

Calhoun County Land Bank Authority

Neighborhood Stabilization Program 2

Request for Proposal: Demolition Contractor – Glenwood Trace Apartment Complex

BID NUMBER: #02A-CCLBA-2012 – Amended

DATE ISSUED: February 17, 2012

DATE DUE: ~~March 20, 2012; 3:00 PM (LOCAL TIME)~~

April 4, 2012; 3:00 PM (LOCAL TIME)

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

As part of the Michigan NSP2 Consortium, a partnership between:

Michigan State Housing Development Authority
The City of Battle Creek
Calhoun County Land Bank Authority (CCLBA)

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



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REQUEST FOR PROPOSALS – DEMOLITION SERVICES

INTRODUCTION

A. Overview

This Request for Proposals (“RFP”) is being issued by the Calhoun County Land Bank Authority. THE CALHOUN COUNTY LAND BANK AUTHORITY invites the submission of proposals from Licensed Demolition Contractors specializing in the demolition of structures and final site clearance. Licensed Companies with demonstrated experience in the demolition of large scale projects and an interest in making their services available to THE CALHOUN COUNTY LAND BANK AUTHORITY are invited to respond to this RFP. “Respondents” means the companies or individuals that submit proposals in response to this RFP. “Contractor” means the selected company or individual. The successful bid will be awarded to the most qualified respondent.

It is understood that the selected Respondent acting as an individual, partnership, corporation or other legal entity, is State licensed and certified in the demolition of all types of structures and is capable of providing the specified services and obtaining necessary permits, including compliance with the Calhoun County Road Commission’s Soil Erosion and Sedimentation Control permit and the Michigan Department of Environmental Quality’s “Notice of Coverage” requirements as well as a demolition permit from the City of Battle Creek. The Respondent shall be financially solvent and its employees shall be competent to perform the services required under this RFP document.

THE CALHOUN COUNTY LAND BANK AUTHORITY is seeking to encourage participation by respondents who are MBE/WBE or Section 3 business enterprises and has a goal for minimum MBE/WBE participation of at least 10% MBE and 10% WBE participation.

Nothing in this RFP shall be construed to create any legal obligation on the part of THE CALHOUN COUNTY LAND BANK AUTHORITY or any respondents. THE CALHOUN COUNTY LAND BANK AUTHORITY 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 CALHOUN COUNTY LAND BANK AUTHORITY 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 CALHOUN COUNTY LAND BANK AUTHORITY 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 CALHOUN COUNTY LAND BANK AUTHORITY. 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 CALHOUN COUNTY LAND BANK AUTHORITY has adopted purchasing policies and procedures for procurement process. For further information on this requirement, contact the Calhoun County Purchasing Department, 315 W. Green St., Marshall MI 49068 or phone 269-781-0981.

B. 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 Scope of Services. Due to the time constraints necessary to fully comply with all

requirements of the Neighborhood Stabilization Program, it is imperative that the successful respondent meet or exceed all deadlines.

C. Term of Contract

Any contract awarded pursuant to this RFP solicitation shall be until awarded project is completed. 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.

D. Background

Under the Recovery Act, Congress established the Neighborhood Stabilization Program 2 (NSP2) to stabilize neighborhoods whose viability is negatively affected by properties that have been foreclosed upon and abandoned. NSP2 provides grants to states, local governments, nonprofits and a consortium of public and or private nonprofit entities on a competitive basis.

The Michigan NSP2 Consortium received \$223,875,339. The Michigan State Housing Development Authority (MSHDA), as lead applicant, 12 city governments, and eight county land banks will work together to remove blight, address vacancy and foreclosures, and reposition neighborhoods in targeted NSP2-eligible census tracts. MSHDA allocated \$201,487,805 to place properties back in productive use and \$22,387,534 in administrative fund for MSHDA, Cities and Lands Banks to share.

The City of Battle Creek received \$4,501,000 and the Calhoun County Land Bank Authority received \$3,218,839 for a total award amount of \$7,719,839 to assist the targeted census tracts in the City of Battle Creek.

E. Federal Regulations

Award recipients implementing the Michigan NSP2 Consortium must follow the Community Development Block Grant (CDBG) Program rules and regulations, unless stated otherwise in the May 4, 2009 of the Federal Register Notice [Docket No. FR-5321-N-01] regarding [Title XII of Division A of the American Recovery and Reinvestment Act of 2009](#), which is posted on http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/pdf/nsp2_nofa.pdf

Respondents are strongly encouraged to read these regulations prior to submitting their response to this RFP. All NSP2 funds must be spent on specific eligible activities no later than February 10, 2013 and 50% of NSP2 funds must be spent no later than February 10, 2012.

PROFESSIONAL SERVICE REQUIREMENTS

A. Scope of Work

THE CALHOUN COUNTY LAND BANK AUTHORITY seeks sealed proposals from Respondents to provide Demolition, recycling, proper waste disposal, site protection, **removal of stumps, trees, and miscellaneous tree debris, as well as** site restoration in total compliance with all federal, state and local regulations, for the Glenwood Trace Apartment Complex located in a targeted census tract in the City of Battle Creek. (See Appendix A – NSP2 Boundaries and Map, see Appendix G for Site Map, see Appendix H for Flood Plain Map, and see Appendix I for Wetland Delineation Map.)

Site Visit: A mandatory site visit will be held for all contractors interested in bidding at the Glenwood Trace Complex on March 6, 2012, at 9:00 am. We will meet in the parking lot closest to Capital Avenue

on the river side of the road (see star on map in Appendix G). If for some reason, you are unable to make this visit please contact Krista Trout Edwards at 269-781-0859 or kedwards@calhouncountymi.gov to make other arrangements.

