

Request for Proposals (RFP)

Demolition of 216 East Main Street

City of Whitewater, Walworth County, Wisconsin

The Community Development Authority of the City of Whitewater (CDA) was established with a mission to promote development (industrial and downtown redevelopment) projects. The CDA is soliciting proposals for the demolition of 216 East Main Street in the City of Whitewater, Walworth County, Wisconsin (the "Project"). The Project and the selected proposal will meet the goal of redevelopment while encouraging a high quality of life, places of employment, and an increase in the general property tax base of the City.

PROJECT OVERVIEW:

Site Location: 216 East Main Street (See Exhibit A - Site Map) Property
Type: Mixed Use (1st Floor Commercial; 2nd Floor Residential)
Parcel: Tax Parcel No. /TRA 00003
Existing Structures: One Structure

SCOPE OF WORK:

The selected contractor will be responsible for the following tasks:

1. Permits and Approvals

- Obtain all necessary permits and approvals from the City of Whitewater for demolition. Permit fees shall be paid by the CDA.

2. Site Preparation:

- Erect safety barriers and signage around the site.
- Ensure compliance with all safety and environmental regulations.

3. Demolition:

- Coordinate with gas, electric, phone, cable, water, etc. for disconnections.
- Demolish and remove all structures, foundations, surface material and debris from the site. Contractor responsible for disposal and costs.
- Perform all work in accordance with industry standards and local regulations.

4. Site Clearing:

- Remove any remaining debris and grade the site to specified conditions.
- Ensure proper disposal of all materials, including hazardous waste if applicable.

[insert North Star Environmental findings re: lead and asbestos]

5. Site Restoration:

- Restore the site to match grade and in a clean condition suitable for future development.
- Completion Date: May 31, 2025.

PROPOSAL REQUIREMENTS:

Interested contractors should submit a proposal that includes the following:

1. Company Information:

- Name and contact details of the company.
- Overview of the company, including experience and qualifications.
- References from similar projects completed within the last three years.

2. Project Approach:

- Detailed description of the proposed approach to the demolition
- Timeline for completing the project
- Safety measures and procedures

3. Cost Proposal:

- Detailed cost breakdown, including labor, materials, equipment, and other expenses
- Payment terms and conditions

4. Compliance:

- Proof of insurance and bonding
- Compliance with all local, state, and federal regulations

SUBMISSION INSTRUCTIONS:

- **Deadline for Submission:** November 30, 2024
- **Submission Method:** Proposals must be submitted electronically or in hard copy to:

City of Whitewater

Attention: Taylor Zeinert, Economic Development Director

312 West Whitewater Street

Whitewater, WI 53190


tzeinert@whitewater-wi.gov

CONTACT FOR QUESTIONS: For any questions or further information, please contact Taylor Zeinert, Economic Development Director, at: tzeinert@whitewater-wi.gov (262) 473-0148.


