

## **Deconstruction of Historic Blighted Buildings**

### **1. Summary**

The Town of Portsmouth, Rhode Island (the “Town”) seeks qualified offerors for the deconstruction, salvage and/or recycling, and removal of two blighted buildings. Deconstruction entails diverting materials from the landfill in order to recycle or reuse them. The deconstruction will create an opportunity for “upcycling” of materials rather than simply recycling.

Upon execution of a contract, the structures, ( i.e., all salvageable, recyclable, and non-recyclable materials (i.e., waste)), excluding the foundations, becomes the property of the Contractor. Materials salvaged also become the property of the Contractor and revenues generated by the sale or donation of materials (cash value of deductions in the latter case) shall be paid to the Contractor. It is anticipated that parts of the structure (i.e., wooden, hand-hewed, beams and siding, etc.) may have significant value.

Interested offerors are encouraged to read the Useful Resources attached by links.

The buildings that are to be deconstructed (designated Glen Farm Buildings 3A and 3B built in the early 20<sup>th</sup> century) are located at 163 Glen Farm Road in Portsmouth RI and will be available for viewing by appointment.

Offerors are advised that they should inspect the deconstruction site in order to prepare an adequate proposal. Careful and comprehensive examination of the structures is necessary to determining the feasibility of deconstruction. The more detailed the building assessment and inventory, the more precise and accurate the estimate will be.

### **2. Bid Submission**

Bids must be submitted no later than 2:00 PM Eastern Time on January 2, 2018.

### **3. Questions and Comments**

Questions may be made submitted in writing by FAX (401-683-9118), e-mail ([jimenke@portsmouthri.com](mailto:jimenke@portsmouthri.com)) or mailed to “Finance Director, Town of Portsmouth, 2200 East Main Rd. Portsmouth RI 02871” to be received no later than 2:00 PM December 22, 2017.

### **4. Inspection of Property**

Although no pre-bid conference is anticipated, prospective offers may request to inspect the property by appointment scheduled to occur no later than Wednesday December 20, 2017.

Contact the Town Finance Director, John Menke (FAX (401-683-9118), e-mail ([jmenke@portsmouthri.com](mailto:jmenke@portsmouthri.com)) or mail to "Finance Director, Town of Portsmouth, 2200 East Main Rd. Portsmouth RI 02871 "

## **5. Qualifications and Requirements**

Detailed submission requirements are described below. All offerors must be prepared to demonstrate the following at a minimum:

### **a. Capacity**

The offeror must describe their capacity to complete the deconstructions by:

- (1) proposing a safe and efficient plan for completing the deconstruction(s) in a timely manner, including an estimated schedule date of completion for the buildings,
- (2) describing their access to the necessary labor force, equipment, and facilities to complete the plan, and
- (3) describing their experience, requisite certifications and credentials and/or qualifications to oversee and complete the work proposed.

### **b. Insurance**

The Contractor must carry Commercial General Liability coverage with limits not less than \$1,000,000 each occurrence and \$2,000,000 annual aggregate. If CGL coverage contains a General Aggregate Limit, such General Aggregate shall apply separately to each property. CGL coverage shall be written on ISO occurrence from GC 00 01(1093) or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent subcontractors, products-completed operations, and personal and advertising injury. Automobile Liability with limits of at least \$1,000,000 each accident. Business Auto Coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles. Commercial Liability Umbrella with limits of least \$2,000,000. Workers Compensation and Employers Liability with statutory limits in accordance with Law. Contractor shall furnish the Town, upon awarding of the contract, with copies of policies, certificates of insurance, or other proof evidencing the insurance coverage as required herein, together with all exclusions and endorsements. Contractor must include proof of such insurance coverage as required herein as a part of its Proposal. All such policies shall be at Contractor's or Contractor's subcontractors' sole cost and shall name the Town an additional insured thereunder. Indemnification To the fullest extent permitted by law, the Contractor shall defend, indemnify and hold harmless the Town, officers, agents and employees from and against all claims, damages, losses and expenses including, but not limited to, attorneys' fees which may arise from the Contractor's work on the Premises.

### **c. Other Requirements**

(1) The Contractor will be responsible to comply with all local, State and Federal applicable laws, ordinances, rules, and regulations imposed by applicable authorities including, by way of example but not limitation, obtaining any necessary demolition permits.

(2) Offerors should satisfy themselves, by personal examination of the site, as to work involved and of the difficulties likely to be encountered in the performance of work under this Bid. No pleas of ignorance of conditions that exist, or that may hereafter exist, or of any conditions or difficulties that may be encountered in the execution of the work under this bid as a result of failure to make the necessary examination and investigation, will be accepted as an excuse for any failure to or omission on the part of the offeror to fulfill in every respect all the requirements, specifications, etc., nor will same be accepted as a basis for any claim for extra compensation. However, should the Contractor discover or notice any issue during the performance of the services, it must notify the Town within twenty-four hours. As above, all such conditions or difficulties, whether anticipated or not, remain the Contractor's sole responsibility and cost.

