



Puyallup Tribe of Indians

Design and Construction Management



Treatment Center

Demolition

Request for Proposals
Demolition Contractors

June 28, 2011

Puyallup Tribe of Indians
Design & Construction Management
3009 East Portland Avenue
Tacoma, WA 98404

TABLE OF CONTENTS

INTRODUCTION 3

- A. Overview 3
- B. Tribal Hiring Practices.....3
- C. Time of Completions 4
- D. Term of Contract..... 4

PROFESSIONAL SERVICE REQUIREMENTS..... 4

- A. Scope of Work 4
- B. Additional Requirements 4

EVALUATION CRITERIA AND SCORING 5

- A. Experience and Capacity..... 5

SUBMITTAL REQUIREMENTS..... 5

- A. Letter of Interest..... 6
- B. Proposal Requirements.....6
- C. Proposal.....6

SELECTION PROCESS..... 7

QUESTIONS 7

SUBMITTAL DUE DATE..... 7

RFP SUBMITTAL REQUIREMENTS CHECKLIST 8

APPENDIX A: AERIAL PHOTO..... 9

APPENDIX B: DEMOLITION SPECIFICATIONS..... 9

REQUEST FOR PROPOSALS – DEMOLITION CONTRACTORS

INTRODUCTION

A. Overview

This Request for Proposals (“RFP”) is being issued by Puyallup Tribe of Indians (Owner). The purpose of this notice is to solicit qualifications from Demolition Contractors to demolish a two story **15,500 SF facility located at 2209 E. 32nd Street, Tacoma, WA 98404.**

A walk thru of the building is scheduled for Thursday, June 30, 2011 at 10:00 a.m. and Wednesday, July 6, 2011 at 10:00 a.m. All contractors interested in submitting a proposal must attend the scheduled dates provided in the RFP however, it is not necessary in order to submit a proposal.

Demolition is defined as the demolition and removal of building, basements, and foundations, as well as, the demolition and removal of site improvements, including but not limited to retaining walls, paving and foundation landscaping. **See Appendix B - Demolition Requirements and Specifications.**

Companies with demonstrated experience in demolition and with an interest in making their services available to the Owner are invited to respond to this RFP. “Respondents” means the companies or individuals that submit proposals in response to this RFP. It is understood that the selected Respondent acting as an individual, partnership, corporation or other legal entity, is state licensed and capable of providing the specified services. The Respondent shall be financially solvent and shall be competent to perform the services required consistent with this RFP.

B. Tribal Hiring Practices

The Owner wishes to make available any and all opportunities to employ Puyallup Tribal members as well as other Native-Americans who are qualified for work on the Project. The Owner also wishes to assist those who are willing to be trained and nurtured for jobs, developing the skills and qualifications for work in construction and construction related trades.

The Owner wishes to see from each RFP respondent a proven track record in establishing and implementing tribal training and hiring practices at all levels of participation, including subcontractors and suppliers. Please cite specific projects and methods you and your subcontractors have successfully employed to identify, recruit and employ Native-Americans. The Owner’s Tribes Tribal Employment Rights Office (TERO) will implement employment program objectives through a Compliance Plan.

Nothing in this RFP shall be construed to create any legal obligation on the part of the Owner or any respondents. The Owner reserves the rights in its sole discretion to amend, suspend, terminate, or reissue this RFP in whole or in part, at any stage. In no event shall the Owner be liable to respondents for any cost or damages incurred in connection with the RFP process,

including but not limited to, any and all costs of preparing a response to this RFP or any other costs incurred in reliance on this RFP. No respondent shall be entitled to repayment from the Owner for any costs, expenses or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the property of the Owner. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known.

C. Time of Completion

The Owner desires to complete the demolition project as soon as practicable.

D. Term of Contract

Any contract awarded pursuant to this RFP solicitation shall be for a contract period up to 3 months, with the possibility of an extension.

