

REQUEST FOR BIDS

DEMOLITION or SALVAGE

The City of Keokuk is seeking bids for the demolition and/or salvage of a 30,000 square foot building situated on two 290 x 124 x 13 steel barges. This facility was once the entrance to a riverboat casino. Prospective bidders may bid the project three ways:

- Demolition and disposal of the building and concrete deck.
- Salvage of the two steel barges.
- Demolition and disposal of the building and salvage of the two steel barges.

If possible, the most responsible bidder(s) may complete work on site. The barges and structure are as is, where is.

The City of Keokuk will receive sealed bids for the building and barge demolition and/or salvage project until 4:00 p.m. CDT, Friday, July 12, 2019 at 601 Main St, Flr 3, Keokuk, Iowa 52632, at which time the Bids will be publicly opened and read aloud.

The work includes all labor, equipment and materials for the demolition/salvage of the barge and building.

Bids are to be addressed to the City of Keokuk, ATTN: Cole S. O'Donnell, 601 Main St, Flr 3, Keokuk, Iowa 52632.

GENERAL PROVISIONS: The successful bidder is responsible for the following:

1. Awarded bidder shall have salvage rights to all materials, except certain equipment designate by the City.
2. All required permits.
3. Demolition site must be properly secured.
4. Remove all combustible demolition materials from the property.
5. All demolition material must be hauled to an approved landfill, unless otherwise salvage or alternative site is approved by the City in writing.
6. The successful bidder shall provide proof of liability insurance to the City.
7. Contractor has one hundred twenty (120) days after Notice to Proceed is issued to complete demolition/salvage procedure or remove barge from site and must notify the City of completion date.
8. A \$100 per day liquidated damages charge will be assessed for every day past 120 days, which will be deducted from the final payment. Unavoidable delays will be taken into consideration.
9. Bidder must provide proof of worker's compensation coverage and compliance with bid documents.
10. Ensure that no materials, fluids, or debris enter the river and protect bank from any damage.
11. The Bidder agrees to defend, indemnify and hold harmless the City, its employees and officers against any and all liability, loss, damages, costs and expenses, including attorney fees, which the City may hereafter sustain, incur, or be required to pay by reason of any negligent act or omission or intentional act of the Bidder, its employees, officers or agents during the performance of the Demolition and the Agreement.

SPECIAL PROVISIONS:

- Exterior surfacing –Care shall be exercised to minimize any damage to adjacent parking lot during demolition/salvage. Bidder will be required to return parking lot and grounds to original condition.
- Prior to Notice to Proceed, City shall provide a list of all equipment, furniture, and fixtures it intends to recover. Note, this includes, but not limited to, kitchen equipment, kitchen utensils, tables, chairs, office equipment, and office furniture.
- List the total bid cost and/or salvage offer to the City of Keokuk. Note, if bid is payment to City or cost to City based on salvage and demolition costs.
- Other items not addressed shall be agreed to and received approval by the City prior to commencing.

IF AWARDED BID:

1. DEMOLITION PERMIT REQUIRED
2. PERFORMANCE DEPOSIT REQUIRED
 - a. Amount \$5,000.00
3. INSURANCE REQUIRED:
 - a. Each contractor shall also file a certificate of insurance indicating that the contractor is carrying public liability insurance in effect for the duration of the permit covering the contractor and all agents and employees for the following minimum amounts:
 - i. Bodily injury/property damage- \$1 million combined single limit liability.
 - ii. City listed as additionally insured during the duration of the permit.

DEMOLITION/SALVAGE BID:

Company Name

Address

Federal Tax ID Number

Owners Name

Provide Payment or Cost for A, B, or C

Demo of Building and Deck \$ _____ Payment / Cost

Salvage of Barge Structure \$ _____ Payment / Cost

Demo of Building and Deck AND Salvage of Barge Structure \$ _____ Payment / Cost

Note any special provisions of the contractor as they relate to demolition / salvage of the property.

Contact Cole S. O'Donnell (319)524-2050 x 111 codonnell@cityofkeokuk.org for the schedule on access to the site to inspect facility to determine salvage value and demolition cost.

The City reserves the right to waive technicalities and to reject any and all bids.

The City of Keokuk reserves the right to reject any or all Bids, to waive any technicality, and to accept, split, or reject part(s) of any or all Bids. All Bids shall remain subject to acceptance for 45 days after the time set for receiving Bids.

Contract award shall be made based on the lowest and most responsible Bidder.

Please submit your sealed Bids to:

City of Keokuk

ATTN: Cole S. O'Donnell

601 Main St, Flr 3

Keokuk, IA 5632

No later than: Friday, July 12, 2019, 4:00 PM CDT.

Name

Date

Printed Name

Signature

E-mail