

**REQUEST FOR PROPOSAL**  
**Airport Hangar Demolition**



November 19, 2018

**Request for Proposal**  
**Airport Hangar Demolition**

Ogden City Corporation is requesting sealed proposals from qualified companies for Demolition of specified hangars at Ogden-Hinckley Airport.

Proposal packets are available and may be obtained from Ogden City Purchasing, 2549 Washington Blvd., Suite 510, Ogden, Utah, or by downloading from the Ogden City website at <http://ogdencity.com/264/Purchasing>.

Bidders are responsible for securing any and all addenda issued.

A **mandatory** pre-bid conference will be held on December 4, 2018; 2:30 PM at the Ogden-Hinckley Airport located at 3909 Airport Rd, Ogden Utah (meet in front of the Office Administration).

Responses to this Request for Proposal shall be submitted to the office of the City Purchasing Agent, 2549 Washington Boulevard, Suite 510 (5th Floor) Ogden, Utah, **no later than 3 PM, December 12, 2018. LATE PROPOSALS WILL NOT BE ACCEPTED.**

The City reserves the right to accept or reject any proposal as it best serves its convenience and/or is found to be in the best interest of the City. The City reserves the right to issue contracts to multiple vendors.

Ogden City encourages and welcomes bids from women and minority owned businesses.

**Published:** November 25 & December 2, 2018.

## **I. INTRODUCTION**

Ogden City Corporation is requesting sealed proposals from qualified companies for Demolition of Specified hangars at Ogden-Hinckley Airport.

## **II. SCOPE OF WORK**

*See Exhibit A*

## **III. RESPONSE TO REQUEST FOR PROPOSAL**

### **Company Information**

Each Proposal must include, as a minimum, the following information:

1. Name, address, email and telephone number of company submitting the proposal;
  - a. Include the name and contact information of the person designated as the firm's representative.
2. Evidence of Insurability;
3. Completed form (Exhibit B)
4. List of past experience on projects
5. Additional highlights of submitting firm
6. Acknowledgment of receipt of addenda (if any).
7. References – Provide at least three (3)

*\*Being selected and entering into an agreement does not guarantee contractor will be extended any specific amount of work.*

Proposals are to be no longer than 10 pages. Double-sided pages count as two pages.

## **IV. EVALUATION OF PROPOSALS**

A team consisting of three or more representatives from Ogden City will perform evaluations of the Proposals. Proposals will be evaluated based on Best Value.

- Pricing – 50%

- Ability to meet requirements as specified in the scope of work – 30%
- Company Credential – 20%

Incorrect information or reference will be taken into consideration when proposals are evaluated.

## **V. ADDITIONAL INFORMATION**

Equal Opportunity - Ogden City will make every effort to ensure all offerors are treated fairly and equally throughout the entire advertisement, review and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.

Cost of Developing Proposals - All costs related to the preparation of proposals and any related activities are the sole responsibility of the offeror. Ogden City assumes no liability for any costs incurred by offerors throughout the entire selection process.

Proposal Ownership – Once submitted, all proposals, including attachments, supplementary materials, addenda, etc. become the property of Ogden City and will not be returned to the offeror.

Conflict of Interest – No member, officer, or employee of Ogden City, during his or her tenure shall have any interest, direct or indirect, in this contract or the proceeds thereof, except as permitted by Ogden City policy.

Non-Collusion – The offeror guarantees the proposal is not a product of collusion with any other offeror and no effort has been made to fix the proposal price or any offeror or to fix any overhead, profit or cost estimate of any proposal price.

Award of Contract - The selection of the company will be made by a selection committee comprised of city employees. The selected company shall enter into a written agreement with Ogden City. Ogden City reserves the right to cancel this Request for Proposal. Ogden City reserves the right to reject any or all proposals received. Furthermore, Ogden City shall have the right to waive any informality or technicality in proposals received, when in the best interest of Ogden City. Ogden City reserves the right to segment or reduce the scope of services and enter into contracts with more than one vendor.

Confidentiality – To request a confidential bid, a request for business confidentiality must be submitted to the Ogden City Records Office at the time of bid submission.