Exhibit A - Site Map


216 E Main St


Site & Utility Information


 Site Area

Water Utilities


 Curb Stop

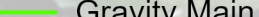
 Hydrant

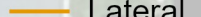
 Aux Valve

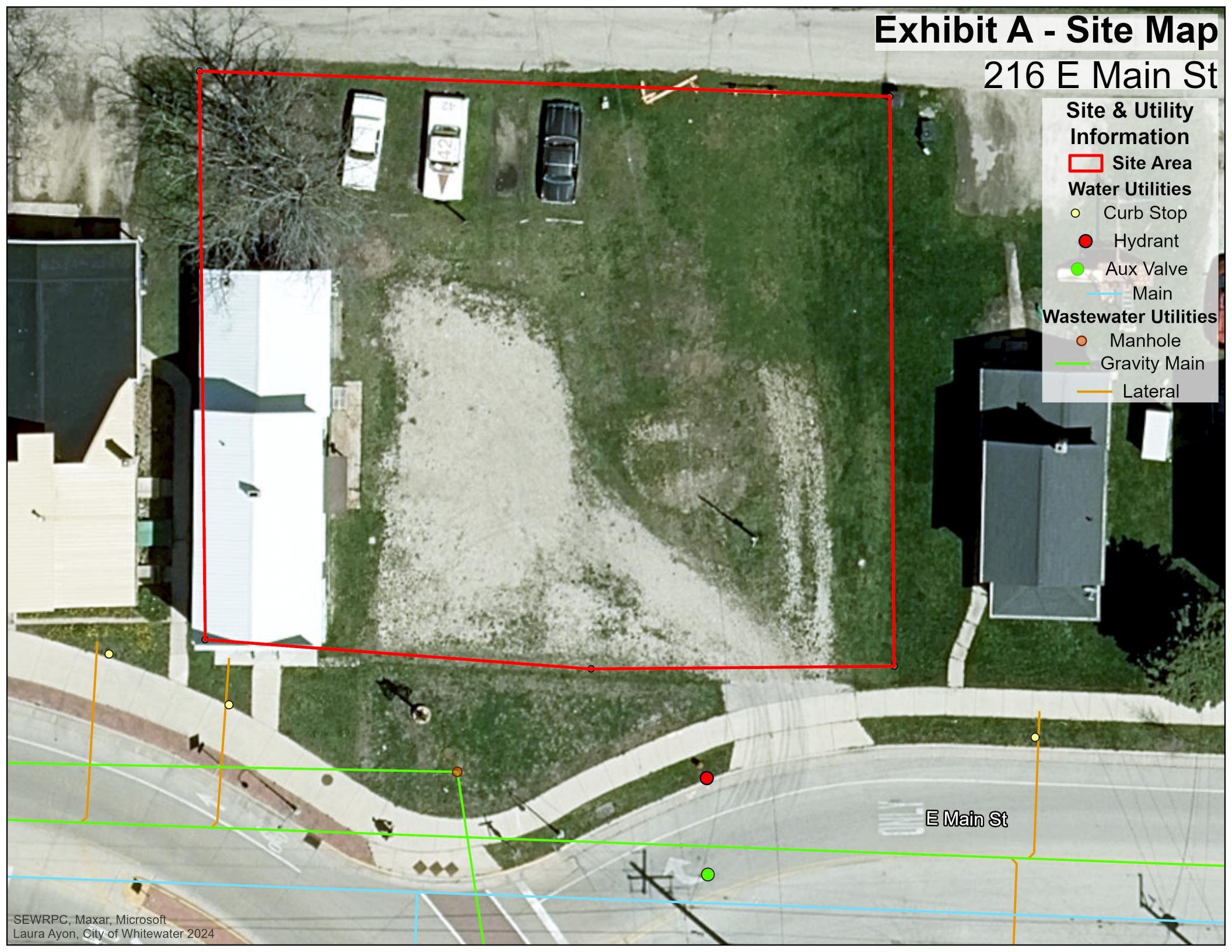
 Main

Wastewater Utilities

 Manhole

 Gravity Main

 Lateral



E Main St

LAND-MARK SURVEYING

Mark L. Miritz

Wisconsin Professional Land Surveyor S-2582

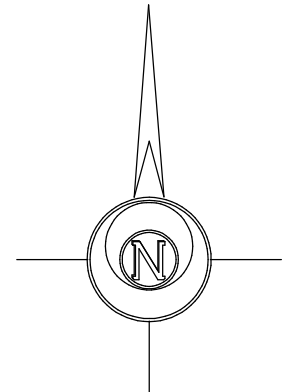
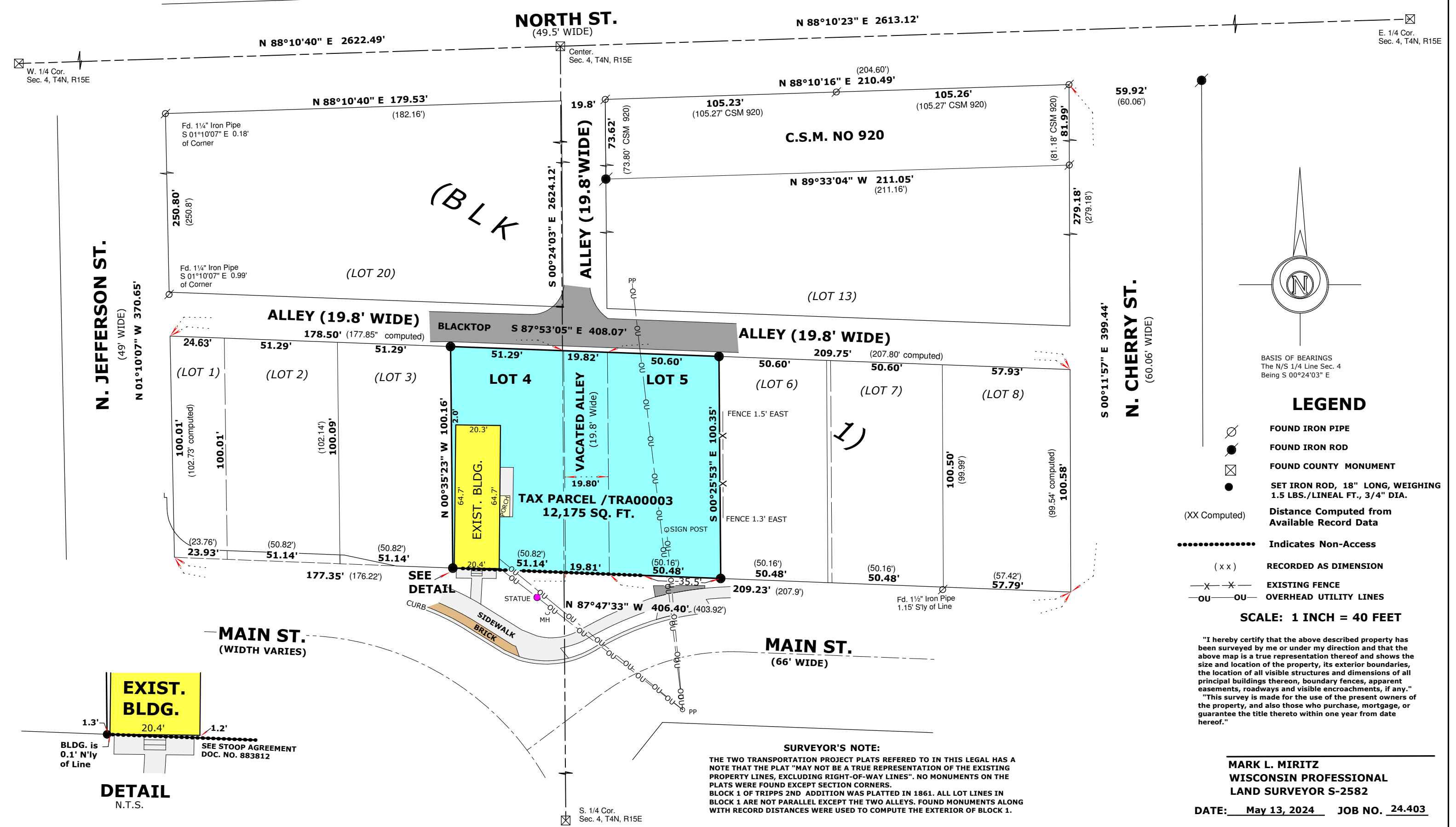
N9330 Knuteson Drive
Whitewater, WI 53190
Phone: (262)949-1239

MARKMIRITZ@
LAND-MARKSURVEYING.COM

OWNER:
COMMUNITY DEVELOPMENT AUTHORITY OF WHITEWATER
312 W. WHITEWATER STREET
WHITEWATER, WI 53190

Lots 4 and 5 and the discontinued alley between Lots 4 and 5 in Block 1 of Tripp's Second Addition to the City of Whitewater, Walworth County, Wisconsin. Except Parcel 15 of Transportation Project Plat No. 1407-075 - 4.01 recorded December 30, 2013 as Document No. 877927 and Except Parcel 11 of Transportation Project Plat No. 1407-075 - 4.02 recorded December 30, 2013 as Document No. 877932.

PLAT OF SURVEY



