

**City of Salem
Request for Demolition/Cleanup Bids
Former Brown Shoe Site – 601 S Maple Street**

BACKGROUND

The former Brown Shoe property, with a given address of 601 South Maple Street, was largely destroyed by fire in 2015. Since its destruction, the City has been unable to unveil ownership of the property. The City has obtained court approval to implement cleanup of the property, for which bids are now being requested. The City of Salem does not own the property.

INSTRUCTIONS

1. **THE EXACT SCOPE OF THIS PROJECT IS NOT SET, AND MAY DEPEND UPON BID ALTERNATIVES PRESENTED BY BIDDERS. PLEASE READ THIS BID REQUEST CAREFULLY AND RESPOND TO ALL REQUESTED ALTERNATIVES.**
2. **Bids are due back to the Salem City Hall located at 101 S Broadway by 10:00 am on Thursday, Friday, January 27, 2016 at 10:00 am. Bids shall be sealed and shall prominently note that the submission is a sealed bid. Submissions made after deadline shall not be considered unless the deadline is extended uniformly for all contractors.**
3. Site is not open to the public, enter site at own risk
4. Generally speaking, project for which bids are sought consists of cleanup of the former Brown Shoe site in Salem, which had a common address of 601 S Maple Street. The subject site is bound by College Street to the west, Whittaker Street to the North, Maple Street to the east, and Mitchell Street and CSX Rail to the south.

Base Project Scope → At a minimum, project scope **SHALL** include the following components. The contractor awarded the contract for project **SHALL** bid the following services at a minimum:

- a) Removal and disposal of all fallen construction debris located on subject site;
- b) Removal and disposal of any remaining, standing brick walls (see Picture 1);
- c) The City is aware of at least one subgrade/basement area of the former building (see Picture 2). The foundation walls of this area shall be removed to a minimum of 12" below elevation of surrounding grade. Any concrete basement floor slabs shall be broken into small pieces and can be left in place. Any concrete slab-on-grade above the basement floor level shall be completely removed. Backfill shall be silty clay material suitable for placement as backfill and as approved by the City. The backfill shall be placed in lifts not more than 8 in. thick when in loose condition, uniform in cross section, and thoroughly compacted with a sheepsfoot roller to 95% of maximum dry density (standard proctor) with not more or less than 2% optimum moisture content before the next lift is started. The top 6" of

backfill shall be CA6 compacted to 95% of maximum dry density (standard proctor). Finish grade shall be at the same elevation as the existing adjacent pavements.

- d) Cut and remove weeds grown around periphery of site, and any weeds grown within footprint of building.
- e) Contractor shall dispose of debris and materials in a manner which conforms to all local ordinances and State and Federal Statutes and Regulations and more specifically, with the Environmental Protection Act of Illinois, and Rules and Regulations promulgated thereunder. Burning of removed materials will not be permitted within the work site. **All proposals shall include a detailed description of manner and location in/at which materials will be deposited for disposal. Description shall include: (i) name of site(s) and/or owner(s); (ii) address(es); (iii) estimated quantity, weight, or some other unit of measurement, of material to be disposed; and (iv) the total estimated cost for disposal of each material type.**

Project Alternative 1 → PA1 may consist of razing and removal of all materials that comprise the water tower and brick, smoke tower as depicted in Pictures 3 and 4. Instruction 4(e) is incorporated here, also.

Project Alternative 2 → PA2 may consist of breaking up and removal of above-grade concrete pad depicted in Picture 5. The City is not aware of any other similar pad. Instruction 4(e) is incorporated here, also.

Project Alternative 3 → PA3 may consist of removal of driveway and associated retaining walls as depicted in Picture 6. Instruction 4(e) is incorporated here, also.

Project Alternative 4 → PA 4 may consist of removal of asphalt pavement such as depicted in Picture 7. Instruction 4(e) is incorporated here, also.

Project Alternative 5 → PA5 may consist of purchase of property from the City of Salem should the City become owner of the property. PA5 is strictly voluntary, but **may** be considered under the following contingencies:

- a) The City may or may not file a lien and foreclose on said lien and become owner of the subject real estate;
- b) Contractor submitting a proposal including PA5 shall provide the following information to the City: (i) proposed purchase price of the subject property; and (ii) proposed use of the property. PA5 proposal may include a deadline after which time the purchase proposal may be revoked without penalty of any kind.
- c) Proposed use of property shall be subject to all zoning and ordinance restrictions otherwise in effect and applicable to the subject property.

