



**Gary Community School Corporation**

*Doing What is Best for Students - Today - Tomorrow - Everyday*

Request for Proposals

For

Asbestos Abatement and Building Demolition Services

Gary Community School Corporation

900 Gerry Street

Gary, IN 46406

Date Issued: 7/12/2021

Due Date: 8/24/2021

## **INTRODUCTION**

Through this Request for Proposals (“RFP”), Gary Community School Corporation (“GCSC”) seeks proposals from qualified building demolition contractors to assist GCSC in the demolition of a vacant school properties located at:

**Low Wallace High School**

**415 West 45<sup>th</sup> Ave. Gary, IN**

**201,146 sf**

Asbestos abatement will include the removal and disposal of all asbestos-containing materials identified in an Asbestos Abatement Plan (as hereinafter defined), there will also be the need for asbestos and hazardous material removal as it is encountered. Demolition work will include the demolition and removal of buildings, basements, and foundations, as well as the demolition and removal of site improvements and foundation landscaping, all as more particularly described herein. The firm selected must have qualified personnel who can represent GCSC in all aspects of asbestos abatement and property demolition.

## **AFFIRMATIVE ACTION**

The GCSC requires that each respondent be an Equal Opportunity Employer and that the respondent complies fully with all government regulations regarding nondiscriminatory employment practices. The contractor is encouraged to hire local community residents as much as possible.

## **INSTRUCTIONS**

### Walkthrough

A property walkthrough will be held 7/27/2021 at 10:00am on-site at Low Wallace High School 415 W 45<sup>th</sup> Ave Gary Indiana. Prospective respondents are required to attend. If you desire to enter the building we recommend a full protective Tyvek suit or similar kind, gloves, face mask/respirator and work boots. Prospective respondents need to fill out the attached waiver for entering Low Wallace High School and return to Barry O’Quinn at [boquinn@garycsc.k12.in.us](mailto:boquinn@garycsc.k12.in.us) before the walk through if you desire to enter the building.

### Proposals

Please submit proposals to GCSC as follows:

Gary Community School Corporation  
ATTN: Barry O’Quinn, Director of Operations  
3840 Georgia Street  
Gary, IN 46409

Written proposals must be received by GCSC at its office location listed above by 3:00pm on 8/24/2021. Proposals received after specified date shall be considered late and shall not be considered for evaluation.

Each proposal shall be in the form specified in this RFP, and in a sealed envelope with outside markings stating: GCSC Demolition and Abatement Proposal

The “Cone of Silence” will be in effect and provides that after the advertisement of the bid solicitation, potential vendors and their representatives are substantially restricted from communicating regarding the Quote/Bid with administrators, support staff, or any staff person involved with evaluating or recommending selection in this quote/bid process. The Cone of Silence further provides that after the opening for this solicitation, potential vendors and/or their representatives are substantially restricted from communicating regarding this Quote/Bid with employees or representatives of the GCSC.

Respondents are advised that all submissions (including those not selected for engagement) may be made available to the public on request, upon completion of the proposal solicitation process and award of a contract(s). Accordingly, any information included in the proposal that the respondent believes to be proprietary or confidential should be clearly identified as such.

## **SCOPE OF WORK**

The scope of work is set forth in Attachment A.

## **ITEMS TO BE INCLUDED WITH PROPOSAL**

### Cover letter

Provide a brief description of your firm, including but not limited to the following:

- a. Name of the principal(s) of the firm
- b. Name, telephone number and email address of a representative of the firm authorized to discuss your proposal.
- c. Address of all offices of the firm.
- d. Number of Partners, Associates, Contracted personnel and support staff proposed for this project.

