

REQUEST FOR PROPOSALS

ALCESTER-HUDSON SCHOOL DISTRICT 61-1 BUILDING DEMOLITION – REQUEST FOR PROPOSALS

PROPOSALS WILL BE OPENED ON **JANUARY 26, 2024 AT 11:30 A.M. CDT**

Sealed proposals will be received by the School Board of Alcester-Hudson School District 61-1 at the Office of the Business Manager, 409 E. 6th Street, Alcester, South Dakota 57001, until 11:15 a.m. on the 8th day of January, 2024, for the demolition and removal of the Old Alcester School Building building, structures, and hardscaping located in Tract 3, Block 23, Original Town of Alcester, Union County, South Dakota.. The proposals will then be publicly opened at 11:30 a.m. on the 26th day of January, 2024, in a manner as to avoid disclosure of contents to the competing offerors. Upon selection and receipt of notice of contract award, the successful offeror shall enter into a contract with the District within 30 days, or the contract may be awarded to another offeror as permitted by law.

Proposals shall be submitted to the Alcester-Hudson School District in a sealed envelope with the name and address of the bidder clearly identified on the envelope and the words “Bid for Alcester-Hudson School Demolition” Faxed proposals will not be accepted.

No bidder may withdraw a bid for 30 days following the bid opening without a written request explaining the cause of the withdrawal and without written consent of the Owner after reviewing the cause.

Liquidated damages shall be in effect for this project. See Request for Proposals, Agreement for Construction and the General Conditions for details.

Each proposal shall be accompanied by a certified check, a cashier’s check or draft certified or issued by a state or national bank, in the amount of at least five percent (5%) of the total amount of the bid, payable to the Alcester-Hudson School District; or in lieu thereof, bidder may furnish a bid bond in the amount of not less than ten percent (10%) of the amount of the bid, such bond to be issued by a surety authorized to do business in the State of South Dakota and payable to the Alcester-Hudson School District as a guarantee that such bidder will enter into a contract with the School District for the work described in the bid and as specified.

The Building Demolition Request for Proposals (RFP) has been placed on file at the Office of the Business Manager of the Alcester-Hudson School District 61-1.

The Board of the Alcester-Hudson School District 61-1 reserves the right to waive any irregularities deemed advantageous to the District and to reject any and all proposals.

Tim Rhead
Superintendent

PLEASE PUBLISH: December 16, 2023
December 26, 2023

ALCESTER-HUDSON SCHOOL DISTRICT 61-1
REQUEST FOR PROPOSALS
BUILDING DEMOLITION SERVICES

The Board Alcester-Hudson School District 61-1 (hereinafter “District”) is requesting sealed proposals (hereinafter “RFP”) from qualified contractors interested in contracting with the District to provide complete building demolition services for the removal and clean-up of one (1) site located within the District as follows: Location formerly known as the original Alcester High School building located at 501 Iowa Street, Alcester, SD 57013 (hereinafter “Site 1”), such demolition being restricted to the building structures located on Tract 3 of Block 23 of the Original Town of Alcester, Union County, South Dakota .

The site and buildings are illustrated on the location maps and pictures included with this document marked as Exhibits 1, 2, and 3.. It is the District’s intent to enter into a contract with a single qualified contractor to provide labor, material, and equipment for site abatements that will, in the District’s sole determination, provide the best demolition proposal to the District. However, the District reserves the right to select multiple contractors if it serves the best interest of the District to do so. The selected contractor(s) will provide complete demolition services for the removal and clean-up of said site location as set forth in this RFP. The completed project will also include removal and backfill of the existing building foundations over-excavation.

Project Requirements:

Demolition – The contractor will be responsible for isolation of the proposed abated structure from adjoining buildings, demolition, and proper disposal of the remaining structure, the various foundation components, the contents of the building, and adjoining hardscaping such as sidewalks not required by while preserving any party walls or foundation necessary to maintain lateral and subjacent support to coterminous properties. The contractor will also be responsible for all costs of transport and proper disposal of all demolition debris and restoration of the site to a clean and sightly condition.