PROFESSIONAL SERVICE REQUIREMENTS

A. Scope of Work

The Owner seeks sealed proposals from qualified respondents to provide demolition services on property located at 2209 E. 32nd Street, Tacoma, WA 98404. **See Appendix A – Aerial Photo.**

The demolition of this property will also include:

- Submitting a permit application to the Tribe's Planning and Land Use Department at the cost of \$250
- Utilities shut off coordination with owner and all providers (by way of example: Electrical, Power, Water, Phone, Gas)
- Removal and relocation of equipment identified by the Owner
- Provide and adhere to a Temporary Erosion Sediment Control (TESC) Plan
- Grading of the site (sub-grade and install 2" CSTC) for temporary parking, slope to be determined with the Owner
- Remove all suspect asbestos-containing materials (ACM) and suspect ACM prior to demolition as identified in the attached Asbestos Assessment Report submitted by Argus Pacific dated May 16, 2011 which is appended as Attachment "A" to this RFP. Abatement must be completed by a Qualified and Certified/Licensed Abatement Company. The abatement contractor shall demolish or otherwise remove carpeting, cabinets, walls, mechanical equipment, ceramic tiles, structures, including ceiling grids, or any other obstructions to obtain access for complete removal of the ACM.

Note: If additional asbestos is discovered in the building in addition to the Asbestos Assessment Report, the Owner requires the Contractor to remove all additional ACM and additional compensation will be provided by the Owner once a Contract Amendment has been approved.

B. Additional Requirements

This project will comply with all codes, standards, regulations, and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, and DOT), state agencies (State OSHA, DNR, and DCH), and any other local regulations and standards (i.e. building codes) that may apply.

EVALUATION CRITERIA AND SCORING

In evaluating responses to this Request for Proposal, The Owner will take into consideration the experience, capacity, and costs that are being proposed by the Respondent. The following Evaluation Criteria will be considered in reviewing submittals:

Experience and Capacity

The point system is to evaluate the experience and capacity of the Respondent:

- Respondents will be awarded up to 20 points for Experience in providing demolition services.
- Respondents will be awarded up to 20 points for their Capacity to meet timelines.
- Respondents will be awarded up to 20 points for Pricing.
- Respondents will be awarded up to 20 points for their experience in meeting MBE/WBE and TERO requirements.
- Innovation: Respondents will be awarded up to 20 points for their experience and proposed practices regarding the following:
 - Native American hiring
 - Utilizing local suppliers and retailers
 - Sustainability/Green practices
 - Effective schedule and budget management throughout the demolition process
 - Consideration will be given to applicants who have familiarity with the area, including knowledge of and experience working with Tribal governments.
 -

SUBMITTAL REQUIREMENTS

To facilitate our evaluation, please respond to this RFP in a written statement and e-mail it no later than **4:00 PM prevailing Pacific Time on Friday, July 7, 2011** marked to the attention of Ms. Debra Sharp, at the following e-mail addresses:

E-mail To: Debra.Sharp@PuyallupTribe.com (*Principal point of contact*)
 Cc: Keli.Parrett@PuyallupTribe.com

All questions about the project and this RFP must be submitted by one week prior to the due date. All Tribal responses to questions will be provided to each contractor.

Each respondent shall submit documents in a clear, legible, 12 point font, and 8.5 by 11 inch format. Respondents are advised to adhere to the Submittal Requirements. Failure to comply with the instructions of this RFP will be cause for rejection of submittals.

The Owner reserves the right to seek additional information to clarify responses to this RFP. Each response must include the following:

A. Letter of Interest

Please submit a Cover Letter of Interest signed by a duly authorized officer or representative of your company not to exceed two pages in length. The Letter of Interest must also include the following information:

- The principal place of business and the contact person, title, telephone/fax numbers and email address.
- A brief summary of the qualifications of the Respondent and team.
- Description of organization

B. Proposal Requirements

These documents must be submitted and acceptable before the Owner will review the Experience and Capacity proposal:

- **Evidence of Insurance:** Commercial General Liability with limits not less than \$2,000,000; Workers Compensation and Employers Liability with limits not less than \$500,000 and, Automobile Liability with limits not less than \$1,000,000 per occurrence.
- State licensed and certified
- Three (3) references of related projects, including date of project, contact person and phone number, and a brief description of the project.
-