There are 14 buildings on site, which are abandoned and condemned, that include the following:

1. 1-story clubhouse & office, 1,194 sq. ft.
2. 1-story garage & shed, 792 sq.ft.
3. 3-story multiple residence, 9,652 sq. ft.
4. 2-story multiple residence, 6,116 sq. ft.
5. 2-story multiple residence, 6,116 sq. ft.
6. 2-story multiple residence, 6,116 sq. ft.
7. 2-story multiple residence, 6,116 sq. ft.
8. 2-story multiple residence, 4,264 sq. ft.
9. 3-story multiple residence, 14,844 sq. ft.
10. 3-story multiple residence, 14,844 sq. ft.
11. 3-story multiple residence, 14,844 sq. ft.
12. 3-story multiple residence, 14,844 sq. ft.
13. 2-story multiple residence, 6,116 sq. ft.
14. 2-story multiple residence, 6,116 sq. ft.

The Land Bank requires that in addition to the demolition and removal of these buildings, the selected contractor will also remove the pool, playground equipment, and all (private) paved areas. All footings and foundations should be removed pursuant to Battle Creek City requirements, site backfilled with clean (non hazardous) fill material (sand, gravel), compacted, graded, and seeded. The CCLBA and the City of Battle Creek would like the post-demolition contours to match the pre-demolition contours whenever possible; therefore, the CCLBA is seeking responses that propose minimal disturbance to existing contours. For information on the existing contours, please see the attached topography map included in Appendix J (for reference only). In addition, the CCLBA and City would like some of the berms (aka retaining walls) to stay in place, these are shown on the map in Appendix K. Contractors will provide a plan for the recycling of demolished materials when applicable. The selected contractor shall obtain all appropriate permits, which include the following:

- City of Battle Creek Demolition Permit
- Calhoun County Road Commission Soil Erosion and Sedimentation Control Permit
 - For more information visit: <http://www.calhouncountyroads.com/permits/soil-erosion-and-sedimentation-control-permit-application/>
 - Contact Person: Erin Cummings at 269-781-9841
 - If your company is unable to provide this service, you should plan on subcontracting the work and include a plan for this activity as part of your Demolition Plan.
- MDEQ Notice of Coverage (Permit fee \$400)
 - http://www.michigan.gov/deq/0,4561,7-135-3313_3682_3716-23997--,00.html
 - Contact Person: Sarah VanDelfziki at 269-567-3515
 - Please note that this permit requires the demolition contractor to employ a Certified Construction Site Stormwater Operator to inspect the site on a weekly basis, and after a rain event that results in a discharge from the site. Inspections must continue until the site is stabilized, which means that grass must be growing and further erosion is unlikely.

- For a list of registered storm water operators, please see the “*List of Currently Certified Construction Site Stormwater Operators*” this link: http://www.michigan.gov/deq/0,1607,7-135-3308_3333_4171-196656--,00.html

Utility shutoffs (Electricity, gas, phone, cable 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 the City of Battle Creek, Department of Public Works for final clearance for water and sewer services. The City of Battle Creek will provide cut and cap services for both water and sewer services. Maps showing City utility lines are on file with the CCLBA. Additionally the CCLBA and City expect to meet regularly with the selected contractor during the project to confirm details, answer questions, and ensure that the project progresses smoothly. The selected contractor will not cut, cap or remove sanitary sewer or storm pipes/drains.

Environmental Assessment and abatement of asbestos and other hazardous materials will be the responsibility of the CCLBA. Once abatement has been completed and permits have been approved, a letter of commencement will be provided to the successful respondent prior to the start of demolition activities.

CCLBA staff marked stumps, trees, downed logs, and other miscellaneous tree debris for removal. It was impractical to mark all downed limbs and miscellaneous debris, but the CCLBA expects that miscellaneous branches would be removed as part of the demolition. Just west of the pool and clubhouse there are many downed trees and stumps, because of erosion concerns staff only marked trees necessary for the removal of the pool and structure. The cost of this work should be included with your demolition bid in Appendix D.

In compliance with federal regulations, the CCLBA contracted with Testing Engineers and Consultants to conduct a Phase I Environmental Assessment and Environmental Assessment & National Environmental Policy Act Review; the final versions of these documents have been posted along with the bid on the county’s website at:

http://www.calhouncountymi.gov/government/administrative_services/bid_opportunities/

OTHER ASPECTS TO CONSIDER:

1. All structures and accessory buildings will be demolished on the premises, unless otherwise stated in this RFP or unless approval is given by the CCLBA. All driveways and concrete (including private sidewalks), with the exception of public sidewalks, concrete driveway entrance, and public road also shall be removed. All playground equipment shall be removed.
2. Demolition and disposal of debris shall commence within 15 days from the Notice to Commence and issuance of all appropriate permits. Within 7 calendar days after “notice to commence” and permits are issued, the Contractor shall submit a demolition schedule for CCLBA review. Furthermore, preparation of structures, i.e. stripping of materials, shall not begin more than three days before the demolition work.
3. The CCLBA assumes no responsibility for the condition of existing buildings and structures and other property on site, nor 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 fully documented and approved by the CCLBA.
4. Once demolition is started, it shall continue until completion. Contractors must seed the property and submit an invoice to the Calhoun County Land Bank Authority within one month of completing demolition activities. If the weather does not permit seeding or a scheduling conflict occurs, other arrangements shall be made and approved by the CCLBA. See #18 below for payment information.

