

**INVITATION TO BID ITB 2023-02
DEMOLITION AND REMOVAL OLD SCHOOL BUILDINGS
PEMBROKE, GEORGIA 31321**

Sealed Bids will be received by the City of Pembroke, until **10:00 a.m. on Monday June 26, 2023**, at (in person delivery) 353 N. Main Street, Pembroke, Georgia, 31321, (Via Mail) at PO Box 130, Pembroke, Georgia 31321, at which time and place all bids received will be publicly opened and read aloud for furnishing all materials, labor, equipment, and technical expertise for:

Demolition and removal of Buildings 2, 3, and 4: These three single story structures of varying heights are connected with covered canopies (2,625 square feet, 1,512 square feet, and 3,875 square feet) Building 5: This structure is a one-story, pre-engineered, double-wide trailer located on City property at 166 Harn Street, Pembroke, Georgia 31321.

All Bids shall be lump sum bids, submitted in duplicate. Bids shall become the property of the City of Pembroke and will not be returned. Bids will be tabulated and evaluated by the City Administrator or his designee. Bids must be good for a period of 60 days after the date set for the bid opening.

Structure to be demolished has been randomly sample tested for and has been determined to have Asbestos and concentrations of Lead.

All work shall be done in accord with Georgia Building Code, and any applicable local, state or federal regulation. Liability and worker's compensation insurance is required.

A non-mandatory pre-bid meeting will take place at the site at **11:00 am on Wednesday May 31st** at the site, at which time access to the interior will be provided. The building is located on public property and can be observed from the outside at any time.

Questions concerning this project are to be directed to the Office of the City Administrator (912) 653-4490. Questions concerning the permitting requirements should be directed to Steve Scholar at (912) 653-4403.

Bidder's qualifications must be satisfactory to the City. The City reserves the right to waive informalities in any bid, to accept any bid they consider to be from the lowest responsible bidder, and to reject any and all bids. The City of Pembroke is an Equal Opportunity Employer, a Drug Free Work Place and an E-Verify Employer.

**THE CITY OF PEMBROKE, GEORGIA
ITB 2023-02 - DEMOLITION AND
REMOVAL OLD SCHOOL BUILDINGS
SCOPE OF THE WORK**

PART I GENERAL DESCRIPTION

- A. Project consists of demolition and removal of related debris of a Buildings 2, 3, and 4: These three single story structures of varying heights are connected with covered canopies (2,625 square feet, 1,512 square feet, and 3,875 square feet) Building 5: This structure is a one-story, pre-engineered, double-wide trailer located on City property at: 166 Harn Street, Pembroke, Georgia 31321
- B. Structures to be DEMOLISHED have been random sample tested for and have been determined to have Asbestos and Lead. **See Attached Site and Building Assessment Report 05-04-2022**
- C. Work includes but is not necessarily limited to:
1. Complete demolition of the above listed Buildings, including abatement/removal of the aforementioned and any other asbestos.
 2. Remove all onsite debris, including building materials, trash or any other type of trash or garbage generated by this project or persons who may or may not be associated with this project and legally dispose of offsite.
 3. Use of the County Landfill is not required but the County landfill may accept construction materials and related debris. Fees related to disposal cannot be waived. Contact local Sanitation Administrator for information.
 4. The City of Pembroke supports recycling of waste materials of all types.
 - a. The Contractor is to provide for recycling of demolished and/ or salvaged materials as much as practical.
 - b. Details of recycling efforts to be included are to be included in Contractor's Proposal.
 5. Legally remove and dispose of any and all materials identified as or found to be containing asbestos, lead based paint, and other hazardous materials.
 - a. Asbestos removal, disposal and clean up shall be accomplished in accordance with Georgia Statues.
 - b. This Contractor shall use Contractors, means, methods and techniques as required to comply with all applicable laws and standards.
 - c. He shall provide a submittal outlining procedure for Abatement Work including copies of Licenses /Certifications of Compliance for Training, prior to beginning removal and abatement work.
 - d. At completion of Work, Contractor shall submit Certifications- of Compliance for proper disposal of asbestos, lead and other hazardous materials.
 6. Materials to be removed containing lead are the responsibility of Contractor. Contractor to determine appropriate methods required in accordance with

OSHA and all other regulatory bodies to handle lead base paint products during demolition process.