### Experience and Resources

- a. Identify the Principal, Partners, Associates and Contracted Personnel that would be involved in providing services to GCSC. Provide appropriate background information and identify what their responsibilities would be in serving GCSC. Describe your firm and its capabilities. In particular, support your capacity to perform the Scope of Work.
- b. Years of experience and detailed qualifications in performing a range of asbestos abatement and demolition services on various property types in compliance with NESHAP standards, including team’s resumes. Provide the number of full-time and part-

time employees. Past projects will be reviewed to determine if the respondent has successfully completed projects similar in nature and scope. Respondents should provide narrative examples of projects that are similar in nature to projects described in this RFP.

- c. If you engage independent contractors, how many do you intend to hire? Do you intend to cover them with workers compensation? (All independent contractors will be required to have worker's compensation coverage, which will be the responsibility of the respondent).
- d. Capacity to complete the demolition of multiple structures within a short period of time.
- e. Plan for recycling or waste management of used construction materials in a timely manner.
- f. Identify any material litigation, administrative proceedings or investigations in which your firm is currently involved. Identify any material litigation, administrative proceedings or investigations, to which you're firm or any of its principals, partners, associates, subcontractors or support staff that was a party that has been settled within the past two (2) years.
- g. Project organization chart by building or for all buildings. List of subcontractors and roles by building or for all buildings. Timeline with firm milestones by building. Project deliverables by building.
- h. Bid submittal form (included in this RFP)

### Cost

Please provide a pricing proposal that covers the Scope of Work, including the mobilization (base) charge and the cost for asbestos abatement and demolition of the structures, and all associated labor, materials, products, permits, authorizations, inspections, disposal fees and all other fees and expenses necessary to complete the work. The Contractor will sign a fixed price contract for all work and services.

### **INSURANCE COVERAGE REQUIREMENTS**

Worker's Compensation/Employer's Liability insurance to cover in the amount a minimum of \$1,000,000 each accident/disease each employee/ disease policy limit, including a waiver of subrogation.

Comprehensive General Liability insurance in the form of comprehensive, contractual insurance, personal injury, broad-form property damage, premises operations and completed operations in an amount of not less than \$1,000,000 per occurrence and \$5,000,000 aggregate; including naming GCSC Schools as additional insured and including a waiver of subrogation in favor of GCSC.

Automobile Liability and Physical Damage insurance for an amount of not less than \$1,000,000 for each bodily injury and property damage combined, single limits, and extensions of

comprehensive coverage for all leased, owned and hired vehicles; including an Additional Insured Endorsement and a Waiver of Subrogation in favor of GCSC.

Excess Umbrella Liability Coverage with a minimum limit of \$5,000,000

All of the above-mentioned policies will include a provision that GCSC will receive 60 days advance notice of cancellation or reduction in the limits of liability or coverages. In addition, it is understood and agreed that GCSC will not be held responsible for damage to provider's equipment or vehicle regardless of cause.

### **CLARIFICATION AND ADDENDA PROCESS**

- a. A proposer may submit to GCSC a written request for an interpretation or clarification of, or an addendum to, this RFP. Any such request must be received by GCSC no later than 3:00pm on 8/20/2021.
- b. The request must be emailed to [boquinn@Garycsc.k12.in.us](mailto:boquinn@Garycsc.k12.in.us). The subject line of all emails should be "GCSC – Demolition and Abatement RFP." Proposers should specifically note GCSC prefers questions be submitted by email.
- c. GCSC will review and prepare a written response to each request made by a proposer pursuant to this section. GCSC written determination will be emailed by 8/22/2021, unless circumstances require a later date. GCSC reserves the right to make modifications or addenda to this RFP. If GCSC determines it is appropriate to revise any portion of this RFP, either at the request of a proposer or upon GCSC's own initiative, GCSC will issue, and make available to all prospective proposers via GCSC's website at [www.GaryCSC.K12.IN.US](http://www.GaryCSC.K12.IN.US).

GCSC is not bound by any oral interpretations, clarifications, or changes made to this RFP by any GCSC employee or consultant. Any clarification or change to the RFP must be provided in writing pursuant to this section.

