



Bid Documents

**1700 Strongs Avenue
Stevens Point, WI 54481**

Bid Contact: Ryan Kernosky, Director of Community Development
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ADVERTISEMENT FOR BIDS

COMMERCIAL PROPERTY DEMOLITION

1700 STRONGS AVENUE, STEVENS POINT, WI 54481

Sealed bids will be received by the Executive Director of the City Redevelopment Authority at City Hall, 1515 Strongs Avenue, Stevens Point, WI 54481 no later than 1:00 pm CST on January 7, 2022. Bids will be publicly opened and read aloud at 1:05 pm CST in the 1st Floor Conference Room at City Hall on Friday January 7, 2022. Proposals are solicited on basis of lump sum prices for the demolition and removal of the structures and parking lot, including concrete slabs, asphalt parking areas, foundation, brick, wood framing, roofing, and all mechanical equipment at 1700 Strongs Avenue, Stevens Point, WI 54481. The selected contractor shall furnish all labor, supervision, tools equipment, materials, utility and transportation services and all incidental items necessary to complete the entire project to the City of Stevens Point's satisfaction.

Bidding Documents are on file in the Office of the Executive Director of the Redevelopment Authority, 1515 Strongs Avenue, Stevens Point, WI 54481. Qualified persons may request copies of the Bid Documents or a tour of the facility by sending an email request to rkernosky@stevenspoint.com.

BY ORDER OF THE CITY OF STEVENS PONT REDEVELOPMENT AUTHORITY
RYAN J. KERNOSKY, EXECUTIVE DIRECTOR

*****ALL BID PROPOSALS MUST BE SUBMITTED UTILIZING
THE BID FORM ON THE NEXT PAGE*****

Scope of Work

Contractor shall furnish any and all supervision, labor, materials, tools, and equipment required to perform work as described in the Technical Specifications. Contractor shall comply with all local building codes.

Bid Proposal

I, the undersigned contractor, have inspected the property indicated above and have familiarized myself with all of the requirements of the bid documents and Technical Specifications. I propose to furnish all supervision, labor, materials, tools, and equipment necessary to accomplish all of the work described, in an efficient and workmanlike manner in accordance with the Technical Specifications included.

Following award, we will provide the required Certificate of Insurance from the following insurance company: _____.

We proposed the following costs for demolition, removal, and satisfactory disposal of the structure at 1700 Strongs Avenue, Stevens Point, Wisconsin 54481 including any disposal costs, equipment costs, any permits, bonds, and insurance.

For a total price of \$ _____

I will begin the work within _____ consecutive calendar days from the date of the Contract Award and will complete the work within _____ days from the date of start, unless otherwise specified by the City of Stevens Point.

Name of Company: _____

Mailing Address: _____

Name and title of agent submitting bid: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

The terms and conditions outlined in the invitation to bid become part of the formal contract following award, unless otherwise specified. Each bid must be submitted in strict accordance with requirements of these instructions.

CONDITIONS OF BIDDING:

1. Sealed proposals will be received at the City of Stevens Point Redevelopment Authority Executive Director, 1515 Strongs Avenue, Stevens Point, WI 54481 through 1:00 pm CST on Friday January 7, 2022.
2. Late bids will not be accepted.
3. The following must be written on the exterior of the envelope: "Attn: Bid Documents (Demolition) – 1700 Strongs Avenue"
- 4. Faxed and/or Emailed copies of bids will not be accepted**
5. Bids shall be provided in a "Not to Exceed" Dollar Amount.
6. The bid opening will occur at 1:05 PM CST on Friday, January 7, 2022 in the 1st Floor Conference Room at the City of Stevens Point City Hall located at 1515 Strongs Avenue, Stevens Point, WI 54481.
7. The City of Stevens Point ("City") reserves the right to reject any and all bids, in whole or in part, to award any item, group of items, or total bid, and to waive informality or technical defects, if it is deemed to be in the best interest of the City.

GENERAL INFORMATION:

1. Asbestos testing has been completed and Abatement of Regulated Asbestos Containing Materials (ACM) will be completed prior to demolition activities.
2. The successful contractor will be required to provide all required State and Local permits prior to starting demolition.

