



Request for Proposals
Demolition and Property Cleanup
For
1968 Wing of the Former Morse High School
826 High Street
Bath, Maine 04530

August 28, 2023

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1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

The City of Bath (the City) is seeking proposals from qualified applicants to provide demolition and material disposal of the building and foundations of the 1968 wing of the former Morse High School (Morse), located at 826 High Street in Bath, Maine.

1.2 BACKGROUND

The 1968 building will be demolished in order for the City to proceed with subdividing the property and then begin the construction process of a new Fire and EMS Station on the North end of the property. Asbestos abatement of the 1968 wing will have been completed prior to demolition. Dike Newell Elementary School is currently operating in the attached 1997 wing of the property and will continue to do so throughout the duration of the demolition.

1.3 PROPERTY DESCRIPTION

The 1968 wing is two-stories. The ground floor is 29,910 sf and the second floor is 19,523 sf. The building is a steel structure with brick veneer and ‘plastic’ fascia panels on the exterior. A 2” water service enters the building from Maple Street. The 1968 building portion is served by a steam to hot water heat exchanger and base mounted pumps that in turn feeds terminal equipment such as unit ventilators, hot water coils, fin tube radiation and convectors.

1.4 PROJECT CONTACT

Questions concerning the RFP shall be emailed to:
Emily Ruger
Director of Economic & Community Development
City of Bath
eruger@cityofbath.com

Answers will be sent out via an addendum and [posted on City Website, if applicable] prior to the deadline for proposals. It is the responsibility of each firm bidding on this RFP to also monitor the City’s website for any updates or addenda regarding this RFP. The web address is: <https://www.cityofbathmaine.gov>. It is the responsibility of the bidding firm to understand and comply with any addenda to this solicitation. E-mail notifications of addenda sent to known potential bidders are a convenience only and may not be relied upon by a bidder.

1.5 PROJECT TIMETABLE

The following timetable will be followed during the RFP process:

August 28, 2023	Request for Proposals Issued
September 6, 2023 at 10AM	Optional Pre-Bid Walk
September 11, 2023	Deadline for Written Questions

September 18, 2023 at 2PM	Deadline for RFP submission including security deposit
September 20, 2023	Council Approval
September 21, 2023	Notice of Award
September 25, 2023	Submit Insurance and bonds
September 26, 2023	Sign Contract
March 1, 2024	Demolition Complete

1.6 ADDENDA AND INTERPRETATION

No interpretation regarding the meaning of specifications, quantities, or any other documentation will be expressed to any bidder orally. Every request for such interpretation must be in writing, addressed to the Director of Economic and Community Development, Bath, Maine. The deadline for written questions is September 11, 2023.

2.0 SCOPE OF WORK

2.1 PURPOSE

The objective of this work is as follows: Demolition of the 1968 addition of the former Morse High School located at 826 High Street Bath, Maine. Prior to beginning demolition of the 1968 wing the removal and disposal of all Universal Waste identified within the 1968 addition will be performed by the successful and winning bidder. This bidder will hereafter be referenced as the “Contractor”.

2.2 CONSIDERATIONS AND RESTRICTIONS

The project must be complete by March 1, 2024. Inability to meet this timeline due to excessive and avoidable delays are subject to a withholding of up to 10% at the discretion of the City Manager.

The project shall not interfere in any way with the day-to-day operations of the Dike Newell Elementary School currently operating out of the attached 1997 wing of the former Morse High School. This includes all utilities, heating, deliveries, school staff parking, student, staff and parental access, transportation, food services, playground location and function etc.

The City of Bath is an Equal Opportunity/Affirmative Action Employer.

2.3 SCOPE OF WORK

The contractor is required to complete the following Scope of Work during the demolition:

- 1) Securing all demolition permits from the State of Maine and the City of Bath. Costs associated with any fees required with respect to such permits are the responsibility of the contractor. The City will obtain a local site plan review for demolition and waive payment.
- 2) Demolition and complete removal of the 1968 wing; including all above and below ground building structure including foundations, footings, and roofing structures.
 - a. Gravity System:
 - i. The existing concrete slab on metal deck is spanning between joists which run parallel to the 1941 building and are supported at the 1941 building with a steel

angle ledger bolted to the existing masonry (old exterior wall). This ledger will need to be removed in order to demo the floor and roof from the existing 1941 building.

- ii. The joists span to steel beams which are pocketed into the existing 1941 building masonry wall and grouted solid. The beams will need to be removed from the grouted beam pocket and then the beam pocket will need to be infilled with masonry to match existing.
- iii. It appears that the old masonry windows and doors (some that have been infilled with CMU or wood framing) have an existing steel lintel. This lintel is to remain in place.

b. Lateral Force Resisting System:

- i. The existing 1941 building appears to have most of the old exterior masonry intact. There are several areas where the old exterior windows and doors have either been infilled with CMU block, or wood infill framing. Some of the CMU infill exhibited gaps between the existing window/door jamb and the new CMU infill. This gap is recommended to be closed with non-shrink grout. The contractor shall stabilize and close off all open passageway and window openings on the exterior of remaining buildings (1928 and 1941 wings) with materials of similar visual appearance to the original construction materials resulting in both a weatherproof and access proof exterior. 2X6@16"o.c. wood infill with pressure treated wood sill, jamb, and head ledgers bolted to the existing masonry is a potential option for infill areas.
- ii. b. It did not appear that new openings were provided in the original 1941 exterior wall and therefore, it does not appear that the original lateral system has been altered. In some areas the original exterior wall openings were CMU infilled which would increase the stiffness of the wall.

- 3) Demolition and removal of site improvements including parking slabs, concrete sidewalks adjacent to the building, attached entrances, and all mechanical equipment associated with the 1968 wing.
- 4) Both elevator shafts, carts and all associated electrical and hydraulic componentry will be disconnected, removed, and demolished. Machinery in the elevator mechanical room of the 1928 building will be disconnected but equipment may remain in place at the discretion of the contractor.
- 5) Back fill the demolition site with clean gravel of less than 1.5" compacted as necessary to eliminate excessive settling to provide for final grading of the property. Any below grade areas shall be filled with clean gravel as part of the base bid.
- 6) Install and maintain all erosion and sediment controls in addition to stormwater management as required by state and local regulations and ordinances. These control measures will remain in place throughout the duration of the project.
- 7) The contractor must have adequate on-site dust control practices in place throughout the duration of the project. The contractor will have access to a specified water supply throughout the duration of the project.
- 8) Removal and disposal of universal waste. Universal waste requiring property removal and disposal include (numbers are approximations):

- 675 Fluorescent light ballasts (potential hazard – PCBs)
- 1400 Fluorescent light tubes, including CFLS (potential hazard – mercury)
- 35 Emergency exit lights/signs (potential hazard – heavy metals)
- Any and all other readily visible Universal waste not stated above are the Contractors responsibility.

The universal waste requiring abatement are detailed in a Hazardous Building Materials Inventory prepared by Ransom Consulting, LLC. Contact Emily Ruger at eruger@cityofbath.com for the full report. Asbestos will be removed from the building prior to demolition.

9) Electrical Service:

- a. Re-feed the existing main distribution panel located at the 1941 addition underground from an existing transformer in order to relocate underground lateral cables rising from slab on exterior of 1941 addition.
- b. Terminate all raceways and wiring feeding the 1968 addition to be demolished back to existing main distribution panel.
- c. Rework any existing wireways and wiring feeding the 1941 and 1928 portions of the building through the interior of the 1941 addition and into the main distribution panel.
- d. Termination and removal of fire alarm system for the 1968 wing at the central panel.
- e. Terminate and Removal of all light poles to the front, side, and rear of the 1968 wing.

10) Sewer Service:

- a. Preserve the functionality of the sewer line that runs from neighboring residential properties along Maple St. as well as the 1997, 1928 and 1941 sections of the building **UNDER** the 1968 addition. The sewer service provided by this line must not be discontinued or interrupted at any time throughout the course of the project.
- b. Discontinue, cap, and remove all sewers and drain lines originating from the 1968 wing.
- c. Discontinue, cap, and remove all exterior building and perimeter drains of the 1968 wing.
- d. The Contractor is responsible for repair and remediation of any and all damage to this sewer line and or damages resulting from the impediment of its' functionality.

11) Water Service:

- a. Discontinue, cap and remove the water main that supplies the 1968 wing at the street valve location.
- b. Repair and remediation of any damages to Maple St. resulting from the removal of the water main.

12) Heating Service:

- a) Establish, terminate, and cap the heating supply to the 1968 wing. The heat supply to the 1928, 1941 and 1997 sections of the facility must remain operational throughout the project.

13) Submit invoices to the City along with verification that all solid waste and hazardous waste materials removed from the property were properly disposed of at a permitted and licensed facility. Verification to include;

- a. Type and quantity of solid waste items/materials removed.
- b. Scale tickets/receipts from disposal site(s), or recycling facility(s).
- c. Copy of the non-hazardous waste transporter license held by the company providing transportation of demolition materials

- d. Certificate of recycling from the universal waste vendor.
- 14) The pavement outside of the building shall remain “as is” with minimal damage and disruption when possible

3.0 REQUEST FOR PROPOSAL

3.1 PRE-DEMOLITION AND CLEANUP SITE TOUR

A pre-demolition site visit of the property will be conducted for all interested contractors who intend to complete an RFP for the project. The site visit is scheduled for September 6, 2023 at 10AM and will meet at the rear of the property on Maple St. near the 1968 wing.

3.2 PROPOSAL CONTENT

To be considered complete and valid, proposals shall contain the following information in the order listed below:

1. Bid Form
2. Proposal shall include:
 - Company history and work experience;
 - 3 examples of previous contracts of similar scale and type;
 - Project timeline;
 - Single price cost; and,
 - An outline of company resource allocation expected for this project including a list of ongoing other commitments expected to be simultaneously under contract.

The proposal should be organized and presented in a clear and concise format. Accuracy and completeness are essential as the successful response will be incorporated into a contract as an exhibit. All terms of each proposal shall remain firm and irrevocable for at least ninety (90) calendar days following the deadline for the submission of proposals.

3.3 PROPOSAL SUBMISSION

The City will receive sealed bids for the scope of work until 2:00 p.m. EST on September 18, 2023. Bids shall be mailed or delivered to the Community & Economic Development Office, 2nd floor, Bath City Hall, 55 Front Street, Bath, Maine 04530. All bids shall be in writing, sealed, with the outside envelope or wrapper plainly marked "Former Morse Bid, not to be opened until 2:00 p.m. September 18, 2023". A bid security in the amount of 5% of the bid amount is required upon submission of the bid.

A public bid opening will be held at 2:00 p.m. at City Hall.

3.4 PROPOSAL EVALUATION AND SELECTION

Contractor selection will be based on completeness of proposal, qualifications, timeline, and cost. The City reserves the right to reject any or all proposals, to waive any informality or minor defects in proposals received, request or negotiate modifications to a proposal, if appropriate, and cancel this RFP at any time and to choose not to select any firm. Further, the City may not award this RFP to the lowest-priced proposal as this is a best-value contract based on qualifications and technical merit as well as fee.

The City reserves the right to request additional information or clarification from Proposers during any phase of the proposal evaluation process.

Any one or more of the following may be considered as sufficient for the disqualification of a Proposer and the rejection of the proposal:

- Incomplete proposal submittal,
- Conflict of interest with the City or its agents.
- More than one proposal for the same work from an individual, firm, or corporation under the same or different name,
- Lack of qualifications or experience,
- Failure of the Proposer to be properly licensed or insured.
- Failure to comply with any qualification requirements of the City.
- Any other reason to be determined in good faith to be in the best interests of the City,

4.0 TERMS AND CONDITIONS

4.1 HOURS OF OPERATION

The Contractor including all subcontractors, suppliers, and all others performing work on this project shall conform to the following work schedule. No outdoor activity, including starting and/or idling of equipment and vehicles, on or adjacent to the site will be permitted before 7:00 a.m. or after 6:00 p.m. without advance notice to and permission from the City. Contractor shall make a request to work outside these hours at least seven calendar days before work is to begin. All outdoor activity shall be confined to Monday through Friday, unless requested and approved by the City.

4.2 PROTECTION

Care shall be taken to protect the public at all times, especially users of the remainder of the Morse, Dike Newell Elementary school which is currently operating out of the 1997 addition. Materials shall not be deposited or stored on the remainder of the Morse or adjacent properties (without permission) or in areas accessible to the public.

Use all means necessary to prevent the spread of dust during the performance of the work of this section. Thoroughly wet all surfaces as required to prevent dust from spreading to the other sections of the remainder of the Morse, adjacent properties, and public ways, as well as prevent dust from being a nuisance to the workers and neighbors.

The demolition work shall be carried on in a manner that will ensure the safety to users of the remainder of the Morse, adjoining properties, and persons occupying such property against any damages or injuries which might occur from activities at the site, and so as not to interfere with the use of adjacent buildings and structures or the free and safe passage to and from the same.

Take adequate precautions to protect all walks, roads, streets, pavements, trees and planting, outside the property line, and repair and replace or otherwise make good, as directed by the City, any such or other damage so caused.

The Contractor shall install adequate barricades, barriers, and fences to ensure the public safety during the demolition work. Roads shall be swept as necessary to remove debris.

4.3 DISCONTINUANCE OR INTERRUPTION

Before starting the work, the Contractor shall be solely responsible for making all necessary arrangements and for performing any necessary work involved in connection with the continuance or interruption of all public and private utilities or services under the jurisdiction of the utility companies or corporation, police department, fire department, and public works department such as electricity, low tension system, telephone, police signal, fire alarm, and any system under this contract.

4.4 UTILITY DAMAGE

Should any damage occur to a utility which is to remain, as a result, in the judgment of the City of Bath, of this operation, the Contractor shall repair all damage to any such utility to the satisfaction of the City, at no expense to the City.

5.0 INSURANCE/CONTRACT REQUIREMENTS

The Contractor shall furnish proof of coverage with adequate insurance of the types and to the limits specified below naming the City of Bath as additional insured. Certificate of such insurance shall be filed with the City within 4 days of Notice of Award. Contract shall not be signed until the Certificate of Insurance and applicable bonds are filed to the satisfaction of the City.

Contractor shall furnish proof of the following:

1. The contractor shall furnish City of Bath a certificate of insurance as evidence of the coverage listed below.
2. The Contractor shall provide a performance bond to ensure satisfactory adherence to the contract specifications, workmanship, and completion of the project.
3. The Contractor shall provide a payment bond to ensure the payment of any and all materials, contractors and subcontractors associated with the project.

Contractor, at its own expense, shall maintain the following minimum insurance policies:

4. Workers' compensation insurance, occupational disease, employer's liability, disability benefit, and other similar employee benefits required by the State of Maine.
5. Commercial general liability insurance including Contractor's protective and contractual liability with a combined single limit of \$2,000,000 per occurrence and \$5,000,000 aggregate for bodily injury, including death, and property damage.
6. Business comprehensive automobile liability and insurance protection for motor vehicles used by Contractor either on or away from the site with a combined single limit of \$1,000,000 per occurrence for bodily injury, including death and property damage. The policy shall include coverage for all owned and hired motor vehicles.
7. Property insurance provides coverage for all tools and equipment used in the work specified.

6.0 REQUIRED FORMS

The following documents needs to be completed and submitted in order for a proposal to be accepted for consideration:

1. Proposal
2. Bid Form
3. Bid Security

7.0 PAYMENT SCHEDULE

Payment of the accepted bid will be based on 6 project milestones:

Payment Schedules	Percentage	Milestone
Payment #1	22.5 % Bid	Mobilization
Payment #2	22.5 % Bid	All utilities Disconnected and or Re-routed
Payment #3	22.5 % Bid	Walls and Roof structure demolished and removed
Payment #4	22.5 % Bid	Foundation and Groundwork removed and graded
Payment #5	100% W.C.O.	All work change orders
Payment #6	10% Bid	Punch list completion

8.0 ATTACHMENTS

1. Property description
2. Site Map
3. Floor Plans
4. Floor Plan Square Footage
5. Bid Form



PROPERTY DESCRIPTION

1968 Addition - Former Morse High School

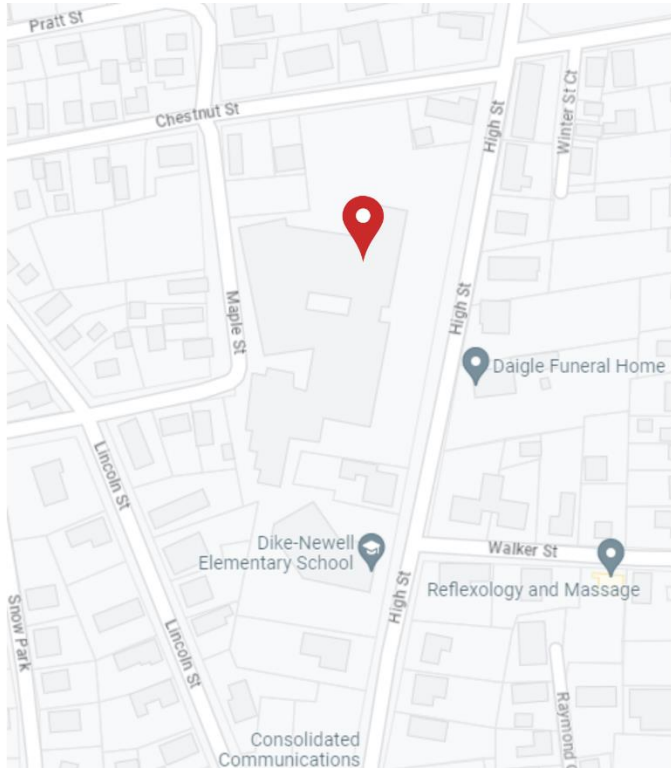
- The 1968 wing is a two-story classroom addition.
- Exterior Systems: The building is a steel structure with brick veneer and 'plastic' fascia panels on the exterior.
- Mechanical Systems: The 1968 building portion is served by a steam to hot water heat exchanger and base mounted pumps that in turn feeds terminal equipment such as unit ventilators, hot water coils, fin tube radiation and convectors. Terminal equipment such as unit ventilators appear to be of three different age vintages with the original UVs.
- All equipment in the 1968 building portion will be completely removed.
- Plumbing and Domestic Hot Water Systems: There is a 2" domestic water service from Maple Street which provides water service only to the 1968 wing which will need to be discontinued and capped at the street. There is a second 2" domestic water service from Maple Street which provides water service to the 1941 and 1928 wings which shall remain in service. Domestic hot water will be demolished back to the point of entrance to the 1968 building. The hot water source is in the 1928 Boiler Room.
- Electrical Systems: The electrical service entrance is in the 1941 wing with circuits extending through to this wing using the old switchboard enclosure as a junction box.
- Lighting is comprised of fluorescent fixtures of which demolition will require the lamps to be recycled and properly disposed of. There is a mixture of fixture types most are surface mounted fixtures.
- There is Exit signage that will require removal and proper disposal.
- Emergency lighting is existing battery units (EBU) and will need to be removed and the batteries recycled and the remaining components disposed of properly.
- Fire alarm – the panel serving the building is located in the 1928 building.
- 1968 contains two elevators.
- Building – A 10" or 8" VC (clay) sewer pipe is in place beneath the building addition, which serves the 1928 and 1941 wings. The pipe extends northerly under the 1968 wing, across the parking lot, and into a sewer manhole on Chestnut Street. This appears to be the sewer connection to the three older buildings.



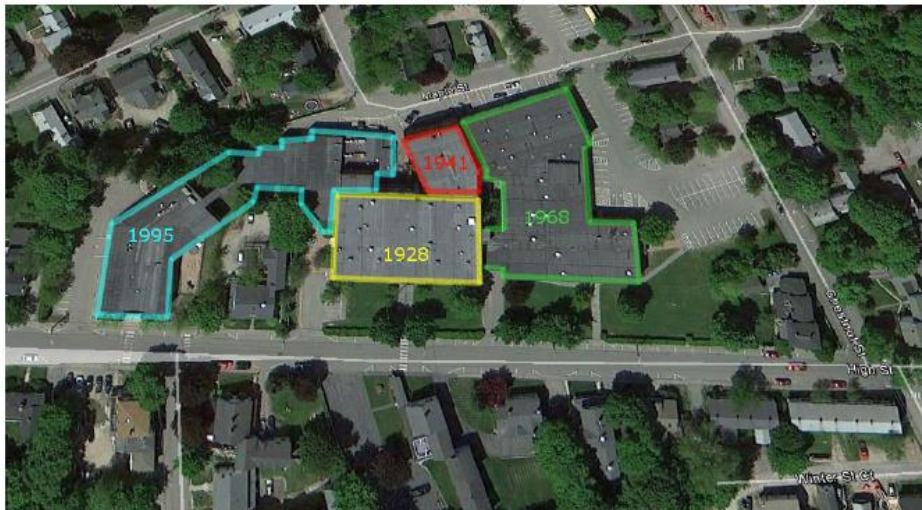


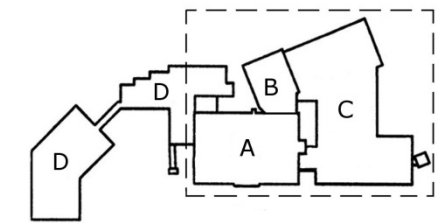
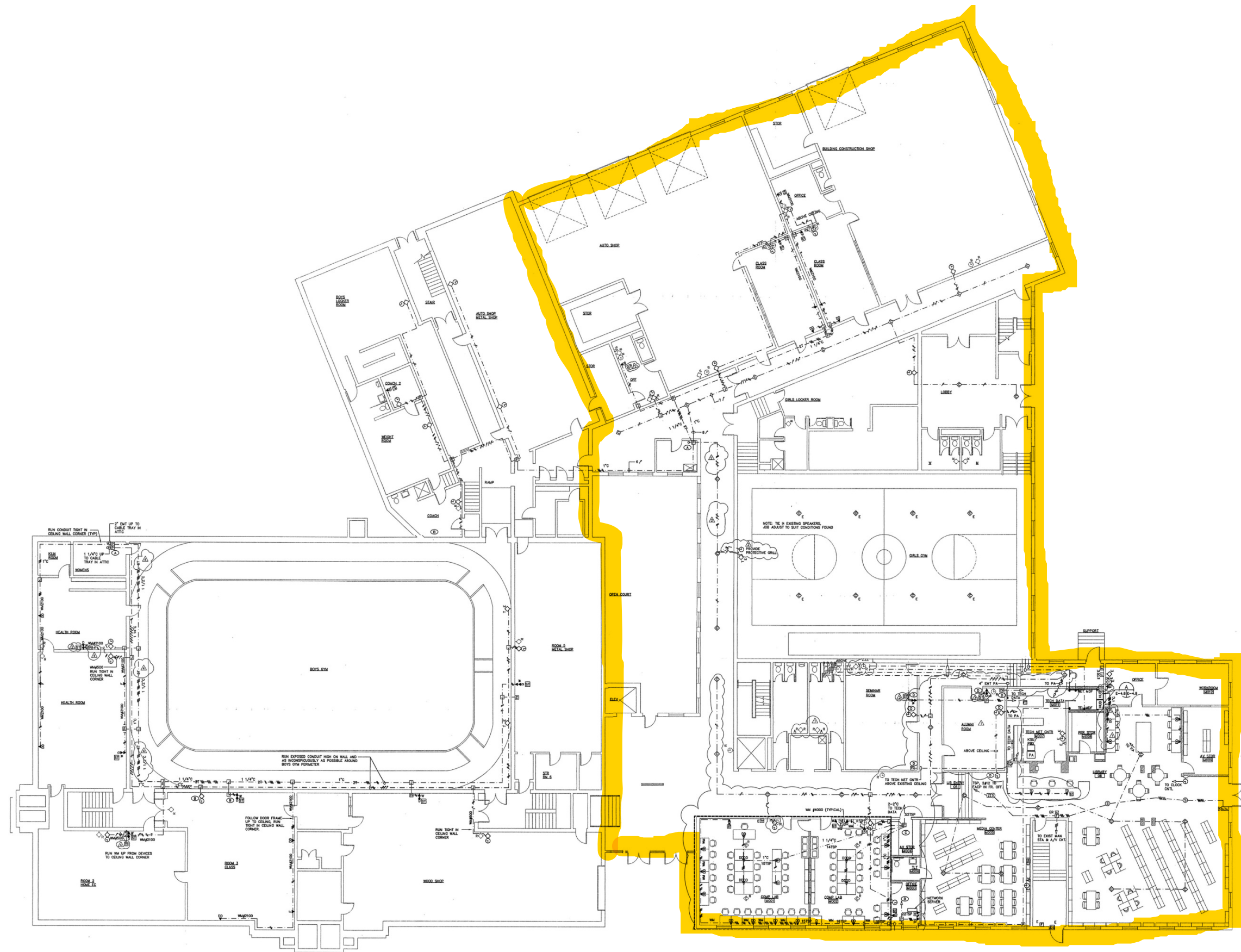
SITE MAP

826 High Street, Bath, Maine



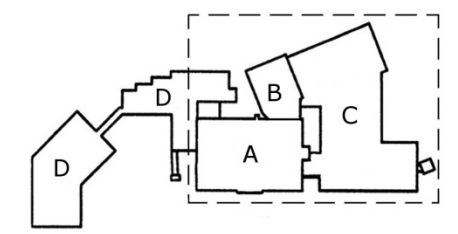
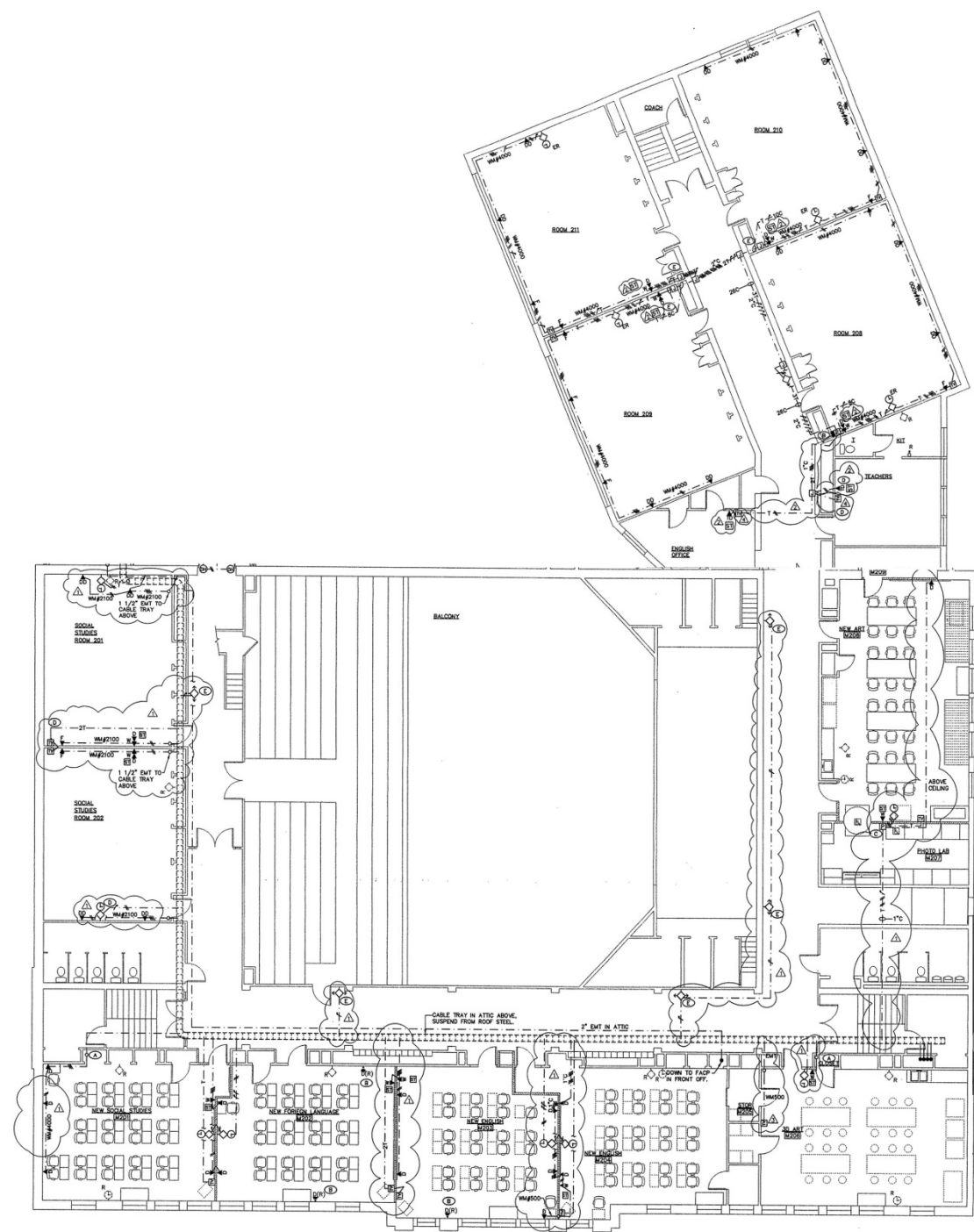
1968 Wing (green outline)





KEYPLAN
 A - 1928 Building
 B - 1941 Addition
 C - 1968 Addition
 D - 1995 Addition (not in study)

Ground Floor Plan

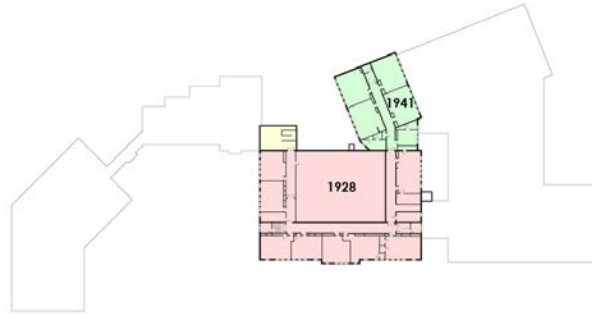


KEYPLAN
 A - 1928 Building
 B - 1941 Addition
 C - 1968 Addition
 D - 1995 Addition (not in study)

Second Floor Plan



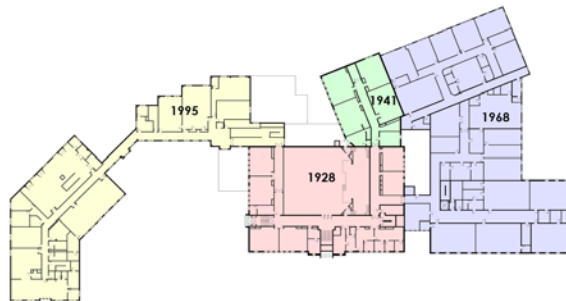
THIRD



Third Floor Plan Area

1928	16,641 sf
1941	5,289 sf
1995	849 sf
TOTAL	22,779 sf

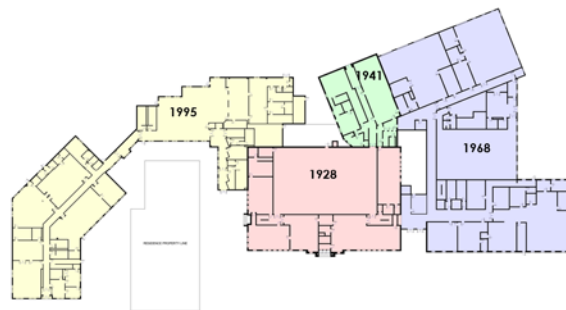
SECOND



Second Floor Plan Area

1928	16,567 sf
1941	5,289 sf
1968	19,523 sf
1995	28,997 sf
TOTAL	70,376 sf

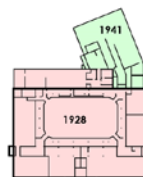
FIRST



First Floor Area Plan

1928	16,666 sf
1941	4,754 sf
1968	29,910 sf
1995	28,997 sf
TOTAL	80,329 sf

BASEMENT



Basement Floor Area Plan

1928	19,114 sf
1941	4,634 sf
1968	2,672 sf
TOTAL	26,420 sf



BID PROPOSAL FORM

TO: Emily Ruger, Director of Economic & Community Development
55 Front Street
City of Bath
Bath, Maine 04530
eruger@cityofbath.com

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Demolition of 1968 Addition, Former Morse High School, 826 High Street
- C. Project Location: 826 High Street, Bath, Maine
- D. Owner: City of Bath, 55 Front Street, Bath, Maine

1.2 CERTIFICATIONS AND BID

- A. The undersigned Bidder, having carefully examined the Request for Proposal document, and all subsequent Addenda, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the work according to the requirements as outlined in the Request for Proposal, for the stipulated lump sum of:

_____ Dollars (\$_____).

1.3 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Project Documents on a date specified in the executed project contract.
- B. The undersigned Bidder affirms they are able to meet the schedule outlined in section 1.5 of the Request for Proposal. If Bidder CANNOT meet the Final Completion Dates outlined in RFP, please indicate proposed construction schedule below:

Proposed Final Completion Date: _____

1.4 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this work in the above amount and to furnish surety as specified within four days after a written Notice of Award, if award is offered within 60 days after receipt of bids. If awardee fails to furnish surety, they agree to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the total bid amount above:

_____ Dollars (\$_____).

- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.5 SUBCONTRACTORS AND SUPPLIERS

- A. The following companies shall execute subcontracts for the portions of the Work indicated:

- 1. _____.
- 2. _____.
- 3. _____.
- 4. _____.
- 5. _____.
- 6. _____.

1.6 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

- a. Addendum No. 1, dated _____.
- b. Addendum No. 2, dated _____.
- c. Addendum No. 3, dated _____.

1.7 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed in the State of Maine, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.8 SUBMISSION OF BID

- A. Respectfully submitted this ____ day of _____, 2023.

- B. Submitted By (name of bidding firm or corporation): _____.
- C. Authorized Signature (handwritten signature): _____.
- D. Signed By (type or print name): _____.
- E. Title: _____.

- F. Witness By (handwritten signature): _____.
- G. By (type or print name):: _____.
- H. Title: _____.

- I. Street Address: _____.
- J. City, State, Zip _____.
- K. Phone: _____.
- L. Email: _____.
- M. License No.: _____.
- N. Federal ID No.: _____.