5. Other miscellaneous project requirements and standards shall apply, as follows:
 - a. **The City is researching the possibility that “clean” debris from the site could be land-applied at an approved site so as to reduce the cost of the project. The City may seek to negotiate with those submitting proposals and/or the contractor awarded the contract for the project to alter the site where “clean” debris is disposed AND the final cost of the project. City may ask for delay of project start in order to consider all options for disposal of clean material.**
 - b. Contractor shall be responsible for site security and restricting access to the site during the course of cleanup.
 - c. Prior to project completion, contractor shall be responsible for grading the site to facilitate water drainage so that water is routed to existing ditches or storm drains, as approved by the City.
 - d. Contractor shall be responsible for any necessary traffic control during cleanup.
 - e. The contractor shall protect existing buildings, sidewalks, curbs, and pavements adjacent to the project during the demolition process and shall repair any damage caused by his operation at no cost to the Owner.
 - f. Contractor shall be responsible for disconnecting utilities except water and gas. The Contractor shall perform his work in a manner which will not damage any utility lines. If the Contractor damages a utility line, it shall be the Contractor’s responsibility to have the line repaired to the satisfaction of the utility Owner. No additional compensation will be allowed to the Contractor for the repair cost.
 - g. Bids shall include a schedule for when work may commence on the work for which a bid is submitted.
 - h. Prior to 48 hours before construction work is to begin, the Contractor shall contact the “Joint Utility Location Information for Excavators” (J.U.L.I.E.), phone number 1-800-892-0123 (or 811), and utility owners to have the existing utility lines located. In the event that J.U.L.I.E. does not have a contract to contact any of the individual Utility Companies/Owners, the Contractor shall be responsible to contact these companies/Owners directly. The Contractor shall be responsible for determining the exact location of all utility lines.
 - i. All abandoned pipes, including specifically the sanitary sewer, shall located by contractor be removed or capped. Sanitary sewer shall be capped to prevent storm water entry. The contractor shall provide all utility fittings required to complete the project. The contractor shall recover refrigerant from all equipment and piping before removing from the building.
 - j. The Contractor shall clean the Owner’s property, public streets and highways, and pavement of all dirt and debris tracked or spilled at the end of each day’s operations, or as directed by the Owner.

6. The City reserves the right to accept the bid which, in its judgment is the lowest and best bid, to reject any or all bids, to award the contract for the proposed work and to waive irregularities or informalities in any bid submitted. **In other words, the City reserves the right to accept the bid which, in its judgment, and regardless of cost, best accomplishes the project described in this proposal/bid request. The schedule by which work would be completed pursuant to contractor's bid may also be considered when selecting the winning bid.** All bidders agree that rejection of any bid or bids shall be without liability on the part of the City, and bidders shall not seek recourse of any kind against the City because of such rejection. The filing of any bid shall constitute an agreement of the bidder to the terms and conditions of these Instructions to bidders.
7. It is incumbent upon those submitting proposals to adequately research the full scope of this project and to present maximum, **not-to-exceed** costs for work requested. The City will accept change orders for project which decrease its final cost should scope be less than presented. The City will resist change orders which increase the scope of the project or its final costs.
8. The City will consider assigning separate contracts to contractors submitting proposals for Project Alternatives. As such, submitters are encouraged to submit lowest, not-to-exceed costs for each component of the project.
9. The City of Salem is a municipal, public body. Public funds will be used to procure the services requested in this bid. The selected contractor will be required to inform him or herself concerning, and to comply with, all applicable laws of each and every jurisdiction having authority over any aspect of the proposed work, including but not limited to, Illinois prevailing wage requirements.
10. Each contractor submitting a bid must provide evidence of insurance coverage sufficient for the nature of work to be completed and must maintain the specified level of coverage for duration of the project.
11. After a contract is awarded to the selected bidder, work may not commence until a notice to proceed is issued. The notice to proceed shall be issued after the following has occurred:
 - a. A work schedule has been approved by the City Manager or a designee; and
 - b. Evidence of the required insurance coverage has been furnished.
12. All rights and remedies afforded to the City of Salem by law, ordinance, or policy of the City shall be retained, whether or not specified in this bid request.

Bill Gruen
Salem City Manager
(618) 548-2222 ext 13
ctymgr@salemil.us

Picture 1



Picture 2



Pictures 3 & 4



Picture 5



Picture 6



Picture 7



