

**REQUEST FOR PROPOSALS FOR
Regulated Asbestos Containing Material (RACM) Demolition, Cleanup and Disposal of
Asbestos contaminated building(s)/debris
City of Stanwood, Iowa**

NOTICE TO BIDDERS

The City of Stanwood, Iowa (the City) is seeking sealed bids for the demolition, clean-up, and disposal of the asbestos contaminated building(s)/debris located at 211 and 213 East Broadway Street, Stanwood, Cedar County, Iowa (the Site).

Sealed Bids will be received until 12:00 p.m. (noon) on July 22, 2022.

Mark envelope: 211 & 213 E Broadway St Demolition Bid

Submit to: Stephanie VonBehren, City Clerk
City of Stanwood, Iowa
209 East Broadway
Stanwood, Iowa 52337

No faxed or emailed bids will be accepted.

The complete project cleanup plan and bid documents are available for download and can be found at

<https://ecia.org/programs/brownfields/pdfs/Public%20Repository/Stanwood/Stanwood%20RACM%20Clean-up%20Plan%20051822R1.pdf>

Additional project information can be found at:

https://ecia.org/brownfields/brownfields_public_repositories/stanwood.php

A professional structural engineer has opined that the buildings are no longer safe to enter due to ongoing decay and as a result, the asbestos containing materials identified in Terracon's Asbestos Sampling Survey Report dated July 22, 2021 cannot be removed prior to demolition.

The City is requesting Brownfields Revolving Loan Funding (BRLF) to complete the RACM demolition and is requiring that the selected Iowa-licensed contractor (the contractor) provide a pad-ready site for future redevelopment (the project). Additionally, the project requires a qualified environmental professional. The contractor, if has the appropriate experience, may be the qualified environmental professional (QEP) on the site or the contractor may subcontract out the role to a qualified individual for oversight, air monitoring sampling and preparation of a site-specific assurance project plan and health and safety plan. The contractor will be responsible for obtaining a QEP for the project. Minority and women-owned businesses are encouraged to participate.

By making a proposal on this Project, the bidder represents that the bidder has examined the properties in question. The bidder who is awarded the contract shall execute a contract to be provided at a later time. All work is to be done in strict compliance with these plans and specifications unless the City has stated otherwise in the written contract to be executed by City and contractor.

The City is an equal opportunity employer. Contractor must comply with all Federal, State and local requirements under the contract. Award of this contract is subject to the following conditions and contingencies:

- 1) The approval of such governmental agencies as may be required by law.
- 2) The appropriation of adequate funds by the proper agencies.

If you have questions regarding this project, please contact the City:

Stephanie VonBehren, City Clerk

City of Stanwood, Iowa

209 East Broadway

Stanwood, Iowa 52337 Stanwood@netins.net 563-942-3340

BID NOTICE

RACM Demo: 211 and 213 East Broadway, Stanwood, Iowa

City of Stanwood Standard Instructions for bidders

- 1) Sealed bid proposals will be received by the City Clerk until 12:00 P.M. on July 22, 2022. Bids received later than the date and time specified will not be considered and will not be opened.
- 2) The name and address of the bidder should appear in the upper left-hand corner of the envelope. **Bids will not be accepted via fax or email.**
- 3) All proposals will be opened and read publicly and are subject to public inspection.
- 4) Municipalities are exempt from any sale, excise or federal taxes. Bid prices must be exclusive of taxes and will be so construed.
- 5) The City reserves the right to reject any and all bids, to waive technicalities or irregularities and to enter into such contract as it shall deem to be to the best interests of the City. The City reserves the right to defer acceptance of any proposal for a period not to exceed forty-five (45) days from the due date of the bid. The City also reserves the right to extend by mutual consent an awarded bid when such action is in its best interest.
- 6) Bidders should familiarize themselves with all of the terms and conditions set forth in the bid specifications. Failure by the bidder to familiarize himself/herself with these terms and conditions does not excuse the bidder from fulfillment of the bid specifications.
- 7) The City will not be subject to any price increases after a bid award, unless it was part of the original bid terms.
- 8) Bidders shall state in writing and attach to the bid, any conditions/exceptions that are part of the bid price. Comments to the effect "see literature" will not be acceptable.
- 9) Awarded bidder(s) are responsible for obtaining all necessary permits as required by OSHA, Federal, State and/or Local regulations.
- 10) Bidder declares that the proposal is not made in connection with any other bidder submitting a proposal for the same bid and is in all respects fair and without collusion or fraud.
- 11) The City will not award a bid to any bidder who owes a delinquent tax to the City. Bidders certify by virtue of their signature on the bid sheet that neither the bidder nor any business or corporation which the Bidder owns an interest is delinquent in tax obligations to the City.
- 12) Throughout the work period, the contractor shall maintain the work site in a generally accepted standard of cleanliness, free from accumulation of waste materials, or rubbish caused by his operations and shall take prompt action to correct any hazardous conditions reported.

BID FORM

RACM Demo: 211 and 213 East Broadway, Stanwood, Iowa

- 13) Unless otherwise specified, the contractor shall furnish and assume full responsibility for all materials, equipment, labor, transportation, construction equipment and machinery, tools, fuel, appliances, power, light, heat, telephone, water, sanitary facilities, temporary facilities and all other facilities and incidentals necessary for the furnishing, performance, testing, start-up and completion of the Work.
- 14) The Contractor shall take all the necessary steps to secure the site in a manner to prevent access by the general public. This shall include at minimum a demolition zone consisting of temporary barricade type fence shall be erected around each structure to be demolished to prevent access by the public. Such fence shall be: (1) At least four feet high. (2) Consistently restrictive from top to grade. (3) Without horizontal openings or indentation wider than two inches. The fence shall be erected before demolition begins and shall not be removed until the building site hole is filled.

In the event that the contractor accesses neighboring properties either through equipment or falling debris and the adjacent property owners claim damages, it will be the contractor's responsibility to work through those claims and not hold the City responsible. The Contractor shall be responsible for all damages to public and private property. The Contractor shall have at least one responsible individual who is dedicated to resolving reports of property damage. Contractor shall maintain a log of property damage reports and their resolution, including dates for each damage report, pictures, contact information, and resolution. If public or private property damaged by the Contractor is not repaired or resolved on a timely basis to the satisfaction of the City, the City has the option of having the damage repaired at the Contractor's expense to be reimbursed to the City or withheld from the Contractor's future payments.

- 15) The Contractor may utilize the services of specialty subcontractors on those parts of the Work which, under normal contracting practices, are performed by specialty subcontractors. The Contractor shall not award any work to any subcontractor without prior written approval of the City. The Contractor shall be as fully responsible to the City for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of person directly employed by him. The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the work to bind subcontractors to the Contractor by the terms of the General Conditions and other contract documents insofar as applicable to the work of subcontractors and to give the Contractor the same power as regards to terminating any subcontract that the City may exercise over the Contractor under any provision of the Contract documents. Nothing contained in this bid shall create any contractual relation between any subcontractor and the City.
- 16) The Contractor shall not assign the whole or any part of this contract or any moneys due or to become without written consent of the City, which in its sole discretion may be denied. In case the Contractor assigns all or any part of any moneys due or to become due under this contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and or any moneys due or to become due to the contractor shall be subject to prior claims of all person, firms and corporations for services rendered or materials supplied for the performance of the Work called for in this contract.
- 17) Documentation of disposal of all building material and hazardous material from the site at designated sites must be provided to the City as indicated in the cleanup plan.