

# DDA RFP NO. 24 - 01

## Submission Form

**RFP No:** 24-01  
**RFP Due Date:** 3:00 P.M. (EST)  
November 12, 2024

**Submit to:** LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY  
c/o Matthew Gibb, Executive Director  
118 N. Broadway St.  
Lake Orion, MI 48362

As outlined in the Evaluation Criteria of this RFP, please be sure to attach evidence of the following:

- Qualifications and experience
- References
- Any deviations or alterations from the scope of work
- Timeline for completion of Scope of Work
- Itemized Cost breakdown
- Current Insurance Certificates (General Liability / Worker's Compensation)

Company Name: Oakwood Building Company  
Principle Contact: Ignacio Balsamo Title: president  
Contact Number: 586 709 0714 Email: oakwoodbuildingcompany@gmail.com

The undersigned certifies that the information provided in its submission of response to DDA RFP 24 - 01 is a true representation of its company's qualifications and agrees to comply with these assurances following award of the RFP.

Signature: 

Printed Name: Ignacio Balsamo

Title: president

Date: 11-12-24



14931 Technology Dr., Shelby Twp., MI 48315  
Phone (586) 709-0714 Fax (586) 532-4231

## **PROPOSAL**

**Date:** February 27, 2024

**Name:** Request for Proposals ("RFP") Former Lake Orion Lumber Company Partial Demolition  
**RFP NO.** 24-01

**Job Address:** 215 S. Broadway St. Lake Orion MI 48362

**Mailing address:** 118 N. Broadway St. Lake Orion MI 48362

**Contact:** Matthew Gibb

**Oakwood will be responsible for demolition, removal, and proper disposal of the structures, concrete foundation and slabs, and all contents of all identified structures within sixty (60) days of proposal acceptance. Oakwood will be responsible for all costs of transport and proper disposal of all demolition debris, portable restrooms and site fencing. The demolition and disposal includes, but is not limited to;**

- Sixteen (16), wood constructed structures on grade or on slab with either metal or asphalt roofing ranging in size from garden shed(s) to wood frame barn(s) with combined square footage of all structures totaling approximately 10,758. Any contents inside or surrounding structures will disposed of.**
- Four (4) semi-trailer converted storage units, three with wheels and axels, one sitting on grade.**

**Grading disturbed areas to provide positive surface drainage away from the demolition area. Upon completion of demolition and clean-up, the property will be leveled to grade and free of construction material and debris.**

**Total: \$42,500.00**

# DDA RFP NO. 24 - 02

## Submission Form

**RFP No:** 24-02  
**RFP Due Date:** 3:00 P.M. (EST)  
November 7, 2024

**Submit to:** LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY  
c/o Matthew Gibb, Executive Director  
118 N. Broadway St.  
Lake Orion, MI 48362

As outlined in the Evaluation Criteria of this RFP, please be sure to attach evidence of the following:

- Qualifications and experience
- References
- Any deviations or alterations from the scope of work
- Timeline for completion of Scope of Work
- Itemized Cost breakdown
- Current Insurance Certificates (General Liability / Worker's Compensation)

Company Name: Oakwood Building Company  
Principle Contact: Ignazio Balsamo Title: president  
Contact Number: 586 405 1832 Email: oakwoodbuildingcompany@gmail.com

The undersigned certifies that the information provided in its submission of response to DDA RFP 24 - 02 is a true representation of its company's qualifications and agrees to comply with these assurances following award of the RFP.

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

Printed Name: Ignazio Balsamo

Title: president

Date: 11-12-24



14931 Technology Dr., Shelby Twp., MI 48315  
Phone (586) 709-0714 Fax (586) 532-4231

## **PROPOSAL FOR SALVAGE**

**Date:** February 27, 2024

**Name:** Request for Proposals ("RFP") Former Lake Orion Lumber Company salvage  
**RFP NO.** 24-02

**Job Address:** 215 S. Broadway St. Lake Orion MI 48362

**Mailing address:** 118 N. Broadway St. Lake Orion MI 48362

**Contact:** Matthew Gibb

### **Oakwood will be responsible for 1. Salvage of Barn Materials**

- Removal of multiple barn doors, including hardware and mounting/slider equipment
- Removal of partial walls of collapsing structures to preserve certain historic siding material
- Removal of plank siding boards
- Removal of roofing boards, including the removal of asphalt shingling such that the original roof boards are salvaged

### **2. Partial Deconstruction of Original Lumber Company Office Building**

- Removal of all siding and other non-original exterior material, such that a complete assessment of the condition and opportunity for preservation can be completed.
- Removal of flooring and ceiling materials such that a complete assessment of the interior of the main office space can be assessed for preservation and reuse.

**Total: \$9,900.00**



**14931 Technology Dr. Shelby Twp., Mi. 48315 Phone (586) 709-0714 Fax (586) 532-4231**

**List of references**

**City of Richmond**, DPW yard water barn

**Foundation type:** Slab w/ trench footing

**Number of stories:** 1 & 2

**Method of demolition:** hand & excavator

**Past contracts:** Gas station on Main

**Contact Person:** Jim Goetzinger 36725 Division Rd Richmond, MI. 48062 (586) 727-7575  
*jgoetzinger@cityofrichmond.net*

**Macomb Township**, Residential & commercial demolitions,

**Foundation type:** Slab, crawl, basement trench footings grade beams

**Number of stories:** 1 & 2

**Method of demolition:** hand & excavator

**Past contracts:** Several residential & commercial demolitions

**Contact Person:** Beth Wheeler 54111 Broughton Road Macomb, MI 48042 (586) 992-0710 ext. 2311  
*wheelerb@macomb-mi.gov*