Certifications and permits – The contractor will be responsible for obtaining all materials analysis and permits necessary for completion of the project for compliance with the appropriate regulatory agencies.

Utility Disconnects – The demolition contractor will be responsible for coordinating, confirming, and ensuring utility disconnects (City of Alcester, and local utility providers). Coordination must be made with neighboring properties to ensure that utilities serving those properties remain in service during and after the abatement process.

Salvage of Materials – Unless referenced otherwise in any addendum, which may be provided at the preproposal conference/walkthrough and posted on the District website, the contractor(s) shall take ownership of all scrap/salvage materials and be permitted to recycle and reuse the items as desired at the contractor’s risk.

Extent of Underground Demolition – Contractor(s) shall remove all concrete and footings of the buildings and/or structures found in the exhibits attached as necessary to comply with relevant town ordinances, county ordinances and state and federal statutes and regulations. The contractor shall likewise provide such bracing, stabilization and shoring for existing abutting or adjacent structures as necessary to prevent collapse and to comply with the requirements of South Dakota Codified Law 43-16-2 and to leave the site in compliance with the requirements of South Dakota Codified Law 43-16-2 upon completion of the project. The contractor(s) shall fill excavating locations with appropriate backfill materials, tracked or otherwise compacted in-place to assure sufficient lateral and subjacent support to coterminous and abutting properties. Building rubble may not be re-used as fill. The District approved backfill material(s) shall be placed as backfill in all excavated areas and graded to the elevation necessary to provide positive surface drainage to all site areas.

Responsibility for Temporary Facilities – The contractor will be responsible for all temporary facilities necessary to successfully complete the project – to include, but not limited to, portable restrooms, site fencing, site security, temporary power, etc.

Special Requirements – The Contractor must confirm prior surveys and is particularly liable to ensure that all demolition is limited to structures located on Tract 3 of Block 23 Original Town of Alcester, Union County, South Dakota.. Caution and care must be exercised to prevent damage to adjacent and abutting properties, sidewalks, parking lots, and streetscape and to ensure that existing businesses in the area can operate normally without significant disruption during demolition activities. Any damages to adjacent and abutting properties, sidewalks, parking lots and streetscape occurring because of the work of the project shall be the responsibility of the contractor. Any required street closures shall need to be approved in advance through the City of Alcester.

Safety- Provide information regarding firm’s safety record and describing the specific safety measures and plan to be used in this project to protect personnel, public, structures and infrastructure.

Price- It is the District’s intent to select a contractor(s) that will, in the District’s sole determination, provide the best demolition proposal at the least cost. However, cost is only one factor to be considered and the District reserves the right the select the responsive contractor or contractors that best meet the needs of the District. Price must include any/all fees related to the project requirements.

Hazardous Materials – Preliminary inspections of the site are required, to be performed by the contractor(s), prior to responding to the RFP to identify any contamination related to lead based paint or asbestos that could affect the demolition process or materials disposal. All hazardous materials should be handled in accordance with applicable Federal & State requirements and regulations. A previous asbestos survey of the site by the District is attached as Exhibit 4 for the reference and convenience of offerors, but the successful offeror will be responsible to exercise its own diligence in identifying and removing all hazardous materials including asbestos, not relying on the prior survey alone.

Expected Condition of Site at Completion of Demolition – It is expected that the contractor will backfill all below-grade, excavated areas with suitable material and grade the area to provide for positive surface drainage for the entire site. The contractor may be responsible for installation of silt fence at the site(s), curb, or sidewalk to prevent sediment runoff, if necessary. The contractor will be responsible for repair of any damage to adjacent structures, parking areas, curbing, sidewalks, or pavements damaged during the project. **Demolition of existing structures to grade must be completed on or before April 30, 2024; All work including backfill must be completed on/before June 30, 2024. However, timeliness of work will be considered by the District when reviewing responsive proposals.**

Proposal Requirements:

Interested contractors are encouraged to attend a pre-proposal conference and walkthrough of the sites to be held **January 16, 2024**, at 1:00 p.m. (CST). Such pre-proposal conference will first be held at the proposed demolition site.

