



**Request for Bids
Demolition of Building 487
Bid No.: 15-015
Issue Date: April 29, 2015**

**Purchasing Department
73 Harlow Street
Bangor, Maine 04401
207-992-4282**

I. Introduction

The City of Bangor requests bids from qualified contractors for the demolition, removal and disposal of Building located at Polk Street, Bangor, Maine. The building is a former mixed use building associated with the former Dow Air Force Base and is approximately 18,671 square feet total.

All work must be performed in accordance with all applicable State and Federal laws such as HUD, EPA, OSHA and DOT, as well as local regulations, standards and codes.

II. General Information

General information is available on the City's website at the following web address: www.bangormaine.gov/bids/proposals. By submitting a response to this solicitation, the bidder accepts the responsibility for downloading, reading and bidding by the terms and conditions set forth in the City's "General Information for Vendors". All questions shall be directed in writing to bids@bangormaine.gov.

III. Submission

Please return the Bid Form in an envelope clearly marked "**Bid No.:15-015: Building 487 Demolition**" by **2:00 P.M., Wednesday, May 20, 2015** to the Purchasing Department, City Hall, 73 Harlow Street, Bangor, Maine 04401.

Bids may also be submitted via email by using the link at the top of this page or by sending to: bids@bangormaine.gov. If emailing bid, please reference "**Bid No.: 15-015: Building 487 Demolition**" in the subject line. Bids will be publicly opened at the time stated above.

A tabulation of the bids received will be available after 3:00 PM on the date of opening. Bid results may be viewed by visiting the City's website at [www.bangormaine.gov, Bids/Proposals/Results](http://www.bangormaine.gov/Bids/Proposals/Results).

IV. Pre-Bid Meeting & Site Visit

A mandatory pre-bid conference and site visit will be held at 8:30 A.M. on Monday, May 11, 2015 at Polk Street to discuss the work requested. This will be the only opportunity for Bidders to inspect the property.

V. Questions

All questions or request for clarifications submitted during the pre-bid meeting referenced in Section IV will be answered at that time.

Any questions after the pre-bid meeting must be submitted in writing to bids@bangormaine.gov. A response to such questions will be in the form of an addendum which will available on the City's website.

VI. General Requirements

1. All measurements are estimates and shall be verified by the Bidder.
2. The successful Bidder at his/her own expense, shall procure all necessary permits and licenses and agrees to comply with all laws, ordinances, codes and regulations applicable to the performance of work.
3. Due to the age of the structure, Bidders are advised that lead-based paint, asbestos and non-TSCA levels of PCBs may be present. It is the responsibility of the successful Bidder to properly dispose of such materials.
4. If the successful Bidder fails to complete the entire work by a date established between them and the City, liquidated damages will be charged on a daily basis for every calendar days past such date. Liquidated damages shall be at a rate of \$50.00 per day and shall be deducted from the contract price.
5. The contractor and any subcontractors shall abide by the Federal Contractor Provisions document, the wage determination rates and the Making Davis Bacon Work document which are available as Attachments 1 and 2.
6. The contractor shall produce and follow an approved Health and Safety Plan for the project.
7. To enter the building during the site visit interested bidders shall sign a City of Bangor Liability Waiver.

8. To be eligible to submit a bid, a contractor shall have a current generic Brownfields Quality Assurance Project Plan (QAPP) approved by both the EPA and Maine DEP. A contractor shall include with their bid a copy of the signed QAPP cover sheet as evidence of meeting this requirement.

VII. General Scope of Work

1. Existing Building and Foundations:

- A. Removal and proper offsite disposal of all components of the existing building assemblies including all floors and footings.
- B. Removal and proper offsite disposal of internal walls containing less than 50mg/kg levels of PCB paints. All associated wastes shall be disposed of at a facility licensed to accept such wastes.

2. Roof Assembly:

- A. Removal and proper offsite disposal, in accordance with Maine DEP Chapter 425: Asbestos Management Regulations, of all components of the existing roof assembly, which has tested positive for Asbestos Containing Building Materials. Please see attached reports for specifications.

3. Backfill:

- A. Install an appropriate type of clean fill in the entire hole created by the removal of the existing floors. The hole shall be backfilled to a level of the existing grade and smooth graded for a good finished appearance. Place grass seed and hay on all disturbed areas.

VIII. Detailed Scope of Work

1. Federal Contracts:

Contractor shall comply with all requirements of the attached "City of Bangor Federal Contract Provisions for Contracts \$10,001 to \$100,000" (Attachment 3) as well as "General Decision Number: ME 150019 01/02/2015" and "Making Davis Bacon Work" which are incorporated by reference.

2. Demolition Work:

- A. Description: The work specified in this section includes demolition work, as indicated.

- B. General: All work shall be in accordance with these Specifications. Furthermore, all work shall conform to all local building codes.
- C. Existing Building and Foundation: The work shall include the removal and proper offsite disposal of all components, including all floors and footings, of Building 487 located on Polk Street in Bangor, ME.

