



Ludlow, Vermont

A Better Place To Live, Work & Play

INVITATION TO BID

DEMOLITION AND SITE STABILIZATION OF FLOOD-DAMAGED RESIDENTIAL PROPERTY

24 EAST HILL ROAD & 30 EAST HILL ROAD

TOWN OF LUDLOW

PO Box 359

Ludlow, VT 05149

1. SUMMARY AND BACKGROUND

The Town of Ludlow is participating in the Hazard Mitigation Grant Program (HMGP) which provides funding to towns to purchase and demolish properties damaged by Tropical Storm Irene. This is a federally funded program administered by the State of Vermont Department of Public Safety. The properties included in this ITB have been purchased by the Town of Ludlow. The funding for this project is provided by these grants to the Town of Ludlow. The Town of Ludlow is an equal opportunity employer.

Contractors will provide their competitive bid to demolish and/or remove all improvements, including but not limited to, septic systems, water wells, buildings, foundations, electrical and phone lines, pavement, parking, fuel tanks, debris, and household hazardous materials. All asbestos-containing material shall be abated by a firm licensed to do such work in Vermont in accordance with Vermont rules prior to demolition separate from this ITB.

Contractors are responsible for returning the project site to a smooth, graded, stabilized, and vegetated condition that is in accordance with all applicable federal, state, and local statutes, policies, plans, and regulations.

2. BID GUIDELINES AND FORMAT

Contractors must submit the following three items with their bid:

1. Bid Form (**one bid form may be used for both properties**).
2. Contractor's proof of insurance
3. References from three previous clients

A pre-bid conference will be held at the Ludlow Town Hall Conference Room located at, 37 Depot Street, Ludlow, VT on Friday, April 26, 2019 at 10:00 am. A site visit to the properties will occur following a brief overview of the project. **It is not required that contractors be in attendance to bid on the project.**

The Town of Ludlow is requesting a lump sum bid. Contractors shall provide a cost for the project using the Bid Form included in this document.

Section 4 of this ITB shows options that can be used for certain aspects of the demolition and site work (to indicate, for example, if septic tanks will be removed or punctured and left in place). **Bid package must be received by the Town of Ludlow by May 3, 2019** and can be either delivered to the Ludlow Municipal Office, emailed to Municipal Manager, Scott Murphy at tmanager@tds.net or mailed to the Town of Ludlow, PO Box 359, Ludlow, VT 05149. The winning bidder will be selected by the Town of Ludlow's Select Board based on technical expertise and experience, cost, project schedule, and completeness of proposal. The Town of Ludlow reserves the right at its sole discretion to reject any and all bids, wholly or in part, to waive any informalities or any irregularities therein, to accept any bid even though it may not be the lowest bid, to call for rebids, to negotiate with any bidder, and to make an award which in its sole and absolute judgment will best serve the Town's interest. The Select Board reserves the right to

investigate the financial responsibility of any bidder to determine his or her ability to assure service throughout the term of the contract.

The selected contractor will work for the Town of Ludlow and will be responsible to the Town of Ludlow for satisfactory completion of the project. Payment for services rendered in accordance with the contract will be made within 30 days of successful completion of the final inspection of the property.

All contractors and subcontractors must have the following, and provide proof thereof, prior to executing a contract with the Town of Ludlow:

- a) License or certification for any work to be provided, as required.
- b) Insurance coverage as noted in this document.
- c) Technical capability, education, or expertise with regards to the skills and knowledge required to perform residential demolition projects.
- d) Contract information for three recent and unduplicated clients for similar projects, which need to include name, contact person, date of work, address and phone number.
- e) Debarment certification.

3. PROJECT SPECIFICATIONS

1. This project consists of demolition, disposal, and required site work for the following properties:

24 East Hill Road, Ludlow, VT
30 East Hill Road, Ludlow, VT

2. The locations and other particulars are identified in attachment(s) for each property that includes the following:
 - Photographs of the building;
 - Tax parcel map with the subject property marked;
 - Legal description of the property, and if already on file, a copy of a survey plot by a licensed surveyor;
 - Asbestos Testing Report (provided to the winning bidder)
3. All work on the project as a whole must be completed by June 21, 2019.

4. REQUIREMENTS

Required Professional Services

Contractor Services are to be provided by an insured contractor, including subcontractors, in good-standing with the State of Vermont, holding any required

certifications for the proposed work to be completed. A license or certification is required for the following professional services in Vermont: asbestos abatement, lead abatement, electrical, plumbing, and some aspects of septic system, water supply work. Services will be procured by competitive bid, and must be consistent with the Town of Ludlow's bidding policy and are subject to the regulations in 24 CFR 85.36 as it pertains to procurement services. All contractors who wish to bid on the advertised project must meet all the minimum qualifications established by the Town of Ludlow's Select Board.

