

# **REQUEST FOR PROPOSALS**

## **Limited Materials Salvage of O.E. Gray Schoolhouse**

155 W. Lewis Street  
Platteville, Wisconsin



**City of Platteville**  
75 North Bonson Street  
Platteville, WI 53818

29 JANUARY 2024

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### **A. Summary of Invitation for Bid**

This bid is for the purpose of entering into a contract with the City of Platteville to purchase from the city the salvage rights of limited materials of the O.E. Gray Building at 155 W. Lewis Street Platteville WI 53818. It is the purpose of this bid to obtain the best quality of service at the most favorable offered payment to the City of Platteville. The highest bid need not be accepted if it is documented that a specific supplier in the past has been a poor performer in following specifications.

### **B. Instructions to Bidders**

Sealed bids entitled “Materials Salvage of O.E. Gray Schoolhouse” will be received by the City Clerk up until 12:00:00 PM (CST) on Tuesday, February 27<sup>th</sup>, 2024.

Bidders are encouraged, but not required, to attend the onsite open house and walk through scheduled for February 13<sup>th</sup>, 2024. The briefing and walk-through will take place at 12:00pm, the building will remain open for assessment until 3pm. Participation is encouraged to best understand available materials and ask questions.

More specific additional information regarding this bid may be obtained by contacting Shannon Butson, Facilities Operation Manager, via telephone at 608-348-9741, ext. 2241 or via email at [butsons@platteville.org](mailto:butsons@platteville.org) .

No bids may be withdrawn after the scheduled time for the public opening of bids, which is 2:00 PM (CST) on Tuesday, February 27<sup>th</sup>, 2024.

The right is reserved to reject any or all bids received, to waive irregularities, to postpone the award of the contract for a period of not to exceed sixty (60) days, and to accept that bid which is in the best interests of the City of Platteville, WI.

### EXAMINATION OF DOCUMENTS

Before submitting a bid, the bidder shall:

- a. Carefully examine the Standards and Specifications as well as all other attached documents;

- b. Fully inform themselves of the existing conditions and limitations; and
- c. Include with the bid sufficient information to cover all items required in the specifications.

### BID COMPLIANCE

It shall be the responsibility of the bidder to see that all bids are submitted to the office of the City Clerk before 12:00:00 PM (CST) on Tuesday, February 27<sup>th</sup>, 2024. Bids must be submitted in a sealed envelope or via email to City Clerk, Colette Steffen @ [cityclerk@platteville.org](mailto:cityclerk@platteville.org)

### BID MODIFICATIONS

Bids shall be made on the forms provided herein; they shall not contain any recapitulation of the work to be done. Modifications, additions or changes to the terms and conditions of this Invitation for Bid may be cause for rejection of the bid. Bids submitted on other forms may be rejected.

### INTERPRETATION PRIORITY

Should a bidder find discrepancies in, or omissions from, the specifications, or be in doubt as to their meaning, bidder shall notify Shannon Butson, Facilities Operation Manager, via telephone at 608-348-9741, ext. 2241 or via email at [butsons@platteville.org](mailto:butsons@platteville.org) . The city will not be responsible for oral interpretation. All addenda issued prior to bid opening shall be incorporated into and become a portion and part of the contract/agreement upon award. Questions received after 4:30:00 PM (CST) on Friday, February 23<sup>rd</sup>, 2024, cannot be answered.

### WITHDRAWAL OF BIDS

Bidders may withdraw their bid either personally or by written request at any time prior to the time set for bid opening. No bid may be withdrawn or modified after the time set for opening, unless and until the award of the contract is delayed for a period exceeding sixty (60) days.

### BID PRICE VALID

Bidders must honor their bid price for sixty (60) days from the date of sealed bid opening.

### CERTIFICATION

The bidder certifies that the bid has been arrived at by the bidder independently and has been submitted without any collusion designed to limit independent bidding or competition. The bidder further certifies that the materials, products, services and/or goods offered herein meet all

requirements of the stated specifications and are equal in quality, value and performance with highest quality, nationally advertised brand and/or trade names.

Manufacturer's trade names, if used in specifications, are for the express purpose of establishing a standard of quality and coordination of design, not for the purpose of limiting competition.

## INSURANCE

The bidder certifies that it/they shall maintain in good standing the insurance outlined below:

1. Workers' compensation and employer's liability coverage as required by Wisconsin law.
2. Commercial general liability, including contractual and personal injury coverage -- \$750,000 per claim and \$1,500,000 per occurrence.
3. Automobile liability -- \$1,500,000 per accident.

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the CITY prior to cancellation.

