

FAIRFIELD COUNTY COMMISSIONERS
210 East Main Street
Lancaster, OH 43130

INVITATION TO BID
Pursuant to ORC 307.86

1. NOTICE TO BIDDERS

1.1 Purpose

The Fairfield County Commissioners are requesting sealed bids for the demolition and removal of all debris, along with some associated sitework, for an existing building located at 342 West Wheeling Street, Lancaster, Ohio, 43130.

1.2 Estimated Key Dates

The following are the estimated key dates associated with the ITB process. Bids received after 9:00 a.m. EDT on the Bid Due Date (as defined below) will not be considered.

PUBLICATION DATE:	Thursday, May 18, 2017
INQUIRY PERIOD BEGINS:	Tuesday, May 30, 2017, 8:00 a.m. EDT
PRE-BID MEETING @ SITE	Wednesday, May 31, 2017, 10:00 a.m. EDT
INQUIRY PERIOD ENDS:	Monday, June 5, 2017, 4:00 p.m., EDT
BID DUE DATE:	Friday, June 9, 2017, 9:00 a.m., EDT
BID OPENING DATE:	Friday, June 9, 2017, 9:15 a.m., EDT

There are references in this ITB to the Bid Due Date, which shall mean the date, and time that the Offeror's bid response is due at the Fairfield County Commissioners office in Lancaster, Ohio. Sealed Bids received after 9:00 A.M. on the Due Date will not be evaluated. Each bid must be submitted in a sealed envelope and marked on the outside as "BID for DEMOLITION of 342 WEST WHEELING STREET".

The Fairfield County Commissioners reserve the right to reject any or all bids in response to this RFP, and to waive any irregularities, nonconformities, or noncompliance with the terms of this RFP.

1.3 Additional Estimated Dates

CONTRACT AWARD NOTIFICATION:	Tuesday, June 20, 2017
PURCHASE ORDER ISSUED:	Wednesday, June 21, 2017
CONTRACT NOTICE TO PROCEED DATE:	Wednesday, June 21, 2017
START DEMOLITION OF BUILDING:	Friday, June 30, 2017

COMPLETION OF DEMOLITION WORK: Thursday, July 13, 2017

CONTRACT COMPLETION DATE: August 15, 2017

1.4 Location for Bid Response Opening

The following is the site for the public opening of Offeror's response(s).

**Fairfield County Commissioners
Third (3rd) Floor Hearing Room
210 East Main Street
Lancaster, OH 43130**

2 EXECUTIVE SUMMARY

2.1 Purpose

This document is a request for bids to DEMOLISH AND REMOVE ALL DEBRIS OF AN EXISTING BUILDING STRUCTURE, AND PERFORM MINOR SITEWORK under Section 307.86 of the Ohio Revised Code. The Fairfield County Commissioners are soliciting competitive, sealed bids for the described work located in the downtown Lancaster, Ohio area. If a suitable offer is made in response to this Invitation to Bid (ITB), the Fairfield County Commissioners may enter into a contract to have the selected Offeror (the "Contractor") provide the described work.

Upon selecting the selected Offeror, the Fairfield County Commissioners shall enter into a Contract with such person or entity in accordance with Revised Code Section 307.86. A contract for the described work shall be prepared by the Fairfield County Commissioners and submitted to the selected Offeror. This ITB provides details on what is required to submit a Bid for the Work, and what will be required of the Contractor in providing the described work. As used herein, the term "the Fairfield County Commissioners" shall also include any of their employees, agents, or representatives.

This ITB also gives the estimated key dates for the various events that are part of the submission process, selection process, and work commencement. While these dates are subject to change, the Fairfield County Commissioners will make efforts to adhere to the dates contained herein. Once a contract is awarded, the described work must be completed by the completion date agreed upon by the Fairfield County Commissioners and the Contractor.

2.2 Objectives

The purpose of this Invitation to Bid (ITB) is to solicit bids that fulfill the requirements, performance expectations, and deliverables as outlined in the Scope of Work and Technical Specifications (see Section 4). It shall be the successful Bidder's obligation to ensure that their personnel providing any work or services in accordance with this ITB are qualified to perform such work or services.