### **CANCELLATION OF CONTRACT**

This contract may be canceled by GCSC, in whole or in part, by giving the successful Bidder thirty (30) days written notice.

### **COST OF PROPOSAL**

Any costs incurred by proposers in responding to this RFP shall be the proposer's sole expense and will not be reimbursed by GCSC.

### **CANCELLATION OF REQUEST FOR PROPOSALS**

GCSC reserves the right at its discretion to cancel this RFP in whole or in part.

## **PROPOSAL REJECTION**

GCSC reserves the right to accept or reject any and all proposals submitted in response to the RFP or refuse to enter into any contract resulting from any proposal submitted, without expense to GCSC.

## **PROPOSAL WITHDRAWAL**

Bids will be evaluated promptly after opening and a bid tabulation summary will be provided upon request. Bid results, upon request, will be provided in writing.

## **EVALUATION AND AWARD**

A selection committee will review all proposals and the award of the bid shall be made to the lowest responsive and responsible bidder meeting the specifications herein. In addition to the quoted price, the following criteria may be used in the award:

- Professional capacity to undertake the Scope of Work.
- Completion date.
- Previous work experience and performance with GCSC and/or similar organizations.
- References.
- Insert statement on local merchant policy
- Insert statement on RBO (see attachment to email with policy)
- Other pertinent information as deemed appropriate by GCSC.

GCSC may invite one or more finalists to make presentations. It is important that all information requested in the RFP is included in your submission. Omission of any information may cause the submission to be declined as non-responsive.

## ATTACHMENT A

### SCOPE OF WORK DEMOLITION REQUIREMENTS AND SPECIFICATIONS

Gary Community School Corporation (GCSC) seeks to engage qualified asbestos abatement and building demolition contractors to assist GCSC in the demolition of a vacant school property located at:

<b>Lew Wallace High School</b>	<b>415 West 45<sup>th</sup> Ave. Gary, IN</b>	<b>201,146 sf</b>
<b>Football Stadium and Parking lots</b>		

Asbestos abatement will include the removal and disposal of all asbestos-containing materials partially identified in an Asbestos Abatement Plan and that which is discovered during demolition, demolition work will include the demolition and removal of building, basements, and foundations, as well as the demolition and removal of site improvements and foundation landscaping, all as more particularly described below.

The successful respondent shall be referred to herein as the “Contractor.”

#### **CONTRACT**

The Request for Proposals to which this Scope of Work is attached, and of which this Scope of Work is a material part, together with Contractor’s proposal, shall form the basis of a service contract to be entered by the parties.

#### **SUMMARY**

This Scope of Work includes the following components with respect to the Property:

- a. Removal and disposal of asbestos in accordance with the federal Clean Air Act (and all implementing regulations); provision of a “Confirmation of Receipt of Asbestos Material” and shipping manifests showing removal of all asbestos material to the approved disposal site.
- b. Demolition and removal of building, basements, concrete/asphalt slabs, and foundations.

- c. Demolition and removal of site improvements, including but not limited to foundation, concrete driveway ribbons, retaining wall, and concrete sidewalk. Concrete sidewalk is limited to with the portion adjacent to the building and not the sidewalks adjacent to public streets.
- d. Football stadium, bleachers and all other items in footprint of stadium.
- e. Installation of soil erosion-sedimentation control.
- f. Back-filling of the demolition site with clean fill material, to meet existing site grades, compacted as necessary to stabilize the material and eliminate excessive settling, seeded, and strawed.
- g. At the completion of work, contractor will remove all materials, supplies, debris and rubbish and leave each area in clean, acceptable condition.

## **PROVISIONS AND QUALITY ASSURANCE**

Contractor shall comply with all applicable EPA, state and local notification regulations before starting demolition. Contractor shall comply with hauling and disposal regulations of authorities having jurisdiction; all other codes, standards, regulations, and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, and DOT) or state agencies; and any other local regulations and standards (i.e. building codes) that may apply. The contractor shall be responsible for obtaining all local permits. By submitting a proposal, Contractor affirms that they have familiarized themselves with the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and other conditions which may affect performance of this Scope of Work.