7. Legally remove and dispose of appliances and other items that may contain refrigerants in accordance with 40 CFR, Part 82. Appliances and other items that may contain refrigerants include, but are not limited to, refrigerator, freezers, dehumidifiers and portable or central air conditioners.
8. Legally remove and dispose of mercury-containing materials including but not limited to: Fluorescent, high-pressure sodium, mercury vapor, metal halide light bulbs, and thermostats containing a liquid filled capsule.
9. Legally remove and dispose of PCB-containing materials including but not limited to: Capacitors, ballasts, and transformers where component is contained within a metal jacket and does not have a specific, legible label stating no PCBs are present.
10. Revenue received by successful Contractor for salvaging parts or materials from the Site shall become the Contractors.
11. Coordinate with appropriate utility, the disconnection and removal of all overhead, surface level or underground, wires, pipes, and poles and similar transmission facilities to the lot-line for the following utilities:
 - a. Natural gas.
 - b. Potable water.
 - c. Sanitary sewer.
 - d. Storm drains.
 - e. Electricity.
 - f. Telephone.
 - g. Cable TV.
 - h. Any other utility identified during the Pre-Bid Site visit.
12. Land Clearing and Restoration - Upon completion of Building and Site demolition and debris removal, this Contractor shall:
 - a. Clear shrubs, scrub trees, brush and miscellaneous trash/debris.
 - b. Compact existing soil and backfill to reestablish the soil for foot and vehicular traffic.
 - c. Grade the Site to a uniform surface consistent with abutting properties, with no holes or trip hazards.
 - d. Seed with Bahia or other preapproved grass seed. Contractor responsible for initial watering of grass seed immediately following planting of the seed; City will irrigate after final walk through inspection of the Work.

13. Adjacent streets and Sidewalks.
 - a. Cleaning - Adjacent streets and sidewalks shall be swept and cleaned regularly every work day so no buildup of dust, dirt, mud, sludge or any other material occurs.
 - b. Sweeping and clean up of dust, dirt, mud, sludge or any other material shall also be performed at the end of each work day, after all other onsite work has been completed for the day.
 - c. Dust Control - Submit to the City for approval, a plan showing dust control measures before the start of work. Site and adjacent streets and sidewalks shall be maintained to allow the absolute minimum of dust to be generated. It shall be confined to as small an area as possible.
14. Public protection
 - a. In order to assure maximum possible protection of the public, Project Site shall have perimeter fencing, barricades and any other necessary gates, "barricade" type materials, signs and items including flashing, warning caution lights to minimize possibility of unauthorized persons gaining access to the work Site.
 - b. "No Trespassing" signs shall be posted on all sides of perimeter of Project in sufficient number to alert unauthorized persons to stay off Site.
15. Adjacent Buildings and Properties

Nearby Dingle school building, residences and businesses as well as adjacent streets, sidewalks, and street signs, streetlights, regulatory warning signs shall be protected from the possibility of damage or destruction due to the activities of this Project.

 - a. It is the Contractor's responsibility to document the conditions prior to commencing the work through video and/or photographs of the existing conditions of sidewalks, streets, driveways, neighboring building facades, walls, storefronts, building elements, etc., as a record of existing conditions prior to start of demolition operations. He shall produce narrative describing conditions and turn over the videotape and narrative to the City for review and approval prior to the start of Work.
16. Demolition days/hours.
 - a. Noise pollution - The City of Pembroke, Code of Ordinances allows a reasonable noise level as may be generated by construction and/ or demolition activities to occur between the hours of 7:00 am to 7:00 pm Monday through Saturday.
17. Fire Hazards: If any portion of demolition process may create a fire hazard, coordination must take place and approval received from City of Pembroke Fire Chief before such process or materials are used.
18. Vacating of Building: Prior to initiation of demolition activities, Contractor to verify Buildings and Site have been cleared of all persons who may be in harm's way.
19. Permits and Fees: Contractor shall be responsible for all fees and permits necessary to perform and complete this Project in accordance with professional

industry standards as well as all applicable Federal, State, or local laws, codes, and/or ordinances.

20. Demolition Schedule: Contractor shall provide to the City and receive approval of the proposed schedule for demolition activities before any Work commences.

PART II ADDITIONAL REQUIREMENTS

1.1 DESCRIPTION

Contractor shall furnish all labor, materials, tools, supplies, plant, equipment, and machinery necessary to complete the Work in accordance with Job Description, these additional requirements and the Contract Documents.

1.2 EXISTING UTILITIES AND STRUCTURES

- A. Contractor shall assure himself of any utilities, structures or facilities, prior to performing any Work.

Prior to the start of Work, Contractor shall request each utility agency to advise him of location of their facilities in vicinity. The City will assume no liability for damages sustained or costs incurred because of Contractor's operations in vicinity of existing utilities or structures.

- B. Contractor shall be solely responsible for calculations of all quantities of the Work required.

1.3 JOB OBSERVATION

Work will be conducted under general supervision of Contractor and is subject to observation by City's appointed representatives. Representatives are not authorized to change any provision of Contract Documents without written authorization from the City Manager, nor shall presence or of a City's representative relieve Contractor of his responsibilities to perform Work.