**City of Troy**, Demolition of various commercial & residential

**Foundation type:** Slab, crawl, basement trench footings

**Number of stories:** 1 & 2

**Method of demolition:** hand, excavator

**Past contracts:** No

**Contact Person:** Dennis Trantham 4693 Rochester Road Troy, MI 48085 (248).524.3503  
*Dennis.Trantham@troymi.gov*

**Charter Township of Oakland**, Demolition of 2sty house, detach garage, barn & several out buildings

**Foundation type:** Slab w/ trench footing & basement

**Number of stories:** 1 & 2

**Method of demolition:** hand & excavator

**Past contracts:** No

**Contact Person:** Mindy Milos-Dale 4393 Collins Road, Rochester, MI 48306-1670 248-651-7810 ext. 402  
*mmdale@oaklandtownship.org*

**Golden Homes**, Several residential structures

**Foundation type:** Slab, crawl, basement trench footings

**Number of stories:** 1 & 2

**Method of demolition:** hand, excavator, dozer, & loader

**Past contracts:** Several residential & commercial demolitions, land clearing & concrete

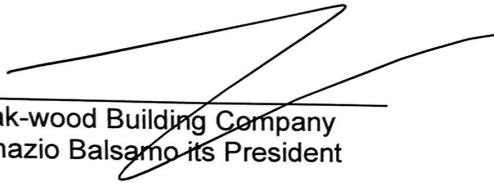
**Contact Person:** Sal Dimecurio 48661 Hayes Road, Shelby Township, MI 48315 (586) 557-3937  
*sal.dimecurio@gmail.com*



14931 Technology Dr. Shelby Twp., Mi. 48315 Phone (586) 709-0714 Fax (586) 532-4231

**Statement of Qualifications & Experience**

Oak-wood Building Company Inc has been in business for over 35 years as a licensed State of Michigan residential builder & general contractor, self-performing its own demolition work. Oak-wood Building Company has performed both complete and selective demolition work of residential, commercial & industrial structure and facilities through out Southeast Michigan for many municipalities, private corporations and individual property owners ranging from 100's of to 100's of thousands of sq. ft.

  
\_\_\_\_\_  
Oak-wood Building Company  
Ignazio Balsamo its President



**14931 Technology Dr. Shelby Twp., Mi. 48315 Phone (586) 709-0714 Fax (586) 532-4231**

### **Proposed Work Plan & Schedule**

Oak-wood Building Company will work as follows

- 1) File 10 day working notice with the State of Michigan DEQ NESHAP EGLE Department  
with in 1 week of award & signing of contract
- 2) Apply for demolition permits from appropriate authorities.
  - 3) Mobilize equipment
  - 4) Commence abatement
  - 5) Erect fence where necessary
- 6) Begin demolition on 10<sup>th</sup> day of notification. Demolition should take about 2 weeks to complete
- 7) Site restoration of all disturbed areas

### **ANTICIPATED SCHEDULE**

Award Contract .....	November 13th 2024
Submit for 10-day EGLE Notification .....	November 14th 2024
Apply for demolition permit .....	November 14th 2024
Commence abatement .....	December 6th 2024
Commence building demolition .....	December 9th 2024
Open hole inspection .....	December 16th 2024
Backfill open hole & voids .....	December 17th 2024
Completion of Demolition .....	December 18th 2024



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Guy Hurley, LLC 989 E. South Boulevard Suite 200 Rochester Hills MI 48307	<b>CONTACT</b> NAME: Jessica Topie PHONE (A/C, No, Ext): (248) 519-1400 FAX (A/C, No): (248) 519-1401 E-MAIL: jtopie@ghbh.com ADDRESS:
<b>INSURED</b> Oakwood Building Company 14931 Technology Dr Utica MI 48315	<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Kinsale Insurance Co INSURER B: Accident Fund Insurance Company of America INSURER C: Citizens Insurance Company of America INSURER D: INSURER E: INSURER F:

**COVERAGES**

CERTIFICATE NUMBER: 24-25 Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	01002960880	04/19/2024	04/19/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			05297454	10/21/2024	10/21/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	ARP12006220000	04/22/2024	04/22/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



**DDA RFP NO. 24-01**  
**NON-COLLUSION CERTIFICATE**

STATE OF MICHIGAN       )  
  ) ss.  
COUNTY OF Macomb    )

The undersigned, being duly sworn, deposes and says that the person or business herein named, has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competition in the preparation and submission of a proposal to DDA for consideration in the award of a contract on the improvement described as follows:

Oakwood Building Company Inc.  
(Name of Firm)

By: [Signature]  
(Authorized Signature)

Title: President

Sworn to before me this 12<sup>th</sup> day of November, 2024.

[Signature]  
Notary Public

LYNDEY AUTO  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Jun 18, 2028  
ACTING IN COUNTY OF macomb

**DDA RFP NO. 24-02**  
**NON-COLLUSION CERTIFICATE**

STATE OF MICHIGAN       )  
  ) ss.  
COUNTY OF MACOMB       )

The undersigned, being duly sworn, deposes and says that the person or business herein named, has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competition in the preparation and submission of a proposal to DDA for consideration in the award of a contract on the improvement described as follows:

Oakwood Building Company Inc.  
(Name of Firm)

By: [Signature]  
(Authorized Signature)

Title: President

Sworn to before me this 12<sup>TH</sup> day of NOVEMBER, 2024.

[Signature]  
Notary Public

William Galecki II  
NOTARY PUBLIC - STATE OF MICHIGAN  
Macomb County  
My Commission Expires 01/09/2029  
Acting in the County of Macomb