

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Mark Cook, Director

REQUEST FOR PROPOSALS:

Manufactured Home, Barn, Arena, and Garage Demolition and Salvage Proposal in
Kittitas County, WA

All submittals received after 4:00 PM Friday, February 3, 2023, will be discarded

PURPOSE:

Kittitas County Department of Public Works has a need for services removing and/or demolishing one (1) manufactured home, one (1) barn, one (1) garage, and one (1) arena, salvaging associated materials, disposing of unsalvageable materials, and removing all materials within the vicinity of these structures.

SCOPE OF PROJECT:

Four (4) buildings will be removed or demolished, salvage rights for the removed and demolished buildings will belong to the contractor, and unsalvageable materials will be properly disposed. The buildings to be removed/demolished include the following:

- 1) 1,900 square-foot manufactured home (model year 1977);
- 2) 1,800 square-foot garage;
- 3) 13,200 square-foot arena; and
- 4) 6,900 square-foot barn.

Building photos are provided in Appendix A of this request. A site map of the area is provided as Appendix B of this request. All associated debris and materials in the vicinity of each building shall be properly disposed of, EXCEPT abandoned vehicles on site. Kittitas County will manage abandoned vehicles.

These structures are located on parcels 808933, 957631, and 957632, at 1030 Stone Rd., Ellensburg Washington. The site is south of the city of Ellensburg. This project is scheduled to commence in February 2023. All tasks must be completed by November 30, 2023.

The work to be performed under this contract consists of the following general tasks.

1) Permits and Fees

Contractor is responsible for all permits, fees, inspections, and approvals necessary to demolish the buildings as outlined by standards established by federal, state, and local authorities. Kittitas County has already conducted the necessary cultural resources consultation necessary to demolish the buildings. For cultural resources, the contractor must have the approved incidental discovery plan provided by Kittitas County on site during all activities and the contractor must

provide two-week notification to Kittitas County of any soil disturbing activities below two feet depth with Kittitas County, so that the county can arrange to have cultural resources monitor on site.

2) Building Demolition

Contractor shall demolish and remove all above and below ground debris and appurtenances including but not limited to the main structure, all footings, foundations, floors, and debris of any kind. This task includes mobilizing the crew and all necessary equipment to site, dismantling the building so that salvageable materials can be re-used, and unsalvageable materials can be disposed. There are no known underground storage tanks.

3) Material Salvage

Salvage rights belong to the Contractor after Notice to Proceed is issued. All portions of the demolitions must be removed, to include scrap metals, concrete, and other materials. Contractor may sell any and all materials and retain any proceeds from the sale of such materials. It is the expectation of Kittitas County that any proceeds earned by Contractor through recycling or salvaging will offset the costs of their services. Any plans to sell materials directly from the site will need to be first coordinated with, and approved in writing by, Kittitas County Public Works.

4) Final Cleanup

No debris shall be left or buried on the site. All debris, rubbish, and other materials removed from this site must be disposed of in a legal manner. All demolition debris slated for disposal must be taken to a licensed landfill. All landfill receipts must be turned in before final approval and payment. Excavated areas associated with the removal of all substructures should be backfilled with excavated materials on site. The sites shall be leveled sufficient for the county to stabilize against any possible erosion.

A review team within Public Works will review each submittal based on the scoring criteria provided below:

1. Detailed understanding of project scope and tasks: 40 points
2. Material Salvage Plan and Cost Offset: 20 points.
3. Comparable experience: 10 points
4. Ability to complete work by November 30, 2023: 20 points.

Responders are encouraged to address each item listed in the scoring criteria above in their response to this solicitation.

PROCEDURES FOR SUBMITTAL:

If you wish to be considered for work under this Request for Proposal, you must be a registered on the Municipal Research and Service Center of Washington – Shared Small Works and Consultant Roster (<https://mrscrosters.org/>).