The CITY shall be listed as an additional insured on all policies except Worker's Compensation Policies. The certificate will be provided to the City prior to contract execution.

### **C. Contract Requirements and Specifications**

The bidder shall have access and authority to salvage all materials, equipment, etc., from the O.E. Gray Schoolhouse, located at 155 W. Lewis Street, Platteville WI 53818 as outlined in Exhibit A.

**D. Pricing and Addendum**

Please bid the net price at which you will agree to purchase the salvage rights to the materials of the O.E. Gray Schoolhouse located at 155 W. Lewis Street, Platteville WI 53818, in accordance with the specifications found in Exhibit A.

TOTAL OFFERED BID PRICE - \_\_\_\_\_ dollars.  
(words)

and cents \_\_\_\_\_ (\$ \_\_\_\_\_ )  
(words) (figures)

I/We acknowledge addendum D.

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contact Name (please print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature of Contact Position

By signing the above, I certify that I am authorized by the Company named above to respond to this request.

## **E. Standard Terms and Conditions**

In case of default by the successful bidder or failure to deliver necessary certifications and payment within the time specified, the City Manager, after written notice, may reoffer the contract to another party and hold contractor responsible for costs incurred by the city as a result of the failure.

The specifications attached to the instructions to bidders establish standards and limitations set forth by the City of Platteville. The City of Platteville reserves the right to make its selections of purchase offer, based on the best interests of the City of Platteville, WI.

No alteration in any of the terms, conditions, delivery, quality, or specifications will be effective without prior written consent of the City of Platteville.

No exception standards and limitations or accessibility dates shall be allowed unless prior written approval is first obtained from the City of Platteville.

The City reserves the right to cancel and terminate this contract forthwith upon giving 30 days written notice to the contractor.

Should either party employ an attorney or attorneys or utilize the services of in-house attorneys to enforce any of the provisions hereof or to protect its interest in any manner arising under this contract, the non-prevailing party in any action pursued in a court of competent jurisdiction agrees to pay to the prevailing party all reasonable costs, damages, expenses, and attorneys' fees, including fees for in-house attorneys, expended or incurred in connection therewith.

The contractor may not assign or subcontract the agreement, or the right to receive reasonable performance of any act called for by the contract, shall be deemed waived by a waiver by the City of a breach thereof as to any particular transaction or occurrence.

Regardless of FOB point, contractor agrees to bear all risks of loss, injury, or destruction of goods and materials ordered herein and such loss, injury, or destruction shall not release contractor from any obligation hereunder.

All materials submitted in response to this RFP shall become public records.

Information provided in response to this RFP will be held in confidence and will not be revealed or discussed with competitors prior to award of Contract by Council. However, one copy of each bid submitted shall be retained for the official files of the Department and will become public record after award of the Contract.

**F. Conditions and Non-Collusion Agreement**

To receive consideration, this form must be signed in full by a responsible, authorized agent, officer, employee or representative of your firm.

**CONDITIONS AND NON-COLLUSION AGREEMENT**

We have read and agree to the conditions of the RFP, addendums, exhibits and stipulations contained herein and to the Standard Terms and Conditions contained on the attached.

We further agree to furnish services specified in accordance with the standards and limitations at the offered prices stated herein.

We additionally agree to the standards and limitations regarding site access and hours of operations as set forth herein.

In signing this bid, you also certify that you have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a bid; that this bid has been independently arrived at without collusion with any other bidder, competitor or potential competitor; that this bid has not been knowingly disclosed prior to the opening of bids to any other bidder or competitor; that the above statement is accurate under penalty of perjury.

\_\_\_\_\_  
Legal Name of Firm/Corporation

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Telephone Number

## EXHIBIT A

### Scope of Work -Standards and Limitations:

This bid is for the purpose of entering into a contract with the City of Platteville to purchase from the city the salvage rights of limited materials of the O.E. Gray Building at 155 W. Lewis Street Platteville WI 53818, in accordance with the following:

### Limitations:

- Materials of the external envelope: exterior walls, windows, doors, roofing materials, superstructure pieces supporting these elements, may not be salvaged or damaged during the salvage operations. The envelope must remain in place for concerns of public safety until demolition.
- No materials may be salvaged that require enactment of asbestos abatement. Please reference the asbestos report. Abatement will not be conducted by the city prior to salvaging.
- Other structures, fencing and fixtures of the property outside of the O.E. Gray building are not salvageable and must not be damaged during salvaging.

