

Calhoun County Land Bank Authority

Emergency “Ordered Demolition” of an Asbestos Containing Structure & demolition of an accessory structure

Emergency Request for Proposal: Demolition Contractor Able to Complete Asbestos Containing Demolition

BID NUMBER: #01-CCLBA-2014

DATE ISSUED: January 14, 2014

DATE DUE: January 21, 2014 (LOCAL TIME)

Bid will be opened publicly at this time in the Purchasing Department,
315 W. Green Street, Marshall, MI.

Para una versión en Español, por favor llamar a Krista Edwards – 269-781-0859



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EMERGENCY REQUEST FOR PROPOSALS – ASBESTOS CONTAINING DEMOLITION

INTRODUCTION

Overview

This Emergency Request for Proposals (“RFP”) is being issued by the Calhoun County Land Bank Authority (CCLBA) for the immediate demolition of the fire damaged structure at 38 Battle Creek Ave in Battle Creek (City of Battle Creek, see Appendix A). The CCLBA invites the submission of proposals from Licensed Demolition Contractors, with asbestos certified employees, specializing in the demolition of asbestos containing structures and final site clearance. Licensed companies with demonstrated experience in this area and an interest in making their services available to the CCLBA are invited to respond to this RFP. “Respondents” means the companies or individuals that submit proposals in response to this RFP. The bid will be awarded to the most qualified respondent. All Respondent’s should note the following:

The structure at 38 Battle Creek Ave, in Battle Creek, was severely damaged by fire on November 27, 2014. The Building Inspector for the City of Battle Creek deemed the structure structurally unsafe and a public safety hazard; photos, building information and the City’s determination can all be found in Appendix A. The Land Bank Authority and the City have agreed that this structure meets the requirements for an Ordered Demolition and will provide the winning bidder with proper documentation to do an **NESHAP Ordered Demolition** under DEQ’s NESHAP regulations and thus bypass the required 10 day notice. The demolition will be done as an asbestos containing demolition and due to the public safety hazard the Land Bank is hoping to demolish the structure as soon as possible.

It is understood that the selected Respondent acting as an individual, partnership, corporation or other legal entity, is State licensed and certified for this type of demolition and is capable of providing the specified services. The Respondent shall be financially solvent and its employees and or subcontractors shall be competent to perform the services required under this RFP document.

Nothing in this RFP shall be construed to create any legal obligation on the part of the CCLBA or any respondents. The CCLBA reserves the rights, 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 CCLBA be liable to respondents 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 respondent shall be entitled to repayment from the CCLBA 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 CCLBA. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known. Bids are to be firm and cannot be withdrawn for a period of thirty (30) calendar days after opening.

The CCLBA has adopted **Purchasing Policies and Procedures for the Procurement Process** available online or through the Calhoun County Purchasing Department at 315 W Green Street, Marshall, MI 49068, or via phone at 269-781-0981.

Time of Completion

Any contract awarded pursuant to this RFP solicitation shall agree to complete the work on or before the times outlined in the Term of Contract.

Term of Contract

Any contract awarded pursuant to this RFP solicitation shall be until awarded project is completed, with the demolition of the structure taking place as soon as possible after the contract award. All contracts made by the successful bidder with subcontractors shall be covered by the terms and conditions of the contract. The successful bidder shall see to it that their subcontractors are fully informed in regard to these terms and conditions.

PROFESSIONAL SERVICE REQUIREMENTS

Scope of Work

The CCLBA seeks sealed proposals from Respondents to demolish the structure at 38 Battle Creek Ave, Battle Creek, MI, as an asbestos containing structure due to severe fire damage. This parcel contains an abandoned and blighted residential structure and may contain debris (garbage, brush, limbs, tires) that need removed. All structures on a parcel will be demolished and all debris will be removed. All footings and foundations are to be removed pursuant to City of Battle Creek requirements, site backfilled with clean (non-hazardous) fill material (sand, gravel), compacted, graded, seeded, and covered with straw.

Utility shutoffs (Electricity, gas, and water capping) will be arranged for and paid for by the CCLBA. Sewer capping will be the responsibility of the Contractor and the Contractor will be responsible for coordinating with City of Battle Creek for final clearance for water and sewer services.