## **VI. GOVERNING INSTRUCTIONS**

This Request for Proposal will constitute the governing document for submitting Proposals, and will take precedent over any oral representations.

## **VII. CONTACT PERSON**

For technical discussion of this RFP, please contact the Ogden City Purchasing office via email [purchasing@ogdencity.com](mailto:purchasing@ogdencity.com)

For submittal questions, please contact the Purchasing office via email [purchasing@ogdencity.com](mailto:purchasing@ogdencity.com) or at (801) 629-8742.

## **VIII. PRE-BID CONFERENCE**

A **mandatory** pre-bid conference will be held on December 4, 2018; 2:30 PM at the Ogden-Hinckley Airport located at 3909 Airport Rd, Ogden Utah (meet in front of the Office Administration). All contractors intending to submit a bid are **REQUIRED** to attend to obtain relevant information concerning the project. Bidders are advised that information affecting drawings, specifications, scope of the work, etc. may be discussed. Any questions concerning the specifications for said project will be discussed at this time, and Bidders will be made aware of special conditions involved in the construction of this project.

## **IX. SUBMISSION OF PROPOSALS**

Firms shall submit four (4) sealed Proposals to the office of the City Purchasing Agent, 2549 Washington Blvd, Suite 510 Ogden UT 84401 or deliver package to the 2<sup>nd</sup> Floor information desk at the same address **no later than 3PM on December 12, 2018. LATE PROPOSALS WILL NOT BE ACCEPTED.** No facsimile transmittals will be accepted. All submittals must either be hand carried or delivered by the mail or other delivery service. It is the sole responsibility of those responding to this Request for Proposal to ensure that

their submittal is made to the correct location and in compliance with the stated date and time. City offices are closed on holidays.

The City reserves the right to accept or reject any submittal as it best serves convenience and/or is found to be in the best interest of the City.

Ogden City encourages and welcomes bids from women and minority owned businesses.

**EXHIBIT A**

**OGDEN CITY AIRPORT HANGAR DEMOLITION  
PLAN AND REQUIREMENTS**

For

**OGDEN-HINCKLEY AIRPORT  
3909 AIRPORT ROAD  
OGDEN, UTAH 84405**

Prepared for

**OGDEN CITY**

**175 W. 29<sup>th</sup> STREET  
OGDEN, UTAH 84401**

Prepared by

**SUNRISE ENGINEERING**

**6875 SOUTH 900 EAST  
SALT LAKE CITY, UTAH 84047  
801.523.0100**

**SEI PROJECT NO. (06330)**

**MAY 3, 2018**

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## SECTION 1.0 - SUMMARY OF WORK

### 1.1. GENERAL

- 1.1.1. This section covers the summary of work for Demolition and Protection of Existing Features for the Work of the Contract. This summary of work includes, but is not limited to:
- A. Performance of all permitting requirements.
  - B. Removal of three buildings without damaging adjacent hangars.
  - C. Removal of foundations and concrete slabs.
  - D. Submit a demolition work plan that outlines the specific plan with the proposed means, methods and sequencing for demolition and related tasks. Do not proceed with demolition until the engineer of record (EOR) has given written approval of the demolition work plan. Also, include the following items.
    - i. When applicable, the Contractor shall submit Shop Drawings with plan views of all structures to be demolished or moved. Indicated stages or phases of the demolition work.
    - ii. Provide copies of all permits for demolition, hauling and debris disposal and notices.
  - E. Due to the unique construction methods used, the roofs of the structures to be removed are integrated with the roof structure of the hangars to remain. Submit a work plan to the EOR that outlines the specific plan with the proposed means, methods and sequencing to repair the roofs of the existing hangars. Repair the track mechanisms to ensure operation of hangar doors on existing structures.