2.3 Calendar of Events

Significant dates in connection with this ITB are shown above and are subject to change. The Fairfield County Commissioners may change any one or more of the key dates at any time, however

significant schedule changes before the Inquiry Period Begins are not expected. If schedule changes occur after the Inquiry Period Begins, all participants will be notified via email. Any such email announcements shall be considered as addendum(s) to this ITB. It will be the responsibility of the prospective Offerors to notify the County that they intend to bid, and to check his/her email on a regular basis for posted addendums, changes and other ITB information.

3 INSTRUCTIONS TO BIDDERS

3.1 Purpose

The following sections provide details on how to respond to this Invitation to Bid (ITB). All responses must be complete and in the prescribed format subject to the right of the Fairfield County Commissioners to waive any irregularities, nonconformities, or noncompliance with the terms of this ITB as set forth above.

3.2 Contacts

The following individual will be the representative of the Fairfield County Commissioners who may be contacted in connection with this Invitation to Bid (ITB).

Dennis R. Keller
Facilities Manager
740-652-7097
drkeller@co.fairfield.oh.us

Bidders may obtain complete sets of the Invitation to Bid document at the office of the Fairfield County Board of Commissioners, 210 East Main Street, Third Floor, 210 East Main Street, Lancaster, Ohio 43130. A complete set of the Invitation to Bid (ITB) document will also be posted on the Fairfield County website at: www.co.fairfield.oh.us for downloading.

3.3 Inquiries

Bidders may make inquiries regarding this ITB any time prior to the conclusion of the Inquiry Period set forth above in the Estimated Key Dates. Bidders must use email to make their inquiries. All inquiries must be addressed to and sent to Dennis R. Keller : drkeller@co.fairfield.oh.us. The submission of oral, telephonic, facsimile or telegraphic inquiries **will not** be accepted.

3.4 Preparation of Bid

- 3.4.1** Submit a bid amount on the original Bid Form furnished by the Fairfield County Commissioners, in this document.
- 3.4.2** Sign Bid Form with name printed below signature.
- 3.4.3** All bids submitted by an agent shall have a current power of attorney attached certifying the agent's authority to bind the party responding to the ITB.
- 3.4.4** Oral, telephonic, facsimile or telegraphic bids in response to this ITB will not be accepted.

- 3.4.5** Provide all the required attachments to the Bid Form as follows:
- A) Non-Collusion Affidavit
 - B) EEO Certification
 - C) Affidavit of Property Tax Liability
 - D) Drug-Free Work Place
- 3.4.6** Submit sealed bids in an opaque envelope plainly marked on the outside with the project title “BID FOR DEMOLITION OF 342 WEST WHEELING STREET”, bid date and time, and name of the Offeror.
- 3.4.7** If the bid is mailed, the sealed bid shall be enclosed in a separate mailing envelope with the notation “SEALED BID ENCLOSED” on the face of the bid envelope.
- 3.4.8** Mailing and delivery address is:
 FAIRFIELD COUNTY BOARD OF COMMISSIONERS
 Third Floor
 210 East Main Street
 Lancaster, Ohio 43130
- 3.4.9** Bidders shall be solely responsible for the timely delivery of their bid in response to this ITB in the manner and time prescribed. No bid shall be considered if it arrives after the time scheduled, as determined by the Fairfield County Commissioners.
- 3.4.10** Bids in response to this ITB that are unsigned, improperly prepared, contain arithmetical errors, alterations or irregularities of any kind, may, at the Fairfield County Commissioners discretion be declared unacceptable.
- 3.4.11** Bid Security: Each bid must be accompanied by cash, certified check of the bidder, or a bid bond prepared on the form of bid bond, Ohio Revised Code Section 153.54(C), duly executed by the bidder as principal and having as surety thereon a surety company approved by the Owner, in the amount of at least 10% of the bid. Such cash, checks, or bid bonds will be returned to all except the three lowest bidders within three days after the opening of bids, and the remaining cash, checks, or bid bonds will be returned promptly after the Owner and the accepted bidder have executed the Contract; or if no award has been made within thirty (30) days after the date of the opening of bids, upon demand of the bidder at any time thereafter, so long as he/she has not been notified of the acceptance of his/her bid. Attorneys-in-fact who sign bid bonds or contract bonds must file with each bond a certified and effectively dated copy of their Power of Attorney.