5. The Contractor shall secure from appropriate agencies ALL REQUIRED PERMITS necessary for proper demolition prior to starting work. All fees for securing the permits shall be paid by the Contractor.
 - a. A **demolition permit** shall be procured from the City of Battle Creek, at the contractor's cost, before commencing with demolition. Furthermore, a copy of the Respondent's City of Battle Creek demolition license shall be submitted ~~with the bid package~~ **prior to the issuance of a Notice to Commence**.
 - b. A **Soil Erosion and Sedimentation Control** permit shall be secured, at the contractor's cost, from the Calhoun County Road Commission before commencing with the demolition.
 - c. A **Notice of Coverage** shall be filed with and approved by MDEQ before commencing with the demolition at the contractor's cost. Please note that the Calhoun County Land Bank Authority will have to sign the permit application.
6. All dry mortar, lime, brick dust, plaster, and other flying material shall before and during removal be dampened sufficiently 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.
7. Excavations from demolished buildings or structures shall not be filled with any material subject to deterioration. The CCLBA and or the City of Battle Creek, upon notification by the contractor shall inspect each excavation prior to backfill and the application of any and all topsoil.
8. 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.
9. Contractor's operations will be confined to the parcels of land where demolitions occur.
10. The Contractor will be responsible for all damages to private or public property, **including the public road**, or the Kalamazoo River 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.
11. The Contractor shall comply with all applicable laws and ordinances governing the disposal of materials, debris, rubbish and trash off 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 EXECPTIONS**.
12. 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-DNRE, and DCH), and any other local regulations.
13. 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.
14. Contractor shall maintain a waste log that shall contain origin of material (address and date) and receiving facility for each load and the weight of each load. Contractor is to determine recycling or disposal methods to ensure that waste materials are recycled or disposed of properly. All waste materials are to be transported directly to a properly

- permitted facility. The Contractor shall submit a waste manifest for each project to demonstrate that the debris was properly disposed of.
15. The City of Battle Creek, CCLBA, and any other governmental agency with jurisdictional interest will have access to the property for observation and inspection.
 16. Contractor agrees that all work awarded under this RFP shall and will be completed and invoiced on or before August 31, 2012, providing that the CCLBA has issued the Notice to Commence and all governmental agencies have issued permits by June 1, 2012. If contractor is unable to meet this deadline to due unforeseen setbacks, arrangements must be made prior to the deadline. However, if the contractor fails to begin demolition activities within 25 days of the Notice to Commence, the CCLBA reserves the right to re-award the project to the next qualified bidder.
 17. 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.
 18. Payment for the cost of all work contained in the RFP will be made as described below. Regarding change orders, the CCLBA would have to document and approve all proposed change orders. ~~at the prices 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 \$10,000) 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 had divided the project site into four phases for payment purposes, and will make payments based on the completion of each phase. To ensure payment, the contractor should demolish all buildings, remove parking areas, trees and stumps and miscellaneous debris, and stabilize the area. Stabilization means fill completed, area seeded, and erosion control requirements met. Payments will be made based on the following schedule:

- Hold 10% of the overall project costs until the project is completed and all permits are closed by the appropriate permitting entity;
- Pay 25% of the remaining project cost for the completion and stabilization of Phase I as shown in Appendix L;
- Pay 25% of the remaining project cost for the completion and stabilization of Phase II as shown in Appendix L;
- Pay 25% of the remaining project cost for the completion and stabilization of Phase III as shown in Appendix L; and
- Pay 25% of the remaining project cost for the completion and stabilization of Phase IV as shown in Appendix L.

CAPACITY: The CCLBA, to meet certain deadlines, will require the successful respondent shall have the following:

1. Experience demolishing large buildings and complexes;
2. Ability to complete the project in a timely fashion, a proposed timeline along with a demolition plan shall be included as part of the bid package;
3. Experience working under soil erosion and sedimentation control permits as well as stormwater permits, a proposed plan for meeting these requirements and obtaining a permit shall be included as part of the bid package; and

4. Access to a Certified Construction Storm Water Operator either by having such a person on staff or a proposal to subcontract for services.

All of these items shall be documented as part of the application; it is important that all respondents clearly express in their response their ability to meet these expectations. Respondents unable to meet these qualifications will be disqualified.

DEMOLITION DOCUMENTATION: The Contractor shall be responsible for supplying copies of the all permits, the required 10 day state notice, and copies of all waste deposit tickets. ~~All this must be submitted before the initial payment is made.~~ Copies of the approved permits and the 10 day notice must be submitted prior to the initial payment. Finally, the contractor must supply proof that the county and the state have closed the erosion and stormwater permits and all waste disposal tickets before the final \$5,000 10% percent payment is made.

ALL WORK SHALL CONFORM TO THE FOLLOWING FEDERAL REQUIREMENTS WHERE APPLICABLE

- 24 CFR 570.061 – Equal Opportunity and Fair Housing
- 24 CFR 570.602 – Affirmative Marketing
- 24 CFR 570.603 – Davis Bacon Wage Rates for Projects with 8 or more units
- 24 CFR 570.604 – Environmental Review
- 24 CFR 570.605 – National Flood Insurance Program
- 24 CFR 570.606 – Displacement, Relocation and Acquisition
- 24 CFR 570.607 – Lead Based Paint
- 24 CFR 570.609 – Debarred, Ineligible or Suspended Contractors
- 24 CFR 570.611 – Conflict of Interest
- 24 CFR 85.36 – Procurement
- Executive Order 11246

The Calhoun County Land Bank Authority 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. 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. The CCLBA may also remove properties from the list when circumstances dictate it.

EVALUATION CRITERIA AND SCORING

In evaluating responses to this Request for Proposal, THE CALHOUN COUNTY LAND BANK AUTHORITY will take into consideration the experience, capacity, 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 will be considered in reviewing submittals:

Experience in Demolition and Site Clearance of Large Complexes

Experience working with soil erosion and sedimentation control guidelines

Demolition Plan that includes the following:

- Overall explanation of how your company will complete this demolition
- A plan for soil erosion and sedimentation control and for maintaining the site's topography
- A plan for incorporating the Certified Construction Storm Water Operator
- Proposed project time line

Location of Business

Section 3 Certification or MBE/WBE

Availability of a Certified Construction Storm Water Operator
Capability of Contractor and its Personnel
Price Proposal in Appendix D
List of Equipment
List of Subcontractors
Qualifications
Completeness of Response

Top candidates may be asked to participate in an interview process that could include an in-person interview or a phone interview.

A. Experience and Capacity

A point system to evaluate the experience and capacity of the Respondent including locality and HUD Section 3/MBE/WBE is included in Appendix B.

