

Bid Specification and Proposal Form
City of St. Louis – Demolition and Site Work at
117 S. East Street, St. Louis, Michigan
September 2, 2026

The City of St. Louis (hereinafter referred to as the City) will receive bids for building demolition and related site restoration work located at 117 S. East Street, St. Louis, Michigan.

Scope of Work

The work shall consist of the complete demolition, removal, transportation, and lawful disposal of the residential structure located at 117 S. East Street, including all building contents, porches, foundations, footings, and basement floor.

The residential structure (hereinafter referred to as the Building) has an approximate footprint of 2,480 square feet. This project does not include demolition of the detached garage located along the south property line, which measures approximately 16 feet by 20 feet. The Contractor shall exercise due care to prevent damage to the garage and any other property improvements that are to remain. An opportunity will be made for bidders to inspect the contents and Building interior on the morning of Friday, September 18th, 2026. Please contact Kurt Giles at (989) 681-4377 or write to kgiles@stlouismi.com for arrangements.

Removal of trees, shrubs, and other vegetation is not required except as necessary to safely complete demolition, excavation, backfilling, grading, and site restoration activities.

The work shall include the abandonment and termination of all utility services at the East Street right-of-way line or applicable utility easement, including but not limited to water, sanitary sewer, electric, communications cable, and other utility services. The Contractor shall ensure the water supply curb stop is closed and effectively plug the private property side of the curb stop and cap the sanitary sewer lateral with a Fernco cap or approved equal. The Contractor shall mark the sanitary sewer lateral with #5 rebar, at least 12" in length, placed vertically above the end of the lateral and coordinate all required utility disconnects and service abandonments with the respective utility providers and governmental agencies.

Asbestos-Containing Materials (ACM)

Due to the Building's deteriorated structural condition and associated safety hazards, the City has determined that the Building is unsuitable for the occupancy and inspection activities necessary to conduct a comprehensive asbestos survey. Therefore, for the purposes of this project, the Contractor shall assume that asbestos-containing materials are present within the Building.

All demolition activities shall be conducted in full compliance with all applicable federal, state, and local laws and regulations governing asbestos-containing materials, including but not limited to:

- Michigan Occupational Safety and Health Administration (MIOSHA) requirements;

- Michigan Department of Licensing and Regulatory Affairs (LARA) requirements;
- National Emission Standards for Hazardous Air Pollutants (NESHAP);
- U.S. Environmental Protection Agency (EPA) asbestos regulations; and
- Any other applicable statutes, rules, regulations, or guidance documents.

The Contractor shall possess, or shall employ subcontractors possessing, all licenses, accreditations, certifications, and training required to perform demolition involving presumed asbestos-containing materials. All employees engaged in the work shall have current training commensurate with their assigned duties.

The Contractor shall implement all required engineering controls, work practices, emissions controls, worker protection measures, transportation requirements, waste handling procedures, and disposal practices required by applicable laws and regulations.

The Contractor shall be solely responsible for:

- Filing all required asbestos abatement and demolition notifications to current regulatory agencies;
- Preparing and submitting the Michigan Notice of Intent to Renovate/Demolish Structure;
- Performing all required air monitoring, waste characterization, record keeping, and documentation;
- Providing waste shipment records and disposal manifests upon request; and
- Ensuring disposal of asbestos-containing waste at facilities authorized to accept such materials.

Lead-Based Paint Compliance

Because the majority of the Building's construction and renovation activity occurred prior to 1982, all painted surfaces shall be presumed to contain lead-based paint unless demonstrated otherwise by appropriate testing.

The Contractor shall conduct all demolition activities in accordance with applicable federal and state laws and regulations governing worker exposure to lead and lead-containing materials, including MIOSHA and US EPA lead in demolition requirements. The Contractor shall implement all required lead-safe work practices, dust suppression methods, worker protection measures, housekeeping procedures, waste handling requirements, and environmental controls necessary to prevent the release of lead-contaminated dust and debris beyond the project limits.

The Contractor shall be responsible for protecting adjacent properties, public rights-of-way, and the general public from exposure to lead-containing materials generated during demolition operations.

Universal Hazardous Waste and Regulated Materials Management

Due to the age, condition, and prior occupancy of the Building, the Contractor shall assume that universal waste, hazardous waste, and other regulated materials may be present. The Contractor shall identify, remove, manage, transport, and dispose of all such materials encountered during the Work in accordance with all applicable federal, state, and local laws and regulations.

Regulated materials may include, but are not limited to, mercury-containing devices, fluorescent lamps, batteries, electronic waste, refrigerators and air-conditioning equipment containing refrigerants, PCB-containing electrical components, smoke detectors, emergency lighting, and other materials regulated as universal waste, hazardous waste, liquid industrial waste, or special waste.

Prior to demolition, the Contractor shall inspect the Building and remove all accessible regulated materials as required by law and accepted industry practice. Refrigerants shall be recovered by properly certified personnel before disposal of any appliance or equipment. Mercury-containing materials, batteries, lamps, PCB-containing components, and electronic waste shall be managed and disposed of through authorized recycling, treatment, or disposal facilities.