3.5 Contractor Pre-Qualification Verification Requirements

3.5.1 Qualified contractors will be required to submit the following documents before entering into a contract with the Fairfield County Commissioners:

- 1) A completed W-9 Tax Form (if not on file)
- 2) A copy of your Workers Compensation Certificate
- 3) Any required licenses and identification numbers
- 4) Liability Insurance Certificates as follows:

Commercial General Liability:	Minimum \$1,000,000 per occurrence
	Minimum \$1,000,000 aggregate

Auto Liability:	Minimum \$1,000,000 per occurrence Minimum \$1,000,000 aggregate
Umbrella/Excessive Liability:	Minimum \$3,000,000 per occurrence

3.6 Laws and Regulations

3.6.1 The bidder’s attention is directed to the fact that all applicable State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over this project shall apply to this contract.

3.7 Occupational Safety and Health Administration

3.7.1 Special attention by the bidders is also directed to the requirements of OSHA. The successful contractor will be required to observe all provisions of the Act, which are by reference included in the specified provisions of these specifications as if actually reproduced herein, and will be responsible for their full enforcement.

3.8 Award of Contract

3.8.1 The contract, if let, will be awarded to the lowest and best bid. In determining the awardee the following elements may be considered: whether the bidder maintains a permanent place of business; has adequate personnel and equipment to do the work safely, properly, and expeditiously; has suitable financial base to meet the obligations incidental to the work; has appropriate experience; has completed all items on the Bid Form; and has inserted no qualifying phrases or unbalanced items on the bid.

3.8.2 The Fairfield County Commissioners reserve the right to reject any and all bids in response to this ITB, and to waive any irregularities, nonconformities, or noncompliance with the terms of this ITB.

3.8.3 The bidder must be skilled in the use and interpretation of plans and specifications for this project, and has found them free of ambiguities and sufficient for bidding purposes. Further, he/she has carefully examined the site of the work and from his/her own observations, is satisfied as to the nature and location of the work, the character, and the quality of the materials and the difficulties likely to be encountered, and other items, which may affect the performance of the work. He/she has based the bid solely on these documents, including any addenda and observations, and has not relied in any way on any explanation or interpretation, oral or written, from any other source. Therefore, the bidder agrees to hold the Fairfield County Commissioners harmless for his/her negligence, error, or omissions.

3.8.4 The Fairfield County Commissioners may consider any bids not prepared and submitted in accordance with the provisions hereof and may waive any formalities or irregularities in the bids submitted

3.9 Time of Completion

3.9.1 The contract completion date shall be **45 calendar days** from the Notice to Proceed to final close-out documents and a final payment request is submitted.

3.9.2 The completion of the demolition and entire removal of the building debris from the site, and site work as specified in Section 4, Technical Specifications, shall commence not before Friday, June 30, 2017, and be completed on Thursday, July 13, 2017.

3.10 Payment Applications

3.10.1 Full payment shall be made upon satisfactory completion of the work, and all contract close-out requirements. If partial payment applications are requested, they shall be submitted on a monthly basis and shall be at a percentage of work completed basis.

3.11 Contract Termination

3.11.1 Upon written notice to the contractor, the County may, without cause and without prejudice to any other right or remedy, elect to terminate the Contract. In such case, the Contractor shall be paid for all work executed and any expense sustained plus reasonable profit, unless such termination was due to the act or conduct of the Contractor

3.12 Prevailing Wage

3.12.1 State Prevailing Wages shall be paid by the Contractor, and the Contractor shall comply with all administrative regulations required by the State of Ohio, Department of Commerce, Wage and Hour Administration.

3.12.2 Refer to the attached Prevailing Wage Rates applicable to this project, and to all other associated documents for prevailing wage compliance.

4 TECHNICAL SPECIFICATIONS

4.1 Scope of Work: The purpose of this Invitation to Bid (ITB) is to obtain bids for complete demolition and removal of debris, along with some minor sitework, for an existing County owned building structure (Minimum Security Jail) located at 342 W. Wheeling Street , Lancaster, Ohio, 43130.

4.2 Provide complete demolition and removal of all debris from the site by the contractor for the existing masonry and steel-frame building structure of approximately 23,000 SF in footprint size, including exterior walks, curbs, pavement, fences, and all associated areas. The building includes jail detention equipment, 911 dispatching center, mechanical spaces, and administrative areas.

4.3 Obtain all required permits from the City of Lancaster and OEPA, and provide any required notices as necessary to perform the work. The project is located within the Wellhead Protection Zone (WHPZ1) for the City of Lancaster.

