



INVITATION FOR BID

SCOPE AND SPECIFICATIONS

Demolition Two-Level Commercial Structure

Project Address:

439 South 2nd Street Montrose Colorado 81401

Project Number # 19-046

This property will be open for inspection on Tuesday February 4th 2020, 7AM to 5PM

INTRODUCTION

SCOPE OF BID

The City of Montrose is requesting bids from qualified contractors to complete the demolition of one, two level, commercial structure as specified in the attached documents. The contractor shall also perform any and all associated tasks required before, during, and after, for a safe and legal project completion. All work shall be completed as specified in the bid documents.

PURPOSE

The purpose of this solicitation is to seek and select a qualified contractor that will be able to complete the project by May 15th, 2020. Work cannot begin until asbestos abatement is complete which should be no later than April 1st, 2020. The demolition project duration should not extend beyond 21 days.

PROJECT NUMBER

The project number must appear in all documents, correspondence, drawings, invoices, and emails regarding this invitation to bid and subsequent contract award.

The Project Number for this solicitation is: **19-046**

BID DUE DATE AND TIME

Bids must be received in HARD COPY form at the front desk of Montrose City Hall 433 South 1st Street Montrose Colorado 81401 on or before the bid due date and time addressed to the attention of Mark Armstrong, Facilities Manager. The hard copy bid due date and time for this solicitation is: Thursday February 13th, 2020 at 2:00PM. The deadline for questions is 5:00PM Thursday February 6th.

PROJECT MANAGER and CONTRACT ADMINISTRATOR

Mark Armstrong
City of Montrose Facilities Manager
marmstrong@ci.montrose.co.us
(970) 240-1479

SCOPE OF WORK AND PROJECT SPECIFICATIONS

This project consists of the complete, safe, and legal demolition of a commercial structure and its surrounding improvements as required by law and in accordance with these specifications.

- 439 South Second Street is approximately a 3200 square foot, split level, office building with occupied adjacent structures in very close proximity. A protection plan for adjacent properties may be necessary during demolition.

Please outline any plan to protect the adjacent structures from damage in your bid package.

ADMINISTRATION, MOBILIZATION, PERMITS, FEES, AND NOTICES

- The City of Montrose will submit and pay for the associated State of Colorado project demolition permit.
- Mobilization to the site and staging of any equipment will not be allowed until all required permits and notices have been filed, and all fees paid.

SAFETY FENCING, BARRIERS, SITE SECURITY, AND SILT FENCING

- Upon award of contract, all identified structures and material for removal including concrete foundations, footings, slabs, fencing, and debris shall become the property of the Contractor.
- For the duration of the project, security of the project site including but not limited to trespass, materials, structures, salvageable items, and debris are the Contractors responsibility.
- Properly installed and secured six (6) foot tall chain link safety fence **panels** will be required around the perimeter of the work site (building structure) and maintained throughout the project.
- Access along South Second Street, adjacent alleys and driveways will be kept open unless prior coordination is made with the Project Manager, affected property owners, and other contractors working in the area. Adjacent roadways will be kept free of debris resulting from the project at all times.
- No Trespassing signs will be installed before any work begins, and left in place until the project is complete.

- Contractor is responsible for protection to workers, the general public, and the environment from dust, runoff, mud, and debris resulting from the work to include but not limited to surface water, roadways, and adjacent parcels.
- There is a small gravel portion of this lot to the north side of the building that can be used for staging during this project.

UTILITY LOCATE, CAP, REMOVAL, AND DISCONNECTION

- The City of Montrose will initiate utility locates (811) and disconnections before any ground breaking or subsurface work is conducted. Prior to any demolition work beginning, all utility connections to the structures will be terminated and disconnected according to each utility provider's requirements. This includes, but is not limited to electric, solar, water, well, natural gas, propane, heating oil, telephone, television, satellite, internet, and alarm. This is especially important before posting the No Trespassing sign.
- Contractor is to verify that all utilities have been properly disconnected and no further utility work is required prior to demolition.
- The City will make sure that any existing HVAC equipment has had its refrigerant recovered and be ready for proper disposal prior to demolition beginning.

SEPTIC DECOMMISSIONING AND SANITARY SEWER CAPPING

- Sanitary sewer termination will be performed by The City of Montrose.
- Septic decommissioning consists of locating, pumping, legally disposing of waste and removing of the septic tank(s), grease trap(s), drain field(s) and associated connection and drain field piping of all septic systems, active or abandoned on this parcel as required by local regulations.
- The City of Montrose is not aware of septic systems existing on the property.

