



## REQUEST FOR QUOTE/PROJECT SPECIFICATIONS

**From:** The Economic Development Authority in and for the City of Columbia Heights

**Subject:** Request for quotes for demolition, tree removal, site grading, and hazardous material removal at the property addressed: 4510 Taylor Street NE.

**Overview:**

The City of Columbia Heights EDA is the owner of the property addressed 4510 Taylor Street NE (P.I.D. 25-30-24-33-0095). The EDA is requesting quotes for demolition of all building and site improvements, tree removal, hazardous item removal, and water/sewer line capping at this location followed by re-grading of the primary excavation area. If you are interested in submitting a quote for this project, please review the enclosed specifications and inspect the site. Please call Emilie Voight in the Community Development Department with any questions and for access to the property, 763-706-3674.

Proposals must be completed on the enclosed bid form and submitted by **1:00p.m. on May 28th, 2026**. Proposals may be submitted by U.S. Mail (must be received by the deadline above), e-mail or in person; please note the enclosed bid form must be used. City staff will review the submitted proposals and forward them to the EDA. City staff expect the EDA to select a demolition contractor at their **June 1<sup>st</sup> meeting**. The timeline for completion of all work will be weather dependent but no later than August 10<sup>th</sup>, 2026.

Submit proposals to the following:

Attn: Mitchell Forney  
City of Columbia Heights Community Development Department  
3989 Central Ave NE  
Columbia Heights, MN 55421  
[mforney@columbiaheightsmn.gov](mailto:mforney@columbiaheightsmn.gov)



**Property Owner:** City of Columbia Heights Economic Development Authority

**Property Addresses:** 4510 Taylor ST NE (P.I.D. 25-30-24-33-0095).

For a price of \$\_\_\_\_\_, the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition of all building and site improvements, tree removal, hazardous item removal, water/sewer line capping, and site grading at 4510 Taylor St NE

**Name of Contractor:** \_\_\_\_\_

**License Number:** \_\_\_\_\_

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

**Telephone:** \_\_\_\_\_ **E-mail Address:** \_\_\_\_\_

**Contractor Signature:** \_\_\_\_\_

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

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



## Scope of Work

### A) General

- 1) Contractor shall furnish all labor, materials, and equipment, and shall perform all service and work required to remove the hazardous materials, buildings, structures, specified trees, and improvements from the site along with the post demolition grading of the site, in strict accordance with these specifications and in accordance with all applicable ordinances and laws pertaining to removal of buildings, structures, grading and erosion control. **Before demolition, contractor is to install silt fencing around the entire perimeter of the disturbed area. Erosion control logs can be used at the site entrance only.**
- 2) Contractor shall thoroughly review these specifications and examine the site to evaluate existing and proposed conditions prior to making a quote. Failure to do so shall in no way relieve contractor from performing the work as required or be grounds for a claim for extra payment.

### B) Demolition and Disposal of Buildings and Site Improvements

- 1) All buildings and site improvements on the site shall be removed and properly disposed of. Demolition to include, but not limited to stairs, ramps, fences, retaining walls, floor slabs, garages, equipment bases, driveways, aprons, foundation walls and footings, and other structure components, appurtenances and contents associated with each structure, unless noted otherwise. **Include removal of all out-buildings and miscellaneous items included in the attached pictures.**
- 2) All demolition materials, substrates, debris, waste, or other materials shall be collected, stored, handled, managed, and disposed of in accordance with currently accepted practices at an approved, licensed, or permitted facility in accordance with applicable federal, state, and local ordinances, rules, and regulations.



### C) Backfill, Compaction and Grading

- 1) No demolition material shall be left in or placed in any excavation. All excavations unless otherwise noted, shall be backfilled with common fill. Common fill material shall be a mineral aggregate of which not more than twenty (20%) percent (by weight) passes the No. 22 sieve. The material shall be free of rocks or clumps greater than 3 inches in diameter. Material shall be classified as sand, sandy loam, gravel, or pit run. Imported material shall be placed in 1-foot lifts and compacted to no less than 95% standard proctor density. Contractor shall provide the city with third party sampling, analysis, and reports to demonstrate that 95% compaction has been achieved.
- 2) The finished grade shall be determined by matching the existing average grade of the excavation areas prior to demolition. The final grade shall maintain pre demolition drainage patterns.
- 3) Upon completion of the finished grade, contractor shall spread 3" of imported topsoil to all disturbed areas of the site and apply seed and blanket to the same. Topsoil, meeting MN DOT Specification 3877 "Common Topsoil Borrow", is to be furnished. The material shall be compacted firmly and raked prior to placement of seed and blanket.