All wastes must be disposed of at a facility or facilities licensed to accept asbestos waste, less than 50 mg/kg PCB wastes, asbestos waste co-mingled with less than 50 mg/kg PCB waste, hazardous and universal wastes, and waste oil/oily water, as applicable. Scrap metal wastes may be recycled as scrap metal.

- D. Sewer Connection: The work shall include excavation to allow access to the existing sewer line. The work shall also include capping/plugging the sewer line 8' outside of the foundation and marking the location of the cap if the sewer line is in fair to good condition. If the sewer line is in poor condition, the cap shall be placed at the location where good pipe starts and the poor pipe shall be removed and disposed of properly off site. ***The cap and location shall be inspected by the Sewer Department and Project Manager prior to backfill. The bid price shall include capping the sewer connection up to 8 feet away from the existing foundation. Should capping be necessary beyond 8 feet due to the condition of the pipe, the further digging shall be handled via change order.***
- E. Drain Investigation: The work shall include the tracing and investigation of the floor drain location and terminus as identified in REC-4 and at other points in the SSQAPP dated July 2, 2014 so as the City may be able to further investigate any subsurface contamination.

3. Site Work:

- A. Description: The work specified in this section includes miscellaneous items of site work specific to the project, as indicated.
- B. General: All work shall be in accordance with all applicable local building codes, the Project Specifications, Drawings and Plans and as needed for a complete and proper installation.

4. Backfill:

- A. Foundation Hole: The work shall include the installation of an appropriate type of **clean** fill in the hole created by the removal of floors and footings. Backfill shall be installed around the entire site on all disturbed areas to the

level of existing grade and not create run off issues. All backfill shall be graded smooth for a good finished appearance.

- B. Sewer Line: The work shall include the installation of an appropriate type of **clean** fill in all disturbed areas created by the uncovering and removal of the existing sewer line. The disturbed areas shall be filled to a level of the existing grade and be smooth graded.
5. Lawn:
- A. Seed and Hay: The work shall include spreading grass seed over all areas backfilled in Section 5. The work shall also include spreading hay over this entire area as well.
6. Roof Work
- A. Description: The work specified in this section includes removing existing roofing materials as indicated.
 - B. General: All work shall be as indicated in these specifications and as needed for a complete and proper removal. Furthermore, all work shall conform to all local building codes.
 - C. Demolition: All roof assemblies on the building shall be removed and properly disposed of offsite as indicated and required.
 - D. A.C.M.: The existing roof assembly has tested positive for the presence of Asbestos Containing Material. The existing roof assemblies shall be removed and disposed in accordance with Maine DEP Chapter 425: Asbestos Management Regulations.
 - E. On Site Monitoring: The City of Bangor shall maintain an on-site monitor during the course of the roof removal phase of the project.
 - F. Monitor: Wynne Guglielmo, Environmental Coordinator for the City of Bangor, shall be the on-site monitor during the removal of the roof. Wynne can be contacted at 992-4255 or at wynne.guglielmo@bangormaine.gov.
7. Reporting:
- A. Provide a final Remedial Action Report documenting and summarizing the remedial activities completed at the Site in accordance with the scope of work. The Remedial Action Report shall be a narrative section documenting the actions taken in the project, compliance with RFP requirements as well as a table summarizing the amounts of various waste streams (asbestos, PCB wastes, general demo debris, etc.) and where the waste streams went. This report shall be stamped by a Maine Professional Engineer. In addition to documenting and summarizing the remedial activities, the Remedial

Action Report must document compliance with the Davis-Bacon Act. If Minority Business Enterprises and Women Business Enterprises provide services for the project, their level of participation must be documented. The Provider must submit one (1) electronic copy (i.e. cd) version of the final document, and two (2) bound paper copies including all applicable tables, figures, appendices, and attachments.

Prior to submission of a final Remedial Action Report the Contractor must submit a draft Remedial Action Report for Department review and comment.

IX. Additional Bidder Information

The following additional reports and resources are available as Attachments to this bid and must be reviewed by respondents:

Attachment 4 – Site-Specific Quality Assurance Project Plan
Attachment 5 – Hazardous Building Materials Survey Report
Attachment 6 – Remediation Action Implementation Report
Attachment 7 – Phase I Environmental Site Assessment.



www.bangormaine.gov

Bid Form
Demolition of Building 487
Wednesday
Bid No.: 15-015

Bid Deadline:
2:00 PM,
May 20, 2015

Note: Services must be bid by using this Bid Form. Failure to comply with the above may result in disqualification.

Item	Description	Qty.	Total Price
1	All personnel, labor and materials necessary for the complete demolition, disposal and backfill of Building 487 as stated in this Request for Bids.	Lump Sum	\$ _____
Number of days to complete the work upon receipt of a purchase order: _____ days			
<i>Price must include all miscellaneous charges: permits, fuel, transportation etc. No other charges will be accepted.</i>			

Business Name:			
Street or PO Box			
City, State, Zip			
Telephone Number			
Fax Number			
Email Address			
Contact Name			
Title		Date	