



407 West Bay Street, East Tawas, Michigan 48730 • 989-362-5562 • [parks@easttawas.com](mailto:parks@easttawas.com) • [easttawascitypark.com](http://easttawascitypark.com)

## NOTICE

The City of East Tawas, through the East Tawas City Park, is seeking bids for the demolition of the former gas station located at 617 West Bay Street, East Tawas, MI. Bid specifications are available at the East Tawas City Park Office, 407 West Bay Street (behind the Museum), East Tawas, MI, 48730. Bids must be submitted to the East Tawas City Park no later than 5:00 p.m. Wednesday, May 8, 2013. Please direct any questions to Keith Frank, Park Manager at (989) 362-5562 or e-mail [parks@easttawas.com](mailto:parks@easttawas.com). The City of East Tawas has a local bidder's preference policy. The City of East Tawas reserves the right to accept or reject all or part of any bid or all bids, to waive irregularities in bidding, or to accept such bids as may in the opinion of the City Park and City Council be in the best interest of the City.

*"This Institution has received funding assistance from the National Park Service."*

*Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental federally-assisted programs on the basis of race, color, national origin, age and handicap.*

*To file a complaint of discrimination write: Director-Equal Opportunity Programs  
National Park Service, US Department of the Interior, PO Box 37127, Washington, DC 20013-7127*

**Gas Station Demolition  
617 West Bay Street  
East Tawas, Michigan 48730**

**Bid Form**

Sealed proposals will be received by the East Tawas City Park at 407 West Bay Street, East Tawas, Michigan 48730 until 5:00 PM Wednesday, May 8, 2013 for the demolition of the former Bublitz gas station located at 617 West Bay Street, East Tawas, MI. Address proposals: Gas Station Demolition. Proposals will be opened at the East Tawas Park Board meeting Thursday, May 9, 2013 at 4:00 p.m. The contract for the project will be awarded following review of the bids and approval by the East Tawas City Council. **A performance bond equal to 100% of the contractor's bid will be required for this project and must be submitted prior to the start of demolition. All Bid Proposals must be signed by the contractor.**

**Local Preference Policy:** The City of East Tawas has a local bidder's preference policy. A copy of the policy is attached at the end of these bid specifications for your review and information.

Contractor shall furnish labor, materials and equipment to remove or demolish all the associated buildings and structures at 617 West Bay Street including foundations, retaining wall, fencing, etc. Salvage of any material and or equipment is at the Contractor's option. Demolished materials must be disposed of properly off site. At the project completion, the "dirt areas" of the site shall be filled and leveled with sand, top dressed with four inches of black dirt and hydro seeded.

The Contractor's responsibilities shall also include:

**Bonding:**

1. A performance bond equal to 100% of the contractor's bid will be required for this project and must be submitted prior to the start of demolition.

**General:**

1. All Glass and Porcelain are to be removed by hand prior to demolition of the structure.
2. All debris in the back and side yards shall be cleaned up and removed.
3. All brush, vines and designated trees located on the lot shall also be removed (including stumps). Trees scheduled for removal will be marked by owner. ***The cedar hedge row on the west property line shall not be removed. Also, the spruce tree and clump of shrubbery on the east corner are to remain.***
4. The galvanized chain link fence at the back of the building shall be removed.
5. The metal storage building and brick flooring located at the back of the building, on the west property line of the lower level of the lot shall be removed.
6. The "gas pump canopy" and footings shall be removed.
7. All concrete in, around and behind the building shall be removed. This includes the driveway, light pole foundations/footings, the concrete curbing between the two entrance drives, etc. ***EXCEPTION: The two concrete entrance aprons coming in off of U.S. 23 are to be left in place for future access to the site. Starting at the north edge of U.S. 23, these two aprons are approximately 14'6" (in from the edge of the highway) by 36' wide and are clearly defined by a separation between them and the remaining concrete driveway.***
8. After removal of the concrete in front of the building, a portion of that area shall be prepped to provide continued vehicle access to the site for maintenance, etc. The desired area shall be prepared as follows: an area 35' x 125', with the depth of this area beginning at the edge of the concrete entrance aprons coming in off of U.S. 23, thence 35' south toward the lake. The width of this area will begin at the western edge of the existing concrete, thence west on a straight line

125' east toward the residence on the east edge of the gas station property. The finished area will be a 35' x 125' rectangle. Prepare sand grade in this area for proper drainage then add six (6) inches of 21A gravel and compact to grade to allow for proper drainage.