STRUCTURE DEMOLITION, HAUL, RECYCLE, AND DISPOSAL

- The contractor shall have daily on-site supervision through-out the project, with the authority to negotiate changed conditions and take immediate action on construction site safety and health issues.
- ***All debris must be disposed of at an appropriately permitted facility verified by documentation of legal disposal submitted to the City.***
 - Clean concrete and concrete with rebar (not block) can be disposed of at the City's Sunset Mesa yard in the appropriate material pile.
- The City requests the removal of two trees existing along the west side of the 439 South Second Street property as part of the demolition process. Tree removal should include the root ball and backfill of the void.
- Included in demolition: The commercial structure and its foundation, all specified fences, out buildings, cellars, misc. debris, any porches, landings, driveways (concrete and asphalt), mechanical systems, building contents, etc.. The curb and continuous sidewalk along south 2nd Street are to remain. If the

contractor cannot complete the demolition project without removing or damaging the sidewalk or curb, it is the contractor's responsibility to reconstruct these items to, at minimum, their pre-demolition condition.

- The contractor must supply water for dust control during demolition and clean-up.
- The project end point for The City of Montrose is: All specified work is complete and debris removed such that the project limits are cleared in a manner and within the time frame established in this Bid Document.
- Demolition and site clearing debris will be completely removed from the project limits and disposed of or recycled in a safe, complete, and legal manner, consistent with the laws and regulations governing such activities.
- No debris is to be buried on the job site.

The City of Montrose encourages recycling of building materials and furnishings where economically feasible within the bid price.

EXCAVATION, BACKFILL, AND SPOILS

1. All excavations below grade shall be backfilled with CDOT class 1 or 2 aggregate base course per this specification.

2. Type of compaction for this project shall be as follows:

A. EXISTING SUBGRADE (GRANULAR) 90% MIN OF AASHTO T-180 (MODIFIED PROCTOR) AT $\pm 2\%$ OMC

B. EXISTING SUBGRADE (FINE-GRAINED) SEE NOTE 3

C. AGGREGATE BASE COURSE (CLASS 1,2, OR 6) 95% MIN OF AASHTO T-180 (MODIFIED PROCTOR) AT $\pm 2\%$ OMC

3. EXCAVATIONS INTO NATIVE EXISTING FINE-GRAINED SOILS (THOSE COMPRISED PRIMARILY OF PLASTIC CLAYS AND SILTS) SHALL BE PERFORMED USING AN EXCAVATOR BUCKET WITH A FLAT PLATE WELDED OVER THE CUTTING EDGE OF THE BUCKET AS TO MINIMIZE SUBGRADE DISTURBANCE. SOILS SHALL NOT BE COMPACTED IN ANY MANNER THAT CAUSES DISTURBANCE OR PUMPING OF SUBGRADE SOILS. ALL DISTURBED SUBGRADE SOILS (FROM EQUIPMENT TRACKING OR OTHERWISE) AS DETERMINED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH CDOT CLASS 2 AGGREGATE BASE COURSE AT NO COST TO THE CITY.

4. CONTRACTOR SHALL USE VIBRATORY ROLLERS ON GRANULAR MATERIALS AND SHEEPSFOOT ROLLERS ON COHESIVE SOILS.

5. MAXIMUM COMPACTED LIFT THICKNESS FOR ALL SOILS SHALL BE 8 INCHES UNLESS APPROVED OTHERWISE.

6. CONTRACTOR SHALL THOROUGHLY MOISTURE CONDITION (BY WETTING OR DRYING AS

NEEDED AND MIXING THOROUGHLY) ALL BACKFILL MATERIALS PRIOR TO PLACEMENT. WATERING OF LOOSE BACKFILL AFTER IT HAS BEEN PLACED IS PROHIBITED. MOISTURE CONDITIONING OPERATIONS FOR IMPORTED BACKFILL SHALL TAKE PLACE OUTSIDE OF THE BUILDING FOOTPRINT UNLESS APPROVED OTHERWISE.

7. ALL EXCAVATION WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND FEDERAL OSHA REGULATIONS.

8. CONTRACTOR SHALL PROTECT EXISTING UTILITIES NEAR EXCAVATIONS DURING CONSTRUCTION. EXCAVATIONS NEAR EXISTING PIPES AND UTILITIES SHALL BE PERFORMED USING HAND TOOLS IN ORDER TO PREVENT DAMAGE.

9. PRECIPITATION RUNOFF AND CONSTRUCTION WATER SHALL BE CONTROLLED SUCH THAT WATER IS NOT ALLOWED TO ACCUMULATE IN THE EXCAVATIONS, IN PAVEMENT AREAS, OR BASE COURSE LAYERS. PONDED WATER SHOULD BE REMOVED AND ANY BEARING SOILS THAT BECOME SATURATED OR SOFTENED REMOVED AND REPLACED PRIOR TO PLACEMENT OF OVERLYING FILL.

