



CITY OF MARSHALL
344 West Main Street
Marshall, MN 56258
507-537-6773
Fax: 507-537-6830

***CITY OF
MARSHALL, MINNESOTA***

**SPECIFICATION AND BIDDING DOCUMENTS
FOR THE
DEMOLITION OF
BUILDING STRUCTURE, FOUNDATION AND MATERIALS
LOCATED AT
326 WEST MAIN STREET**

**Bids to be Received by:
Tuesday – May 5, 2020
10:00 A.M.**

ADVERTISEMENT FOR BIDS

Marshall, Minnesota
April 15, 2020

TO WHOM IT MAY CONCERN:

The City of Marshall will receive bids until 10:00 a.m. on Tuesday, May 5, 2020, for the following project:

To demolish and remove the building structure, materials and foundation at 326 West Main Street in Marshall, Minnesota.

All bids shall be made on the printed bid forms of the City and shall be accompanied by a cash deposit, cashier's check, bid bond or certified check, payable to the order of the City for not less than 10% of the bid.

Bids shall be directed to the City Clerk, securely sealed and endorsed upon the outside wrapper with a brief statement for the summary as to the work for which the bid is made as follows:

Hand Delivered: Social Science (SS) Room #213
Southwest Minnesota State University (SMSU)
1501 State Street

Mail: 344 W Main Street
Marshall, MN 56258

The City Council reserves the right to reject any or all bids and waive any informalities in the process.

Plans and Specifications are on file at the Engineering Department in the Social Science (SS) Room #141 at SMSU located at 1501 State Street, telephone: 507-537-6773. Copies of the specifications and bidding documents will be furnished on request.

The bids and the responsibility of the bidders will be considered by the City Council at 5:30 P.M. on Tuesday, May 12, 2020, at the MERIT Center located at 1001 West Erie Road in MARSHALL, MINNESOTA.

No bid may be withdrawn for at least 30 days after the scheduled closing time for the receipt of bids.

Dated this 15th day of April, 2020
Kyle J. Box
City Clerk

BID

**TO THE HONORABLE MAYOR AND THE
COMMON COUNCIL OF THE
CITY OF MARSHALL
LYON COUNTY, MINNESOTA**

May 5, 2020

The undersigned being familiar with the "Project Requirements and Conditions", hereby proposes and agrees to provide services for the following: **DEMOLISH AND REMOVE THE BUILDING STRUCTURE AND MATERIALS LOCATED AT 326 WEST MAIN STREET IN MARSHALL, MINNESOTA** in accordance with the specifications attached hereto for the following price, to wit:

BID AMOUNT: \$ _____

+ ALLOWANCE:* 10,000.00

TOTAL: \$ _____

* See Page 8, Item 14

The undersigned also agrees as follows:

1. Within fourteen (14) days after the bid is awarded, to furnish a satisfactory performance bond or other guarantee acceptable to the City, in the sum specified, guaranteeing the faithful performance of the work and payment of bills.
2. Time is of the essence. The building, foundation and materials shall be demolished, removed and backfilled within sixty (60) days following issuance of the Notice to Proceed.
3. This bid cannot be withdrawn within thirty (30) days after the scheduled time for receipt of bids.
4. It is the understanding that the City may accept or reject any or all bids and award a contract deemed to be in the best interest of the City and waive any informalities in the process.
5. Hazardous materials located in the building have been removed under previous contract. The Contractor shall inform the City of any unknown hazardous materials. These removals shall be the responsibility of the City.

*** THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK. ***

LIQUIDATED DAMAGES

Bidder hereby agrees to commence work under this contract after a date to be specified in a written "Notice to Proceed" of the Owner and to fully complete the project within the time periods stipulated. Bidder further agrees to pay as liquidated damages, the sum of \$500.00 for each consecutive calendar day thereafter any section of the project is not completed.

