

REQUEST FOR PROPOSAL

361 North Main Street – City Map 34 lot 41

BUILDING DEMOLITION SERVICES

Due October 21, 2025 at or before 2:00 P.M.

Deliver to:

City of Brewer – Public Works Department

221 Green Point Road

Brewer, ME 04412

Attn: David Cote

Tel. 207-989-7800

dcote@brewermaine.gov

INTRODUCTION

The Brewer City Council declared the property located at 361 North Main Street a “Dangerous Building” and ordered its demolition and disposal per Title 17 M.R.S. 2851.

Through this Request for Proposals the City of Brewer, ME (City) seeks two proposals from qualified building demolition contractors to assist in the demolition of this estimated 3,600 square foot of living space building located at 361 North Main Street, Brewer, ME.

Proposal #1 shall include just the demolition of the entire building located on the property and include dust control, debris control and traffic control if needed. All work shall be performed in accordance with the information herein.

Proposal #2 shall include the demolition of the entire building located on the property, dust control, debris control, traffic control (if needed), separation of materials, the loading and hauling the building debris to the City’s CDD Landfill, located at 403 Elm Street in Brewer Maine, for disposal. All work shall be performed in accordance with the information herein.

PROPOSAL #1 SCOPE OF WORK

The entire structure must be checked and cleared of any and all inhabitants immediately prior to the start of the demolition.

Completely demolish the building located on said property so that no sections are standing upright.

Crush debris so that no sections of the building are larger than 25 square feet in size.

Maintain dust control via applied water to minimize airborne dust and debris migration.

Contain all debris on the property, any debris which migrates to surrounding properties, sidewalks and roadway must be captured and secured on site immediately.

Provide work area signage both on No. Main Street and Silk Street.

Block off sidewalks, if necessary to detour and protect pedestrian foot traffic.

Provide traffic control if necessary, with proper signage and barriers as needed. (Plan and layout of signage, flaggers, and barriers must be approved by the City prior to commencement.)

If demolition is not complete in a single work shift, the site must be completely secured so that entry to the remaining structure cannot be accomplished and an inspection shall be made prior to starting demolition again.

Once the demolition is complete the contractor shall notify the Public Works Department and secure the site with stakes and yellow barrier "Caution" tape.

PROPOSAL #2 SCOPE OF WORK

The entire structure must be checked and cleared of any and all inhabitants immediately prior to the start of the demolition.

Completely demolish the building located on said property so that no sections are standing upright.

Crush debris so that no sections of the building are larger than 25 square feet in size.

Maintain dust control via applied water to minimize airborne dust and debris migration.

Contain all debris on the property, any debris which migrates to surrounding properties, sidewalks and roadway must be captured and secured on site immediately.

Provide work area signage both on No. Main Street and Silk Street.

Block off sidewalks, if necessary to detour and protect pedestrian foot traffic.

Provide traffic control if necessary, with proper signage and barriers as needed. (Plan and layout of signage, flaggers, and barriers must be approved by the City prior to commencement.)

If demolition is not complete in a single work shift, the site must be completely secured so that entry to the remaining structure cannot be accomplished and an inspection shall be made prior to starting demolition again.

All underground utilities connected to the building must be located and properly capped off, as approved by the City.

The contractor shall load and haul debris to the City of Brewer CDD Landfill located at 403 Elm Street in Brewer Maine. Material can be hauled between the hours of 7:30am and 3:00pm Monday through Friday, with exception to holidays. Hauling debris shall be coordinated with the Director of Public Works.

Once all building debris is removed any sections of concrete foundation shall be broken up into no bigger than 1.5 cubic foot sections. Protruding rebar from foundation concrete shall be cut off flush and removed from site, broken up concrete will remain on site.

Once the demolition is complete and all debris is removed the contractor shall notify the Public Works Department and secure the site with stakes and yellow barrier "Caution" tape.