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 #02A-CCLBA-2012 by 3:00 pm on April 4, 2012 ~~March 20, 2012~~. 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 Friday, March 9, 2012. Written answers will be provided to all potential bidders via email by 5:00 pm Wednesday, March 21, 2012 ~~Tuesday, March 13, 2012~~.

THE CALHOUN COUNTY LAND BANK AUTHORITY reserves the right to seek additional information to clarify responses to this RFP. Each response must include the following:

A. Letter of Interest

Please submit a 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. Description of organization (i.e. Corporation, Limited Liability Company, or Joint Venture).
4. The names and business addresses of all Principals of the Respondent. For purposes of this RFP "Principals" shall mean persons possessing an ownership interest in the Respondent.
 - If the Respondent is a partially owned or fully-owned subsidiary of another organization, identify the parent organization and describe the nature and extent of the parent organization's approval rights, if any, over the activities of the Respondent.
5. 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.

B. Threshold Requirements

These documents must be submitted and acceptable 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.

Evidence of Insurance: Commercial General Liability with limits not less than \$2,000,000 \$3,000,000, this coverage shall include a) Contractual Liability, b) Products and Completed Operations, c) Independent Contractors Coverage, d) Broad form General Liability Extensions or equivalent, and e) Deletion of all Explosion, Collapse, and Underground (XCU) Exclusions; 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, Michigan State Housing Development Authority, U.S. Department of Housing and Urban Development, 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, MSHDA, HUD, or its officer, agents, or employees in connection with said contact.

2. Non-For-Profit Documentation if applicable
 - IRS 501(c)(3) determination
 - Articles of Incorporation
 - Corporate By-Laws
 - Listing of Board Members
3. Evidence of Financial Stability: All Respondents shall include their most recent financial statements with the proposal response. This information will assist and THE CALHOUN COUNTY LAND BANK AUTHORITY in determining the Respondent’s financial condition. THE CALHOUN COUNTY LAND BANK AUTHORITY is seeking this information to ensure that the respondent has the financial stability and wherewithal to assure good faith performance.
4. Evidence of Licensing for Demolition under a Federal certification program or under an accredited State certification program.
 - Residential Builders’ And Maintenance & Alteration Contractors’ Board Residential Builder License from the State of Michigan Department of Licensing and Regulatory Affairs.
5. Copy of the Respondent’s City of Battle Creek License or documentation showing that the license has been applied for.
6. A Demolition Plan that includes the following:
 - Overall explanation of how your company will complete this demolition
 - A plan for soil erosion and sedimentation control and for maintaining the site’s topography
 - A plan for incorporating the Certified Construction Storm Water Operator
 - Proposed project time line
7. List of Equipment
8. List of subcontractors

9. Three (3) references of related projects, including date of project, contact person and phone number, and a brief description of the project.
 - please also include a description of the type of project as well as any aspect dealing soil erosion control and storm water runoff.
10. Conflict of Interest Statement & Supporting Documentation (See Appendix E F): Respondent shall disclose any professional or personal financial interests that may be a conflict of interest in representing the CALHOUN COUNTY LAND BANK AUTHORITY. In addition, all Respondents shall further disclose arrangement to derive additional compensation from various investment and reinvestment products, including financial contracts.

C. Main Proposal

Please provide the following information:

1. Years of experience and detailed qualifications in demolition in compliance with HUD, MIOSHA, OSHA standards, as well as soil erosion control and storm water runoff regulations.
2. Respondents should state whether they are an MBE/WBE or Section 3 business enterprise. If so, please provide a copy of a current MBE/WBE certification letter.
3. A Demolition Plan
4. A list of subcontractors.

SELECTION PROCESS

The Selection Committee comprised of THE CALHOUN COUNTY LAND BANK AUTHORITY staff and the Calhoun County Purchasing Department will review qualifications in accordance with the evaluation criteria set forth herein and Michigan NSP2 Consortium objectives and policies. 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 capacity requirements.

QUESTIONS

Written questions must be submitted via email kedwards@calhouncountymi.gov by **5:00 pm Friday, March 9, 2012**. Written answers will be provided to all potential bidders via email by **5:00 pm Wednesday, March 21, 2012** ~~Tuesday, March 13, 2012~~.

SUBMITTAL DUE DATE

Responses to this RFP are due by **3 P.M. (local time) on Wednesday, April 4, 2012** ~~Tuesday, March 20 2012~~. 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:

**Calhoun County
CCLBA
Purchasing Department
315 W. Green St.
Marshall MI 49068
ATTN: Leslie R. Obrig**

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 CALHOUN COUNTY LAND BANK AUTHORITY 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)