C. Proposal

Please provide the following information (this information is the main substance for the selection criteria stated under the Section A: Evaluation and Scoring):

- Years of experience and detailed qualifications in performing the range of demolition services on various property types including team's resumes. Please provide the number of full-time and part-time employees. Past projects will be reviewed to determine if the respondent has successfully completed projects similar in nature and scope. Respondents should provide narrative examples of three (3) projects that are similar in nature to project described in this RFP.
- If you engage independent contractors, how many to you intend to hire? Do you intend to cover them with workers compensation? (All independent contractors will be required to have worker's compensation coverage, which will be the responsibility of the respondent)
- Pricing proposal: This should include the mobilization (base) charge and cost for removal of the equipment, demolition of the property and site grading. The cost to the Owner will include all

labor and materials needed to complete the work. The Contractor will sign a fixed price contract to include all work and services.

- Plan for recycling or waste management of used construction materials in a timely manner.
- Respondents should state whether they are an MBE/WBE or TERO certified business enterprise.
- Please cite specific projects and methods you and your subcontractors have successfully employed to identify, recruit and employ Native-Americans.
-

SELECTION PROCESS

The Selection Committee comprised of the Owner's staff will review qualifications in accordance with the evaluation criteria set forth. Proposals that are submitted timely and comply with the mandatory requirements of the RFP will be evaluated in accordance with the terms of the RFP. Any contract resulting from this RFP will not necessarily be awarded to the vendor with the lowest price. Instead, contract shall be awarded to vendor whose proposal received the most points in accordance with criteria set forth in RFP.

QUESTIONS

Questions regarding this RFP should be submitted in writing via email to:

E-mail To: Debra.Sharp@PuyallupTribe.com (*Principal point of contact*)
Cc: Keli.Parrett@PuyallupTribe.com

SUBMITTAL DUE DATE

Responses to this RFP are due by **4:00 pm Pacific Time on Thursday, July 14, 2011**

Responses to this RFP must be e-mailed, mailed, or submitted in person to:

E-mail To: Debra.Sharp@PuyallupTribe.com (*Principal point of contact*)
Cc: Keli.Parrett@PuyallupTribe.com

RFP SUBMITTAL REQUIREMENTS CHECKLIST

Please provide Checklist with response to RFP

- Letter of Interest
- Evidence of Insurance
- State License and or Certification
- TERO Certification, if applicable
- References
- Description of Company *
- Capacity of Company *
- Pricing Proposal *
- MBE/WBE, TERO, Native American Hiring*
- RFP Submittal Requirements Checklist

*this information is the main substance for the selection criteria stated under the Section A:
Evaluation and Scoring

APPENDIX A: Aerial Photo



APPENDIX B: STANDARD Demolition Specifications

PART 1- GENERAL

1.1 RELATED DOCUMENTS

- Drawings and general provisions of the Contract, including General and Supplementary
- Condition and Division 1 Specifications Sections, apply to this section.

1.2 SUMMARY

This Section includes the following:

- Demolition and removal of building, basements, and foundations.
- Demolition and removal of site improvements, including but not limited to retaining walls, paving and foundation landscaping.

Related Sections: The following contain requirements that relate to this Section.

- Division 1 Section "Soil Erosion-Sedimentation Control".
- Division 2 Section "Excavating, Filling and Grading" for soil materials, excavating, backfilling, and site grading.

1.3 DEFINITIONS

- Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.
- Existing to Remain: Protect items indicated to remain against damage during demolition.

1.4 MATERIALS OWNERSHIP

- Except for items or materials indicated to be reused, salvaged, or otherwise indicated to remain the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.

• 1.5 SUBMITTALS

- General: Submit each item in this Article according to the Conditions of the Contract and Division I Specifications sections, for information only, unless otherwise indicated.
- Proposed dust-control measures.
- Proposed noise control measures.
- Proposed traffic control
- Proposed site logistics
- Schedule of demolition activities indicating the following:
 - Detailed sequence of demolition and removal work, with starting and ending date for each activity.
- Inventory of items to be removed and salvaged.
- Landfill records for record purposes indicating receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.