Contractor must comply with any/all required demolition permits required by local authorities and ordinances. Contractor will not be permitted to store any removed items or materials on-site.

The contractor shall provide all materials, tools, machinery, labor and supervision necessary for the demolition and abatement work. All work will be performed in a workmanlike manner and contractor assumes liability for all work performed under this contract.

No materials shall be salvaged, stored or accumulated in any work area. The contractor shall be responsible for the removal and proper disposal of all materials and shall provide GCSC landfill receipts prior to release of payment. Debris to be delivered to a landfill(s) licensed for this type of debris in accordance with all federal, state and local laws.

All loads shall be covered and secured prior to and during transport. The contractor relieves GCSC of all liability in the disposal of debris.

The contractor is responsible for all other applicable fees, permits and required notices and will comply with all Federal, State, and local environmental laws.



The contractor is solely responsible for damage to surrounding surfaces, facilities, vegetation, vehicles, or persons caused by its materials, equipment, workers, or agents. The contractor shall make every effort to maintain a clean, quiet, and orderly work area throughout the term of this agreement. The contractor will abide by local ordinances including permissible work hours, traffic and transportation of loads.

No materials or equipment shall be left on the site when the contractor's workers are not present. The contractor is responsible for protecting the work from damage from any source.

Contractor must agree to submit to GCSC employee names, addresses, clean background checks (no felonies), and drug screenings of all employees assigned to render services on GCSC property. All work must be supervised by a site foreman during working hours.

The awarded contractor(s) must provide emergency service contacts during working hours and non-working hours throughout the term of this agreement. Response time for all emergency calls shall be a maximum of two hours.

It shall be the sole responsibility of the awarded contractor(s) performing services for this contract to safeguard their own materials, tools, and equipment. The District shall not assume any responsibility for vandalism and/or theft of materials, tools, and/or equipment. Contractor must repair, at own expense, any damage caused to GCSC property.

## **EXAMINATION**

Contractor must survey existing site conditions and make an independent determination as to the extent of demolition required and the existence of any hazardous materials or conditions. Contractor must survey the condition of the buildings to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition. Contractor must perform regular site examinations as the work progresses to detect hazards resulting from demolition activities.

## **PREPARATION**

Identify the location of all utility lines servicing this property and properly vacating them (electric, phone, cable, gas). It will be the responsibility of the contractor to contact utility providers (water, sewer, electric, gas, cable and any other) prior to commencement of demolition activities to ensure safe disconnection has been made.

Contractor must pre-mark the site to establish the demolition boundaries; contact 811 in accordance with Indiana "Call before you Dig" law to identify all underground utilities; and consult with local electric utility company to coordinate the protection of power lines adjacent to the building.

The contractor will provide temporary protections such as walks, fences, railings, canopies, covered passageways and appropriate signage to provide a safe environment for employees and the public.

Contractor must make all preparations to secure and protect any components identified to survive the demolition work.

Contractor must drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with demolition operations.

Contractor shall not obstruct streets, walks, or other adjacent occupied or used facilities without permission from local authorities having jurisdiction. Contractor shall provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

### **EXPLOSIVES**

The use of explosives will not be permitted.

### **POLLUTION CONTROLS**

Under the authority of Section 112 of the Clean Air Act, as amended, 42 U.S.C. 1857 (C-7) (the "Clean Air Act"), the U.S. Environmental Protection Agency ("EPA") promulgated National Emission Standards for Hazardous Air Pollutants. See 38 F.R. 8820. Asbestos was designated a hazardous air pollutant, and standards were set for its use and to control asbestos emissions. It was determined that one significant source of asbestos emissions was the demolition of certain buildings and structures. In keeping with the Clean Air Act, Contractor shall cooperate with EPA personnel and allow EPA personnel to freely enter the demolition site, review any records, inspect any demolition method, and sample or observe any omissions.