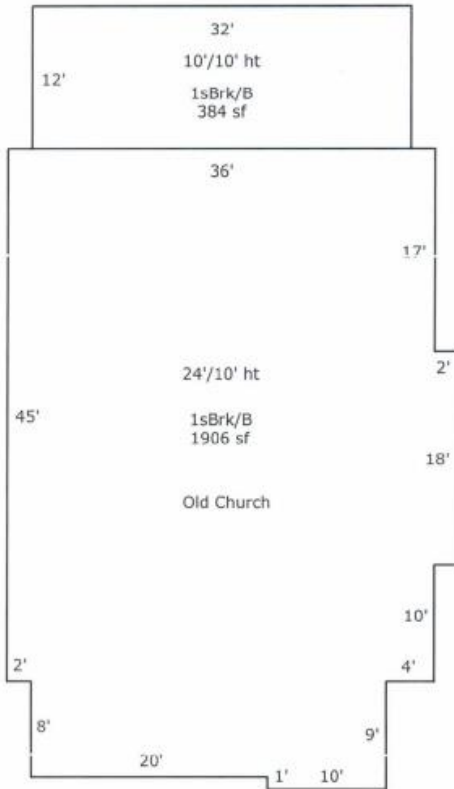
BID EVALUATION/AWARD CRITERIA:

Award of the bid shall be made to the lowest and best responsive and responsible Bidder meeting the specifications set forth herein. It is the responsibility of the Bidder to carefully estimate the amount of materials to be reused, recycled, and/or landfilled. **The City highly recommends that the Bidder complete a walk-through of the property.** Said meeting can be scheduled with the Bid Contact.

TECHNICAL SPECIFICATIONS

Schedule of Drawings

No technical drawings are available. Contractors are strongly encouraged to visit the site. Approximate square footage of building has been obtained from the City Assessor. First floor is ~2,200 sf in size, plus the ~370 sf balcony. The basement is ~1,500 sf in size. The parking lot is ~5,200 sf in size.



Scope

The work involves all the labor, materials, tools, and equipment necessary for and incidental to the demolition and removal of all buildings and any rubble and debris from the subject property. The work shall also include backfilling the basement and building footprints with clean engineered fill followed by compaction and seeding as described in these specifications. The asphalt parking lot adjacent to the subject property will also need to be removed and properly disposed of. The City of Stevens Point will work with the selected contractor regarding utility shutdown and disconnection.

The selected contractor will also work with the adjacent property owners to ensure no negative impacts during the demolition of the structure.

Demolition, Removal, and General Requirements

1. Demolition work shall be done in strict accordance with all applicable laws, ordinances, and codes of the City of Stevens Point and the State of Wisconsin.

2. Demolition work shall include the demolition and removal of building outside of the City right-of-way (and all trash and debris in or around the structures). Foundations, walls, steps, and floors shall be removed to below the grade level and backfilled to the grade level of the surrounding area. In the event a foundation wall contributes to the support of neighboring structures or public streets, and/or adjacent parking, it shall be retained. In case of doubt on the part of the contractor, they shall immediately notify the City of Stevens Point with the respect to the removal of the wall in question. The asphalt parking lot adjacent to the subject property will also need to be removed and properly disposed of.
3. The demolition having been completed as specified in paragraph 3 above, any pit shall be cleaned of wood, trash, and other combustible and objectionable material in preparation for backfilling.
4. Backfilling material shall not include metal, brush, trees, wood, or any combustible material. Other masonry material from the buildings at the property may not be used for backfill and no masonry material shall be brought in for use. Additional backfill needed at the project sites must be clean and from a reputable source. The backfill shall be placed in 18" lifts and compacted by heavy equipment available, to the satisfaction of the City. The contractor shall provide suitable topsoil and shall seed the properties with an approved grass mix after final grading, where applicable. The City reserves the right to require the contractor to cause compaction testing of backfill material to be completed if the City determines such testing is necessary. All trucks loading or unloading materials shall do so on job site property only.
5. The grade of the parcel after the structures are demolished, removed and backfilled shall be of a uniform slope so that the site will drain properly. Proper seeding is required.
6. In the event that storage tanks, walls, cisterns, or subsurface structures are uncovered in the demolition operation, the contractor will contact the City immediately.
7. The City of Stevens Point will work with the selected contractor regarding utility shutdown and disconnection at the property.
8. The selected contractor will be required to maintain and limit access to the project sites during demolition activities.
9. The contractor shall utilize a State-approved disposal site for all rubble and debris and submit to the City for approval the routing of all trucks from the various sites to the place of disposal, if requested. Receipts from the approved facilities must accompany the Contractor's Request for Payment. All trucks used for hauling must use tailgates and will be required to use the hauling route approved by the City, if required. Any material dropped from the trucks must be picked up. It shall be the responsibility of the contractor to clean daily the haul route of all the materials dropped from the haul trucks. The contractor will be required to maintain streets and clean daily from them any dirt and debris falling from trucks or from tires. If streets are not kept clean daily by the contractor, the City will clean same and deduct the cost from funds due the contractor.

