

Town of Falmouth Request for Proposals Building Demolition at Tidewater Farm

For release: October 20, 2020

The Town of Falmouth is requesting proposals for the demolition of two buildings located at Tidewater Farm in Falmouth: a vacant single-family home and separate barn. The scope of work includes (a) demolition of the two buildings, (b) potential set aside of salvageable beams, (c) removal of all materials, and (d) restoration of both building sites. A mandatory site inspection/pre-bid meeting will be held on Tuesday, November 10, 2020 at 10:00 AM. Proposals are due no later than Monday, November 23, 2020 at 1:00 PM.

Existing conditions

A “Documentation of Character-Defining Features” report was prepared by Sutherland Conservation and Consulting. It includes photos and floorplans and identifies architectural significant features of the two buildings. See

<https://www.falmouthme.org/sites/g/files/vyhlf556/f/uploads/sutherland.pdf> .

An “Asbestos Impact Assessment Report” was performed by ESHA and identified no hazardous materials. See <https://www.falmouthme.org/sites/g/files/vyhlf556/f/uploads/asbestos.pdf>.

Potential salvage of materials

The contractor may salvage any materials for reuse. The Contractor may decide on their own to work with a salvage company to extract materials. Items of potential salvage may include, but is not limited by, original wall paneling, mantels, newel posts, balusters, and beams.

The Town is requesting the option to have set aside by the Contractor beams that are in decent shape after the barn is taken down. The Town will provide staff to identify which beams the Town wants set aside in a separate pile while the Contractor is working the site.

Mandatory site inspection/pre-bid meeting

The Town will provide an opportunity for a building inspection on Tuesday, November 10, 2020 at 10:00 AM. Attendance at this inspection is mandatory.

Scope of Work

The Contractor shall remove all portions of the structures and the foundation.

The Contractor shall backfill foundations with MDOT granular borrow or similar compactable fill. All fill material shall be compacted in lifts by mechanical means to 95% compaction. The last 8” of backfill shall be a loam and borrow mix suitable for vegetative restoration. No fill or loam shall contain invasive species. Contractor shall seed and mulch all disturbed areas with MaineDOT type III seed mix. Contractor shall match the existing grades when backfilling the foundations. No grade shall be less than 2% or greater than 10%.

General requirements

All proposals shall include all permits, equipment, labor, and materials required to complete this RFP. This includes all demolition/disposal required for satisfactory removal.

The Town of Falmouth will not charge a fee for the required local permits.

All work shall be done in accordance with all applicable federal, state, and local codes. Any conflict between the applicable codes shall be resolved by following the most stringent of these codes.

Timing

Oct-Nov 2020	Solicit proposals
November 10, 2020	Conduct mandatory site visit
December 2020	Select contractor
May 31, 2021	Work complete

This desired timeline is somewhat flexible. The Town is open to Contractor suggestions.

Final payment will be delivered after the Town Engineer has inspected the demolition and restoration of building site.

Proposal submissions

Submissions shall include the following:

1. Name and contact information of the contractor
2. Proposed scope of work and approach
3. Cost proposal
4. Proposed schedule of work
5. Three references of recent, similar demolition/salvage work including reference contact information

Proposals shall be sealed and labeled "Tidewater Farm Demolition" and sent to the Town Manager no later than Monday, November 23, 2020 at 1:00 PM. Late submissions will not be accepted. E-mail submissions are acceptable and preferred. The submission address is:

Nathan Poore, Town Manager
Town of Falmouth
271 Falmouth Road
Falmouth, ME 04105
npoore@falmouthme.org

Evaluation

The award of contract will be based on the quality and experience of the contractor, cost of the work, response to salvage options, and length of time to complete the demolition.

Proposal acceptance

The Town of Falmouth reserves the right to reject proposals in response to this RFP that are deemed not to be in the Town's best interest. The Town of Falmouth further reserves the right to cancel or amend this RFP at any time.

Questions

All questions related to this Request for Proposal shall be directed to Theo Holtwijk, Director of Long range Planning and Economic development, tholtwijk@falmouthme.org. Only written questions and written responses shall be considered part of the RFP process.





