

**CONSTRUCTION SERVICES FOR DEMOLITION OF THE
OAKVIEW APARTMENT COMPLEX
BUILDING- SUITE 401-406**

SCOPE OF WORK

Bidding Requirements for Contractors

- **A Bid Bond will be required and verified prior to bid being considered.**
- Contractors are requirement to provide **Payment and Performance Bonds** in the amount of the contract amount.
- Must be currently licensed with SCLLR, if a corporation or LLC, and registered with the SC Secretary of State or other State, Bonded and Insured as a Demolition Contractor and enclose a copy of each. Contractor or Subcontractor shall have all required license and registrations for Abatement prior to demolition.
- Must have three years of experience demolishing Commercial Buildings.
- Must submit six references for work completed in the last 3 years.
- Must own sufficient equipment to complete work and supply a list of equipment you plan to use.
- Management Companies will not qualify as unless they own substantially all equipment to complete the work and can supervise on site at all times and furnish proof of all requirements.
- Prime contractor will provide supervision on site at all times.
- Subcontractors must meet the same requirements.

Construction Phase

- Contractor is responsible for the abatement of the said property or properties and required to have all the required DEHC documentation prior to demolition start. Owner will be responsible for third party testing
- Contractors must use Safe Work Practice to tear down, demolish, raze, remove, and cart away all materials comprising of said building(s) components to ground level or basement level, if said building (s) has a basement including all concrete slabs, floors, basement walls, foundations footings, sidewalks, steps, walls, etc.
- Contractor shall import good compactable soil to fill the site to existing grades surrounding the area of demolition. Grade shall have positive fall so no standing water is present. Fill material will be free of large stones, organic material and debris. Fill shall be placed in reference to the adjoining topography of the site.
- Contractor is responsible for preparation and Hydro Seeding the site with bermuda or seasonal weather grasses (fescue) when completed.
- Contractor is responsible for the disconnection of water. Water for each building does not have a lateral to the main line and buildings are served by two (2) main meters. Contractor shall coordinate with staff to turn off the main and cut and cap line to the build and restore water service to the remaining units

- Contractor is responsible for the disconnection of the sanitary sewer at the main sewer line in the street. Contractor is responsible for street cut permits.
- All disconnect letters shall be received in the Building Inspection prior to permitting.
- Contractor is responsible for all City, County, or State permits and fees.
- Contractor is responsible for all utility locates.
- Contractor shall provide erosion control measures per City of Spartanburg and /or DHEC requirements.
- Project duration shall be 30 day from the Notice to Proceed for base bid. Project duration for Alternate # 1 will be an additional 120 consecutive days from the Notice to Proceed.
- Liquidated damages shall be for \$ 300.00 per day for days late.
- Contractor shall provide original waste manifest receipts. Payment will not be made to the contractor without the original waste manifest tickets.
- **Contractor is responsible land disturbance and shall be coordinated per City Storm requirement and Storm Water Pollution and Prevention Plan (SWPPP).**

Clarification:

The Oakview Apartment complex will be the new site for the T K Gregg Community Center and outdoor amenities. All building in the area from Howard Street west to Aden Street and Preston Street north to Aden Street shall be demolished. The bid will consist of the demolition of one (1) – six 6-unit apartment. There will be **Alternate # 1** for providing demolition of the remaining five (5) - twelve 12 units, one (1) ten 10-unit, five (5) – six 6 unit apartments and one (1) laundry/office building.

The twelve unit apartments are approximately 6800 +/-square feet and the six unit apartments are approximately 3400 +/- square feet. The layout of the twelve unit apartments are the same except joined by a joining wall.

If the **Alternate # 1** is acceptable, the project will be done in stages as the apartments become vacant. The apartments are approximately 50% vacant as of the date post for this RFP.

If the **Alternate # 2** is acceptable, the project will be addressed as the apartments are released for work. Final grading and grassing will occur when all structures have been demolished.

Base Bid

- **Abate and demolish building suite 401-406 per this scope of work.**

Alternate # 1

- Total cost for the complete abatement and demolishing of the total area mentioned in the clarification summary. Total cost for the remaining 12 total units and one (1) office/maintenance shop/ laundry building shall be complete and bids shall be good until January 1, 2017.
- Changes in dump fees and fuel surcharges either higher or lower will be negotiated on the cost of present dump and fuel cost averages the day of Notice to Proceed with the base bid and will be documented on the Notice to Proceed for the base bid. There shall be a separate contract for the Alternate # 1 at the time of execution.

Alternate # 2

- Total cost for the complete removal of remaining asphalt streets, concrete curbs and gutters, any remaining porches or debris that are within the area per the scope of work clarification.
- Alternate # 2 duration will be for 30 consecutive days from the Notice to Proceed.

Submit all questions in writing to:

David Cook
Construction Project Manager

City of Spartanburg
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