10. **Extreme caution shall be used in demolition and removal to prevent damage to adjoining properties not included in this Contract.** The contractor shall be responsible for any damages to adjacent buildings or property caused by demolition and removal, including, but not limited to, any damage to any streets, sidewalks, utilities or related improvements. Any damage occurring to said improvements and caused by the contractor shall be repaired and/or replaced to their original condition or better by the contractor at his sole cost and expense to the satisfaction of the City.

Protection of Items not to be Moved or Removed

The contractor shall protect all sidewalks, curbs, pavements, and other public or private facilities that may be damaged or endangered by work required under the specifications and shall restore and make good sidewalk, curb, pavement, and any other public or private facilities that may be damaged or destroyed, to the satisfaction of the City.

Occupancy of Public Right of Way

If and whenever the work under this Contract shall require the digging up, use or occupancy of any public way, area, alley, sidewalk, or other public place, the contractor shall furnish, erect, and maintain such barriers and lights as will prevent the occurrence of any damage caused in connection with such digging up, use, and occupancy and shall assume liability for all damages which may result there from. The contractor will be required to obtain all necessary permits and permissions.

Dust Control

The contractor shall have an active fire hose of sufficient length to cover the section of building that are to be demolished. The hose shall be run as needed. This shall be done as long as any demolition work is being done. The intent of hosing with water is to prevent dust and check possible fire hazards. This dust control method shall be solely the contractor's responsibility to implement. Failure to carry out this portion of the Contract will be grounds for the City to stop work. Under no conditions will the work be permitted to continue or start until the City is satisfied as the method of dust control of the contractor. Contractor shall obtain fire hydrant meter from City of Stevens Point Water Department.

Safety Requirements

1. The contractor shall comply with all Federal, State, and local laws, ordinances, and regulations.
2. The contractor shall use all proper precautions to protect persons from injury. Proper guards as specified shall be placed in the vicinity of the work and a sufficient number of red warning lights shall be placed to protect the public from damage and injury. The contractor shall be held responsible for all damage and injuries.
3. The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damage and injuries.
4. The contractor shall be entirely responsible for all apparatus, equipment as appurtenances as furnished by them in connection with this work until date of final acceptance; special care shall be taken to protect all parts thereof in such a manner as may be necessary or as directed.

5. Precautions shall be executed at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, building and construction codes shall be observed.

Use of Explosives

The use of explosives to perform the work under this contract is prohibited.

Burning Specifications

The burning of combustible materials will not be permitted at any time prior, during, or after the demolition operations.

Moving Structures to Other Locations

No structure shall be moved from the premises as a whole, or any substantially whole condition, but all such buildings shall be demolished on the premises.

Permits

The contractor shall secure all required State and Local permits, including those from the Wisconsin Department of Natural Resources and pay all required permit fees necessary to perform this project.

Hazardous or Combustible Materials

Removal of hazardous and/or combustible materials identified throughout the structures will be completed prior to demolition activities. Regulated Asbestos Containing Materials were identified within the structures and abatement will be completed prior to demolition activities.

Removal of Trash and Refuse

The contractor shall be responsible for removing all trash and refuse remaining on the site. No combustible material shall be permitted to accumulate on site. If, in the opinion of a City Official, there is a fire hazard developing, he or she is empowered to stop all operations until the hazard is promptly removed.