If you or your company intend to submit a responsive proposal to this RFP, please notify the District Business Manager in order to directly receive any addendums or RFP updates.

Interested contractors must, at a minimum, provide the following information by January 26, 2024, at 11:15 am (CDT):

- Qualifications/Experience: Describe the firm’s qualifications and experience with this type of work. Give examples and reference contact information for previous similar projects.
- Schedule: Provide an estimated project schedule to complete the scope of work described above.

- Offerors are requested to submit their PROPOSAL SHEET and any additional response, limited to five (5) pages. **Additional supplemental information may be submitted, under separate cover or email in order to aid in District’s selection. This information may include staff resumes, descriptions of similar projects, project references, and a description of the conceptual approach to meeting the project requirements.** Offerors may also submit, under separate cover, an example of a project previously completed at another District or municipality that is similar in size and scope to the work described above.

Selection Process Overview and Selection Criteria

On or before January 26, 2024, the interested offerors will submit a sealed proposal in response to this RFP. Following proposal opening, the District Board may, at their discretion, recommend a committee review the proposal and short list up to three offerors. A request for oral presentations from the selected short list of offerors may be requested by the District Board or the selected committee. All expenses for any interviews or presentations will be the sole responsibility of the responder. The District accepts no responsibility for the reimbursement of any expenses incurred by a responder under this document.

Any questions regarding this RFP should be sent by email to Natalie.Stene@k12.sd.us. **The deadline for the submission of any and all questions and inquiries concerning this RFP is January 25, 2024, at noon.**

The District shall have sole discretion in evaluating the qualifications of responders and the suitability of their proposals to meet the District’s needs. The District reserves the right to select the proposal or proposals that meet the best interest of the District. The District also reserves the right to reject any and all Proposals.

Pre-proposal Conference and Walkthrough Date: January 16, 2024, 1:00 pm

A representative(s) of all interested offerors are encouraged to attend this pre-proposal conference and walkthrough of the site in order to accurately develop their RFP response for the District’s consideration. Representatives of the District will be available to answer questions regarding the RFP. As stated above, contractors should report to the building demolition Site 1 at the above date and time.

Proposal Due Date: January 26, 2024, at 11:15 am

Interested offerors are requested to submit their “sealed proposal” on PROPOSAL SHEET provided and additional response items for District Board consideration, limited to five (5) pages to:

Alcester-Hudson School District 61-1
Office of the Business Manager,
409 E. 6th Street, Alcester, South Dakota 57001

Sealed proposals are due on or before the submission deadline noted above at the District Business Office, located at 409 E. 6th Street, Alcester, SD 57001. All proposal packages must be sealed and have **“Alcester-Hudson School District 61-1 Demolition RFP 2024”** clearly marked on the outside for easy identification by the District. Proposals may be hand delivered prior to the submission deadline at the address listed above. Any proposals received later than the submission deadline will not be accepted or considered. Facsimile (FAX) transmissions will **not** be accepted. The District will not be responsible for late submission caused by the postal service, other carriers, or any other delivery problems regardless of the reason. The RFP responses will be opened on January 26, 2024, at 11:30 am and opened in manner as to avoid disclosure of the contents to competing offerors. A register of proposals shall be prepared identifying the name and address of each offeror and identifying each offeror awarded a contract. Such register shall be open for public inspection after the contract has been awarded.

INSTRUCTIONS FOR OFFERORS

Proposals will only be accepted from responsible and responsive companies.

No proposal may be withdrawn for a period of ninety (90) days after the proposal submission date.

A responsible offeror means an offeror who has the capability in all respects to perform fully the requirements mentioned in the proposal document and the integrity and reliability which will assure good faith performance. A responsive offeror means an offeror who has submitted a proposal which conforms in all respects to the request for proposal requirements, including demolition completion & site clean-up.

