Requirements

1.1 Intent of Request for Bids

The purpose of this Request for Bids is to solicit competitive sealed proposals from qualified and experienced individual(s) or firm(s) to provide demolition services for the Pine Bluff Urban renewal Agency (hereinafter "URA"). URA is requesting bids for the demolition and site clearance of all existing structures, together with all associated out buildings and appurtenances located within the Central City Urban . The successful Contractor will be expected to provide all tools, transportation, labor, and equipment necessary to perform the required duties herein. **The overall objective of this project is to remove all structures, debris, identified trees, site components, etc. and to leave the ground empty, grade, and ready for future development.**

1.2 Bid Requirements.

Bids must be sealed and submitted in a timely manner. Bidders shall provide (1) sealed copy of the proposal and it **MUST** be labeled on the outside Proposals must be submitted before 10:30am on October 29, 2018, to Pine Bluff Urban renewal Agency, 716 Georgia; Pine Bluff Arkansas 71603. Any proposal received after that deadline will be deemed non-responsive and will not be considered for evaluation. **Faxed copies will not be accepted.** Bids must be signed by an official of the company authorized to bind the offeror The proposed price shall be good for a period of at least one hundred twenty (120) days from the submittal date. URA reserves the right to refuse any and all bids and to waive any technicalities and formalities. URA further reserves the right to negotiate with all qualified offerors and reserves the right to cancel this solicitation in part or in its entirety if it is in the best interest of URA to do so. Any agreement for services is subject to board approval.

Those wishing to submit a bid for the project must provide, at a minimum, the following items:

- Completed bid worksheet (Attachment 1). Note the bid form is laid out in a specific manner. Please structure your bids accordingly.
- Proof of all other appropriate professional licensing as required by the State of Arkansas
- A disposal and recycling plan for all structures and debris removed from the site
- Proof of Insurance: General Liability, Workers Comp, Automobile (must be current)

This solicitation does not commit URA to award a contract, or to pay for any cost incurred in the preparation of your proposals, or to procure or contract for any articles of goods or services.

2. Scope of Service

- 2.1. Fees. Contractor is responsible for all permits, fees, inspections, certifications and approvals necessary to demolish the buildings as outlined by the standards established by federal, state, and local authorities.

- 2.2. Utilities and Terminations. Prior to commencement of work by Contractor, URA will conduct all utility terminations, power/phone/cable disconnections, as well as be responsible for any service or termination fees (if applicable) on each parcel of property within the Demolition Area, not including mainlines. Contractor will cap sewer laterals at property line on each parcel of property at the time of building demolition. All lateral lines (sewer, water, etc.) from disconnection point to the building shall be removed and disposed of on each parcel of property by Contractor.
- 2.3. Asbestos Abatement and Inspection Report. The structures will be vacated, asbestos abatement conducted, and asbestos reports will be provided to the demolition contractor. URA will prepare an asbestos inspection report for each property, and will coordinate abatement prior to issuing notice to proceed to Contractor. No asbestos bids are required of contractor with the initial bid. The asbestos inspection report and verification of any abatement activity will be provided to Contractor along with notice to proceed.
- 2.4. State Permits and Notices. URA will submit a “Notice of Nuisance Abatement” from the Arkansas Department of Environmental Quality (hereinafter “ADEQ”) prior to any demolition work.
- 2.5. Demolition and site clearance. Contractor shall demolish and remove all above and below ground debris and appurtenances including but not limited to; the main structure and/or any detached structures, all basements, footings, foundations, floors, porches, private sidewalks and debris of any kind. Contractor shall include the demolition and removal of all parking slabs, concrete and/or asphalt flatwork (not including city sidewalk and curb/gutter), accessory/ detached structures, sheds or garages, trees, junk, trash or dead trees which may be present. No debris shall be left or buried on the site. Demolition methods must include a means of controlling dust generated on the site. Should these means include the use of water, the rental of a Liberty Utility water meter and cost of water will be the responsibility of the Contractor. **AT NO TIME SHALL CONTRACTOR HOOK INTO A MUNICIPAL WATER SOURCE (HYDRANT) WITHOUT LIBERTY UTILITIES APPROVAL AND THE REQUIRED METER.** All removal from this site of debris, rubbish, and other materials resulting from demolition operations must be disposed of in a legal manner.
- 2.6. Environmental Contaminant Discovery. Underground hydraulic, oil or gas tanks may be present in the Demolition Area. Upon discovery of any UST, Contractor will
- Stop all Work associated with discovery
 - Notify URA
 - Identify size and location of tank

- Determine levels of contaminants
- Wait for URA approval and further instructions

2.7. Project Schedule. The structures will be vacated, asbestos abatement conducted, and utility lines killed within 45 days.