10. ALL EXCAVATED MATERIALS NOT APPROVED FOR RE-USE, LOOSE SOILS, SOFT SOILS, ORGANIC MATERIALS, DEBRIS, FROZEN SOIL, ICE, AND OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF OVERLYING FILL.

11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IDENTIFY DISPOSAL SITES FOR ANY MATERIALS LEAVING THE PROJECT AREA. IF MATERIALS ARE BEING TAKEN TO ANYWHERE BESIDES A REGISTERED LANDFILL OR GREEN WASTE FACILITY, CONTRACTOR SHALL PROVIDE WRITTEN AGREEMENTS FROM RECEIVING PROPERTY OWNER INDICATING THEIR ACCEPTANCE OF THE MATERIAL AND ANY CONDITIONS FOR USE OF THEIR SITE. FOLLOWING PROJECT COMPLETION, THE CITY OF MONTROSE WILL ALSO REQUIRE WRITTEN VERIFICATION FROM THE PROPERTY OWNER THAT THESE CONDITIONS WERE MET BEFORE RETAINAGE IS RELEASED.

12. SHOULD UNKNOWN HAZARDOUS MATERIALS BE ENCOUNTERED ON THE SITE CONTRACTOR SHALL LEAVE SUCH MATERIALS UNDISTURBED AND SHALL CONTACT THE OWNER FOR DIRECTION REGARDING HANDLING AND DISPOSAL OF THE MATERIALS

EROSION CONTROL

1. CONTRACTOR SHALL UTILIZE AND INSTALL EROSION CONTROL MEASURES AS OUTLINED IN THE CITY OF MONTROSE ENGINEERING STANDARDS AND SPECIFICATIONS.

2. INSTALLATION OF EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO SOIL DISTURBANCE OR EXCAVATION. AT MINIMUM THE CONTRACTOR SHALL UTILIZE GRAVEL ROCK SOCKS IN ALL GUTTERS BOTH UPSTREAM AND DOWNSTREAM OF THE PROJECT SITE AND

INSTALL A GRAVEL TRACKING PAD FOR ALL TRUCK TRAFFIC LEAVING THE ROADWAY.

3. WHENEVER SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD, THE ROAD SHALL BE CLEANED AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A DISPOSAL AREA. STREET WASHING SHALL NOT BE ALLOWED UNTIL SEDIMENT IS REMOVED IN THIS MANNER. STORM SEWER INLET PROTECTIVE MEASURES SHALL BE IN PLACE AT THE TIME OF STREET WASHING.

4. THE CONTRACTOR SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES AND MAKE REPAIRS OR REMOVE BUILT-UP SEDIMENT AS NECESSARY. ALL EROSION CONTROL MEASURES SHALL ALSO BE CHECKED FOLLOWING A PRECIPITATION EVENT.

5. SEDIMENT DEPOSITS SHALL BE REMOVED ONCE THEY HAVE ACCUMULATED TO A HEIGHT OF ONE HALF OF THE BARRIER OR PRIOR TO REMOVING EROSION CONTROL MEASURES.

6. A STORMWATER CONSTRUCTION PERMIT WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND THE ENVIRONMENT IS NOT REQUIRED FOR THIS PROJECT. **USE IF DISTURBANCE IS GREATER THAN ONE ACRE**

7. A STORMWATER CONSTRUCTION PERMIT WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) IS REQUIRED FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIS PERMIT THROUGH THE COLORADO ENVIRONMENTAL ONLINE SERVICE WEB PORTAL (INCLUDING PREPARATION OF THE ASSOCIATED SWMP), KEEPING THE SITE IN COMPLIANCE WITH THE PERMIT THROUGHOUT CONSTRUCTION, AND CLOSING OUT THE PERMIT UPON PROJECT COMPLETION AND SUCCESSFUL SITE STABILIZATION. AS REQUIRED BY CDPHE, INSPECTIONS OF THE SITE WILL BE REQUIRED UNTIL AT LEAST 70% REVEGETATION IS ACHIEVED AND THE PERMIT IS CLOSED OUT. **USE IF DISTURBANCE IS GREATER THAN ONE ACRE**

BUILD, INSTALL, REPAIR, NEW OR EXISTING STRUCTURES

- Any damage, from negligence by actions or failure to take action to protect, to the new or existing structure or structures attached or adjacent to this structure will be restored or repaired by the contractor at no cost to The City of Montrose.

CONFLICTS AND CONTRADICTIONS

- Any conflicts and/or contradictions will immediately be brought to the attention of the Project Manager for clarification or resolution.
- If there are any conflicts between the requirements of this contract and any law or regulation, the safest and most stringent requirements shall prevail.