### D) Abandonment of Wells

- 1) **The city is not aware of any wells on the properties. If a well is discovered:** As part of this bid, the demolition contractor is to hire a well-sealing company to properly seal the well and record the sealing with the Minnesota Department of Health. Contractor must provide records of the well-sealing to the city upon completion. Contractor will be reimbursed for actual well sealing costs plus an overhead multiplier of 2.0 if well sealing is necessary.

### E) Utilities

- 1) Contractor shall be responsible for calling Gopher State One Call for the location of any underground utilities prior to commencement of demolition and site grading work.



- 2) The city has completed the disconnection of electricity (Excel Energy), natural gas (CenterPoint Energy) services for the properties. Other private communication utilities such as telephone and cable may still be connected; if so, contractor shall roll them back and secure them at the pole prior to demolition.
- 3) Contractor is to coordinate the shut off of water with Public Works to ensure that the water is off before the demolition work is started. **Contractor is to remove the water line from the main structure by kinking the line where it meets the curb stop and mark on-site, the location of the service termination.**
- 4) Contractor is to coordinate the termination of the private sewer line with Public Works. **The sewer line shall be removed and capped where it meets the Property Line.** Document and mark on-site, the location of the service termination.

#### **F) Asbestos and Other Hazardous Materials**

- 1) The City has contracted with Angstrom Analytical for the completion of a pre-demolition survey for the properties. The survey is attached to this report. No asbestos was found in the report. The contractor will provide for the removal, and appropriate disposal of all other hazardous items listed in the report prior to the demo.

#### **G) Permits and Inspections**

- 1) Contractor will complete and submit the City of Columbia Heights demolition permit application. Contractor shall have the work inspected prior to backfilling the primary excavation. The sewer and water service termination will also be inspected by City Public Works staff. A separate sewer and water disconnection permit must be secured from the City by the contractor.
- 2) If any permits from other governmental agencies are required, contractor shall, at contractor's own expense, secure such permits, pay any fees, and complete any inspections required by same, and provide a copy of the permits to the City.
- 3) Contractor shall submit "Notification of Intent to Perform a Demolition" Form to the MPCA.



#### H) Miscellaneous Provisions, and Notices

- 1) Contractor shall erect and maintain all necessary barricades and warnings to adequately safeguard workers, adjacent property, and the public.
- 2) The demolition and clearing of the site shall be carried out in such a manner to preclude damage to adjacent property or public right-of-way.
- 3) **Contractor is to provide dust control during demolition by watering the homes.** Water is available at no cost from the City by accessing adjacent hydrants. Please notify Columbia Heights Public Works one week in advance to coordinate hydrant connection
- 4) Submission of a proposal will constitute an incontrovertible representation by contractor that contractor has complied with every requirement of these specifications and attachments thereto; that without exception the proposal is premised upon performing and furnishing the work including but not limited to the specific means, methods, techniques, sequences, procedures or precautions expressly required by these specifications and attachments thereto; that contractor has received from the City satisfactory written resolution of any conflicts, errors, ambiguities, and discrepancies; and that these specifications and attachments thereto are generally sufficient to indicate and convey understanding of the terms and conditions for performing and furnishing the work.



# SPECIFICATIONS FOR DEMOLITION AND RELATED WORK



5001 Cedar Lake Rd.  
St. Louis Park, MN 55416  
952-252-0405 office  
952-252-0407 fax

Emilie Voight  
City of Columbia Heights  
3989 Central Ave NE  
Columbia Heights, MN 55421

February 12, 2026

RE: Asbestos Demolition Survey  
4510 Taylor St. NE  
Columbia Heights, MN 55421

Dear Emilie:

Kevin Hagen #602, a representative of Angstrom Analytical, Inc., visited the above referenced property again on February 12, 2026 for the purpose of conducting an asbestos demolition inspection. We are prepared to state that of the materials sampled, **none** were asbestos containing building materials contained in or on the fabric of the structure.