The first phase involves removal of the structures and utility lines with sewer line cap, and backfill/compaction. Contractor shall complete demolition of structure(s) on each individual parcel within fourteen (14) calendar days of Notice to Proceed.

2.8. Dumping Requirements: All demolition debris must be taken to a licensed landfill. All landfill receipts (for general debris and hazardous waste) must be turned in before final approval and payment.

2.9. Infrastructure Protection: Protect City sidewalk, drive approaches, curb/gutter and street by means acceptable to City of Pine Bluff engineers or code enforcement officers. Contractor will be liable for any damage to public property.

2.10. Salvage and Recycling: Salvage rights belong to the Contractor after Notice to Proceed is issued. All portions of the demolitions must be removed, to include scrap metals, concrete, and other materials. Contractor may sell any and all materials and retain any proceeds from the sale of such materials. It is the expectation of URA that any proceeds earned by Contractor through recycling or salvaging will offset the costs of their services.

2.11. Safety: .Public safety must be considered at all times. The Contractor must take precautions at all times to utilize and store materials and equipment in a way that will prevent injury to citizens. Before leaving for the day, Contractor must ensure that proper signs, caution tape, physical barriers or other devices as needed to signal a hazard or restrict public access are in place. In addition, the Contractor must insure the safety of their workers by adhering to industry best practices, OSHA safety, and traffic safety guidelines as applicable for the activity being performed. The Executive Director of URA or his representative reserves the right to temporarily stop work if they see an unsafe practice and to suspend work until the issue is addressed.

2.12. Record on Record Document location and extent of all capped and abandoned lines grade. The Contractor must deliver to the URA a letter from Wastewater demonstrating all pertinent lines have been capped to their specification.

3. Outline of Expectations

3.1. Significant experience in demolition and removal of residential and commercial site debris, backfill and grading. The successful bidder shall clearly possess an understanding of the scope of work required including:

- a. Permitting and clearances

- b. Demolition site clearance and backfill/ site grading.
 - c. Project completion documentation.
 - d. Possess the required licenses, insurance, bonding, etc.
- 3.2 Contractor will assure that all permitting, abatement, demolition and debris removal will comply with applicable City, State and Federal regulations and procedures covering demolition, i.e., Arkansas Dept of Environmental Quality, OSHA, Arkansas Labor Commission, and the Federal Department of Transportation

4. **Special Instructions**

- 4.1. **Project Demolition Order & Activities.** Demolition shall commence with specific buildings within the Demolition Area as directed by URA. URA reserves the right to designate none or any number of the separate parcels for demolition. Contractor must be cognizant that some buildings commencement of demolition and shall accommodate those parties as reasonable as possible.
- 4.2. **Fee Estimate.** Proposals should include a detailed cost breakdown of all proposed fees and must break out the fees for each property - see **Attachment 1 - Bid Worksheet**. URA reserves the right to demolish none, all or any number of individual property parcels.
- 4.3. **Operating Hours:** Work shall be performed between 7am and 7pm *only*. No work shall be performed on Sundays unless authorized in advance by URA.

5. **Contract Document** URA will negotiate a Professional Services Agreement with the winning Contractor.

6. **Insurance Requirements** Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees or subcontractors.

Contractor's insurer must be authorized to do business in Arkansas at the time the contract is executed and throughout the time period the contract is maintained, unless otherwise agreed to in writing by URA. Failure to maintain or renew coverage or to provide evidence of renewal will be treated by URA as a material breach of contract.

URA shall be furnished with original certificates of insurance and endorsements effecting coverage required within, signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received by URA before work commences.

URA reserves the right to require complete, certified copies of all required insurance policies at any time.

Contractor shall include all subcontractors and insured under its policies or shall

furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

Nothing contained herein shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from Contractor's or its subcontractor's performance of the work covered under this Agreement.

7. **Evaluation and Award** The contractor selection will be based on proposed Contractor pricing. Price will be based parcel by parcel.

URA reserves the right to accept or reject any bid that best serves its convenience and/or is found to be in its best interest. URA encourages and welcomes bids from women-owned and minority-owned businesses.

8. **Bid Submittals** Those wishing to submit a bid for the project must provide, at a minimum, the following items:

- Completed bid worksheet (Attachment 1). Note the bid form is laid out in a specific manner. Please structure your bids accordingly.
- Proof of all other appropriate professional licensing as required by the State of Arkansas
- If applicable, documents showing pre-certification as a woman-owned, minority owned, small, or disadvantaged business
- A disposal and recycling plan for all structures and debris removed from the site
- Proof of Insurance

Attachments:

1. BID WORKSHEET
 2. DEMOLITION AREA
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I hereby warrant and represent that the information presented in this proposal is true, accurate and complete.

Company: _____

By: _____

Title: _____

Date: _____

ATTACHMENT 2 - 'DEMOLITION AREA'