(3) The Town expressly reserves the right at any time herein, to change the requirements or specifications of this bid and the demolition, requested thereunder. The Town further reserves the right to reject all bids hereunder and re-bid the job or, at its sole discretion, to not award the job to any offeror following receipt of any and all bids hereunder. The Town shall not be bound to award the deconstructions herein, regardless of bids received. In no event shall the Town be liable to any respondents for any costs incurred in submitting a response to this bid. This bid creates no legal obligations on the part of the Town.

(4) Upon acceptance of this bid, work to commence the deconstruction shall begin within thirty (30) days of execution of contract. The deconstruction shall be performed in a workmanlike manner and it shall be in conformance with generally accepted standards and practices. Deconstruction shall be completed on date listed on the "Order to Proceed". If, for any reason, Contractor cannot complete the work after submitting the accepted bid, said Contractor may, at the Town's discretion, be removed, either temporarily or permanently, from participation with the project.

(5) Offerors must be skilled and regularly engaged in the class of work bid and must submit satisfactory evidence of mechanical facilities and financial ability to do the work with the agreed time and in accordance with all the requirements of the Contract. The successful offeror will be required to keep the entire work of the Contract at all times under his control. This bid and proposal are not assignable or conveyable in any fashion and may not be pledged or encumbered without the express written permission of the Town. Other requirements for bidding are included elsewhere in these Specifications.

## **6. Scope**

a. The structures, excluding the foundations, must be deconstructed or disassembled so that the maximum amount practicable of materials can be recycled or repurposed rather than being landfilled or incinerated.

b. See the next section regarding required submission of deconstruction plan, including a construction materials management plan, and complete and verified record of all materials removed from the site and their disposal/re-use post-deconstruction. This verified record must be presented to the Town.

c. The Contractor shall provide oversight and remain solely responsible for all elements of the services covered by the RFP.

d. The Contractor will exercise caution so as to not damage and surrounding area. If damaged, the Contractor must repair or replace the damaged portion.

e. Use of RI Licensed contractors is required to obtain permit and properly disconnect the electrical connections and protect and stabilize and mark these connections.

## **7. Bid Proposals Requirements**

The offeror shall submit the following information in order to be considered. submit your bid and plan for the project.

### **a. Description of the offeror's experience and qualifications**

Address your:

- (1) Qualifications, required credentials or certifications, and experience,
- (2) Knowledge of applicable regulations,
- (3) Years in operation,
- (4) Areas of expertise,
- (5) Examples and value of comparable contracts,
- (6) Resumes of Key Personnel proposed,
- (7) Subcontractors (describe the nature and extent of work anticipated to be conducted by subcontractors)

### **b. Process Plan and Timeline for Deconstruction**

Attach a narrative description of the process you plan to follow for deconstructing the structure and separating materials. Describe equipment and labor to perform each task, time each task is estimated to take, and safety precautions taken at each step. Describe whether materials are to be staged on-site and how the site is to be secured throughout the process. Describe steps taken to comply with OSHA and other applicable regulations. The Contractor is solely responsible for making sure the site is secured continuously throughout the deconstruction process, cleaned as necessary, and any erosion and stormwater management controls properly maintained.

Although no significant contaminants are expected, the status of asbestos, lead and other contaminants of the structures is not known and determination will be the responsibility of the Contractor. Any items or materials containing mercury and/or other harmful chemicals (e.g., PCB's in ballasts) must be disposed of according to current best practices and/or applicable laws.

### **c. Labor/Worker Safety**

Include a worker safety plan including information on:

- (1) Safety training previously completed by employees

(2) Safety training which will be completed before and during this contract, if awarded (including precautions regarding lead based paint exposure and proper disposal)

(3) Compliance with applicable laws. Work site must comply with all applicable federal, state, and local safety regulations. Ensure that all workers have knowledge of basic worker safety skills and are compliant with current OSHA standards. See Workers Compensation requirements under “Insurance” (above).

## **7. Total Bid**

The award will be made to the lowest qualified and responsive bidder or the qualified and responsive bidder that offers the highest revenue to the Town for the all-inclusive work and reclamation in this Request for Proposals.

\_\_\_\_\_ Total Bid

## **8. Useful Resources**

Offerors may wish to review the following publications on deconstruction:

a. “A Guide to Deconstruction.” Deconstruction Institute. 2003.

[http://www.deconstructioninstitute.com/files/learn\\_center/45762865\\_guidebook.pdf](http://www.deconstructioninstitute.com/files/learn_center/45762865_guidebook.pdf)

b. “A Guide to Deconstruction” Prepared by NAHB Research Center for US Department of Housing and Urban Development. February 2000.

