

## REQUEST FOR BIDS

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### **Swift Building Demolition – 390 W. Exchange Road, Ogden UT**

The Ogden City Redevelopment Agency (“RDA”) is seeking **Request for Bids (RFB)** from skilled and qualified General Contractors interested and knowledgeable in providing demolition and removal services necessary for the demolition of five buildings and the related appurtenances located at **390 W. Exchange Road**, Ogden, UT.

Information packets are available and may be obtained from Ogden City Purchasing Office at 2549 Washington Blvd, Suite 510, Ogden UT from regular business hours (Mondays thru Fridays, 8AM to 5PM MDT) or by downloading from the Ogden City website at <https://www.ogdencity.com/264/Purchasing>

A mandatory pre-bid meeting will be held on July 8, 2019, at 10 AM, at the project site located at 390 W. Exchange Road, Ogden, Utah.

Responses to this Request for Bids shall be submitted to the office of the City Purchasing Agent, 2549 Washington Boulevard, Suite 510 (5<sup>th</sup> Floor) Ogden, Utah, no later than 3PM on **July 31, 2019. No Late Bids will be accepted.**

Ogden City RDA reserves the right to accept or reject any proposal that best serves its convenience and/or is in the best interest of the RDA.

Ogden City RDA welcomes and encourages proposals from disadvantaged business enterprises.

Published: June 23 & 30, 2019



## **Request for Bids**

**Swift Building Demolition  
390 W. Exchange Road, Ogden, Utah**

**Ogden City Redevelopment Agency  
2549 Washington Boulevard  
Ogden, Utah**

## 1. Intent of Request for Bids (RFB) and Bid Requirements

### 1.1 Intent of Request for Bids (RFB)

The purpose of this Request for Bids is to solicit competitive sealed bids from qualified and experienced individual(s) or firm(s) to provide demolition services for the Ogden City Redevelopment Agency (“**Agency**”). The Agency is requesting bids for the demolition and site clearance of all existing structures, together with all associated out buildings and appurtenances (the “**Demolition Area**”) within a 7.12 acre site located at 390 W. Exchange Road, Ogden, Utah, commonly known as the Swift Meat Packing Facility (see Attachment 2 - Demolition Area). The successful Contractor will be expected to provide all tools, transportation, labor, and equipment necessary to perform the required duties herein. **The overall objective of this project is to remove all structures, debris, identified trees, utilities, site components, etc. and to leave the ground empty, level, compacted as necessary, and ready for future development.**

### 1.2 Bid Requirements.

Bids must be sealed and submitted in a timely manner. Bidders shall provide two (2) copies of the proposal in a sealed envelope. It must be labeled on the outside with **Demolition RFB – Swift Building – 390 W. Exchange RD.** Proposals must be submitted no later than 3PM MDT on July 31, 2019, to:

Ogden City  
Attn: Purchasing – Suite 510  
Ogden, UT 84401.

Any proposal received after that deadline will be deemed non-responsive and will not be considered for evaluation. **Faxed or emailed proposals will not be accepted.**

In addition to the criteria listed in Section 9 of this RFB, bids must be submitted on the provided worksheet and must be typed or written in ink and signed. Bids must be signed by an official of the company authorized to bind the bidder. The proposed price shall be good for a period of at least one hundred twenty (120) days from the submittal date. The Agency reserves the right to refuse any and all bids and to waive any technicalities and formalities. The Agency reserves the right to negotiate with all qualified bidders and reserves the right to cancel this solicitation in part or in its entirety if it is in the best interest of the Agency to do so. Any agreement for services is subject to administrative approval.

A **mandatory** Pre-Bid walk-through at the demolition site (390 W. Exchange Rd, Ogden, UT) will occur on July 8, 2019 at 10AM MDT. Attendance at walk-through is **mandatory** to qualify to bid the project.