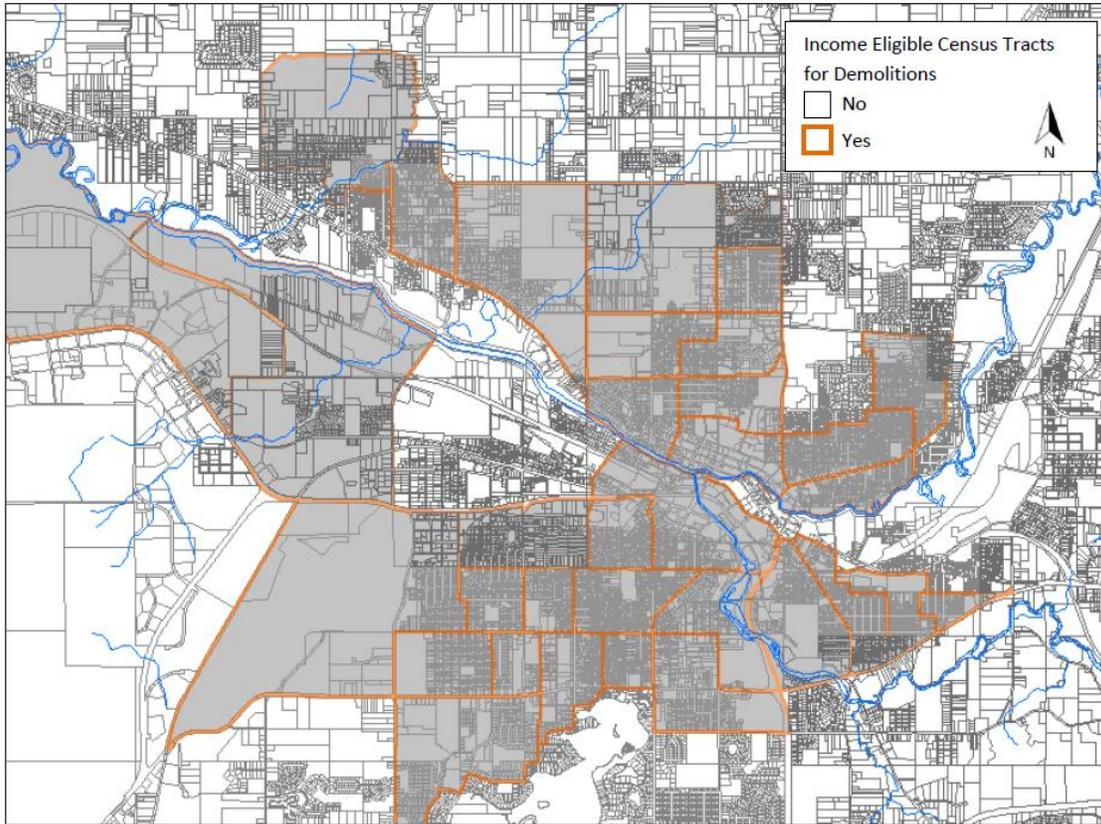


RFP SUBMITTAL REQUIREMENTS CHECKLIST

Please provide Checklist with response to RFP

- Letter of Interest (which includes items listed under “Submittal Requirements, A. Letter of Interest” on page 10.)
- Certification Form Note, Signed
- MBE/WBE, Local Hiring, HUD Section 3, if applicable
- 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
 - Insurance standards must meet the minimum requirements listed under Submittal Requirements, Section B “Threshold Requirements”(2) (see page 11) or Respondents must provide documentation from their insurance company that the minimum requirements can be met.
- A copy of the respondent’s Residential Builders’ And Maintenance & Alteration Contractors’ Board Residential Builder License (State License)
- ~~A copy of the respondent’s City of Battle Creek Demolition License or documentation showing that the license has been applied for~~
- Evidence of Financial Stability, which could include, but is not limited to, the following:
 - Annual Report that includes a financial review
 - Most recent tax returns
 - Current balance in business accounts
- A Demolition Plan that includes the following:
 - Overall explanation of how your company will complete this demolition
 - A plan for soil erosion and sedimentation control and for maintaining the site’s topography
 - A plan for incorporating the Certified Construction Storm Water Operator
 - Proposed project time line
- List of Equipment
- List of Subcontractors
- Three References as well as a description of three similar projects (See Appendix E)
- Non Collusion Affidavit, Signed and Notarized (Appendix F)
- Pricing Proposal based on the Demolition as described in Appendix D
- RFP Submittal Requirements Checklist

APPENDIX A



NSP2 Eligible Census Tracts for Demolitions

APPENDIX B

In evaluating responses to this Request for Proposal, Calhoun County Land Bank Authority 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:

D. Experience and Capacity

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

1. Experience in providing large scale demolition services

Less than one (1) year of experience in Demolition	5 Points
One (1) to three (3) years of experience Demolition	10 Points
Greater than ten (10) years of experience Demolition	20 Points

2. Experience providing demolition services within the context of providing erosion control.

Provided erosion control on less than 1 demolition project	0 Points
Provided erosion control on 2 - 5 demolition projects	15 Points
Provided erosion control on 5 more demolition projects	25 Points

3. Pricing Proposal

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

4. Local Preference

Principal Business Office Location within 20 miles of Battle Creek, MI	20 Points
Principal Business Office Location within 40 miles of Battle Creek, MI	10 Points
Principal Business Office Location outside 40 miles of Battle Creek, MI	5 Points

5. Section 3/MDE/WBE

Respondents meeting MBE/WBE requirements	10 Points
Respondents meeting HUD Section 3 requirements	10 Points

6. Proposed Demolition Plan & Project Time Line

Complete demolition within 50 days and clear demolition plan	10 Points
Complete demolition within 75 days and clear demolition plan	5 Points
Complete demolition in more than 75 days or unclear demolition plan	0 Points

APPENDIX C**Section 3 Clause**

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative or workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

APPENDIX D

Address	Street Name	Service	Bid Amount*
100 & 101	Winding Way, Battle Creek, MI	Demolition of all buildings (should include cost of city building permit and demolition license)	/for all
		Removal of all parking areas	/for all
		Removal of stumps (57 stumps)	/for all
		Removal of Trees (10 Trees)	/for all
		Removal of downed trees and miscellaneous debris	/for all
		County Soil Erosion & Sedimentation Control Permit Services (include cost of permit and subcontracting, if applicable)	
		MDEQ Notice to Proceed permit	
Total Overall Project Costs			

**Note: The bid amount should include pricing for all permits, personnel, equipment, and travel expenses.*

If not included as part of your demolition plan, please indicate below how you intend to secure a Certified Construction Site Stormwater Operator:

APPENDIX E

List of Three References (3)

Reference 1

Company/Municipality: _____

Contact Person: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Type of Project(s): _____

Did this project require a soil erosion permit? Y or N

Did this project require a Certified Construction Site Stormwater Operator? Y or N

Did this project require a Notice to Proceed from DEQ? Y or N

Budget: _____

Reference 2

Company/Municipality: _____

Contact Person: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Type of Project(s): _____

Did this project require a soil erosion permit? Y or N

Did this project require a Certified Construction Site Stormwater Operator? Y or N