No samples other than from the fabric of the building that is planned for demolition were taken or analyzed and this report only relates only to 4510 Taylor St. NE. Thirty-three samples of suspect building materials were collected and analyzed in our laboratory by Polarized Light Microscopy. Please see attached notes.

During the course of the survey the following hazardous materials were noted:

**Misc. Materials**

- 1 smoke det.
- 1 fridge
- 1 Co2 det.
- 1 unit heater
- 1 stove

All friable and category II non-friable materials need to be removed, per applicable regulations, prior to and demolition efforts. Category I non-friable materials are allowed to be left in place for the demolition. However, the landfill must be made aware that the demolition debris will contain (minimal amounts of) category I non-friable asbestos containing material and is subject to the MPCA's rules and regulations pertinent to the demolition efforts (notifications, etc.). This survey should not be interpreted as a bidding document or as an asbestos project design. It is incumbent upon the contractor to verify quantities. Quantification of materials identified in this inspection report are approximations and based on observed quantities. Additional amounts of material may be present under floor, above ceilings and inside wall cavities and not fully quantified. For example, thermal system insulation indentified in a basement may also exist inside wall cavities.

If you have any questions, please call us at the number above.

Sincerely,



Kevin Hagen  
Angstrom Analytical Inc.



5001 Cedar Lake Rd.  
St. Louis Park, MN 55416  
952-252-0405 office  
952-252-0407 fax

**Analysis of Bulk Samples for Asbestos Using Polarized Light Microscopy (PLM)**

Emilie  
City of Columbia Heights  
3989 Central Ave NE  
Columbia Heights, MN 55421

Re: 4510 Taylor St. NE

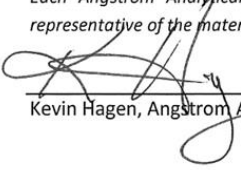
Number of Samples: 33

**Methods and Definitions**

The submitted samples were analyzed using the EPA Interim Method #600/M4-82-020 (polarized light microscopy with dispersion staining). The method defines an asbestos containing material as one that contains greater than 1% asbestos by weight and asbestos is defined as the fibrous forms of serpentine and certain amphiboles. While the fibrous and non-fibrous forms of minerals are discernible microscopically in hand specimens, the distinction between them is not clear on a microscopic level, especially after processing or manufacturing. Fibrous amphiboles are generally those whose mean aspect ratios (length over width) under the microscope are approximately  $>10$ ; non-fibrous amphiboles are generally those whose mean aspect ratios are approximately  $<6$ . During analysis, morphology and an estimate of mean aspect ratio are used to assign a given mineral fiber population to fibrous and non-fibrous categories. That non-fibrous amphiboles are not reported as asbestos is consistent with mineralogical definitions, but does not imply that non-fibrous amphiboles are not hazardous. Airborne concentrations of them may be regulated by OSHA under certain circumstances. The type of dispersion staining used is generally phase contrast, although central stop dispersion staining may also be used.

**Percentage Reporting**

The percentage of each fiber type present was determined using volume percents estimated from stereoscopic examination, projected area percents from mounted slide examination and percents from comparison to weight percent standards. Such estimations are suitable for most samples, but do have large error ranges. Errors are estimated to be 100 relative percent uncertainty for percentage estimates under 10% ranging down to as little as 10 relative percent uncertainty for percentage estimates greater than 50%. Friable samples which have been estimated by the above methods to contain less than 10% asbestos can be point-counted, according to the EPA Interim Methods, as required by NESHAPS. In low percentage samples, point counting may produce false negatives or positives, due to the small number of points counted. For samples consisting of more than one apparent type of material or layer, the percentage of each fiber type in each type of material of layer is determined and reported separately; an overall average for the sample of each fiber type is then calculated. The reported friability of a sample refers to that friability observed in the condition analyzed (broken, crushed, etc.), and is not to be substituted for an on-site assessment of friability. Each Angstrom Analytical lab report relates only to the sample tested and may not, due to the sampling process be representative of the material sampled.

  
Kevin Hagen, Angstrom Analytical, Inc.