9. The concrete retaining wall located behind the building shall be removed and the site graded so as to create a gradual slope down to the lower level of the lot. Carry slope to the slope stakes in the lower level. In doing so, the contractor is to calculate whether there is enough fill/dirt remaining on the site to accomplish this slope or whether additional fill will have to be brought in to do so. If additional fill is required, the contractor is to calculate how much and include it in his bid.
10. Utility Poles: There are two utility poles situated side by side directly behind the building. One is a new one (on the west side) and is still in service. This pole will remain on site and contractors must plan to work around it. The second pole is an older one (located on the east side) and currently contains phone and cable lines. These lines will be relocated by the utility companies to the newer pole and the old pole will be removed by the utility company prior to demolition.

### **Environmental Issues:**

A Phase I Environmental Assessment Report was conducted on this site in September 2012. As a result of that report, the following environmental issues need to be addressed by the contractor:

1. No soil or groundwater is to be removed from the site.
2. Soils disturbed during demolition should be returned to their place of origin and immediately seeded.
3. **The asbestos floor material must be removed by qualified personnel and properly disposed.**
4. A copy of the results of the asbestos demolition survey from the report is included in these bid specifications. Be sure to review this page and follow all recommendations included in same.
5. **Asbestos NESHAP** regulations: A copy of a letter from the Michigan Department of Environmental Quality outlining the contractor's responsibilities regarding asbestos NESHAP requirements is included as part of these documents. Please review these requirements and comply with the notification period.

**Asbestos Demolition Survey Report and NESHAP regulations appear on next two pages.**

An asbestos demolition survey was completed as part of the Phase I ESA by Michael Smith, a Michigan Accredited Asbestos Building Inspector (Accreditation Number A33883).

| Sample No. | Description             | Asbestos Content |
|------------|-------------------------|------------------|
| 1          | Window glazing          | <1%              |
| 2          | Plaster skim coat       | Not detected     |
| 3          | 9-inch floor tile, blue | 2%               |
| 4          | Tile mastic             | Not detected     |
| 5          | Plaster base coat       | Not detected     |

The window glazing contained less than 1% asbestos; therefore removal is not required.

The nine-inch floor tiles are positive for asbestos; however, the associated mastic was negative for asbestos. The tiles observed were not friable.

### **MATERIALS REQUIRING ABATEMENT PRIOR TO DEMOLITION**

- All nine-inch floor tiles should be removed as non-friable asbestos. Removal of mastic is not required; and
- No friable roofing materials were found. In the event that demolition activities reveal layers of friable roofing, reassessment may be necessary.

A copy of the laboratory report is attached.

### **12.3 Lead-Based Paint**

In 1977, the EPA banned the manufacture and use of lead-based paint and lead-based paint products. Current studies suggest that the primary sources of lead exposure for most children are deteriorating lead-based paint, lead contaminated dust, and lead contaminated residential soil.

Note that the building was constructed before 1977. An inspection for lead paint was not conducted. Current OSHA demolition/renovation requirements are to provide workers with appropriate protective equipment (gloves, clothing/covering, and respirators) and personal decontamination availability at their request.



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



DAN WYANT  
DIRECTOR

March 7, 2013

To: Blight Elimination Program Grantees:

On February 20, 2013, Michigan Department of Human Services Director Maura Corrigan announced the awarding of \$15 million in blight elimination funding to 34 municipal, township and county entities statewide. The Michigan Department of Environmental Quality, Air Quality Division (AQD) has prepared this letter to inform you of the federal National Emission Standards for Hazardous Air Pollutants (NESHAP) for asbestos regulations regarding subject renovation and demolition projects.

