

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY



October 8, 2020

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REQUEST FOR ESTIMATES

**Structure Demolition and Asbestos Abatement
7875 Wood Haven Road
Wood Haven Road Site
Roanoke County, Virginia**

Electronic Estimates/Proposals Due

**Wednesday, October 28, 2020
Submitted to john@roanoke.org**

12:00 Noon (Eastern)

SCOPE OF WORK

The Western Virginia Regional Industrial Facility Authority (also referred to as the Authority) is soliciting written quotes of asbestos abatement and demolition, removal (including proper disposal) of houses and associated outbuildings at the following addresses:

7875 Wood Haven Road

The following are estimates of structure size obtained from public real estate databases and/or measured via aerial image. These sizes are only estimates. Tours of property available upon request. Contact John Hull at john@roanoke.org to schedule.

7875 Wood Haven Road

Main home – 2,490 square feet

Basement – 1,200 square feet

Attached garage – 1,000 square feet

Outbuilding #1 – 2,000 square feet on two floors

Outbuilding #2 – Barn/shed that has been partially demolished with the majority of the timbers/framing and exterior wood remaining on site. Barn is estimated at 1,500 feet.

Contractors wishing to walk the property may do so during the period in which the WVRIFA is accepting proposals. Please notify John Hull by phone at 540-797-0805 of the date and time with notice of at least 24 hours. Property walkthroughs to include interior access can be arranged via the same contact.

Please note that the WVRIFA requests that all footers, concrete pads, and other concrete/masonry be removed from the sites and properly disposed of. Existing masonry and concrete can be used only in the event that (1) rebar and other materials have been removed and (2) that the material has been crushed to no longer than 6 inches in any direction.

Please see the attached reports detailing the asbestos testing performed on the structures. The has a minimal amount of asbestos-containing material that must be responsibly abated in a fashion meeting all applicable local, state, and federal regulation. Report indicates a single light fixture must be removed and disposed of responsibly. A manifest from a landfill showing acceptance of the nonfriable asbestos must be provided to the owner at the end of the process. Please include the cost of abatement in your estimate.

An aboveground storage tank utilized for home heating oil is being addressed/removed by the owner under a separate contract. Estimates for demolition need not address the AST in the home.

Main structure includes basement. Please also note that the basement structures must be removed and properly disposed of and that the sites are to be filled back to grade level with suitable fill material (see below) or graded to promote positive surface drainage and safety for those who may access the property.

Contractor shall provide clean, satisfactory fill soils (ASTM D 2487 Soil Classification Groups CL, ML, GM, GC, SM, SC) free of rock or gravel larger than 6 inches in any dimension, debris, waste,

frozen materials, vegetation, and other deleterious matter. Existing masonry and concrete can be used only in the event that 1) rebar and other materials have been removed and 2) the material has been crushed to no longer than 6 inches in any direction.

Satisfactory fill soils must be placed in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 6 inches in loose depth for material compacted by hand-operated tampers. Compact soil materials to not less than 85 percent of maximum dry unit weight according to ASTM D 698.

Grade the fill to provide positive drainage and place a minimum of 6-inches of topsoil, seed and mulch over fill areas. Areas exceeding 4:1 slope must be seeded and have erosion control blanket installed.

Estimates should include the cost to pump septic tanks, collapse the tanks, and fill resulting holes. Estimates should also include cost to abandon wells on the property. The property has its own well and septic system.

The WVRIFA will coordinate for the removal of utilities from structures including telephone and electrical. Please note that the properties will not have active electrical service and therefore the offeror will need to plan for providing its own generators, portable toilet facilities, potable water and other necessities.

It is not necessary to remove asphalt driveways as a part of this project.

Please ensure that your estimate includes all applicable permit fees. It is the expectation that all permits shall be obtained and any laws/regulations will be followed including those related to building/zoning erosion and sedimentation as land is disturbed.

SUBMISSION OF THE PROPOSAL

A digital copy of the quote shall be submitted to john@roanoke.org by noon on Wednesday, October 28, 2020.

The Western Virginia Regional Industrial Facility Authority shall provide the mechanism for the evaluation of all information received, the final determination of responsible offeror, and reserves the right to waive informalities and irregularities and to accept or reject any or all proposals.

Any inquiries shall be in writing and sent to John Hull by email to john@roanoke.org.

SELECTION PROCESS/AWARD OF CONTRACT

The WVRIFA is making an informal solicitation of a minimum of four (4) written quotes from valid sources and posting of a public notice through the WVRIFA website. Selection will be made on the basis of price and prior experience.

ESTIMATE INFORMATION

Any expenses for development of the estimate are entirely the responsibility of the vendor and will not be reimbursed in any manner. Once an award has been made, all submittals will become public information.

Quotes must be submitted in accordance with instructions given in this document.

Please quote the cost to abate, demolish, and remove structures.

Please include a list of at least three similar projects with references.

The Western Virginia Regional Industrial Facility Authority reserves the right to reject any and all packages received in response to this RFQ.

GENERAL TERMS AND CONDITIONS

READ CAREFULLY - Proposals must be submitted in accordance with instructions given in this document. All information requested must be submitted. Failure to do so may result in the proposal being considered non-responsive and, therefore, rejected.

Acceptance or Rejection of Proposals

The Western Virginia Regional Industrial Facility Authority reserves the right to accept or reject any or all offers. The Authority also reserves the right to award the contract for any such materials, goods or services the Authority deems will best serve its interests.

The WVRIFA reserves the right to negotiate with the preferred offeror and/or modify the scope of work prior to contract award.