February 12, 2026





SPECIFICATIONS FOR DEMOLITION AND RELATED WORK





**Remove old pavement/driveway**



**Remove trees and bushes**



**Remove line of trees and bushes**





**Remove concrete and  
all remaining concrete  
and asphalt**

Ensure Large tree  
remains undamaged







**Remove all additional  
concrete**













**Remove laundry poles**



**Remove Brush**



**Remove fence  
and fencing  
material**











**Remove fence,  
tree and  
satellite dish**



**Remove Fence**

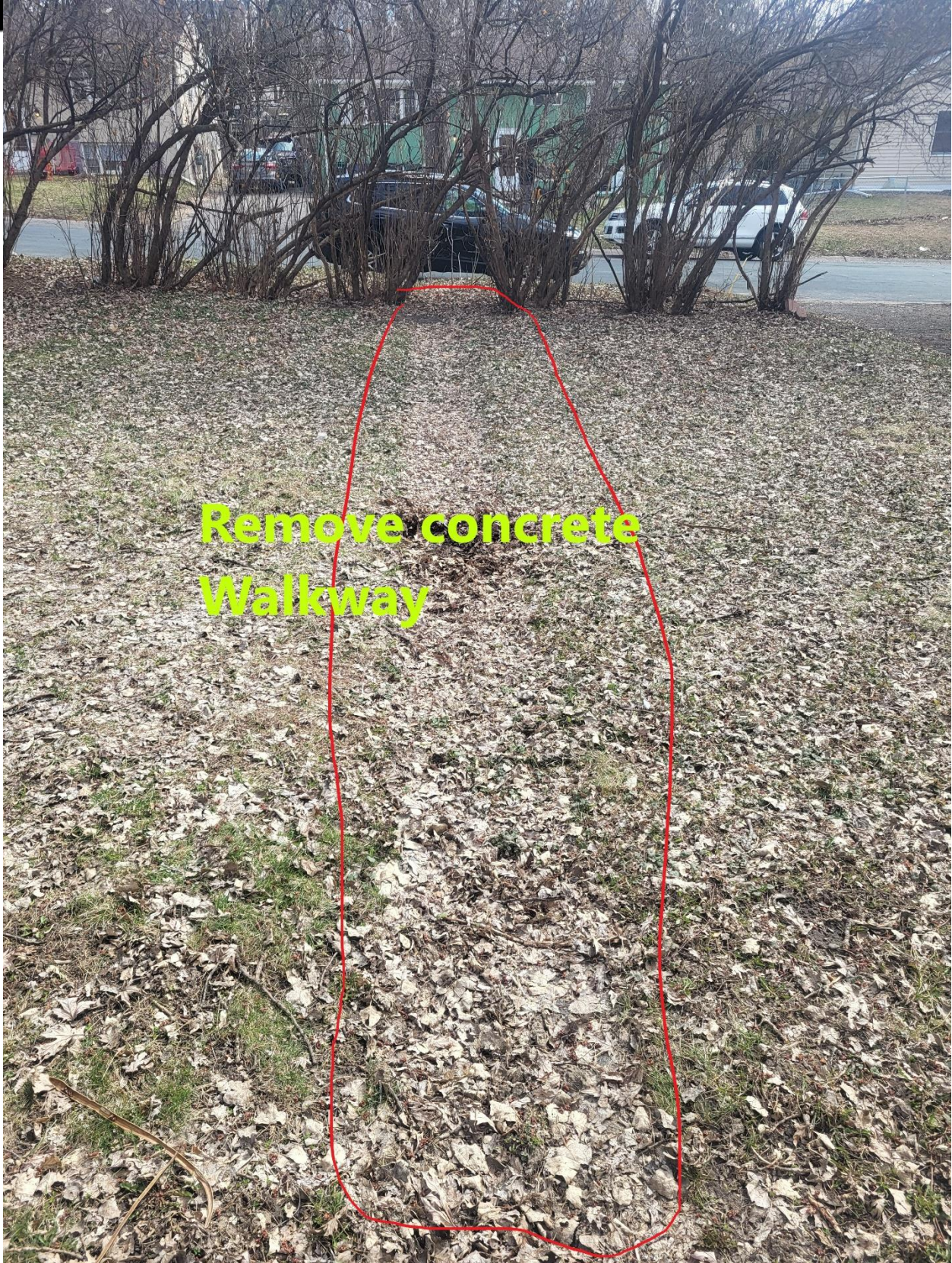




**Remove Fence,  
Brush and Trees**









**Remove tree  
protect large  
tree to the right**