Did this project require a Notice to Proceed from DEQ? Y or N

Budget: _____



Reference 3

Company/Municipality: _____

Contact Person: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Type of Project(s): _____

Did this project require a soil erosion permit? Y or N

Did this project require a Certified Construction Site Stormwater Operator? Y or N

Did this project require a Notice to Proceed from DEQ? Y or N

Budget: _____

APPENDIX F

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: _____

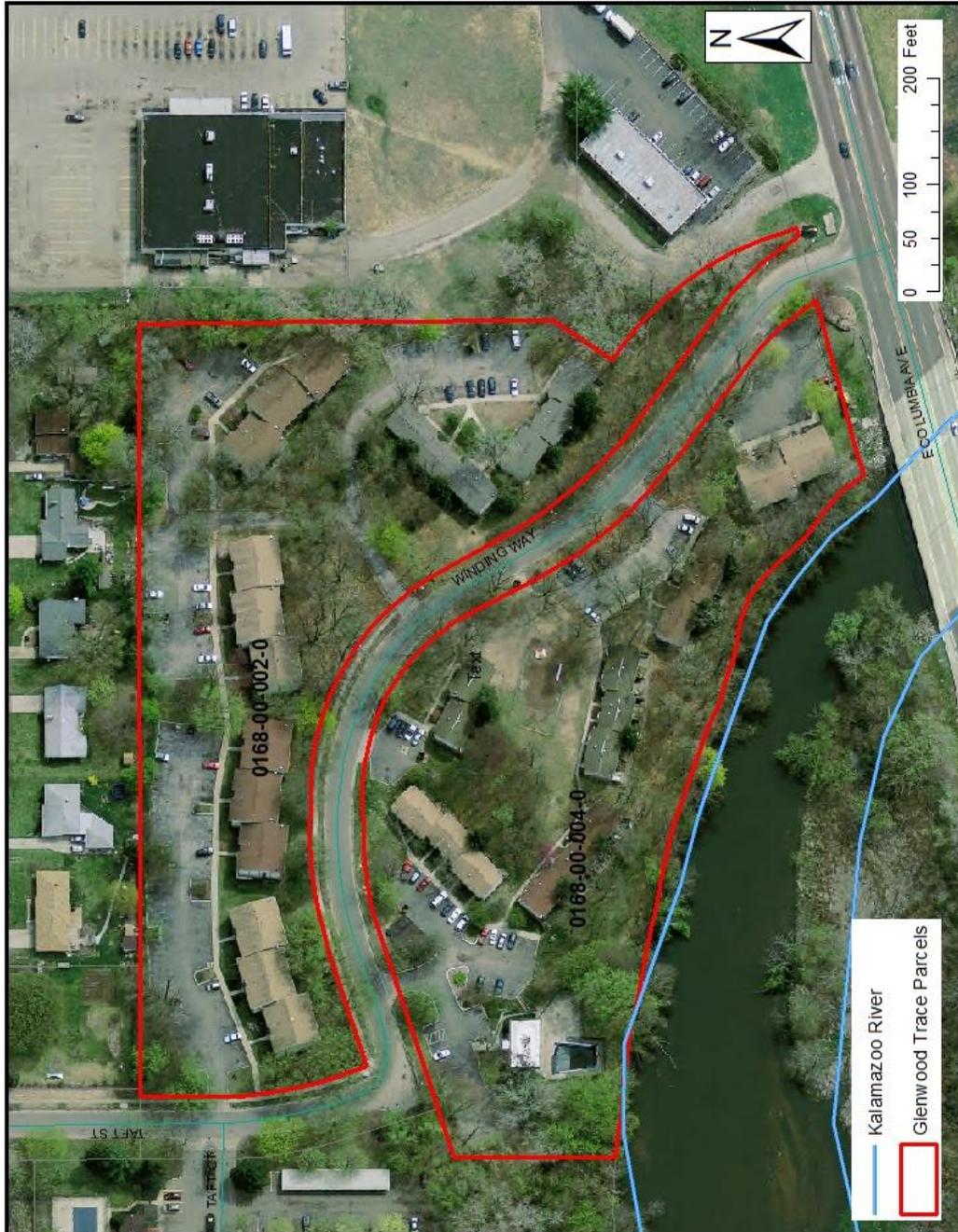
DATE: _____

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



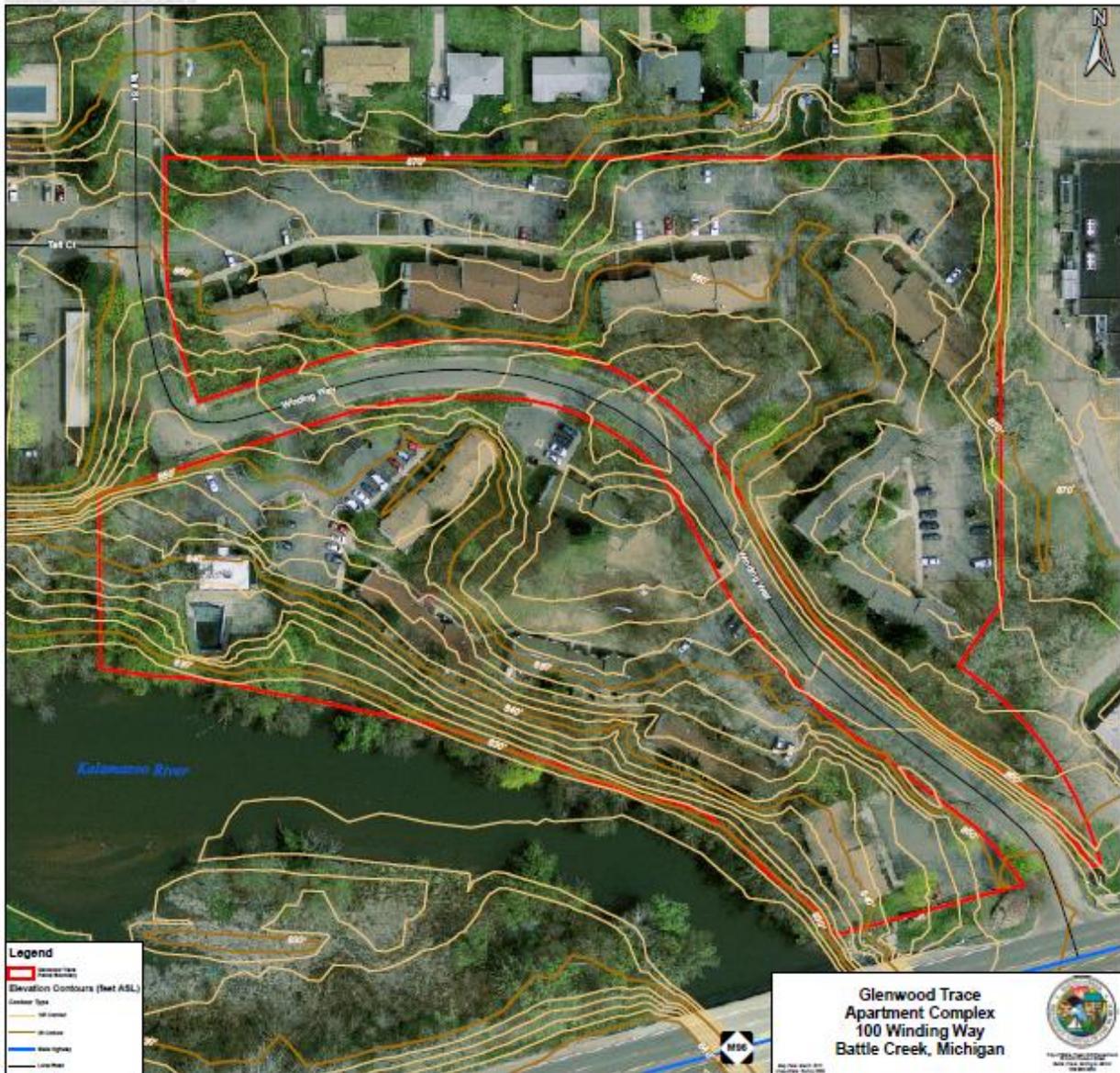
APPENDIX G (SITE MAP)

Glenwood Trace Apartment Complex
Battle Creek, MI



APPENDIX J (GIS TOPOGRAPHY MAP)

Note: A paper copy of this map is available at the CCLBA office, and can be viewed by contacting Krista Trout-Edwards at 269-781-0859 in advance. We can also send interested parties a pdf version, this will allow viewers to zoom in and read contours.



APPENDIX K (GLENWOOD FEATURES MAP)

Note: A paper copy of this map is available at the CCLBA office, and can be viewed by contacting Krista Trout-Edwards at 269-781-0859 in advance. We can also send interested parties a pdf version, which will allow viewers to zoom in and see features better.



APPENDIX L (PAYMENT PHASES)

Glenwood Trace—Payment Phases



1. Will the City cut and cap the water and sewer lines for this demolition?

Yes, the City of Battle Creek will cut and cap water and sewer lines on this property prior to demolition. A notice to proceed from the County Land Bank will not be executed until the City confirms that this work is complete. The Land Bank and the City plan to meet with the selected contractor throughout the course of the project to ensure a complete understanding of the location of sewer and sanitary lines. The selected contractor will not cut, cap, or remove any lines.

Note: Maps of City services are available in CCLBA office, and interested contractors can view these by contacting Krista Edwards in advance at 269-781-0859 to set up an appointment time.

2. Which sewer lines are abandoned? Are there any active sewer lines? Will the city want the sanitary pipes plugged/abandoned from each building?

Please see the answer to question #1 above. There will be active sewer lines on site and a map is on file with the Land Bank. Due to the depth of the lines, the City does not expect that they will present a problem for the demolition crew.

