

Demolition Bid Proposal

116 E Main Street, Whitewater, Wisconsin

Submitted to: Community Development Authority, City of Whitewater

Submitted by: Center Construction

Date: 01/19/2026

Executive Summary

This proposal outlines the scope of work, methodology, timeline, and cost for the complete demolition and site restoration of the commercial property at **116 E Main Street, Whitewater, WI 53190** (Tax Parcel No. BIRW00003A). Center Construction is prepared to deliver a safe, efficient, and compliant demolition project meeting all local, state, and federal regulations, with completion by **April 30, 2026**.

Project Overview:

- Property Address: 116 E Main Street, Whitewater, WI 53190
 - Structure Type: Commercial (former printing shop)
 - Approximate Square Footage: 2,000 sf
 - Construction Era: 1960s
 - Scope: Complete demolition, asbestos coordination, site restoration with topsoil and seeding
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Company Information & Qualifications

Company Overview

Center Construction specializes in structural demolition and site restoration for commercial properties throughout Wisconsin. With 22 years of experience, we have successfully completed projects involving asbestos coordination, utility disconnections, and full building removal in compliance with Wisconsin DHS and WDNR regulations.

Licenses & Certifications

- Wisconsin General Contractor License: 971354

Insurance & Bonding

- General Liability Insurance: \$500,000 per occurrence / \$500,000 aggregate
- Workers' Compensation Insurance: Statutory limits per Wisconsin law

- Performance and Payment Bond: Available upon award
 - Certificate of Insurance naming City of Whitewater and CDA as additional insureds will be provided
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Project Understanding & Scope of Work

Property Description

The property is a one-story commercial structure built in the 1960s with concrete slab foundation, concrete block walls, and built-up rubber roofing. The 2,000-square-foot building was formerly used as a commercial printing shop. A pre-demolition inspection by NorthStar Environmental Testing, LLC (Report No. 240-1327, dated November 8, 2024) identified assumed asbestos-containing materials in electrical panels and roofing materials requiring specialized handling prior to demolition.

Scope of Work

Our demolition scope includes all of the following:

1. **Permits and Approvals:** Coordinate with City of Whitewater for demolition permit and any required right-of-way or street closure approvals. (City pays permit fees per RFP.)
2. **Utility Coordination:** Disconnect and cap or abandon all utilities (water, gas, electric, phone, cable, sewer) with written confirmation from each utility provider.
3. **Asbestos Management:** Coordinate with a licensed WI DHS-certified asbestos abatement contractor for removal of assumed ACM per NorthStar report—specifically electrical panels (Cat II non-friable) and roofing materials (Cat I non-friable) where required for recycling or where demolition could make material friable. All ACM work complies with WI DHS 159 and WDNR NR 447.
4. **Site Preparation:** Erect safety barriers, fencing, and signage around site perimeter.
5. **Structural Demolition:** Mechanical demolition of building, foundation, and surface materials using appropriate equipment. All structural elements, rubble, and debris removed from site.
6. **Debris Removal & Disposal:** Separate recyclable metals and clean concrete where practicable; haul all demolition waste to approved disposal or recycling facilities. Contractor responsible for all disposal and tipping costs.
7. **Site Clearing:** Remove all remaining debris and temporary protections.
8. **Site Restoration:** Grade site for positive drainage; place minimum six inches of topsoil across all disturbed areas; apply seed and mulch or sod per RFP specifications.
9. **Final Stabilization:** Ensure all work completed and site stabilized by **April 30, 2026**.
10. **Duration:** The job has an estimated duration of 3 weeks from the date of permit approval and initial payment.

Exclusions

The following items are NOT included unless otherwise specified:

- Permits and fees (City responsibility per RFP)
 - Asbestos abatement labor and costs (subcontracted; see Cost Proposal)
 - Lead paint remediation beyond standard demolition precautions
 - Environmental remediation or soil testing beyond site clearing
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Demolition Methodology & Work Plan

Pre-Demolition Coordination

- Coordinate with City of Whitewater for permit issuance and WDNR/DHS notification if required
- Verify utility locations and arrange disconnection/abandonment confirmations
- Review NorthStar asbestos report in detail; coordinate subcontractor for ACM removal
- Conduct final site walkthrough and document existing conditions with photographs

Utility Disconnections

- Contact each utility (water, gas, electric, phone, cable, sanitary/storm sewer) for service termination
- Ensure proper capping or abandonment per utility and City standards
- Obtain written confirmation of disconnection/abandonment from each provider
- Verify no live services prior to demolition start

Hazardous Materials & Asbestos

Per NorthStar Environmental report (No. 240-1327):

- **Assumed ACM—Electrical Panels** (Storage area, 2 each, Category II Non-Friable): Licensed abatement contractor will remove and properly dispose per WI DHS 159 and WDNR NR 447.
- **Assumed ACM—Roofing Materials** (Roof area, approximately 1,300 sf, Category I Non-Friable): Will be removed by licensed abatement contractor prior to mechanical demolition if required for concrete/material recycling or if demolition could make material friable.
- **Lead-Based Paint:** No LBP detected above regulatory threshold (≥ 1.0 mg/cm²) per XRF testing. Standard dust control during demolition will be maintained.
- All ACM-containing materials disposed at approved Wisconsin landfill with proper documentation.