DISPUTES: In cases of disputes as to whether or not an item or service quoted or delivered meets scope of work, the decision of the District shall be final and binding on all parties.

DEVIATIONS: Any deviations from the scope of work contained herein must be noted in detail on the offeror's response for the District's consideration.

CHANGES: Any changes in the contractor's scope-of-work, after the contract agreement has been awarded must be with the written consent of the District Board; otherwise, the responsibility for such change lies with the company. Any changes made by the District to the scope of work in this RFP shall be posted by the District on the District website at <https://www.alcester-hudson.k12.sd.us/district/bids.cfm> on or before January 19, 2024, at 5:00 pm; and an emailed addendum will go out to all prospective offerors registered with the District Business Manager for such changes so that each offeror can compete equitably.

QUESTIONS AND INQUIRIES: The deadline for the submission of any and all questions and inquiries concerning this RFP is **January 25, 2024, at 12:00 pm noon**. All questions must be directed to the District Business Officer in writing and e-mailed to Natalie.Stene@k12.sd.us.

BUSINESS LICENSE REQUIREMENT

Entities that provide goods and services with the District are required to have a South Dakota business license.

Taxes

The District is exempt from Sales Tax and will issue exemption certificates, if requested. **Do not include taxes with your RFP response.**

PROFESSIONAL INSURANCE REQUIREMENTS AND INDEMNIFICATION

The successful company shall procure and maintain insurance for protection from claims under workers' compensations acts; claims for damages because of bodily injury including personal injury, sickness or disease, or death of any and all employees or of any person other than such employees; claims for damages because of injury to or destruction of property, including loss of use resulting therefrom; claims caused by professional errors, acts, or omission; and any other insurance prescribed by law. The successful company shall name the of Alcester-Hudson School District 61-1, its elected and appointed officials, officers, and employees as "Additional Insureds" as their interests may appear but only with respect to services performed or provided by successful company on behalf of the District under contractor's commercial general liability insurance policy. The successful offeror shall, within 10 days of the full execution of any contract resulting from this RFP, provide the District with a certificate(s) of insurance evidencing the coverage's required above and containing an endorsement to the effect that any cancellation or non-renewal shall not be until 10 days after the insurer or the selected company gives written notice to the District.

Without limiting the provisions of paragraph above, the selected company shall during the term of any agreement with the District resulting from this RFP shall maintain insurance with limits not less than those set forth below:

The successful offeror shall take out and maintain, during the life of the contract agreement, workers' compensation and employer's liability insurance for all employees to be engaged in services on this project under this agreement in an amount not less than \$1,000,000.00, and in case any such services are sublet, the company shall require all subcontractor(s) also to provide workers' compensation and employer's liability insurance in an amount not less than \$1,000,000.00 for all of the subcontractor's employees to be engaged in such.

Employer's Liability Insurance -\$1,000,000 each accident, \$1,000,000 disease policy limit, \$1,000,000 disease each employee

Commercial General Liability Insurance -\$1,000,000 per occurrence (bodily injury and property damage) / \$1,000,000 general aggregate Automobile Liability Insurance -\$1,000,000 combined single limit (bodily injury and property damage), each accident

Professional Services: The selected offeror shall indemnify and hold Alcester-Hudson School District 61-1, its elected and appointed officials, officers, and employees, harmless from and against judgments, liabilities, damages, losses, costs, and expenses (including, but not limited to, reasonable attorneys' fees and costs but only to the extent otherwise authorized by law) to the extent caused by any negligent act, error, or omission in the performance and furnishing of the selected company's professional services under any contract resulting from this RFP, including any negligent act, error or omission of any individual or entity directly or indirectly employed by the selected company to perform any of the work or anyone for whose acts, errors, or omissions the selected company may be liable, regardless of whether or not caused in part by a party indemnified hereunder.

Subcontractor Services: The selected offeror shall require any subconsultants and subcontractors to purchase and maintain insurance with limits not less than those required above to be purchased and maintained by the selected company. In addition, the selected company shall require any subconsultants and subcontractors to assume the selected company's indemnification obligations under any contract resulting from this RFP to the extent they relate to the subconsultant's or subcontractor's obligations under any contract with the selected company.