ADDENDUM RECEIPTS

Receipt of the following addenda to the Specifications is acknowledged:

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

By: _____
(Signature)

Typed or Printed Name

Title

Mailing Address

City, State ZIP

Telephone Number (____) _____

Email

State whether the Bidder is sole proprietor, a partnership or a corporation, and if a corporation, the state in which it is incorporated.

PROJECT REQUIREMENTS AND CONDITIONS

I. SCOPE OF WORK

1. Provide all labor, materials, and equipment necessary for the demolition and site restoration for the stated property in the City of Marshall, County of Lyon, State of Minnesota. Individual elements of work shall include, but is not limited to:
 - a. Demolition and removal of building structure, foundation and concrete.
 - b. Removal of all materials within the building, including but not limited to piping, tanks, mechanical items, wood, floors, wiring, debris and miscellaneous items.
 - c. Backfill excavated areas with suitable common borrow (clay) or granular material and compacted to a minimum standard proctor density of 95%.
 - d. The existing brick/masonry from the hotel may be crushed and utilized on site but must be crushed to a maximum size of 2 inches and be compacted utilizing ordinary compaction methods. The final grading shall be shaped to drain away from the Municipal Building and Main Stay Café to the street or alley at existing elevations.
 - e. Recap the existing sanitary sewer service line and water service line at the outside of the existing foundation at the right-of-way.
 - f. Coordinate the recapping of the sanitary sewer service line with City of Marshall Building Inspection.
 - g. Coordinate recapping of the termination of the water service line with Marshall Municipal Utilities.
 - h. Restoration of the site shall include placement of 12 inches of Class 5 over excavated areas to finish the site.
 - i. Protect all light poles, electric transformers and other utilities located on public right-of-way.
2. Remove all materials from the demolition site in accordance with federal, state and local regulations. Contractor shall provide the protection and safety fencing required for the site until final restoration has been completed.
3. The Contractor shall accept the site in its present condition and shall inspect the site for its character and the type of structure to be demolished. The owner assumes no responsibility for the condition of existing structure and other property within the demolition area, or the condition of the

property before or after the solicitation for bids. No adjustment of bid price or allowance for any change in conditions that occur after the acceptance of the responsible, responsive bidder will be allowed.

4. The following items shall be salvaged by the Contractor for the City and delivered to location(s) within the City as directed by the City:
 - a. "Marshall Hotel" sign and supports (front of building)
 - b. "Hotel Entrance" sign (rear of building)
 - c. Wrought iron railings (front of building)
 - d. Tiles (top front of building)

II. LOCATION

The structure is located in Marshall, Minnesota at 326 West Main Street.

III. GENERAL SPECIFICATIONS & INFORMATION

1. See attached map (Exhibit A) for the site location and construction limits.
2. The Contractor shall provide certificates of insurance to the Owner of adequate coverage consistent with the type of demolition work being completed on this project. The Owner shall be named as an additional insured on the certificate.
3. Contractor shall be paid the lump sum price for demolition at the site as indicated in the bid and as approved by the owner or owner's representative, and this payment will be full compensation for removal of the building, foundation, building materials, contents of building, trash, rubbish and related work as specified. The Contractor shall pay for all charges, levies, fees, permits and other expenses necessary to complete the work in accordance with the plans and specifications.
4. The Contractor shall obtain all necessary permits from City, Lyon County and Minnesota Pollution Control Agency in conjunction with the demolition work and the waste disposal. Contractor may block off sidewalk and parking on West Main Street adjacent to the hotel property with adequate traffic control approved by the City Engineer.
5. The Contractor will assume all liability for damage to the property of others which may occur during the demolition process. The Contractor shall take precautionary measures so as not to cause damage to any public right-of-way, structures, street utilities, or any other property adjacent to the structure scheduled for demolition.
6. The Contractor shall be responsible for removing any demolition debris or mud from any street or right-of-way resulting from the execution of the demolition work.