There is a main sanitary sewer line adjacent to the river, but because the Land Bank and the City would like the retaining walls (see Appendix K) in that area to remain in place the only work in that area should be stump removal.

Note: Maps of City services are available in CCLBA office, and interested contractors can view these by contacting Krista Edwards in advance at 269-781-0859 to set up an appointment time.

3. What do we do with the storm pipes? Will the city provide a map of the storm pipes? Will the City want the asphalt parking lot storm sewer plugged or do they want to leave the surface water drainage system?

The selected contractor is not responsible for removing or capping of storm pipes. The City will take care of all issues dealing with the storm pipes and drainage, but we do expect regular meetings between the selected contractor and staff from the City and the Land Bank throughout the project to confirm details, answer questions, and ensure that the project progresses smoothly.

Note: Maps of City services are available in CCLBA office, and interested contractors can view these by contacting Krista Edwards in advance at 269-781-0859 to set up an appointment time.

4. What about the drains down by the river? Are we pulling out sewers?

No, the selected contractor will not remove any drains or pipes.

5. Will the bus stops, sidewalk and street lights along Winding Way stay?

The bus stop and sidewalk along Winding Way will remain in place as will the street lights. The street lights are the City's responsibility and should it decide that they need removed, it would contract with Consumers Energy to do so.

6. How should the driveways be treated, should the concrete be removed to the edge of the county road? Will the city want a concrete curb installed at the entrance along the road?

The asphalt driveways should be removed up to the concrete driveway approach that leads to the public road (see photo below). The installation of curbs will not be required as part of this project.



7. What about the parking lot that leads to the fenced area near the pool and clubhouse?

This parking lot will be removed in the same way as the others, please see question 8 for driveway removal information.

8. How thick are the asphalt driveways and parking lots?

The thickness is unknown, but in at least two places there are holes in the concrete; therefore, interested Respondents could visit the site and judge for themselves. One exposed area is near the clubhouse/pool.

9. Can we grind the asphalt from the parking areas and use it as fill?

No.