Table A: Summary of Hangars Structures to be Removed

Hangar ID	Description	Approx. Size	Lat/Long	Details
339	Lean to additions on east and of hangar	10' X 50' and 10' X 35'	41°11'31" N 112°00'30" W	Demolition of western lean to applies to half adjacent to Hangar 339
316 & 317	Hangars constructed between 315 and 318	50' X 65'	41°11'29" N 112°00'28" W	Demolition to two units

## 1.2. PROPERTY DESCRIPTION

- 1.2.1 The subject property encompasses three structures that have been constructed between existing hangars on the airport property. Due to safety concerns and general disrepair, Ogden City requires these units to be removed without damage to the adjacent hangars.
- 1.2.2 The individual buildings at the subject property included in this assessment include the following structures:

Building 1 – The western one-story addition to Hangar 339 and encompasses approximately 500 square feet. The building is constructed with wood framing and roofing. The building has a concrete foundation and concrete slab. The addition is assumed to share roofing joists with the lean to constructed immediately to the west. The addition to the west is to remain. Power and gas lines are evident on the property.

Building 2 – The eastern one-story addition to Hangar 339 and encompasses approximately 875 square feet. The building is constructed with various metal and wood framing materials with a wooden roof. The building has a concrete foundation.

Building 3 - A one-story structure that comprises two units framed in between hangars 315 and 316. The building is constructed with wood framing and roofing and separated into two units by a wood partition wall. The building has a concrete foundation and concrete slab. Power and gas lines are evident on the property. The previous owner of the building has left paint and other waste products. The building has been damaged by fire and has been reduced to rubble. The structure encompasses approximately 3,000 square feet.

## 1.3. REQUIREMENTS

The Contractor shall be familiar with the conditions for the project and is responsible for estimating the quantities and verifying the locations of all work to be performed as outlined in this specification. Failure to do so shall not relieve the Contractor of his obligation to furnish all materials and labor necessary to carry out the provisions of the Contract. The Owner assumes no responsibility as to the condition of the items to be removed. The Contractor shall take all necessary steps to hire and provide personnel with a healthy and safe work environment.

## 1.4. CODES AND REGULATIONS

- 1.4.1. General Applicability of Codes, Regulations and Standards: Except to the extent that more explicit or more stringent requirements are written directly into the contract documents. All applicable codes, regulations, and standards have the same force and effect (and are made a part of the contract documents by reference) as if copied directly into the contract documents, or as if published copies are bound herewith.

## 1.5. SCOPE

- 1.5.1. This project includes isolated removal of the identified hangars, and all content

within, as identified in this specification or as directed by the Owner's contract documents. These operations shall comply with OSHA.

- 1.5.2. Contractor shall submit pre-work submittals (1 copy) for review, prior to work. The submittals shall contain, but not be limited to, all licenses; personnel information; performance, labor, and payment bonds (if required); and UTAH DEQ/EPA Notification. Contractor is directed to fill out and submit the UTAH DEQ Notification for the Owner based on the timetable as set forth by the Owner's schedule.
- 1.5.3. Contractor shall supply all the necessary tools, equipment, labor, construction/abatement activity materials, waste transporter/can (enclosed disposal unit) and delivery of the waste to an appropriate waste disposal facility to complete the work as specified by this document and/or by the contract agreement.
- 1.5.4. Contractor shall supply electrical power continuously until all work areas have passed clearance inspection and testing for the project. Electrical power may not be available to contractor and must verify with Ogden-Hinckley Airport prior to demolition.
- 1.5.5. Owner shall provide access to the site. Contractor shall be required to obtain the proper security clearance requirements to allow access to the airport property.
- 1.5.6. Contractor, as a minimum, shall isolate the work areas from airport operations.
- 1.5.7. Contractor shall remove and dispose of all materials from the demolition of the hangars as indicated on the reference drawings and in this specification.
- 1.5.8. All small movable objects shall be removed from the work areas.
- 1.5.9. Replacement (if necessary) will be conducted by others or as directed by the Owner's contract agreement.
- 1.5.10. Contractor is to begin work from the start date as noted on the Ogden City Notification or as amended by the Owner's contract. Work schedule is estimated to be a normal 8-hour day. The Contractor may opt to work a 10-12-hour day; however, the Contractor must inform the Consultant 24 hours in advance prior to change in work schedule. The Consultant and the Owner must approve any changes in the work schedule.
- 1.5.11. Contractor personnel shall not consume food, alcoholic beverages or smoke on project site premises during any activity. Personnel shall restrict themselves to work hours and park only in designated areas. No admittance to the premises is permitted unless escorted by an Owner's Representative.
- 1.5.12. Contractor shall coordinate all work times with the Owner's Project Manager.
- 1.5.13. Contractor is to submit close out documents within 15 days of completion, to include, but not limited to, waste manifest(s), personal testing (PEL/STEL), licenses and project logs.