7. The Contractor shall comply with applicable air pollution control requirements of the city, county, and state (Mn/DOT 1717). The Contractor shall take appropriate actions to minimize atmospheric pollution. To minimize atmospheric pollution, the city, county and state shall have the authority to require that reasonable precautions be taken to prevent particulate matter from becoming airborne. Such reasonable precautions shall include, but not be limited to: the use of water or chemicals for control of dusts in the demolition of the structure and the use of covers on open-bodied trucks transporting materials likely to produce airborne dusts.

No fires of any kind will be permitted in the demolition work area.

The Contractor shall implement BMP's to control both airborne and water pollution and erosion/sediment controls for the project site

8. Demolition, removal, and disposal work shall include all materials in the building and foundation of the structure.
9. Demolition shall include the removal of a portion of the rubber roofing on the Main Stay Café from the wall of the hotel and patching or re-adhering the existing rubber to the remaining wall of the Main Stay Café.
10. Demolition shall also include any accessory mechanical or supportive units utilized by the hotel that may be located on the Main Stay Café property.
11. All excavations will be filled with natural materials of clay and/or gravel. The fill will be compacted by conventional methods. The backfill materials shall be obtained from suitable materials imported into the project from an approved source. All common borrow required for backfilling shall be incidental to the amount of the bid. If the existing brick/masonry from the hotel is utilized on site, it must be crushed to a maximum size of 2 inches and be compacted utilizing ordinary compaction methods. The final grading shall be shaped to drain away from the Municipal Building and Main Stay Café to the street or alley at existing elevations.
12. Temporary fence shall be erected around all excavation and debris piles to prevent access to the public. The fence shall be at least four feet high, consistently restrictive from top to grade, and without horizontal openings wider than two inches. The fence shall be erected before demolition and shall remain in place until the demolished materials are removed from the site and all holes or excavated areas are backfilled. The fencing, including all materials, shall be considered incidental to the demolition. The fencing material shall remain the property of the Contractor.
13. The Contractor is responsible for securing any staging areas required outside the limits of the demolition areas. Public rights-of-ways utilized as staging areas shall be by permit only.

14. During the demolition of the foundations adjacent to the sidewalk or alley, any removals that would require removal of part or all the sidewalk or concrete surfacing of the alley shall be part of the \$10,000.00 allowance included in the bid.

Any other damage to property outside of the hotel property resulting from the building demolition will be the responsibility of the Contractor at no additional cost to the City.

15. The wall between Grid 0 and Grid 1 (Exhibit B) on the Municipal Building side may be unstable when the hotel wall is removed. That wall should be saw cut by this demolition contractor allowing the wall to be removed without damage to the wall that will remain.
16. Vehicular access cannot be maintained at all times to the following areas as a result of this demolition:
 - Rear parking lot behind Main Stay Café located at 316 West Main Street
 - Rear to parking lot located behind 117-127 North 3rd Street

The Contractor shall coordinate the closure of the alley serving these two areas with the City and the property owner(s).

17. The Contractor shall submit a request for any proposed closure of the alley adjacent to 326 West Main Street and the length of time(s) that the Contractor proposes to have the alley closed to through traffic.
18. The City Hall Owner's Representative or City Engineer shall be responsible for the coordination of work between the Municipal Building Renovation contractor and the demolition Contractor.
19. Marshall Municipal Utilities will be responsible for the removal and replacement of the security light pole adjacent to the alley near the northeast corner of the hotel, as well as temporary removal and replacement of street light on Main Street in front of hotel.
20. If the Contractor intends to use any adjacent private property for their work, it will be the responsibility of the Contractor to contact and make arrangements with the property owner.
21. The City has copies of the following available upon request:
 - Marshall Hotel Asbestos Inspection Report (11/12/2018)
 - Marshall Hotel Structural Assessment (06/20/2012)
 - Hazardous Materials Removal Agreement (02/20/2019)