**Those wishing to submit a bid for the project must provide, at a minimum, the following items:**

- Completed bid worksheet (Attachment 1).
- Documents showing appropriate certification in eight-hour OSHA Class II asbestos removal.
- Proof of all other appropriate professional licensing as required by the State of Utah.
- If applicable, documents showing pre-certification as a woman-owned, minority owned, small, or disadvantaged business
- A disposal and recycling plan for all structures and debris removed from the site
- Proof of Insurance: General Liability, Workers Comp, Automobile (must be current)
- A bid bond in the amount of five percent (5%) of the total bid made out in the name of "OGDEN CITY REDEVELOPMENT AGENCY" either in the form of a cashier's check, bank draft, bid bond, or money order.

This solicitation does not commit the Agency to award a contract, or to pay for any cost incurred in the preparation of your proposals, or to procure or contract for any articles of goods or services.

## **2. Scope of Service**

- 2.1. Fees. Contractor is responsible for all permits, fees, inspections, certifications and approvals necessary to perform the work of demolition as outlined by the standards established by federal, state, and local authorities. Any Profit and Overhead on approved change orders will be held to 10% above actual cost.
- 2.2. Utilities and Terminations. Prior to commencement of work by contractor, the Agency will conduct all utility terminations, power/phone/cable disconnections, as well as be responsible for any service or termination fees (if applicable) on each parcel of property within the Demolition Area, not including mainlines. Lateral water lines will be terminated at meter vault per Ogden City standards. Contractor will cap sewer laterals at property line on each parcel of property at the time of building demolition. All lateral lines (sewer, water, etc.) from disconnection point to the building shall be removed and disposed of on each parcel of property by contractor.
- 2.3. Asbestos/Hazardous Materials Abatement and Inspection Report. Prior to the commencement of work by the contractor, any structures within the Demolition Area will be vacated, asbestos and hazardous waste

abatement completed, and the appropriate reports made available. No asbestos bids are required of contractor with this bid.

- 2.4. State Permits and Notices. Obtain "10-Day Notification" permit from the Utah DAQ prior to any demolition work.
- 2.5. Storm Water Pollution Prevention Plan. A State issued SWPPP permit must be obtained by the contractor for this project. The submission, permitting, and ongoing implementation and maintenance of SWPPP shall be the responsibility of the contractor. A SWPPP permit issued by Ogden City will be required for the entire Demolition Area and must be submitted, approved, and permitted prior to commencement of demolition.
- 2.6. Demolition and site clearance. Contractor shall demolish and remove all above and below ground debris and appurtenances including but not limited to; the main structures and/or any detached structures, all basements, footings, foundations, floors, porches, private sidewalks and debris of any kind. Contractor shall include the demolition and removal of all parking slabs, ramps or decks, concrete and/or asphalt flatwork, accessory/ detached structures, sheds or garages, trees, railroad tracks and ties, underground piping, junk, trash or dead trees which may be present. No debris shall be left or buried on the site. Demolition methods must include a means of controlling dust generated within the Demolition Area. Should these means include the use of water, the rental of an Ogden City water meter and cost of water will be the responsibility of the Contractor. **AT NO TIME SHALL CONTRACTOR HOOK INTO A MUNICIPAL WATER SOURCE (HYDRANT) WITHOUT CITY APPROVAL AND THE REQUIRED METER.** All removal from this site of debris, rubbish, and other materials resulting from demolition operations must be disposed of in a legal manner.
- 2.7. Green Waste: Contractor will remove all trees and plant material. Tree removal shall include completely removing tree stumps. Green recycling is encouraged for all plant material.
- 2.8. Backfill and Compaction. Excavated areas associated with the removal of all substructures should be backfilled with a well-graded granular material having a maximum size of 2 inches and not more than 15 percent passing a #200 sieve. All earth materials placed in excavated areas should be placed in maximum eight inch loose lifts and densified to an in-place unit weight equal to 95% of the Maximum Laboratory Density as determined by ASTM D 1557-78. Inspections will be required after demolition and prior to backfill.
- 2.9. Environmental Contaminant Discovery. Underground hydraulic, oil or gas tanks may be present in the Demolition Area. Upon discovery of any UST or any other environmental concern, Contractor will:

- Stop all work associated with discovery
  - Notify the Agency
  - Identify size and location of tank or other concern
  - Determine levels of contaminants
  - Wait for Agency approval and further instructions
- 2.10. Project Schedule. The project will proceed in a single phase with completion diligently and continuously pursued by contractor once a Notice to Proceed is issued and work commences. Contractor shall complete the full scope of work as defined herein within ninety-five (95) calendar days of Notice to Proceed.
- 2.11. Dumping Requirements: All demolition debris must be taken to a licensed landfill. All landfill receipts (for general debris and green waste) must be turned in before final approval and payment.
- 2.12. Infrastructure/Adjacent Building Protection: Protect any adjacent city sidewalk, drive approaches, curb/gutter and street, river bank, or any other public improvement by means acceptable to Ogden City Engineering. Contractor will be liable for any damage to public property.
- 2.13. Salvage and Recycling: Salvage rights belong to the Contractor after Notice to Proceed is issued. All portions of the demolition must be removed, to include scrap metals, green waste, concrete, and other materials. Contractor may sell any and all materials and retain any proceeds from the sale of such materials. It is the expectation of the Agency that any proceeds earned by Contractor through recycling or salvaging will offset the costs of their services.
- 2.14. Safety: Public safety must be considered at all times. The Contractor must take precautions at all times to utilize and store materials and equipment in a way that will prevent injury to citizens. Before leaving for the day, Contractor must ensure that proper signs, caution tape, physical barriers or other devices as needed to signal a hazard or restrict public access are in place. In addition, the Contractor must insure the safety of their workers by adhering to industry best practices, OSHA safety, and traffic safety guidelines as applicable for the activity being performed. The Agency-designated Project Manager reserves the right to temporarily stop work if they see an unsafe practice and to suspend work until the issue is addressed.
- 2.15. Record on as-built drawings the location and extent of all capped and abandoned lines below grade.

### **3. Outline of Expectations and Qualifications**

- 3.1. Significant experience in demolition and removal of commercial site debris, backfill and grading. The successful bidder shall clearly possess an understanding of the scope of work required including:
  - a. Permitting and clearances
  - b. Asbestos/Universal Waste abatement. Eight-Hour OSHA Class II Asbestos Removal certification.
  - c. Demolition site clearance and backfill/ site grading.
  - d. Project completion documentation.
  - e. Possess the required licenses, insurance, bonding, etc.
- 3.2 Contractor will assure that all permitting, demolition, and debris removal will comply with applicable City, State and Federal regulations and procedures covering demolition, i.e., Utah Dept of Environmental Quality, OSHA, Utah Labor Commission, Federal Department of Transportation and Utah Department of Air Quality.

### **4. Special Instructions**

- 4.1. Fee Estimate. Bids should include a detailed cost breakdown of all proposed fees as required in Attachment 1 – Bid Worksheet.
- 4.2. Operating Hours: Work shall be performed between 7am and 7pm *only*. No work shall be performed on Sundays unless authorized in advance by the Agency.
- 4.3. Ogden City Policy #1220 giving preference to contractors located within Ogden City limits is no longer an active policy and does not apply to this bid.

**5. Contract Document**. The Agency will negotiate a Demolition Agreement with the winning Contractor.

**6. Insurance Requirements** Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees or subcontractors. The cost of such insurance shall be included in Contractor's bid. The amount of insurance shall not be less than:

1. Commercial General Liability: \$1,000,000 combined single limit per occurrence and \$2,000,000 general aggregate for bodily injury, personal injury and property damage.

2. Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage for owned, non-owned and hired autos.
3. Workers' Compensation and Employers' Liability: Workers' compensation limits as required by the labor code of the State of Utah and employers' liability with limits of \$1,000,000 per accident.

Each insurance policy required by this Agreement shall contain the following clauses:

*-This insurance shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty days prior written notice by certified mail, return receipt requested, has been given to the Agency.*

*-It is agreed that any insurance or self-insurance maintained by the Agency, its elected and appointed officials, employees, agents and volunteers shall be excess of Contractor's insurance and shall not contribute with insurance provided by this policy.*

Each insurance policy required by this Agreement, accepting policies for Workers' Compensation and Professional Liability shall contain the following clause:

*-Ogden City Redevelopment Agency, its elected and appointed officials, employees, agents and volunteers are to be named as additional insurers as respect to operations and activities of, or on behalf of, the named insured as performed under Agreement with the Agency.*

Insurance is to be placed with insurers acceptable to and approved by the Agency. Contractor's insurer must be authorized to do business in Utah at the time the contract is executed and throughout the time period the contract is maintained, unless otherwise agreed to in writing by the Agency. Failure to maintain or renew coverage or to provide evidence of renewal will be treated by the Agency as a material breach of contract.