ALL PROPOSALS SHALL CONTAIN:

Contractor's name, business address, phone number and email contact.

Proof of Contractor's insurance, both professional liability of minimum \$2,000,000 and worker's compensation insurance.

Contractor's proposed supervisor on the project, name and contact phone number.

Contractor's all-inclusive total cost for each proposal. All omissions to work required must be clearly spelled out.

Contractor's proposed date for commencement and completion of project for each proposal.

OTHER INFORMATION:

Contractor shall be responsible for contacting DigSafe prior to the start of work.

Contractor shall be responsible for contacting abutting property owners prior to the start of the work.

The City shall be responsible for acquiring required permits for the demolition.

The City of Brewer will make a good faith effort to complete an environmental review and use a qualified contractor to remove all materials identified as "hazardous" (such as asbestos, mercury switches, and other items) prior to the demolition. However, any hazardous materials identified during any phase of this process shall require the contractor to immediately stop work, notify the City of the identified hazardous material, and seek a Change Order. The Change Order must be written, agreed to by both parties and signed by the City prior to the continuation of work or the removal and remediation of additional hazardous materials identified.

INSTRUCTIONS FOR PROPOSALS:

Please submit your proposals to the City of Brewer, Public Works Department, 221 Green Point Road, Brewer, ME 04412. Attn: David Cote, Director of Public Works. All proposals should be concise and include all cost to carry out the work as described in both proposals. Any omissions must be clearly state.

Proposals must be received no later than 2:00pm eastern time on Tuesday, October 21, 2025. Proposals may be mailed or hand delivered, any proposals submitted via email will not be accepted.

ONSITE INSPECTION PRIOR TO PROPOSAL SUBMITTALS:

Onsite visits to the property are available for any potential contract to inspect the site and building to be demolished. Visits shall be requested through the Public Works Department if access to the interior of the building is desired.

RIGHT TO REJECT PROPOSALS AND NEGOTIATE:

It is important that all information requested in the RFP is included in your submission. Omission of any information may cause the submission to be declined as non-responsive. By this Request for Proposal, the City has not committed itself to undertake the work set forth. The City reserves the right to reject any and all proposals, to rebid the original or amended scope of services, and to enter into negotiations with one or more respondents. The City reserves the right to make those decisions after receipt of responses. The City's decision on these matters is final. The final scope of services will be negotiated and modified as site conditions warrant. Ongoing deliverables and modifications to the work scope will be made by City staff reporting to our executive team.

By submission of this proposal the prospective participants certify that neither it nor its principal are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from doing business with and Federal department or agency. Furthermore, the prospective participant, if selected, agrees to ensure that any subcontractors it uses also meets this standard.

The City of Brewer is an Equal Opportunity Employer and Service Provider. The prospective participant, if selected, agrees that it shall not discriminate against any employee or applicant for employment because of age, sex, race, creed, color, national origin, ancestry, marital status, or sexual orientation.

Contractors are advised that all submissions (including those not selected for engagement) may be made available to the public on request upon completion of the process and award of a contract(s). Accordingly, any information included in the proposal that the respondent believes to be proprietary or confidential should be clearly identified as such.

PAYMENT

The Contractor shall submit a final invoice once the Contractor has completed the project and all punch list items have been completed to the satisfaction of the City.

Payment for services will be paid in full within 30 days after the City receives the Contractor's final invoice.

Bid Proposal Form

Proposal #1:

Total Costs: \$ _____

Total Cost: _____ **dollars;**
(total contract price amount in words)

Start Date: _____.

Completion Date: _____.

Proposal #2:

Total Costs: \$ _____

Total Cost: _____ **dollars;**
(total contract price amount in words)

Start Date: _____.

Completion Date: _____.

Company Name: _____

Address City _____, **State** _____, **Zip** _____

Company's contact email address: _____

Submitted by: _____ **Title:** _____

_____ **Date:** _____

Signature