BASIS OF BEARINGS
The N/S 1/4 Line Sec. 4
Being S 00°24'03" E

LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- Distance Computed from Available Record Data
- Indicates Non-Access
- RECORDED AS DIMENSION
- EXISTING FENCE
- OVERHEAD UTILITY LINES

SCALE: 1 INCH = 40 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."
"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

SURVEYOR'S NOTE:

THE TWO TRANSPORTATION PROJECT PLATS REFERED TO IN THIS LEGAL HAS A NOTE THAT THE PLAT "MAY NOT BE A TRUE REPRESENTATION OF THE EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY LINES". NO MONUMENTS ON THE PLATS WERE FOUND EXCEPT SECTION CORNERS. BLOCK 1 OF TRIPPS 2ND ADDITION WAS PLATTED IN 1861. ALL LOT LINES IN BLOCK 1 ARE NOT PARALLEL EXCEPT THE TWO ALLEYS. FOUND MONUMENTS ALONG WITH RECORD DISTANCES WERE USED TO COMPUTE THE EXTERIOR OF BLOCK 1.

MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: May 13, 2024 JOB NO. 24.403

EXIST. BLDG.

BLDG. is 0.1' N'ly of Line
SEE STOOP AGREEMENT DOC. NO. 883812

DETAIL
N.T.S.

S. 1/4 Cor.
Sec. 4, T4N, R15E

E. 1/4 Cor.
Sec. 4, T4N, R15E