1.4 SALVAGED MATERIAL

- A. Unless otherwise stated herein, all materials salvaged under this Contract shall become property of Contractor.
- B. All salvaged materials not reused shall be removed from site of the Work or otherwise disposed of by the Contractor in a manner satisfactory to Architect and Owner.

1.5 QUALITY ASSURANCE

- A. Supervision

- I. Contractor is to have a Superintendent employed by him, present at Work areas whenever any subcontractors', as well as contractors' personnel, are working. Supervision by Contractor of all Work under this contract is mandatory.
2. Contractor shall furnish sufficient forces, construction plant and equipment and shall work such hours, excluding night shifts, as may be necessary to insure prosecution of the Work and to complete the Work within specified time. Contractor shall take such steps as may be necessary to improve his progress by increasing number of shifts, overtime operations, days of work

and amount of construction plant, all without additional cost to Owner.

3. Upon determination that the Contractor is taking the steps to furnish sufficient forces and work hours to complete the Work in a timely fashion, Owner may terminate Contractor's right to proceed with the Work.
- B. In the absence of specific requirements, workmanship of all the various branches of the Work, whether performed by Contractor's day labor or under subcontract, shall be of first quality.
- C. First quality workmanship implies Work performed by skilled workmen, in accordance with best recognized methods, which will produce results that are clean, sound, neat, and workmanlike, when judged by established standards of trade practice for type of Work involved.

Term "established standards", as used in above paragraph, is intended by the Owner to include any or all of the following:

1. Methods and finished results which might be expected of workmen who have a record of considerable experience and satisfactory performance on Work of same or similar nature.
 2. Methods as may be recommended in detail by nationally recognized manufacturers who furnish, in printed form, certain recommendations concerning proper use of their materials.
 3. Methods as may be recommended by nationally recognized trade or manufacturing associations.
- D. Where such recommendations or standards are mentioned in Specifications, detailed descriptions of method of manufacture or installation procedure may or may not be included in this Specification. However, where detail is not included, it shall be considered the spirit and intent of this Specification that the detail is by reference, a part of Specification and will govern the Work.
- E. Comply with applicable local, state and federal regulations and standards concerning building construction and demolition.
- F. Any Asbestos Abatement, Plumbing, or Electrical operations shall be performed by Asbestos Abatement, Plumbing, HVAC, and Electrical Contractors licensed in their respective trades within the State of Georgia.

1.6 CONFLICTS IN THE CONTRACT DOCUMENTS

- A. Should Construction Documents conflict on any point it shall be Contractor's responsibility to bring discrepancy to attention of the City.
- B. Should such a conflict exist which is not brought to attention of City for clarification, the greater or more stringent of conflicting requirements shall govern.
- C. Work continued or materials installed in absence of specific instructions from City will be done at Contractor's risk and he shall be responsible for corrections and all costs involved therein which may be deemed necessary by the City.
- D. Furnishing of all items of material, labor, equipment, and/or incidentals necessary for completion of project as a whole will be expected.

1.7 JOB CONDITIONS

A. Contractor shall be responsible for guarding against fires and shall provide suitable and adequate fire extinguishers conveniently located at site. Competent operators shall be in attendance at all times when equipment is in use.

B. Materials shall be stored neatly on the job site.

C. Toxic Substance Safety Precautions. Contractor shall take all reasonable actions and comply with safety precautions and handling instructions set forth in the Material Safety Data Sheet (MSDS) for each substance used so that usage of substance poses no threat to health and safety of Contractor, Subcontractors, and general public. Grounds, walks, drives, roads, grass, shrubs, etc., damaged during the Work by Contractor, shall be repaired to their previous condition prior to final payment.

D. VERIFICATION OF DIMENSIONS AND ELEVATIONS

E. Before proceeding with any Work, Contractor shall field check and verify-all dimensions, grades, lines, levels, or other conditions of limitations at site to avoid construction errors. If any Work is performed by Contractor or any of his subcontractors prior to adequate verification or applicable data, any resultant extra cost for adjustment of Work shall be assumed by Contractor.

F. ASBESTOS ABATEMENT

G. Asbestos removal, disposal and clean up shall be accomplished in accordance with Georgia Statues. This Contractor shall use Contractors, means, methods and techniques as required to comply with all applicable laws and standards. Contractor shall provide a submittal outlining procedure for Abatement Work including copies of Licenses and Certifications of Compliance for Training, prior to beginning removal and abatement work. At completion of Work, Contractor shall submit Certifications of Compliance for proper disposal of asbestos, lead, and other hazardous materials.

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