Proposal Guaranty

The offeror must guarantee not to withdraw a proposal during the period of ninety (90) days following the due date or until a contract is signed; that if such proposal is accepted the proposer will accept and perform under the terms of this RFQ, the proposal and any subsequent negotiation and resulting contract.

Compliance with Laws

The offeror is responsible for compliance with all local, state and/or federal laws and regulations. The Western Virginia Regional Industrial Facility Authority shall be held harmless from any liability. Bidders must be licensed contractors with the Commonwealth of Virginia.

Ruling Law

This request for proposals and any contract executed pursuant hereto of which this request for proposal shall be an internal part shall be governed, controlled, and interpreted in accordance with the law of the Commonwealth of Virginia.

Tax Exemption

The Western Virginia Regional Industrial Facility Authority is exempt from any taxes imposed by state and/or federal Government. Upon notification, the Authority will furnish a certificate of tax exemption.

Ethics in Public Contracting

By submitting their proposals, the offeror certifies that their proposals are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer, or subcontractor in connection with their proposal, and that they have not conferred on any public employee having official responsibility for this procurement transaction, any payment, loan, subscription, advance, deposit of money, services, or anything of more than nominal value, present or promised unless consideration of substantially equal or greater value was exchanged.

Anti-Discrimination

By submitting their proposal, all offerors certify to the Western Virginia Regional Industrial Facility Authority that they will conform to the provisions of the Federal Civil Rights Act of 1964, as

amended, as well as the Virginia Fair Employment Act of 1975, as amended where applicable, and Section 2.2-4311 of the Virginia Public Procurement Act which provides:

In every contract of more than \$10,000 the following provisions shall apply:

During the performance of this contract, the contractor agrees as follows

(a) The contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

(b) The contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such contractor is an equal opportunity employer.

(c) Notices, advertisements, and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

(d) The contractor will include the provisions of the foregoing paragraphs a, b, and c in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

Drug-Free Workplace

During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in violation of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor in accordance with this chapter, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

Contract

Any contract resulting from this proposal shall consist of the following documents: the general terms and conditions and the specifications, both of which are contained in this Request for Estimates, together with the offeror's response submitted as a result of this Request for Estimates. The entire contract will be subject to final WVRIFA legal review prior to execution.

Authority's Cost

The Authority is not liable for any cost incurred by any offeror interested in submitting an Estimate.

Assignment of Contract

A contract shall not be assignable by the proposer in whole or in part without the written consent of the Western Virginia Regional Industrial Facility Authority.

Default

In case of failure to provide goods/services as specified herein, the Western Virginia Regional Industrial Facility Authority, after due written notice, may procure goods/services from other sources and hold the proposer responsible for any and all excess cost occasioned thereby.

Payment

All payment for work completed under this contract will be paid by the Owner to the Contractor after all work has been completed and approved by the Owner.

Warranties

The Contractor warrants to the WVRIFA that all demolition and related services provided hereunder shall be performed in a good and workmanlike manner, by workers who are appropriately trained and experienced in the work being performed, and in accordance with all requirements of the contract documents, industry standards for projects of similar type and quality, and all applicable laws, codes, regulations, and other requirements, including safety requirements. If, within one year after the date of substantial completion of the work, any of the work is found to be not in accordance with the requirements of the contract documents, the contractor shall correct it promptly after receipt of written notice from the WVRIFA to do so unless the WVRIFA has previously given the Contractor a written acceptance of such condition. The obligation under this paragraph shall survive acceptance of the work under the contract and termination of the contract. The WVRIFA shall give such notice promptly after discovery of the condition.

Nothing contained in the preceding paragraphs shall be construed to establish a period of limitation with respect to other obligations with the Contractor might have under the contract documents. Establishment of the time period of one year as described in the prior paragraph relates only to the specific obligation of the Contractor to correct the work and has no relationship to the time within which the obligation to comply with the contract documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the contractor's liability with respect to the contractor's obligations other than specifically to correct the work.

Liability Insurance:

The offeror and any subcontractors shall throughout the duration of the demolition and disposal services carry commercial general liability meeting the following minimums:

- \$1 million each occurrence (bodily injury and property damage)
- \$2 million general aggregate that applies on a per project basis
- \$2 million products/completed operations aggregate
- \$1 million per person or organization (personal and advertising injury)

The offeror and any subcontractor shall carry owned and/or non-owned automobile liability coverage with a minimum of \$1 million each accident.

Employer's liability shall be held covering \$100,000 bodily injury each accident/\$100,000 bodily injury disease each employee/\$500,000 bodily injury disease policy limit.

Liability and Worker's Compensation Insurance will be maintained meeting these limits and any other statutory limits. Prior to award of contract, the successful offeror and any subcontractors will provide the WVRIFA a completed certificate of insurance that describes the type of insurance and limits of insurance in effect, names the WVRIFA as additional insured on the commercial general liability coverage, includes a copy of the additional insured endorsement, states that the WVRIFA must be given 30 days' written notice if the general contractor/subcontractor's policy is canceled or non-renewed. Specifies the current A.M. Best rating of each insurer and their status as a licensed insurer in Virginia.

Performance Bond:

The WVRIFA will require a performance bond in the amount of 100% of the contract award.

Schedule

Work shall be completed by December 23, 2020.

FOIA Notice

Ownership of all data, materials, and documentation originated and prepared for the Western Virginia Regional Industrial Facility Authority pursuant to this opportunity shall belong exclusively to the Authority and be subject to public inspection in accordance with the Virginia Freedom of Information Act.

Immigration Reform and Control Act of 1986

In accordance with Section 2.2-4311.1 of the Code of Virginia, every contract for goods or services shall include the following provisions:

During the performance of this contract, the Contractor does not and shall not knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.