A mandatory site visit will be held on site (1030 Stone Rd., Ellensburg, WA) on Thursday, January 19th, 2023, at 9:00 a.m. Attendance at the site visit by personnel who would be

substantially involved in the project is required to submit a proposal. You must RSVP by 4 pm on January 18, 2023, with the Project Manager to attend the site visit. Contact the Project Manager at (509) 962-7523 or by email at: arden.thomas@co.kittitas.wa.us.

Submittals shall be titled “**Manufactured Home, Barn, Arena, and Garage Demolition and Salvage Proposal in Kittitas County, WA**” and shall include three (3) hard copies of submittal documents mailed to:

Arden Thomas
Kittitas County Public Works
411 N. Ruby St, Suite 1
Ellensburg, WA 98926

No page limits are provided regarding the submittals for consideration. Proposals will be received until 4:00 p.m. on February 3, 2023. Any proposals received after the scheduled closing time for receipt of proposals shall be deemed ineligible for award consideration.

The submittal should:

- a) Describe the proposed approach to completing the tasks and meeting the goals described in this RFP, demonstrating that the respondent clearly possesses an understanding of the scope of work required including: permitting and clearances; demolition site clearance and backfill/ site grading; possess the required licenses, insurance, bonding, etc.
- b) Provide a general salvage proposal, including identification of materials to be salvaged, how these materials will be used (e.g., sold as building materials, recycled) and how proceeds from material salvage will be credited to offset the costs of services provided under the contract.
- c) Describe similar jobs completed by the respondent in the past.
- d) Demonstrate the ability to complete all tasks by November 30, 2023.

The County Reserves the Right to:

- a) Reject any and all proposals received in response to this RFP, if deemed to be in the best interest of the project and in consideration of the limited grant funds available.
- b) Waive or modify any irregularities in proposals received, after prior notification to the proponent.
- c) Consider proposals or modifications received at any time before the award is made, if such action is in the best interest of the County.
- d) Seek clarification of each contractor’s proposal.

For your records, the County will provide a confirmation email to the contacts provided in the submittal confirming receipt of your interest in the proposal. Submittals received after February 3, 2023, will be disregarded.

SELECTION PROCESS AND PROPOSED SCHEDULE:

Kittitas County's selection will be based on the review and ranking of qualifications submitted. Public Works anticipates making awards for service by February 21, 2023. The above noted schedule is tentative and may be changed based on the number of proposals submitted. Proposals will be evaluated immediately with final selection targeted for mid-February 2023.

AGREEMENT OF SERVICES:

Selected contractor(s) will be required to enter into a Professional Services Agreement with the County. Insurance requirements are included in that agreement. Selected contractor(s) must comply with all federal, state, and local laws and regulations governing the performance of the business or activity.

Disqualification

In compliance with Executive Order 12549, the County will not award a contract to any contractor or subcontractor that has been debarred or suspended or otherwise excluded from participation by Executive Order 12549. Contractors will be asked to state that they have not been debarred, suspended, or otherwise excluded.

Americans with Disabilities Act (ADA) Information

Kittitas County in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing Arden Thomas at arden.thomas@co.kittitas.wa.us or by calling collect 509-962-7523.

Title VI Statement

Kittitas County in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award."

INQUIRIES:

Direct all inquiries regarding this request for services to Arden Thomas, Public Works Water Resource Manager at (509) 962-7523, or via e-mail: arden.thomas@co.kittitas.wa.us