10. Can we vary the grade and use some of the dirt from other areas of the property?

The Land Bank and the City of Battle Creek would like post demolition grades to be the same as the pre-demolition grades. According to the Calhoun County Road Commission does permit dirt to be moved around on-site; however, per the Amended RFP the moving of dirt and site disturbance should be minimal. The Land Bank and City would like to retain the existing contours of the site and would like a demolition plan that proposes minimal disturbance.

Related Question: Can we use screened topsoil or use soil that is already on this site to give it a proper grade and seed it? Please see the answer above, moving dirt around on-site is permitted but should be kept to a minimum to preserve existing contours.

11. How much does soil erosion permit cost?

The cost of the permit depends on the size of the site and project duration. The total acreage of this site is 7.32 acres. A pricing table can be found on the County Road Commission's website by following this link <http://www.calhouncountyroads.com/permits/soil-erosion-and-sedimentation-control-permit-application/> and selecting "Soil Erosion and sedimentation control permit". For confirmation or questions, you can contact Erin Cummings with the County Road Commission at 269-781-9841.

12. Who will prepare the soil erosion plan? What is the process for that? How do we know what you want? The soil erosion plan should be prepared by a qualified company capable of doing this type of work. If your demolition crew is not experienced in this type of work, you should subcontract this portion of the job. If you decide to subcontract, please indicate this on your application.

The Land Bank and the City of Battle Creek want the post demolition grades to be as near to the pre-demolition grades as possible. A scaled GIS map showing existing contours has been included for reference in Appendix J. Retaining walls marked on the map in Appendix K should remain if possible; these include the ones behind the buildings that are adjacent to the river and those along the public road.

13. To prepare a site grading plan for a Soil Erosion Permit an existing topographic map is needed so that a final grading plan can be prepared and submitted. Is there an existing site topography map of the project area?

A scaled GIS map with a topography layer is included in Appendix J for reference only; it is expected that a new map showing contours based on field work would be completed as part of the soil erosion and sedimentation control permit.

Note: Because the detail on the topo map is difficult to read, we have included it as a pdf attachment to the registered group. This attached pdf allows you to zoom in so that you can see the contours more clearly. Also, a full sized map is available in the CCLBA office, and interested contractors can view these by contacting Krista Edwards in advance at 269-781-0859 to set up an appointment time.

14. What type of electrical wiring is on site and what will happen to the transformer boxes? Who will contact SEMCO to have gas services removed? What about phone lines?

The Land Bank is working with Consumers Energy to remove transformers on site and prepare it for demolition; Consumers Energy also will de-energize all underground lines. There is an off-chance that other arrangements will be made for the removal of the transformers that could result in a change order; however, it is not currently part of the bid.

Likewise, staff will work with SEMCO to ensure that the gas lines and meters are removed for demolition.

In addition, staff has contacted AT&T and Comcast. AT&T will remove its equipment on site; Comcast indicated that it does not have any service lines on site.

The Land Bank will not issue a Notice to Commencement until all of this work is either complete or alternative arrangements have been made for the removal of the transformers.

15. When is the completion date for the demo?

August 31, 2012

16. Will asbestos and universal hazardous material be removed before demo?

Yes, the Land Bank will ensure that asbestos and other hazardous material will be removed from the site prior to the issuance of a Notice to Commence.

17. How are we invoicing? Monthly?

The Land Bank has changed the pay schedule. It will now retain 10% of the total project cost until the entire project is completed. The remaining 90% of the project cost will be divided into four phases (each equaling 25% of the remaining), which will correspond to project's four phases (see Appendix L). Payment will be made on each phase as it is completed. Please note that each phase includes the removal of some building and some parking areas, as well as adequate stabilization. For additional information, please see "A. Scope of Work/Other Aspects to Consider/#18" in the Amended RFP.

18. How are the stumps, dead trees and live trees going to be handled?

Upon review of this issue, the Land Bank has decided to have certain stumps and trees removed; all have been marked with orange spray paint. In total there are 57 stumps and 10 trees. The only trees slated for removal are close to buildings. In addition, staff has marked downed logs and miscellaneous tree debris that should also be removed. This would include removing a enough of the trees around the pool/clubhouse to remove those structures, but not removing all the downed trees in that area (staff has spray painted most of the trees hanging over the pool and these should be removed). As part of this bid, the Land Bank is now asking each respondent to include a price for stump, tree, and miscellaneous debris removal.

A map showing the approximate location of stumps, trees, and miscellaneous debris is included in Appendix K.

Note: Because the detail on the features map may be difficult to read, we have included it on an attachment to the registered group. This attached pdf allows you to zoom in so that you can see the detail more clearly. Also, a full sized map is available in the CCLBA office, and interested contractors can view these by contacting Krista Edwards in advance at 269-781-0859 to set up an appointment time.

19. Who is removing the playgrounds, landscaping, rocks, boulders, parking lot lights, sidewalks?

The removal of the playgrounds and their borders should be included as part of the contractor's bid. The City and Consumers Energy will address lighting. Regarding boulders and rocks, they can remain on site.

Private sidewalks leading between the apartments should be removed, and should be included as part of the demolition bid. However, the public sidewalk along Winding Way will not be removed as it is City property.

20. Are there any salvage rights?

The Land Bank does not retain salvage rights; however, the selected contractor may salvage and recycle all appropriate material.

21. Is there a bond required for the project?

The only bond required is the one required by the City of Battle Creek as part of the Demolition License process. For more information, please contact the City of Battle Creek Code Compliance Office at 269-966-3379.

22. Is it necessary to obtain a City of Battle Creek Demolition License prior submitting the bid?

You do not have to obtain a license prior to submitting the bid, but you should familiarize yourself with the requirements to ensure that you can meet them.

23. On Page 9 it states that the Conflict of Interest Statement and Supporting Documentation is in Appendix E, but that is not correct.

It should be Appendix F.

24. Is there a scaled survey of the property and parking lots?

No, but scaled GIS map has been provided in Appendices G & J and Respondents are invited to re-visit the site and take measurements.