Demolition Activities

1. **Mobilization:** Move equipment to site, establish staging area, install fencing and signage
2. **Utility Disconnection:** Execute service terminations and verify shutoffs
3. **Asbestos Abatement:** Licensed subcontractor removes identified ACM (separate contract; abatement contractor provides warranty)
4. **Structural Demolition:** Excavator with hydraulic shear and thumb perform mechanical demolition; remove building, foundation, and slabs
5. **Debris Sorting:** Separate ferrous metals, non-ferrous metals, clean concrete for recycling; remaining demolition debris for approved landfill
6. **Dust Control:** Water suppression truck on site; continuous dust management per WDNR guidance
7. **Haul and Disposal:** Load and transport debris to approved facilities; track and document all material disposal
8. **Site Grading:** Grade site to proper slope for drainage; compact subgrade
9. **Topsoil & Seeding:** Place minimum 6 inches of topsoil; apply seed and mulch or install sod per specifications

Equipment to Be Used

- Excavator (CAT 320 or equivalent) with hydraulic shear and thumb
- Haul trucks (10-wheel, 20-yard capacity or similar)
- Loader for material staging and push-off
- Compactor/roller for site grading
- Water truck for dust suppression
- Safety fencing, signage, and temporary barriers
- Hand tools and small equipment as needed

Safety & Environmental Compliance

Safety Plan

Safety is paramount. Center Construction maintains a written Injury and Illness Prevention Program and trains all personnel in demolition safety per OSHA 29 CFR 1926.

Safety Measures:

- All crew members trained and certified in demolition safety and first aid/CPR
- Personal Protective Equipment required at all times: hard hats, safety glasses, gloves, steel-toed boots, N95/P100 dust masks or respirators as required
- Daily site safety briefings and toolbox talks
- Continuous hazard monitoring by competent person
- Site fencing, signage, and barricades preventing unauthorized access

- Emergency response plan and first aid station on site
- Equipment inspected daily; maintenance logs maintained
- Compliance with all OSHA standards and Wisconsin safety regulations

Environmental Controls

- Water truck for continuous dust suppression during demolition
- Erosion and sediment control (silt fence, erosion control blankets) around site perimeter
- Proper hazardous material handling and disposal documentation per EPA/WDNR
- Waste material segregation for recycling (metals, concrete) and approved landfill disposal
- Truck tracking control to minimize street soiling; street sweeping as needed
- Compliance with WDNR guidance WA-651 (Planning Your Demolition or Renovation Project)

Regulatory Compliance

All work conducted in accordance with:

- OSHA 29 CFR 1926 Construction Standards
- Wisconsin DHS Chapter 159 (Asbestos Regulation)
- Wisconsin WDNR NR 447 (Asbestos Material Disposal)
- WDNR WA-651 Guidance (Demolition Planning and Waste Management)
- City of Whitewater municipal ordinances and permit requirements
- EPA Clean Air Act (dust control) and Clean Water Act (erosion control)

Cost Proposal

Total Lump Sum Bid: \$35,000

All work is provided as a single lump-sum contract price inclusive of labor, equipment, materials, disposal, overhead, and profit. Pricing is based on current market conditions and valid for thirty (30) days from submission date.

Itemized Cost Breakdown

Item	Description	Unit	Lump Sum Price
1. Bonding	Performance/Payment Bond	LS	\$300
2. Labor	Demolition crew, supervision, management	LS	\$15,000

3. Debris Hauling	Transport and tipping fees for all debris	LS	\$15,000
4. Topsoil, Seed, Mulch	Grading, 6" topsoil, seeding, and mulch/sod	LS	\$4,700
TOTAL BID			\$35,000

Cost Notes

- Price includes all labor, equipment operation and rental, fuel, equipment mobilization/demobilization, and project management
- Debris disposal includes hauling to approved facilities and all tipping fees
- Asbestos abatement (if required per NorthStar report) is subcontracted and invoiced separately; Center Construction will coordinate and ensure compliance
- City-paid permit fees are excluded from this proposal per RFP
- Price assumes site access available upon notice to proceed and utility disconnections confirmed by utility companies
- Unforeseen site conditions (e.g., underground debris, additional hazardous materials) will be addressed via written change order

Payment Terms

- 50% upon contract execution and mobilization approval
- 50% no later than 30 days after final inspection, site restoration, and CDA acceptance

All invoices net 30 days.

Bid Validity

This proposal is valid for thirty (30) days from the date of submission. After thirty days, the bid is subject to revision based on market conditions.

Terms & Conditions

Scope Changes

Any changes to the scope of work discovered during demolition (e.g., additional structures, buried debris, utility complications) will be documented in a written change order and priced separately. Work will not proceed on additional items without written CDA authorization.

Site Conditions

This proposal is based on the site information provided in the RFP and NorthStar Environmental report. If field conditions differ significantly from our assessment, Center Construction will notify the CDA and submit a revised proposal if necessary.

Permits & Approvals

Center Construction will coordinate with City of Whitewater for the demolition permit and associated approvals. The CDA is responsible for permit fees per RFP terms.

Contract Documents

Upon award, Center Construction agrees to execute the City's standard demolition/construction contract form and to comply with all RFP terms, insurance requirements, and completion deadlines (April 30, 2026).

Liability & Insurance

Center Construction maintains comprehensive general liability, workers' compensation, and equipment insurance. A Certificate of Insurance naming the City of Whitewater and CDA as additional insureds will be provided prior to mobilization.

Environmental Responsibility

Center Construction is responsible for proper disposal of all demolition and hazardous materials per federal, state, and local regulations. Disposal documentation and manifests will be retained and provided to CDA upon request.

Regulatory Compliance

All work will comply with OSHA, EPA, Wisconsin DHS, WDNR, and City of Whitewater regulations. Center Construction holds the CDA and City harmless from any violations related to our performance.

Conclusion

Center Construction is committed to delivering a professional, timely, and compliant demolition of 116 E Main Street. We have the expertise, equipment, and experience to manage this project safely and efficiently, meet all regulatory requirements, and restore the site for future redevelopment.

We welcome the opportunity to discuss this proposal and answer any questions the CDA may have.

Contact Information

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