APPENDIX A: BUILDING PHOTOS

Photo 1: Manufactured Home



Photo 2: Garage



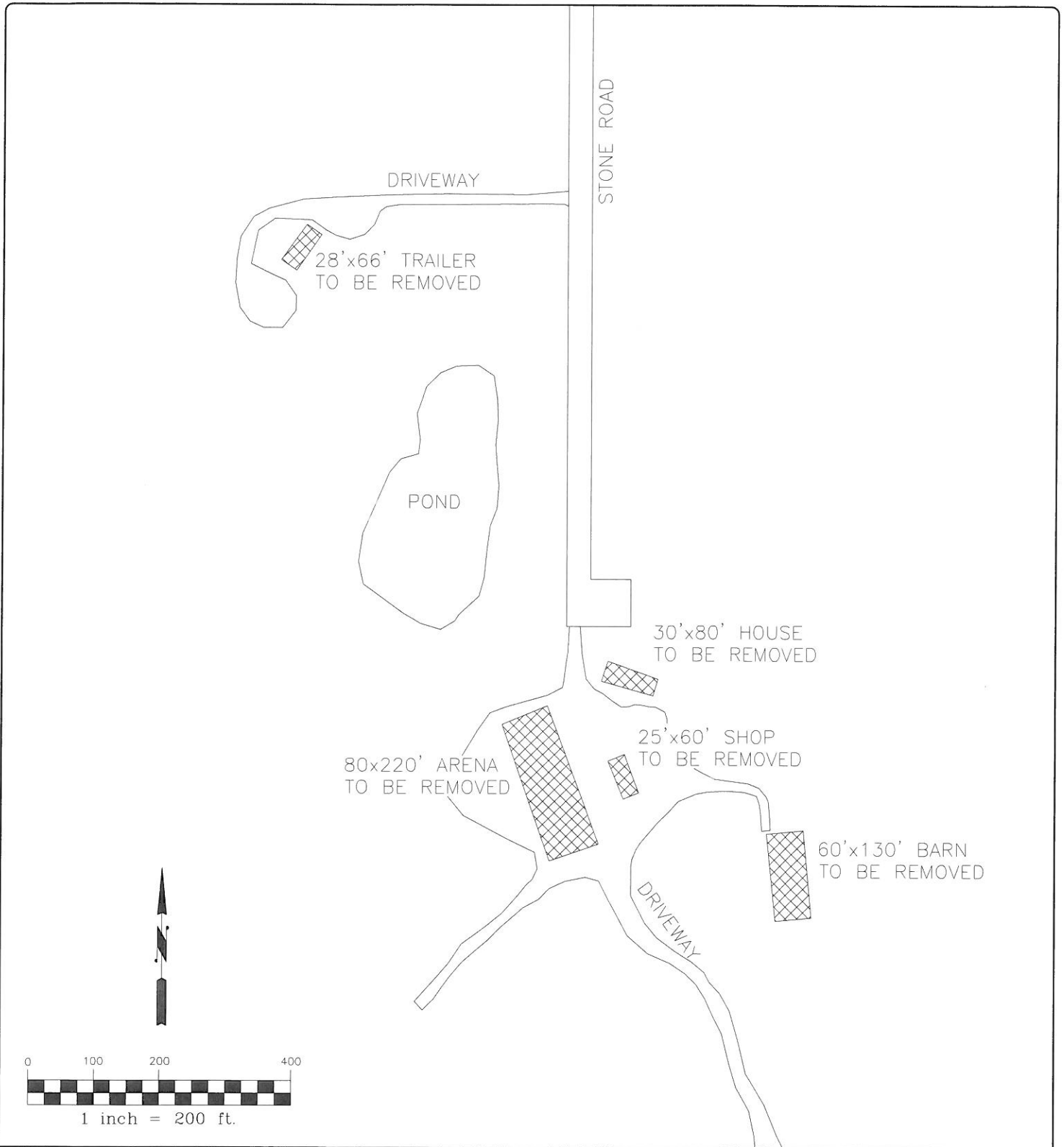
Photo 3: Barn



Photo 4: Arena



APPENDIX B: SITE MAP



KITTITAS COUNTY PUBLIC WORKS
 411 N. RUBY ST., ELLENSBURG WA 98926
 (509) 962-7523 www.co.kittitas.wa.us

NAME **SPRING CREEK SITE DEMO**
KITTITAS COUNTY PUBLIC WORKS

SHEET
1

0.7 MILES SOUTH OF STONE RD/CANYON RD INTX

OF
1

DRAWING TYPE EXHIBIT DRAWING

SHEETS

PARCEL NO. 957628 ET AL

SCALE: 1"=200'

PROJECT

MAP I.D.

DATE: 12/28/2022

DRAWN BY: J. TURNBULL

CHECKED: J. TURNBULL