The Agency shall be furnished with original certificates of insurance and endorsements effecting coverage required within, signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received by the Agency before work commences.

The Agency reserves the right to require complete, certified copies of all required insurance policies at any time.

Any deductibles or self-insured retentions must be declared to and approved by the Agency. At the option of the Agency, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Agency, its elected and appointed officials, employees, agents and volunteers; or



contractor shall provide a financial guarantee satisfactory to the Agency guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Contractor shall include all subcontractors and insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

Nothing contained herein shall be construed as limiting in any way the extent to which contractor may be held responsible for payments of damages to persons or property resulting from contractor's or its subcontractor's performance of the work covered under this Agreement.

**Payment and Performance bonds WILL be required at time of final contracting. Bid bonds are required at time of bid.**

7. **Furnishing of W-9:** Payment under this Agreement is contingent upon contractor furnishing the Agency with a signed and completed W-9 IRS tax form. Contractor shall cooperate with the Agency in furnishing any additional information the Agency may need to comply with rules and regulations of the Internal Revenue Service.
8. **Evaluation and Award** The contractor selection will be based on proposed contractor pricing and relative qualifications.

The Agency reserves the right to accept or reject any bid that best serves its convenience and/or is found to be in its best interest. The Agency encourages and welcomes bids from women-owned and minority-owned businesses. Bidders must be in good standing with Ogden City and the Ogden City Redevelopment Agency.

9. **Bid Submittals** Those wishing to submit a bid for the project must provide, at a minimum, the following items:
  - Completed bid worksheet (Attachment 1).
  - Documents showing appropriate certification in appropriate OSHA Class for asbestos removal.
  - Proof of all other appropriate professional licensing as required by the State of Utah.
  - If applicable, documents showing pre-certification as a woman-owned, minority owned, small, or disadvantaged business.
  - A disposal and recycling plan for all structures and debris removed from the site.
  - Proof of Insurance: General Liability, Workers Comp, Automobile (must be current).
  - Two (2) copies of your proposal in a sealed envelope labeled "Swift Building Demolition"

- A bid bond in the amount of five percent (5%) of the total bid made out in the name of "OGDEN CITY REDEVELOPMENT AGENCY" either in the form of a cashier's check, bank draft, bid bond, or money order.
- Public Records: Pursuant to the Utah Government Records Access and Management Act (GRAMA), records will be considered public after the contract is awarded. If an offeror wishes to protect any records, they are required to provide written for business confidentiality at the time the proposal is submitted, to the Ogden City Recorder.

**IF YOU REQUIRE ADDITIONAL INFORMATION:**

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 at [purchasing@ogdencity.com](mailto:purchasing@ogdencity.com) or at (801) 629-8742.

Note that the Q&A period ends on July 24, 2019 @ 3PM.

Attachments:

1. BID WORKSHEET
  2. DEMOLITION AREA
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**ATTACHMENT 1 – DEMOLITION BID WORKSHEET**

TAX ID NO.	ADDRESS	LAND SQ. FT	BUILDING SQ. FT
14-014-0004 03-005-0003	390 W. Exchange Road	310,147	5 buildings

Building Demo & Removal \_\_\_\_\_

Site Demo & Removal \_\_\_\_\_

Salvage/Recycling Credit ( \_\_\_\_\_ )

Backfill & Compaction \_\_\_\_\_

Permits & Fees, SWPPP \_\_\_\_\_

OH & Profit \_\_\_\_\_

**TOTAL BID:** \_\_\_\_\_

I hereby warrant and represent that the information presented in this proposal is true, accurate and complete.

Company: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTACHMENT 2 – DEMOLITION AREA**



POLE BARN

GARAGE

MEAT PACKING  
BUILDING

BAY BUILDING

ADMIN BUILDING

Exchange Rd