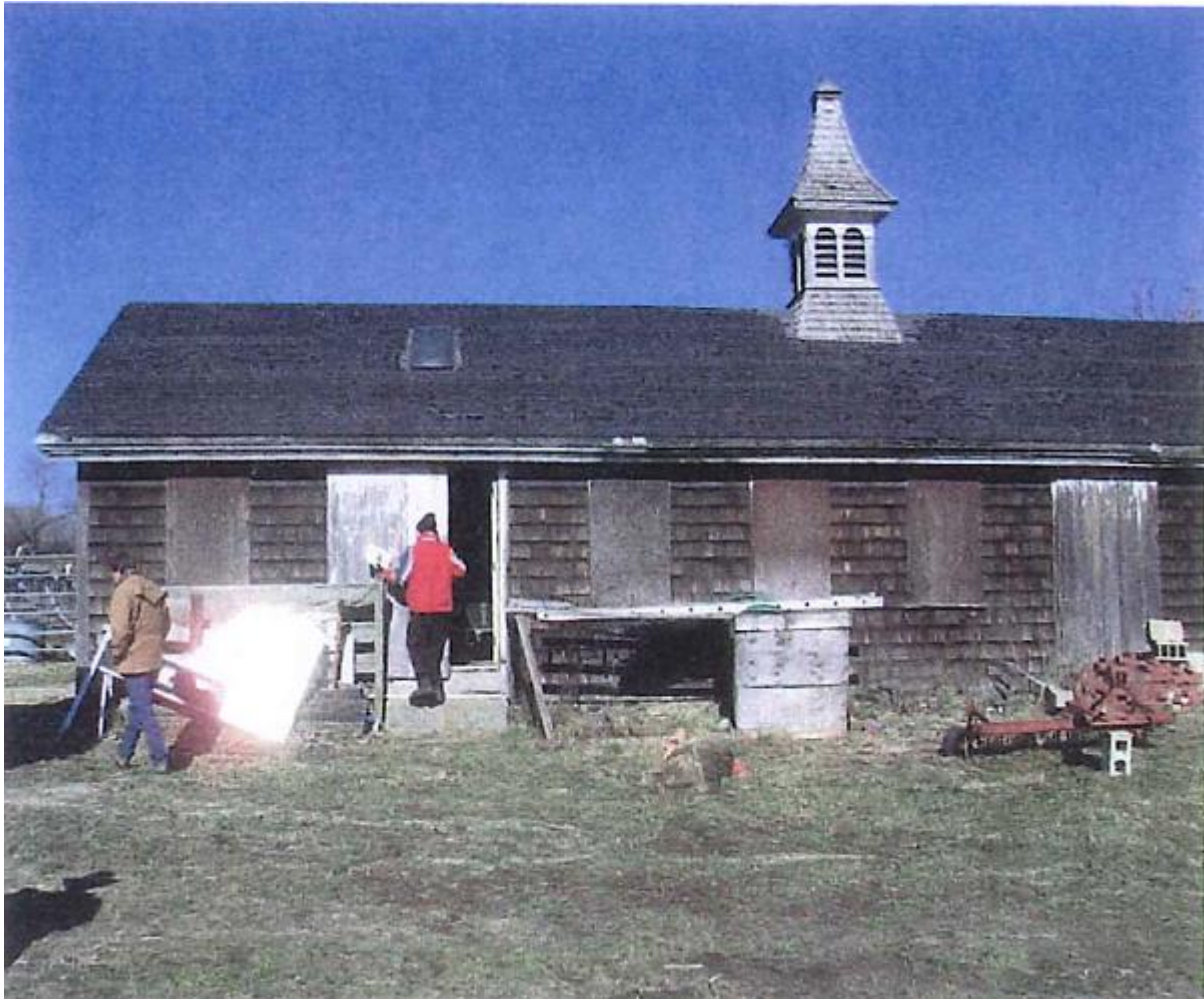
<http://www.mass.gov/anf/docs/dcam/mafma/manuals/building-deconstruction-guideline.pdf>

## APPENDIX A

### Description of Lower Glen Farm Buildings 3A and 3B

#### Building #3A: The Tool House

This one-story structure is the smaller of two wood-framed out-buildings that form the eastern boundary of the complex and abut Glen Farm road. It measures 18 ft. X 52 ft. for a total area of 936 sq. ft. . It is located perpendicular to Building #3B that parallels Glen Farm Road. Most of the building's openings have been boarded up. It has an asphalt shingle, side gabled roof capped by a center cupola with roundhead louvered vents. Siding is cedar shake shingles. There are two doors on its south side and a double barn door on its west side. roof



Building 3A – Tool House

### **Building #3B: The Wagon Shed**

This building measures 25 ft. X 138 ft. for a total area of 3,459 sq. ft. the one-story wood-framed shingled building sits on a rubblestone foundations. It has a gable-style asphalt shingled roof and cedar shake siding. It has eight sliding barn doors on its west side.



Building 3B – Wagon Shed