The Asbestos NESHAP protects the public and environment by minimizing the release of asbestos fibers during renovation and demolition activities. Accordingly, this regulation specifies work practices to be followed for demolitions and renovations of all structures, installations and buildings. All subject demolition and renovation projects of regulated facilities in Michigan are required to submit a notification of intent to renovate/demolish to the AQD, Asbestos NESHAP Program. The notification must be submitted 10 working days (two weeks) prior to the commencement of the project. Also, a thorough inspection for asbestos is required prior to subject demolition and/or renovation project and information regarding the asbestos inspection must be included in the notification. Notification is required for all demolitions of subject facilities even if asbestos is not present.

For ease and convenience the 10-Day Notification of Intent to Renovate/Demolish can now be submitted electronically through the Michigan Business One Stop at <http://www.michigan.gov/business>. If you are new user you will need to do the one-time registration for your business. For questions with navigation call the Customer Assistance Center at 1-877-766-1779.

For more information on the Asbestos NESHAP regulations please visit our webpage at [www.michigan.gov/air](http://www.michigan.gov/air) and click on "Asbestos NESHAP Program" located under Air Links on the right hand side of page. Complying with the federal NESHAP regulations will improve air quality and protect the health and safety of persons residing and living in the project areas. If you have any questions regarding the above information, please contact Sharon LeBlanc, Asbestos Inspector at 989-894-6212 or [LeBlancS@michigan.gov](mailto:LeBlancS@michigan.gov).

Sincerely,

Kim Dohm, Notification Coordinator  
Air Quality Division  
Asbestos NESHAP Program  
517-241-7463

cc Ms. Karen Kajiya-Mills, AQD  
Mr. Jeff Huntington, MLB

**Rejection or Withdrawal:** The owner reserves the right to reject any or all bids, to waive any informalities or defects in bids and to accept any bid or bids which are in the best interest of the Owner.

**Contract:** Upon acceptance by the Owner, this document will constitute the contract.

**Submittals:**

A written plan and schedule for demolition and/or removal of building and site work.

A written plan for disposal of demolition debris, including the asbestos floor tiles.

All bidders must include with their bid a certificate from the landfill they propose to use indicating that the landfill meets state requirements to accept the materials proposed.

**Job Conditions:**

Contractor must supply his own power supply at the job site.

Contractor shall provide site sanitary facilities for his employees

Vehicular traffic routes shall be maintained at all locations to the greatest extent possible to minimize disruptions and rerouting of traffic. Contractor shall not block roadways, alleys, or access paths. Should Contractor's operations necessitate rerouting of traffic, Contractor shall be responsible for providing signs, barricades and, if necessary, flaggers to alert driver and divert traffic in a safe manner, from roads and sidewalks.

Project hours are from 7:00A.M. to 7:00P.M. on weekdays. Weekend and /or Holidays shall be by permission only from the Owner.

**Contractor shall obtain all permits, licenses, and inspections necessary for performing its scope of work, and the location and the addressing of utility company or municipal utility lines shall be the responsibility of the Contractor. NOTE: U.S. 23 is a State Highway. Any work that will result in disruption or re-routing of traffic on U.S. 23 will require a permit from the State Highway Department.**

**Protection:** Proper safety provisions shall be made at all times for the protection of all persons. Contractor solely controls workplace safety. The contractor shall provide barriers, signage, supervision, etc. to ensure safety continuously, not limited to normal working hours. Permits shall be the responsibility of the Contractor.

**Insurance:** No work connected with this contract shall be started until the Contractor has submitted evidence to the Owner that (1) all workmen are covered by Workers Compensation Insurance with statutory limits as required by the State of Michigan (2) he is covered by Comprehensive General Liability Insurance with the following minimum limits: (1) Each Occurrence Limit: \$1,000,000, (2) General Aggregate Limit: \$2,000,000, (3) Products Completed Operations Limit: \$2,000,000, (4) Personal & Advertising Injury Limit: \$1,000,000; and a \$1,000,000 Commercial Umbrella Policy. Any casualties shall not relieve the Contractor from performing the contract. Contractor shall endorse its Commercial General Liability, Comprehensive Automobile Liability, and Umbrella/Excess Liability policies to add City of East Tawas and East Tawas City Park as "additional insured's" with respect to liability arising out of

(1) operations performed for the Owner by Contractor or Subcontractor, (2) acts or omissions by the owner and (3) claims for bodily injury or death brought against the City of East Tawas or the East Tawas City Park by the Contractor or Subcontractor's employees.