*****Any "Exceptions" to the above insurance requirements should be clearly stated on the PROPOSAL SHEET.***

PROPOSAL SHEET

Alcester-Hudson School District 61-1 Demolition RFP 2024

Alcester-Hudson School District 61-1 Request for Demolition/Structure Abatement Proposals

Locations of structures to be demolished and excavated:

SITE 1: 501 Iowa Street., Alcester, SD 57001 (Former Alcester-Hudson High School located on Tract 3 of Block 23 of the Original Town of Alcester, Union County, South Dakota)

Complete Site Demolition & Restoration Cost (proposal information attached):

Name of Company: _____

Address: _____

Date: _____ Phone No.: _____

Authorized Contact Person: _____

Authorized Signature: _____

Offeror' "Exceptions" to RFP - Proposal Request: _____

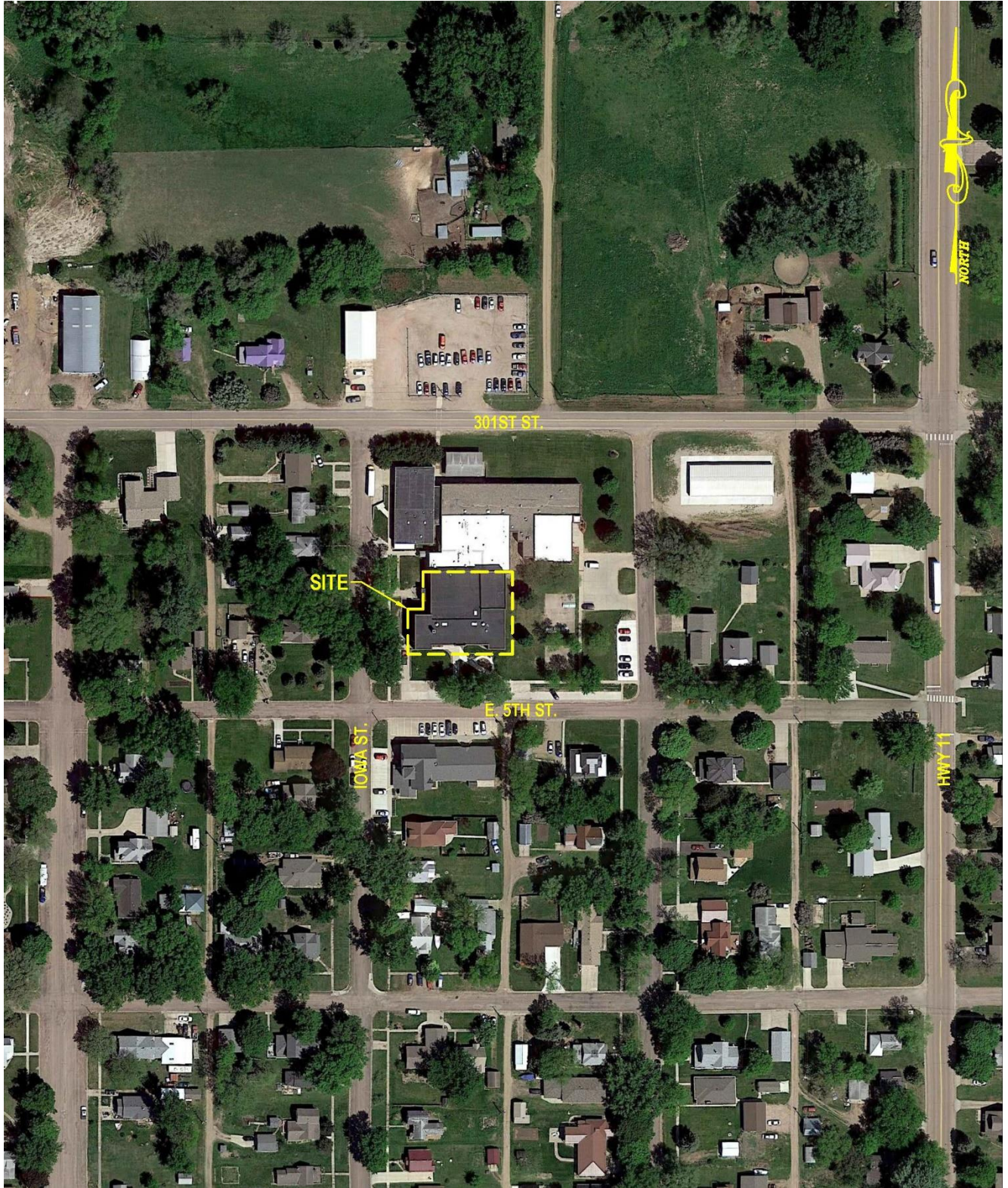


EXHIBIT 1 Old High School Demolition Structures (Inside Dashed Yellow Line)

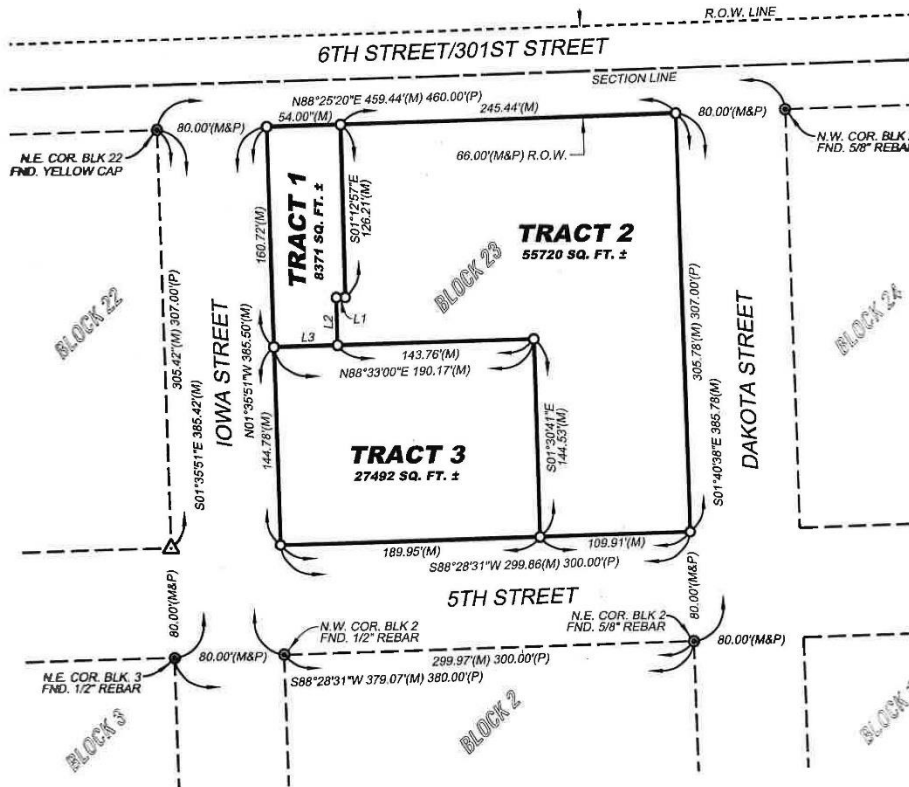


EXHIBIT 2 Old High School, South Elevation

SURVEY PLAT

OF

TRACT 1, 2 AND 3, BLOCK 23, ORIGINAL TOWN OF ALCESTER, UNION COUNTY, SOUTH DAKOTA



TABLE

40°10'	6.45'M
1°15'	34.69'M
30°10'	46.41'M



LEGEND

- IRON MONUMENT FOUND
TYPE NOTED
- IRON MONUMENT SET
5/8" x 1/8" REBAR W/CAP
"SDR" S. 10 M 59021"

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

EXHIBIT 3 Old High School, Survey Plat of Tract 3 Demolition Site