**1.6. DAMAGES**

The Contractor shall promptly repair any damages to adjacent structures and landscape at no additional cost to the Owner.

**1.7. LOCATING & DISCONNECTING UTILITIES**

It shall be the responsibility of the Contractor to coordinate with the utility providers to disconnect or terminate all existing utilities to the hangars.

**END OF SECTION**

**1.0**

## **SECTION 2.0 - PROTECTIVE CLOTHING AND EQUIPMENT**

### **2.1. PROTECTIVE CLOTHING**

2.1.1 Coveralls:

Provide disposable full-body coveralls and disposable head covers and require that they be worn by all workers in the Work Area. Provide a sufficient number for all required changes, for all workers in the Work Area.

2.1.2 Cold Weather Gear:

Provide each worker, as needed, with an insulated jacket, pants, gloves and hat.

2.1.3 Boots:

Provide work boots with non-skid soles, and where required by OSHA, foot protection, for all workers. Provide boots at no cost to workers.

2.1.4 Hard Hats:

Provide head protection (hard hats) as required by OSHA for all workers and provide four (4) spares for use by Owner's Representative, Project Administrator, and Owner. Require hard hats to be worn at all times that work is in progress that may potentially cause head injury. Provide hard hats of type with plastic strap type suspension. Require hats to remain in the Work Area throughout the work. Thoroughly clean, decontaminate and bag hats before removing them from Work Area at the end of the work.

2.1.5 Goggles:

Provide eye protection (goggles) as required by OSHA for all workers involved in scraping, spraying, or any other activity, which may potentially cause eye injury. Thoroughly clean, decontaminate and bag goggles before removing them from Work Area at the end of the work.

2.1.6 Gloves:

Provide work gloves to all workers and require that they be worn at all times in the Work Area.

### **2.2. RESPIRATORS**

2.2.1 All respirators shall be approved by the National Institute of Occupational Safety and Health (NIOSH).

2.2.2 Each worker must perform positive and negative air pressure fit tests each time a respirator is put on or as respirator designs permit. Supplied air respirators shall be tested for adequate flow as specified by the manufacturer.

2.2.3 No one wearing a beard or other facial hair, which will prevent a proper respirator seal, shall be allowed to wear a respirator or enter the regulated area.

**END OF  
SECTION 2.0**

## **SECTION 3.0 - EMERGENCY PLANNING**

### **3.1 PROCEDURES**

- 3.1.1 The contractor shall develop emergency planning procedures prior to abatement initiation. This plan shall consist of, but not be limited to, emergency exit plans, notification procedures, and fire extinguisher locations. Both the contractor and the Owner shall agree on these procedures.
- 3.1.2 Telephone numbers of all emergency response personnel shall be clearly posted.

**END OF SECTION  
3.0**

## **SECTION 4.0 – WASTE MANAGEMENT**

### **4.1 GENERAL**

#### **4.1.1 REFERENCES**

- A. Ogden-Hinckley Airport General Terms and Conditions
- B. United States Federal Government - Code of Federal Regulations (CFR)
  - 1. 40 CFR 261 - Identification and Listing of Hazardous Waste.
  - 2. 40 CFR 262 - Standards Applicable to Generators of Hazardous Waste.
  - 3. 40 CFR 263 - Standards Applicable to Transporters of Hazardous Waste.
  - 4. 40 CFR 265 - Interim Status Standards for GM and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities.
  - 5. 40 CFR 273 - Standards for Universal Waste Management.
  - 6. 40 CFR 279 - Standards for the Management of Used Oil.
  - 7. 40 CFR 761 - Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions.
  - 8. 49 CFR 171 - General Information, Regulations, and Definitions.
  - 9. 49 CFR 172 - Hazardous Materials Table, Special Provisions, Hazardous Materials Communications, Emergency Response Information, and Training Requirements.
  - 10. 49 CFR 173 - Shippers - General Requirements for Shipments and Packaging.
  - 11. 49 CFR 174 - Carriage by Rail.
  - 12. 49 CFR 176 - Carriage by Vessel.
  - 13. 49 CFR 177 - Carriage by Highway.
- C. Applicable State of Utah and local rules and regulations.