**Changes:** Contractor shall make changes in the contracted work only as ordered in writing by the Owner.

**Inspection:** Contractor shall at all times permit and facilitate inspection of the work by the Owner or its authorized representative.

**Termination for Breach:** The Owner may terminate this contract when violations are not stopped immediately and corrected within a reasonable length of time after notification by the Owner. In the event of such termination, the Owner may complete the contracted work and the Contractor will be liable for any excess cost incurred by the Owner.

**Clean-up:** Contractor shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees and at the completion of the work he shall remove all his waste, tools, equipment, staging and surplus materials from the grounds and leave his work clean and ready for use.

**Site Access for Bid Preparation:** Access to the site may be arranged by contacting Keith Frank, East Tawas City Park Manager at 989-362-5562.

**Contract Period:** Bids will be opened at the Park Board meeting on May 9, 2013 at 4:00 p.m. The contract for the project will be awarded following review of the bids and approval by the East Tawas City Council. The contract period will commence within fifteen (15) days of bid award. The Contractor is to put on as much labor and plant as may be required to complete the project in a time of 30 days total, including weekends. The intent is, once started; the project will be diligently pursued. Should inclement weather prevent completion in that time, proof shall be presented the Owner that conditions beyond the average have been experienced, based upon national weather data.

**Payment:** Payment for the work will be made upon satisfactory completion of the work.

Contract will not be considered complete until the work has been finally accepted by the Owner and the following have been furnished.

1. Satisfactory evidence that all payrolls, material bills and other indebtedness connected with the work have been paid.
2. The Owner shall in no event be required to make final payment upon completion of work unless and until waivers of lien or discharge of liens have been executed by all subcontractors and material suppliers employed by the Contractor under this contract.

Witnessed

\_\_\_\_\_

Signature of bidder

\_\_\_\_\_

Title

\_\_\_\_\_

Bidder's company name

\_\_\_\_\_

Printed name of bidder signatory

\_\_\_\_\_

BIDDER LUMP SUM BASIC BID to provide all labor, plant and materials and to faithfully execute the demolition, complete, in accordance with the specifications and contract documents:

Date \_\_\_\_\_

Basic Bid Amount \_\_\_\_\_

\*\*\*\*\*

City of East Tawas Representative,

Bid Date Accepted: \_\_\_\_\_

Date Contract Awarded: \_\_\_\_\_

Witness

\_\_\_\_\_

Owner representative signature

\_\_\_\_\_

Printed name of Owner signatory

\_\_\_\_\_

City of East Tawas  
Local Preference Policy

**Local Preference:** The City of East Tawas supports businesses that are located within the City limits of East Tawas and Iosco County. Toward that end, the City will give preference to such businesses when they are bidding or providing price quotes on goods or services for the City. Businesses that are verified as established within the City limits of East Tawas that bid no more than 5% over the lowest qualified bidder will be given the opportunity to reduce their bid to match the lower bid. Businesses that are verified as established outside of the City limits of East Tawas but in Iosco County that bid no more than 2.5% over the lowest qualified bidder will be given the opportunity to reduce their bid to match the lower bid. Beyond that, the business must meet all other threshold requirements with respect to service, reliability and other purchase criteria.

The following additional criteria must be applied:

- a) Home or property ownership in the City or the County does not qualify for the local preference policy.
- b) When advertising for bids or soliciting quotes, notification must be given that the City has a local preference policy. Bidders will be given the opportunity to demonstrate that they qualify for the preference. When sealed bids are solicited, this will be stated in the bid documents.
- c) Nothing in this policy will modify or constrain the Council's power to reject any or all bids and to accept any proposal it considers being in the best interest of the City.