All demolition operations conducted by Contractor are to be in compliance with applicable provisions of Section 112 of the Clean Air Act and 40 C.F.R. Part 61.

By responding to this RFP Contractor acknowledges that Sections 113(c)(1) and (2) of the Clean Air Act carry penalties and fines for non-compliance.

Contractor must use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Contractor must comply with all applicable environmental protection regulations.

Contractor must not create hazardous or objectionable conditions, such as ice, flooding, and pollution, when using water.

Contractor must remove and transport debris only in a manner that will prevent spillage on adjacent surfaces and areas.

Contractor must clean adjacent buildings and improvements of dust, dirt and debris caused by demolition operations, and return adjacent areas to the conditions existing before the start of demolition.

## **ASBESTOS ABATEMENT**

Asbestos abatement shall be performed prior to the full demolition. All asbestos abatement activities are the responsibility of the Contractor and must be performed by licensed personnel according to all applicable regulations.

## **DEMOLITION**

### **Building Demolition:**

- Contractor shall demolish all buildings, structures, facilities, parking lots and other debris (including brush) that comprise the Property, and completely remove same from the site. Football field, bleachers and all other related items within the football field area.

Contractor shall perform demolition operations in accordance with all applicable laws and regulations and the following general policies:

- Ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
- Dispose of demolished items and materials promptly. On-site storage of removed items is prohibited.
- Break up and remove concrete and asphalt slabs on grade, unless otherwise shown to remain.
- Remove air-conditioning equipment without releasing refrigerants.
- Remove structural framing members to ground to avoid free fall and to prevent ground impact and dust generation.

### **Below-Grade Construction:**

Demolish foundation walls and other below-grade construction, as follows:

- Basement Excavation
- Below grade structures, concrete foundation and basement slab shall be totally removed.
- Football field stadium bleachers and foundations.

### **Filling Below-Grade areas:**

Completely fill below-grade areas and voids resulting from demolition of buildings and pavements with clean fill material to meet existing site grades.

Special Conditions:

The Contractor shall preserve all surrounding buildings and property. Contractor should note the proximity of surrounding buildings. Any damage to surrounding buildings or property will be promptly repaired by the Contractor at its sole expense.

**DISPOSAL OF DEMOLISHED MATERIALS**

General:

- Contractor must promptly and properly dispose of demolished materials.
- Contractor may not allow demolished materials to accumulate on-site, and may not burn demolished materials.

Landfill Disposal:

- Contractor shall transport all demolished materials off-site and legally dispose of them.
- Contractor must supply GCSC with copies of all landfill and disposal receipts.

**PAYMENT**

Payment for services will be negotiated with the successful respondent pursuant to the RFP process. GCSC will maintain a 10% holdback to be released 30 days after completion. Final payment shall not be released until Contractor has completed all punch list items, all inspections have been completed and contractor has fulfilled all obligations set forth herein and in the contract.

**GARY COMMUNITY SCHOOL CORPORATION**

**BID SPECIFICATIONS / BID SUBMITTAL FORM**

**District Office: 900 Gerry Street Gary, IN 46406**

The undersigned DEMOLITION CONTRACTOR, having examined these documents, and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that she/he will fulfill the obligations contained herein in accordance with all instructions, terms, conditions, and specifications set forth; and that she/he will furnish all required products/services and pay all incidental costs in strict conformity with these documents for the stated prices as payment in full.

Bid \$ \_\_\_\_\_

Available Start Date: \_\_\_\_\_

Length of time for Completion: \_\_\_\_\_

Submitting Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Authorized Representative (print/type) : \_\_\_\_\_

\_\_\_\_\_

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

Authorized Signature: \_\_\_\_\_

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

Email: \_\_\_\_\_

Office Phone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

**FIRM PRICING:** Prices submitted in this bid form are firm for 180 days from submission.