#### **4.1.2 DEFINITIONS**

- A. CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act.
- B. Contractor Waste - Waste associated with and created as a result of work performed by a CONTRACTOR.

- C. DOT - Department of Transportation.
- D. Waste - Any material or residue that cannot be reused or recycled and requires off-Site transportation.
- E. Non-hazardous Materials - Materials not regulated by 40 CFR 261, 40 CFR 273, 40 CFR 279, and 40 CFR 761 or equivalent State of Utah regulation.
- F. PCB Wastes - Materials as defined in 40 CFR 761.
- G. RCRA Characteristic Wastes - Materials as defined in 40 CFR 261 Subpart C.
- H. RCRA Listed Wastes - Materials as defined in 40 CFR 261 Subpart D.
- I. Ton – A unit of weight in the U.S. Customary System, an avoirdupois unit equal to 2,000 pounds. Also called "short ton", "net ton".
- J. TSCA – Toxic Substance Control Act.
- K. TSDF - Treatment, storage, and disposal facility, and includes solid waste, hazardous waste and TSCA waste disposal facilities.
- L. Used and Waste Oil - Materials as defined in 40 CFR 279 and applicable State of Utah regulations.
- M. Demolition Waste – Solid waste generated as a result of demolition of structures, surface improvements, utility services and equipment not otherwise salvageable.

**END OF  
SECTION 4.0**



## **SECTION 5.0 – FINAL CLEANUP PROCEDURES**

### **5.1 WORK AREA CLEAN-UP**

The work area shall be thoroughly cleaned after all work is finished. Contractor shall remove all waste materials and equipment from job site within 24 hours of completion of the project (Final Clearance Notification verbally or written from the Consultant).

**END SECTION  
5.0**

## **SECTION 6.0 - SUBMITTALS**

### **6.1 CONTRACTOR'S CONSTRUCTION SCHEDULE**

- 6.1.1 Before the start of work, the contractor shall provide a proposed detailed schedule including work dates, work shift time, number of employees, date of start and completion including dates of preparation work, removal and final inspection dates.
- 6.1.2 Submit the following to the Owner's representative for review of project coordination.
  - 6.1.2.1 Contingency Plans for emergency action.
  - 6.1.2.2 Telephone Numbers and location of emergency services.
  - 6.1.2.3 Notifications sent to emergency service agencies.
  - 6.1.2.4 Resume of Supervisor.
- 6.1.3 Submittals related to Regulatory Requirements:
  - 6.1.3.1 Notices: Submit notices required by federal, state and local regulations together with proof of timely transmittal to agency requiring the notice.
  - 6.1.3.2 Permits: Submit copies of current valid permits required by state and local regulations.
  - 6.1.3.3 Licenses: Submit copies of all state and local licenses and permits necessary to carry out the work of this contract.
- 6.1.4 Submit a Work Plan for the specific plan with the proposed means, methods and sequencing for the protection and restoration of the existing hangars.

**END OF SECTION  
6.0**

## **SECTION 7.0 – METHOD OF MEASUREMENT**

Work completed under this bid item shall be measured by the lump sum. Such measurement shall include all equipment, labor, materials, and earthwork necessary to complete the demolition activities as indicated and as shown on the Drawings.

### **7.1 BASIS OF PAYMENT**

The accepted quantity of work will be paid for at the contract unit price for:

PAY	UNIT
Demolition and Removal of Hangars and All Materials	Lump Sum

**END OF SECTION  
7.0**

Ogden-Hinckley Airport

**Legend**

- Demo Hangar 1
- Demo Hangar 2
- Demo Hangar 3



Google Earth

© 2018 Google

200 ft

**EXHIBIT B**

<b>ITEM</b>	<b>DESCRIPTION</b>	
A	Demolition of Hangar #1	\$
B	Demolition of Hangar #2	\$
C	Demolition of Hangar #3	\$
	<b>TOTAL</b>	\$

Additional Comments:

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Have reviewed all Addenda \_\_\_\_\_

(Printed Name & Signature)