### Standards:

- Onsite occupation period: Access will be granted to the site for salvaging purposes from 08:00am on April 1<sup>st</sup>, 2024, through 4:00pm on May 3<sup>rd</sup>.
- Hours of active salvage operations are limited from 8:00am to 6:00pm daily.
- The adjacent streets may not be obstructed by operations.
- All equipment and materials brought onto the site in salvage effort must be removed by the end of the onsite occupation period.
- Waste structures, equipment and materials from the inside of the building may not be removed from the building to be stored outside of the O.E. Gray Schoolhouse.

Structures, equipment and materials will be sold as-is with no guarantee or warranty to their condition or soundness.

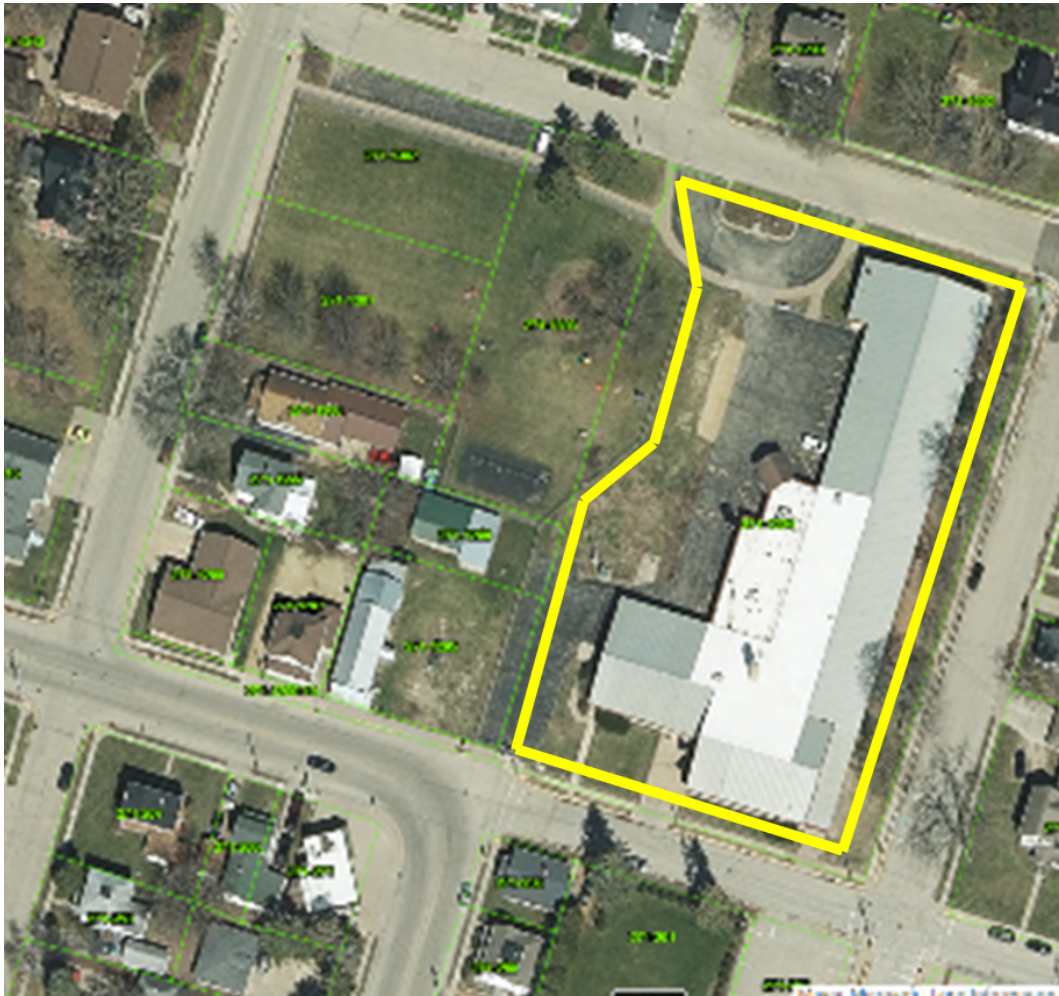
Entire bid amount must be paid by no later than close of business on March 28<sup>th</sup>, 2024.

Rights to structures, materials, equipment are being sold as a package, not individually. The winning bidder acquires rights to all limited salvageable items within the structure at the designated address.



Land is not included as part of this invitation for bid. All structures, materials, equipment must be removed and relocated outside of the property at the winning bidder's expense. The winning bidder must provide the destination address, obtain any necessary moving permits and coordinate removal plan with the city if appropriate.

Location and onsite accessibility - O.E. Gray Building at 155 W. Lewis Street Platteville WI 53818,



- Salvage operation will be allowed access and movement on the outlined space, but all salvaging efforts must abide by limitations and standards as defined.