OTHER ASPECTS TO CONSIDER

1. No structure or accessory building shall be removed in whole or in a substantially whole condition. All structures and accessory buildings will be demolished on the premises. All driveways and concrete, with the exception of public sidewalks and shared driveways, also shall be removed. Garbage, tree debris, and other types of debris must also be removed as part of the demolition.
2. Demolition and disposal of debris shall commence immediately after the "Notice to Commence", and within 24 hours of the "Notice to Commence" the Contractor shall submit a demolition schedule for CCLBA review
3. The CCLBA assumes no responsibility for the condition of existing buildings and structures and other property on site, or for their continuance in the condition existing at the time of notice to commence. NO adjustment of contract price or allowance for any change in conditions will be made after the award of bid unless approved by the CCLBA.
4. A demolition permit shall be obtained from City of Battle Creek before commencing with demolition at the respondent's cost.
5. All dry mortar, lime, brick dust, plaster, and other flying material shall before and during removal be dampened, per NESHAP requirements, to prevent it from floating or being blown into the street or on any adjoining property; all sidewalks shall be protected by fences and scaffolds as required by state and local codes or regulations.
6. If buildings to be demolished are surrounded by a number of trees, shrubs, or bushes, and if during demolition a sufficient number of limbs are broken or hanging to present a safety hazard,

the CCLBA will order the removal of such trees at the Contractor's cost. Additionally, contractors shall remove all miscellaneous brush, wood, and tree debris left after demolition activities.

7. Contractor's operations will be confined to the parcel of land being demolished.
8. The Contractor will be responsible for all damage to private or public property as a result of their fault or negligence in connection with the demolition. If damage occurs, the contractor must contact the CCLBA immediately and submit a summary report of the incident within 5 business days if requested.
9. The Contractor shall comply with all applicable laws and ordinances governing the demolition and disposal of asbestos containing structures, and the disposal of other materials, debris, rubbish and trash from the project area, and shall commit no trespass on any private property in the disposal. All materials, debris, rubbish, and trash off will be disposed of at a licensed landfill. NO EXCEPTIONS.

Note: An Asbestos survey cannot be completed for any part of the fire damaged structure which was built prior to 1981. Consequently, the CCLBA expects the contractor must presume, assume or treat all suspect asbestos containing material (ACM) or presumed asbestos containing material (PACM) in the structure.

10. All demolition activities will be conducted in compliance with NESHAP standards. All activities will comply with all codes, standards, regulations, and workers' safety rules that are administered by federal agencies (EPA, OSHA, and DOT), state agencies (MIOSHA, DNR, DEQ, and DCH), and any other local regulations.
11. It is the responsibility of the Contractor to determine the location of all buried utility service lines on or adjacent to the work area. The Contractor shall be responsible for the final location and protection of all utility service lines and damage to any such utility service line resulting from the Contractor's operations shall be repaired or replaced by the Contractor at the Contractor's cost. It will also be the responsibility of the Contractor to exercise care to prevent damage to fences, sidewalks, roadways, and other improvements in or adjacent to the work area.
12. Contractor shall maintain a waste log and shall contain origin of material (address and date) and receiving facility for each load and the weight of each load. All waste materials are to be transported directly to a properly permitted facility for asbestos containing materials. The Contractor shall submit waste tickets for the project to demonstrate that the debris was properly disposed of.
13. The City of Battle Creek, CCLBA, and any other governmental agency with jurisdictional interest will have access to the property for observation and inspection.
14. Contractor shall provide at a minimum, four (4) inches of clean, natural, fertile topsoil free of any stones over 1 1/2 inch, clods, sticks, roots, or other objectionable material. Seeding shall be either clover (preferred) or perennial ryegrass mix at a rate of 4-5 lbs per 1000 sq. ft. The ideal mixture should be 20% Kentucky Blue Grass, 20% perennial Rye grass, 20% hard fescue, and 40% Creeping Red Fescue. Straw shall also be placed on lot.
15. Payment for the cost of work contained in the RFP will be made at the price contained in the bid; unless the CCLBA's staff documents the need for a change order. Payment will only be made upon the completion of all requirements outlined in the RFP. In other words, payment will only be made upon the removal of all structures, proper grading and backfilling, and upon 4 inches of topsoil properly seeded. The CCLBA is willing to make partial payments (bid amount less \$1000) to the Contractor only upon proper demolition of all structures, proper backfilling and compacting to proper grade and prior to the application of topsoil and seeding.