4.4 The Owner has provided an Asbestos Materials Study and Pre-Demolition Report performed by Lepi Enterprises, which is attached to this ITB, for the contractor's reference and for use in obtaining the necessary permits. Asbestos abatement, if required, has also been performed by Lepi Enterprises to prepare the building for demolition.

4.5 The Owner has terminated all existing utility services, and the contractor is responsible for any cutting and capping of those services to meet City permit requirements.

4.6 The demolition and removal of any roof-mounted equipment is included.

- 4.7 Salvage of any building components or accessories that may have resale value is the responsibility of the contractor, and should be factored into the proposed demolition cost to be bid.
- 4.8 Demolition and removal of the entire structure to an elevation of 818.63 or three (3) feet below the existing top of floor slab is included. All wall and column foundations or footings below that elevation shall be left in place.
- 4.9 Provide all necessary filling, leveling, and final grading of the site to an elevation of 819.50. Utilize existing soils stockpiled on the site, and compact fill material in lifts to 95% for a future asphalt parking lot. Any imported fill material shall be granular type and comply with the all City requirements for Development in a Wellhead Protection Zone. The existing soils stockpiled on site were obtained from the adjacent construction project for the Public Safety and Jail Facility, which has been identified as contaminated soil. Additional information can be obtained about the soil on the Fairfield County website at the following link: <http://www.co.fairfield.oh.us/public-safety-facility-project.html>
- 4.10 Special care should be taken NOT to remove any existing soil or fill material from the demolition site with the building material and foundations.
- 4.11 Provide all necessary traffic signage and lane closure barriers for Wheeling Street and the sidewalk as required per City of Lancaster, Division of Transportation requirements. Submit a Maintenance of Traffic plan as an attachment to this bid for verification. The cost of this item is to be identified separately on the Bid Form.
- 4.12 The contractor is required to maintain all public streets that are being used for trucking access to and from the site, in a clean condition.
- 4.13 Provide dust control during demolition activities to meet City and EPA requirements.

5. ADDITIONAL REQUIREMENTS

In addition to any other requirements herein, the Contractor shall comply with the requirements listed below:

- a. General requirements
- b. Coordination
- c. Security
- d. Fire safety
- e. Hazardous materials
- f. Cleaning
- g. Storage space use

5.1 General Requirements

- 5.1.1 The Contractor shall comply with all applicable ordinances, laws, and regulations. The Contractor shall obtain and pay for any and all required permits and inspections as needed.
- 5.1.2 The Contractor will remove, as required, loose equipment and furnishings remaining in the building as part of the demolition.

5.1.3 The Contractor shall provide a Liability Insurance Certificate, and Workers Compensation Certificate to the County prior to the start of work.

5.2 Coordination

5.2.1 The Contractor shall coordinate all demolition activities with the authorized representative of the Fairfield County Commissioners along with Granger Construction representatives on the adjacent Public Safety and Jail Facility project, and provide a written schedule of the work.

5.3 Security

5.3.1 The Contractor shall maintain security of the project site and its contents at all times during the term of the contract and any extensions thereto.

5.4 Fire Safety

5.4.1 The Contractor shall comply with all local fire safety requirements.

5.4.2 The Contractor shall provide adequate fire extinguishing equipment at all interior work areas requiring welding, soldering, or cutting with flame torches.

5.4.3 The Contractor shall take every precaution to prevent fires.

5.5 Hazardous Materials

5.5.1 The Contractor is cautioned to check the premises where the existing structure is located for the existence of hazardous materials during the progress of the work.

5.5.2 In the event materials are encountered during the work which may present a health hazard to workers, occupants, or the public, the Contractor shall take the following actions:

- a. Take immediate action to limit the exposure or hazardous condition.
- b. Cease work in the area until suspected hazardous material can be identified.
- c. Notify the Fairfield County representative of the condition. Such notification shall be made by the most expedient means with subsequent written confirmation.

5.5.3 Testing, identification, removal, or other processes to render hazardous materials safe within legal limits is to be provided by the Contractor, upon approval by the Owner.

5.6 Final Clean-Up

5.6.1 The Contractor shall perform periodic cleaning during the term of this agreement and maintain all surrounding areas in clean condition.

5.6.2 Upon final completion of the demolition work, the Contractor shall perform sweeping of the roadway and surrounding parking areas to remove all dirt, mud, or debris.