1.6 QUALITY ASSURANCE

- Demolition Firm Requirements: Contractor shall have successfully completed demolition work similar to that indicated for this project.
- Regulatory Requirements: Comply with governing EPA, state and local notification regulations before starting demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.7 PROJECT CONDITIONS

- Contractor is responsible to comply with any/all required demolition permits required by the Owner.
- Buildings to be demolished will be vacated and their use discontinued before start of Work.
- The Owner assumes no responsibility for actual condition of parking lot to be demolished.
 - Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- If Contractor is able to sell demolished materials, Owner will be provided a credit.
- Landfill Disposal:
 - Contractor shall supply the Owner with a copy of landfill and disposal receipts.

PART 2- PRODUCTS (Not Applicable)

PART 3- EXECUTION

3.1 EXAMINATION

- Survey existing conditions and correlate with requirements indicated to determine extent of demolition required.
- Survey the condition of the building to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition.
- Perform surveys as the Work progress to detect hazards resulting from demolition activities.

3.2 PREPARATION

- Drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with demolition operations.
- Employ a certified, licensed exterminator to treat building and to control rodents and vermin before and during demolition operations.
- Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities.
 - Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from the Owner. Provide alternate routes around closed or obstructed traffic ways if required by the Tribal government.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
 - Erect temporary protection such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
 - Protect existing site improvements, appurtenances, and landscaping to remain.

3.3 EXPLOSIVES

- Use of explosives will not be permitted.

3.4 POLLUTION CONTROLS

- Under the authority of Section 112 of the Clean Air Act, as amended, 42 U.S. C. 1857 (C-7), the Administrator of the United States Environmental Protection Agency (EPA) promulgated National Emission Standards for Hazardous Air Pollutants on April 6, 1973,

(38 F.R. 8820) Asbestos was designated a hazardous air pollutant, and standards were set for its use, and to control asbestos emissions.

- Use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations.
 - Do not create hazardous or objectionable conditions, such as ice, flooding, and pollution, when using water.
- Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- Clean adjacent buildings and improvements of dust, dirt and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.
- Contractor shall limit hours of operation to Monday through Friday during the hours of 7:00 a.m. to 6:00 p.m. Special hours of operation outside the normal hours must be approved by the Owner. Contractor shall limit noise pollution at all times to prevent objectionable conditions.

3.5 DEMOLITION

- Building Demolition: Demolish buildings, structures, facilities, and other debris including brush and trees or logs, and completely remove from the site. Use methods required to complete Work within limitations of tribal government regulations and as follows:
 - Locate demolition equipment throughout the building and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - Dispose of demolished items and materials promptly. If Contractor is able to sell demolished materials, Owner will be provided a credit.
 - Small buildings may be removed intact when permitted by the Owner's representative and approved by authorities having jurisdiction.
 - Break up and remove concrete slabs on grade, unless otherwise shown to remain.
 - Remove air-conditioning equipment without releasing refrigerants.
 - Remove structural framing members to ground to avoid free fall and to prevent ground impact and dust generation.

- Below-Grade Construction: Demolish foundation walls and other below-grade construction, as follows:
 - Basement Excavation- Below grade structures foundation/basement floor shall be totally removed.
- Filing Below-Grade areas: Completely fill below-grade areas and voids resulting from demolition of buildings and pavements with soil materials according to requirements specified in Section 00902 Earthwork.
- Damages: Promptly repair damages to adjacent facilities caused by demolition operations.
- Special Conditions
 - The Contractor shall preserve all surrounding buildings and property. Contractor should note the proximity of surrounding buildings. *Any* damage to surrounding buildings or property will be repaired by the Contractor at his expense.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

- General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- Burning: Do not burn demolished materials.
- Disposal: Transport demolished materials of Owner's property and legally disposes of them.
- Contractor shall supply Owner with a copy of all landfill and disposal receipts.

3.7 MEASUREMENT & PAYMENT

- The work of Building Demolition shall not be paid for separately but shall be included in the lump sum project cost.