The CCLBA reserves the right to select the contractor that best meets the CCLBA's goals and objectives, quality levels, as well as its educational and service level expectations. Because this is an emergency

demolition, the CCLBA will consider the demolition time frame proposed by each firm. The CCLBA reserves the right, in its sole discretion, to reject any/or all proposals, to waive any irregularities and technical defects contained therein, to award the contract in its entirety, in part, or not at all and/or determine which proposal is the lowest and/or best to enter into a Contract, as deemed to be in the best interest of the CCLBA.

EVALUATION CRITERIA AND SCORING

In evaluating responses to this Request for Proposal, the CCLBA will take into consideration the experience, and costs that are being proposed by the Respondent. Proposals should provide a straightforward, concise description of the proponent's capabilities to satisfy the requirements of the RFP. The following Evaluation Criteria (Appendix B) will be considered in reviewing submittals:

Experience in the demolition of asbestos containing structures
Price in Appendix C
Project Schedule

SUBMITTAL REQUIREMENTS

RFP responses must be submitted via hard copy and sent to Calhoun County Purchasing Department, 315 W. Green St, Marshall MI 49068 and clearly labeled RFP #01-CCLBA-2014 by 3:00 pm on **Tuesday, January 21, 2014**. Submissions sent by email will not be accepted. **Each respondent shall submit one (1) original and two (2) copies of the required documentation in a clear, legible, and 8.5 by 11 inch format.** Respondents are advised to adhere to the Submittal Requirements; failure to comply with the instructions of this RFP will be cause for rejection of submittals.

Written questions must be submitted **via email kedwards@calhouncountymi.gov** by **5:00 pm Thursday, January 16, 2014**. Written answers will be provided to all potential bidders via email by **5:00 pm Friday, January 17, 2014**.

The CCLBA reserves the right to seek additional information to clarify responses to this RFP. Each response must include the following:

Letter of Interest

Please submit a Cover Letter of Interest signed by a duly authorized officer or representative of the Respondent, not to exceed two pages in length. The Letter of Interest must also include the following information:

1. The principal place of business and the contact person, title, telephone/fax numbers and email address.
2. A brief summary of the qualifications of the Respondent and team.
3. The Certification attached hereto at the end of this RFP and incorporated herein by reference must be signed by Respondent and attached to the Letter of Interest.

Threshold Requirements

These documents must be submitted along with your proposal:

1. a. **Certificate of Good Standing** for Corporations Companies issued by the Michigan Secretary of State; or

- b. **Certificate of Existence** for Limited Liability Companies issued by the Michigan Secretary of State; or
 - c. Certificate of Good Standing or Certificate of Existence for Joint Ventures; or
 - d. **“Doing Business As”** documentation and certificates for all other types of businesses.
2. **Evidence of Insurance:** Commercial General Liability with limits not less than \$2,000,000; Workers Compensation and Employers Liability with limits not less than \$500,000; and Automobile Liability with limits not less than \$1,000,000 per occurrence. The selected Contractor shall agree to indemnify and hold harmless the CCLBA, and its officers, agents, and employees from any and all claims, causes, or actions, and damages of any kind, for injury to or death of any person and damages to property arising out of or in connection with the work done by the Contractor under this contract, and including acts or omissions of the CCLBA, or its officer, agents, or employees in connection with said contact.

About Workers’ Compensation Insurance: If you feel that your company is exempt from this requirement, you must file paperwork with the Workers’ Compensation Agency (<http://www.michigan.gov/wca>). It is our understanding that the State requires exempt companies to file a WC-337 with this office; however, we advise all companies interested in pursuing this to contact the agency at 517-322-1195 to get more information and better understand which companies are exempt. To be counted as exempt by Calhoun County, respondents must submit paperwork from the State that shows the exemption is valid. If a company cannot document an exemption, then it should submit the required Workers’ Compensation Insurance as discussed under “Evidence of Insurance”.