Project Requirements

1. All waste generated by the project shall be lawfully disposed of and the contractor shall provide manifests of such transport and disposal by firms licensed to operate and transport in Vermont. All costs of disposal are included in the bid.
2. All buildings, structures shall be demolished and removed.
3. Septic tanks must be pumped, and filled in place with clean fill, crushed in place, or removed, if possible and properly disposed of in accordance with the most recent adoption of Chapter 1 of the Vermont Environmental Protection Rules: Wastewater System and Potable Water Supply Rules.
4. Septic lines and distribution boxes shall be:
 Removed if possible or crushed and left in place.
5. Unless otherwise noted, private wells must be properly abandoned and capped in accordance with the most recent adoption of Chapter 21 of the Vermont Environmental Protection Rules: Water Supply Rule and sealed no less than 1 foot below finished grade. Springs shall be filled.
6. No demolition or site work shall take place within the town or state road right of way.
7. Concrete or stone foundations shall be removed and recycled or landfilled.
8. Contractors are responsible for all access permits and sufficient access to the site, including traffic control and temporary bridges/culverts, if needed.
9. Erosion control shall be provided using Best Management Practices or State of Vermont standards for construction if stricter. Existing trees and vegetation outside of the needed project area shall be protected with snow fencing or stakes and flagging.
10. If demolition results in excavation, holes, or unusual contours, then finish grading and/or fill may be required to return the site to a "natural" state, including vegetation. Standard conservation seeding of the graded site is included in the bid. Any off-site fill used on site must be clean and free of invasive plants.

11. Site work will be coordinated with the town so as to not hinder subsequent reuse. Live trees and shrubs shall be preserved, unless not feasible due to demolition.
12. Specific site work may be required by permits and such work is included in this bid, therefore potential contractors are encouraged to obtain an understanding of such requirements as change orders due to permit conditions will not be allowed. Possible requirements may include dates of work, removal of material, grading, bank alterations, temporary erosion control, berm removal, etc.
13. Contractors are responsible for coordinating with the Town on any and all permits, notices and certifications, and shall provide a copy of all to the town. Please note: The Town of Ludlow has already obtained a permit to work within locally regulated flood zones from the DRB, which was approved on November 8, 2011.
14. All buildings have been tested for asbestos containing materials (ACM) by a qualified firm, and shall be abated by a firm licensed to do such work in Vermont in accordance with Vermont rules prior to demolition. A report will be provided by the Town to the winning bidder.
15. The contractor is responsible for the required EPA/DEC notice prior to demolition and shall provide the town a copy. The contractor is responsible for notifying Dig Safe.
16. Household hazardous wastes, mercury containing thermostats, fuel tanks, florescent bulbs and ballasts shall be removed prior to demolition and disposed of properly. Fuel tanks shall be emptied, removed and disposed of per Vermont regulations by qualified contractors.
17. If a petroleum storage tank is present, then only certified firms may do removal of such and notice must be sent to DEC prior to removal and a full closure report done, including any required testing. A copy of all testing and a closure report will be provided to the town. If contamination is found on the property, or if during work a spill occurs, stop work and contact 800-641-5005 to make a report and obtain guidance on the next steps to take regarding cleanup. Please alert the State Hazard Mitigation Officer as this may result in a change to the scope of work, timeline, and ensuring adequate funding is available.
18. All mobilization and demobilization costs are included in the bid.
19. If any archeological deposits, including Native American pottery, stone tools, bones, or human remains are uncovered during site work, the project shall be halted, the town and TRORC notified, and reasonable measures taken to preserve the area and restrict access. Work shall only recommence upon state and federal permission.
20. Salvage of metals, untreated lumber, recycling of asphalt and concrete, and deconstruction of usable items is encouraged, however all materials salvaged must be free of asbestos, and any salvage must have a manifest as to its destination. Burying or burning of any materials is not allowed.

21. The Town of Ludlow makes no warranty that the site is safe to work on. Building and structures may have been structurally compromised and the site itself may be unstable. The contractor shall have a health and safety plan for workers on site, comply with all OSHA/VOSHA rules, and shall post the site during work for authorized personnel only.

22. The contractor shall not operate on the site earlier than 7:00 AM or later than 7:00 PM.

5. Insurance

The Contractor must provide certificates of insurance to show that the following minimum coverages are in effect:

Workers Compensation: With respect to all operations performed, any contractors shall carry workers' compensation insurance in accordance with the laws of the State of Vermont. General Liability and Property Damage: All contractors shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$1,000,000 Per Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$1,000,000 Personal and Advertising Injury Liability

Any contractors shall be required to name the Town, its officers and employees as additional insureds for liability.

Automotive Liability: The contractor shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Agreement. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

TOWN OF LUDOW, VT BID FORM

CONTRACTOR: _____

The Bidder agrees to perform all work described in the ITB for the following Total Bid for this property:

NOTE:

- * Bids shall include the cost of all subcontractors and other applicable fees
- * The contractor selected will be held responsible for the total lump sum bid for this project not for individual line items on worksheet(s)

Address of Property: _____

Site Preparation/Mobilization Costs: \$ _____

Cost to Raze Primary Structure: \$ _____

Cost to Raze Foundations/Slabs: \$ _____

Cost to Raze Other Site Improvements: \$ _____

Disposal Costs \$ _____

Cost to Properly Remove Septic System: \$ _____

Cost to Properly Abandon & Cap Water Supply: \$ _____

Cost to Properly Remove Fuel Tank from Service: \$ _____

Cost to Abate Asbestos: \$ _____

Other (describe below): \$ _____

Subtotal \$ _____

Salvage (describe below): \$ (_____)

Net Dollar Amount (Total Bid for this Property) \$ _____

Contractor's Notes for "Other" Costs:

Contractor's Description of Proposed Salvage: