

## **REQUEST FOR PROPOSALS**

**Demolition & Site Restoration:**  
**13 Warden Street, Union City, PA**

**Issued: November 4, 2021**  
**Due: November 23, 2021 at 1:00PM**

### **NOTICE TO BIDDERS**

The Erie County Land Bank (ECLB) is accepting proposals from qualified firms to provide structure demolition, site clearance, and site restoration at 13 Warden Street in the Borough of Union City.

Proposals should be prepared using the form provided and submitted to the Erie County Land Bank offices (150 E Front St., Suite 300, Erie, PA 16507 or email to [cmahany@eriecountypa.gov](mailto:cmahany@eriecountypa.gov)) by 1:00PM on Tuesday, November 23, 2021.

Questions regarding this Request for Proposals shall be directed to Christie Mahany, ECLB Executive Director at 150 E Front Street, Suite 300, Erie, PA 16507, by phone at (814) 451-7339, or [cmahany@eriecountypa.gov](mailto:cmahany@eriecountypa.gov). Complete RFP packages can be requested in person, via mail or email, or found online at [www.eriecountylandbank.org](http://www.eriecountylandbank.org) under "Contract Opportunities".

### **SCOPE OF WORK**

Work to be conducted includes the complete demolition and removal of all existing structures and foundations, removal and disposal of all debris from the site, backfill, grading, and site restoration. Work shall be performed in accordance with the General Requirements and Technical Specifications outlined below, and all applicable laws.

### **SPECIAL PROJECT NOTES**

- We realize this won't be awarded until December 8, 2021 at the earliest. If weather becomes an issue, a time extension for completion may be requested.

### **AWARD OF CONTRACT**

ECLB intends to award a single contract to the lowest responsible bidder who demonstrates the experience, skill and competence required to perform the required services in the most efficient, cost-effective, and professional manner.

The agreement between the Erie County Land Bank and the successful bidder will incorporate all of the General Requirements and Technical Specifications outlined in this Request for Proposals.

### **GENERAL REQUIREMENTS**

Proposal Form – All bids must be made on the form provided with this Request. No bid will be considered responsible unless the proper form is completed and properly signed.

Inclusive of All Costs – Bids shall be inclusive of all costs including permits, site work, disposal, equipment, and materials necessary for contractor to provide a complete project. The contractor shall be responsible for applying for and securing all permits and providing copies of those permits to the Erie County Land Bank for confirmation of same.

Time for Completion – The contractor will have thirty (30) days from the date a contract is executed to complete all work required hereunder.

Insurance – The selected contractor shall provide Certificates of Insurance evidencing coverages not less than specified below and specifically naming the Erie County Land Bank as an additional insured.

- Workmen’s Compensation Insurance coverage in compliance with the statutory requirements of the Commonwealth of Pennsylvania.
- General Liability insurance with limits no less than –
  - Personal Injury, including Death - \$1,000,000 per occurrence
  - Property Damage - \$1,000,000 per occurrence

General Liability coverage shall also include an endorsement covering all equipment to be used in the performance of the work.

Indemnification – The selected contractor shall be solely responsible for any loss of life, personal injury, or property damage of any kind resulting from contractor’s performance, including, but not limited to, all liability claims in addition to any and all environmental claims arising from the actions and conduct of the selected contractor.

The contractor shall hold harmless, indemnify, and defend the Erie County Land Bank and its directors, officers, employees, agents, and successors against any and all claims, suits, losses, and costs of liability on account of injury or death to persons or damage to property caused in connection with contractor’s performance.

Contractor Eligibility - The selected contractor shall be in good standing with the Erie County Land Bank, Erie County, local municipality and the Commonwealth of Pennsylvania; this includes being current for all County of Erie and local municipality taxes, fines, and assessments, and not being debarred from entering into contracts with agencies of the Commonwealth of Pennsylvania.

**TECHNICAL SPECIFICATIONS**

Demolition – Masonry walls shall be demolished in small sections. Structural steel, cast iron, and heavy timber framing members shall be removed individually and lowered carefully. All basement floors and foundation walls are to be removed completely. Open basements shall be backfilled or fenced at the end of each work day.

Site Protection – Contractor shall make all efforts to protect pedestrian sidewalks, neighboring properties and trees (not being removed during demolition). Pedestrian sidewalks should be protected from further damage by using materials such as dirt, plywood, etc. Replacement of damaged sidewalk or drive approach is not required; provided no further damage occurs.

Dust Control - Throughout demolition and site clearance activities, the contractor shall provide water, along with necessary connections, and shall keep the work thoroughly wet to prevent the spread of dust.

Removal and Disposal of Debris – All rubbish and debris found on the site at the start of the work, together with any debris resulting from the demolition activities shall be removed and legally disposed of by the contractor. Trash burning on the site is **prohibited**.

Construction/Demolition waste (including, but not limited to, wood, plaster, metals, asphaltic substances, bricks, block, and unsegregated concrete) must be disposed of at any landfill approved to accept construction/demolition waste. Municipal waste shall be disposed of at one of the following landfills approved by Erie County:

Lakeview Landfill  
851 Robison Road East  
Erie, PA 16509

Seneca Landfill  
421 Hartman Road  
Evans City, PA 16033

McKean County Landfill  
Hutchins Road  
Mt. Jewett, PA 16740

Greentree Landfill, LLC  
635 Toby Road  
Kersey, PA 15846

Chautauqua County Landfill  
3889 Towerville Road  
Jamestown, NY 14701

Northwest Sanitary Landfill  
1322 West Sunbury Road  
West Sunbury, PA 16061

The contractor shall keep the site and public rights-of-way reasonably clear at all times. Upon completion of the work, the contractor shall remove all temporary construction, equipment, salvaged materials, trash, and debris of all kinds, leaving the site in a neat condition.

Backfilling – All basements and other below-grade excavations shall be backfilled and graded to adjacent ground level. Prior to backfilling, the sanitary sewer shall be capped with an approved watertight plug. All fill materials shall be earthen materials free of clay, loam, glass, metal, herbaceous, combustible, or unstable materials. Fill materials shall also not include sand, but may include a sandy soil approved by the Erie County Land Bank.

Disposal of Materials – The contractor shall comply with all applicable regulations of the Pennsylvania Department of Environmental Protection, including but not limited to, the Pennsylvania Solid Waste Management Act.

Site Restoration – At the completion of demolition activities (which shall include the removal of all basement walls and floor), the contractor shall backfill and then grade the site with a finish course of not less than two inches (2”) of top soil. Topsoil shall be free of any pulverized asphalt, concrete, building materials, or other construction debris. The final grade shall permit mowing of the site with a reel-type mower and the entire disturbed area shall be seeded with annual rye grass at a rate of twenty (20) pounds per square acre, and promptly mulched with straw at the rate of one (1) pound per square yard. The site, sidewalks, and adjacent streets shall be left in a neat and clean condition at the conclusion of the work.

Final Inspection – The contractor shall notify the Erie County Land Bank when demolition and site clearance activities are substantially complete and provide a date on which the work will be ready for final inspection.

Traffic Control – The contractor shall not close or obstruct public or private rights-of-way unless specifically authorized. Any anticipated road closures shall be coordinated with and approved by the local municipality and shall comply with any requirements or restrictions imposed by the local municipality. Sidewalk closures should be properly signed and barricaded in accordance with PaDOT Publication 213 (PATAs 217-219).

**PHOTO(S):**



**INFORMATION AND PROPOSAL FORM**  
**Demolition & Site Restoration – 13 Warden Street, Union City, PA**  
**Proposals due by 1:00PM on November 23, 2021**

REQUIRED FOR ALL PERSONS OR ORGANIZATIONS RESPONDING TO A REQUEST FOR PROPOSAL (RFP):

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Person Responsible for Proposal: \_\_\_\_\_

Title: \_\_\_\_\_

Email address: \_\_\_\_\_

Federal Tax ID (or SS# if Individual): \_\_\_\_\_

**PRICE QUOTE:** \$ \_\_\_\_\_

*Lump sum amount to provide demolition and site restoration services as detailed in the Request for Proposals dated November 4, 2021.*

PRICE QUOTE in words: \_\_\_\_\_ U.S. DOLLARS

\_\_\_\_\_  
Authorized Signature

**NOTE:** *The Erie County Land Bank reserves the right to reject any or all bids and to award a contract that is in the best interests of the Land Bank.*

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