3. **Evidence of Licensing for Demolition** a copy of Respondent’s “Department of Energy, Labor & Economic Growth’s Residential Builders’ And Maintenance & Alteration Contractors’ Board Residential Builder License”. Copy of your company’s City of Battle Creek Demolition License.
4. **Copies of either your or your subcontractors’ Asbestos Contractor/Supervisor Card** for employees that would work on this project.
5. **Three (3) references of related projects**, including date of project, contact person and phone number, and a brief description of the project.
6. **Conflict of Interest Statement & Supporting Documentation (See Appendix E):** Respondent shall disclose any professional or personal financial interests that may be a conflict of interest in representing the CCLBA. In addition, all Respondents shall further disclose arrangement to derive additional compensation from various investment and reinvestment products, including financial contracts.

SELECTION PROCESS

The Selection Committee comprised of the CCLBA staff and the Calhoun County Purchasing Department will review qualifications. Proposals that are submitted timely and comply with the mandatory requirements of the RFP will be evaluated in accordance with the terms of the RFP. Any contract resulting from this RFP will not necessarily be awarded to the vendor with the lowest price. Instead, contract shall

be awarded to vendor whose proposal received the most points in accordance with criteria set forth in RFP and can meet the time requirements.

QUESTIONS

Written questions must be submitted via email kedwards@calhouncountymi.gov by **5:00 pm Thursday, January 16, 2014**. Written answers will be provided to all potential bidders via email by **5:00 pm Friday, January 17, 2014**.

SUBMITTAL DUE DATE

Responses to this RFP are due by **3 P.M. (local time) on Tuesday, January 21, 2014**. The prevailing clock shall be www.time.gov. Each Respondent is responsible for labeling the exterior of the sealed envelope containing the proposal response with the proposal number, proposal name, proposal due date and time, and your firm's name. Hard copies must be delivered to:

**CCLBA
315 W. Green St.
Marshall MI 49068
ATTN: Krista Trout-Edwards**

LATE PROPOSALS WILL NOT BE CONSIDERED

CERTIFICATION FORM NOTE

THIS PAGE MUST BE COMPLETED AND INCLUDED WITH THE SUBMITTAL CERTIFICATION

The undersigned hereby certifies, on behalf of the Respondent named in this Certification (the “Respondent”), that the information provided in this RFP submittal to the CCLBA is accurate and complete, and I am duly authorized to submit same. I hereby certify that the Respondent has reviewed this RFP in its entirety and accepts its terms and conditions.

(Name of Respondent)

(Signature of Authorized Representative)

(Typed Name of Authorized Representative)

(Title)

(Date)

RFP SUBMITTAL REQUIREMENTS CHECKLIST

Please provide Checklist with response to RFP

- Letter of Interest Certification Form Note, Signed
- Certificate of Good Standing for Corporation issued by the Michigan Secretary of State; or Certificate of Existence for Limited Liability Companies issued by the Michigan Secretary of State; or a Certificate of Good Standing or Certificate of Existence for Joint Ventures for each entity comprising the joint venture; and all documentation and certifications for Respondents “Doing Business As”
- Evidence of Insurance
- Evidence of Licensing for Demolition a copy of Respondent’s “Department of Energy, Labor & Economic Growth’s Residential Builders’ And Maintenance & Alteration Contractors’ Board Residential Builder License” .
- Evidence of Asbestos License for all employees intended to work on this job
- Evidence of City of Battle Creek demolition license
- Three References (See Appendix D)
- Non Collusion Affidavit, Signed and Notarized (Appendix E)
- Pricing Proposal (Appendix C)
- Project Scheduling
- RFP Submittal Requirements Checklist

APPENDIX A

Photos of 38 Battle Creek Ave after the fire





Building information from City of Battle Creek

Building Information - 1643 sq ft MULTIPLE UNITS (Residential)

General

Floor Area	1,643 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	887 sq ft
Foundation Size	1,211 sq ft		
Year Built	1900	Year Remodeled	Not Available
Occupancy	Single Family	Class	CD
Effective Age	35 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	9	Sewer	Not Available
2nd Floor Rooms	0	Style	MULTIPLE UNITS
Bedrooms	5		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	324 sq ft	1 Story
1 Story	Basement	Siding	455 sq ft	1 Story
2 Story	Basement	Siding	432 sq ft	2 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Extra Sink	1
Vent Fan	1		

Porch Information

WCP (1 Story)	68 sq ft	Foundation	Standard
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Notice of Dangerous Building (from City of Battle Creek)



CITY OF BATTLE CREEK
10 N. Division Street, Room 117
Battle Creek, MI 49014
269.966.3387

NOTICE OF DANGEROUS BUILDING

12/05/2013

CALHOUN COUNTY TREASURER

Permits Required

Building Mechanical

Electrical Plumbing

Re: 38 BATTLE CREEK AVE

EN12-08387 – HOUSE FIRE - STRUCTURAL DAMAGE AND PARTIAL COLLAPSE

Dear Property Owner:

An inspection conducted on 12/05/2013 identified the following violations of the International Property Maintenance Code 2009, related to the referenced property:

BUILDING CONDEMNED:

1. 108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
2. 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
3. 108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:
 - a. (3) Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

- b.(5) The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
 - c. (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
4. 109.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

This inspection may not include all of the violations that exist at this address, other violations may exist, but because of their location or the fact that they may be covered by debris or construction materials, we were unable to document them.

Section 107.6; International Property Maintenance Code 2009. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs requested by such compliance order or notice of violation.

If you have questions regarding this notice please contact us for assistance.

Sincerely,

Don Wilkinson
City of Battle Creek Building Division
Building Inspector/Plan Reviewer
10 N. Division St., Suite 117
Battle Creek, MI 49014
dqwilkinson@battlecreekmi.gov
(269) 966-3383

APPENDIX B

In evaluating responses to this Request for Proposal, CCLBA will take into consideration the experience, pricing, and scheduling that are being proposed by the Respondent. The following Evaluation Criteria will be considered in reviewing submittals:

Evaluation Criteria

The point system is to evaluate the experience and capacity of the Respondent.

7. Experience in providing asbestos containing demolition services

Two (2) to four (4) years of experience doing asbestos containing demolitions	10 Points
Five (5) to ten (10) years of experience doing asbestos containing demolitions	20 Points

8. Pricing Proposal

Lowest bid amount	60 Points
Next lowest bid amount	50 Points
Each additional lowest bid amount will be reduced by 10 points	

9. Project Scheduling

Demolition within one week of Notice to Commence	10 Points
Demolition within two weeks of Notice to Commence	5 Points

APPENDIX C

All bids should include the removal of all structures, garbage, tires, discarded tree debris and limbs as well as permits, fill dirt, seeding, and travel time.

Address	Street Name	Bid Amount - Asbestos Containing Demo
38	Battle Creek Ave, Battle Creek, MI	

Note: This is an asbestos containing demolition, if your company bids you must supply copies of your or your subcontractors' Asbestos Contractor/Supervisor Card for employees that would work on this project at the time you submit your bid.

APPENDIX D

List of Three References (3)

Reference 1

Company/Municipality: _____
Contact Person: _____ Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Email: _____
Type of Project(s): _____

Budget: _____

Reference 2

Company/Municipality: _____
Contact Person: _____ Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Email: _____
Type of Project(s): _____

Budget: _____

Reference 3

Company/Municipality: _____
Contact Person: _____ Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Email: _____
Type of Project(s): _____

Budget: _____

APPENDIX E

NON-COLLUSION AFFIDAVIT

The bidder, by its officers and authorized agents or representatives present at the time of filing this bid, being duly sworn on their oaths, say that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other bidder or with any public officer of such Calhoun County Land Bank Authority, whereby such affidavit or affiant or either of them has paid or is to pay to such other bidder or public officer any sum of money, or has given or is to give to such other bidder or public office anything of value whatsoever, or such affidavit or affiant or either of them has not directly or indirectly entered into any arrangement or agreement with any other bidder or bidders, which tends to or does lessen or destroy free competition in the letting of the contract sought for by the attached bid, that no inducement of any form or character other than that which appears on the face of the bid will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the bid or awarding of the contract, nor has this bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the contract sought by this bid.

COMPANY: _____

BY: _____
(signature)

NAME: _____
(type or print)

TITLE: _____

_____ DATE: _____

The above statements are true to the best of my knowledge, information and belief as of the date set forth herein. *Notary certification below:*