The Contractor shall be responsible for all required waste determinations, sampling, testing, characterization, profiling, handling, transportation, manifesting, recordkeeping, and disposal. The Contractor shall be considered the generator of demolition-related waste and shall assume all associated regulatory responsibilities.

Regulated materials shall not be mixed with demolition debris unless expressly permitted by applicable law and the receiving facility. The Contractor shall provide disposal documentation, manifests, waste shipment records, and refrigerant recovery records upon request by the City.

Permits and Regulatory Requirements

The Contractor shall obtain and pay all costs associated with permits, licenses, notifications, inspections, and approvals required to complete the work, including but not limited to:

- Demolition permit;
- Bills of lading
- Recycling receipts
- Soil erosion and sedimentation control permit, if required;
- Utility permits and approvals;
- LARA and EGLE demolition notifications;
- Environmental permits and notifications;
- Universal Hazardous Waste manifests; and
- Any other permits required by applicable governmental agencies.

Failure to comply with applicable requirements governing hazardous waste, refrigerants, PCB-containing materials, electronic waste, mercury-containing materials, or other regulated substances shall constitute a material breach of the Contract, and the Contractor shall remain solely responsible for any resulting fines, penalties, corrective actions, cleanup costs, damages, or liabilities. The Contractor shall comply with all applicable federal, state, county, and local laws, ordinances, regulations, safety codes, and environmental requirements.

Demolition, Disposal, and Site Restoration

The Contractor shall completely remove and lawfully dispose of all Building materials, contents, footings, foundations, basement walls, basement floor slabs, and related debris. All demolition debris and regulated waste materials shall be transported and disposed of at properly licensed and authorized disposal facilities. Open burning, on-site burial, or other unauthorized disposal methods shall not be permitted.

Following demolition, all basement, crawl space, and excavation areas shall be backfilled with MDOT Class II granular material compacted to a minimum of 95 percent of maximum dry density.

Backfill shall extend to within six (6) inches of the surrounding undisturbed ground surface. The upper six (6) inches shall consist of suitable topsoil.

Upon completion of grading operations, the Contractor shall:

- Establish final grades to match surrounding conditions;
- Restore all disturbed areas with topsoil;
- Apply grass seed suitable for the site conditions; and
- Leave the property in a safe, clean, stable, and mowable condition.

Any sidewalk, curb, pavement, utility, or public improvement damaged during the work shall be repaired or replaced by the Contractor at no additional cost to the City.

On behalf of the Gratiot County Treasurer's Office, the City requested retirement of the natural gas service line and meters by Consumers Energy. The Contractor shall be responsible for requesting locations of existing underground utilities including a staking request through the MISS DIG System prior to commencing with demolition and related site work.

Project Schedule

All demolition, disposal, backfilling, grading, and restoration work shall be completed within twenty (20) calendar days following issuance of the Notice to Proceed.

Failure to complete the work within the specified contract time or approved extension shall result in assessment of liquidated damages of One Hundred Dollars (\$100.00) per calendar day for each day beyond the authorized completion date.

Insurance Requirements

In addition to Workers' Compensation Insurance and Automobile Liability Insurance required by law, the Contractor shall maintain Commercial General Liability Insurance throughout the duration of the project.

The Commercial General Liability policy shall:

- Name the City of St. Louis and the County of Gratiot as Additional Insured;
- Provide limits of not less than:
 - \$1,000,000 per occurrence, and
 - \$2,000,000 aggregate;
- Remain in effect for the duration of the project; and
- Be issued by an insurance company authorized to conduct business in the State of Michigan.

Certificates of Insurance evidencing required coverage shall be provided prior to issuance of the Notice to Proceed.

Indemnification

The Contractor shall indemnify, defend, and hold harmless the City of St. Louis, County of Gratiot, Gratiot County Treasurer, and their respective elected and appointed officials, officers, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, fines, penalties, liabilities, costs, and expenses, including reasonable attorney fees, arising out of or resulting from the performance of the Work, including but not limited to demolition activities, environmental compliance, handling or disposal of asbestos-containing materials, lead-containing materials, or other regulated substances, and the acts or omissions of the Contractor, its employees, agents, subcontractors, or suppliers. This obligation shall not apply to the extent a claim is determined to have been caused solely by the negligence or willful misconduct of the City or Gratiot County. The Contractor's indemnification obligations shall survive completion of the Work and final payment.

Final Documentation

Prior to final payment, the Contractor shall provide:

- Copies of all permits and regulatory notifications;
- Utility abandonment documentation;
- Disposal receipts and landfill tickets;
- Waste shipment records and manifests for any regulated materials;
- Documentation of final site restoration; and
- Any other documentation reasonably requested by the City demonstrating compliance with applicable regulatory requirements.

The Contractor shall remain solely responsible for compliance with all environmental, health, safety, transportation, and disposal regulations applicable to the work.

Bids will be received until **3:00 p.m. on Thursday, October 1, 2026** at which time they will be opened and read aloud in St. Louis City Offices. Bids must be sealed and delivered to Jamie Long, City Clerk at 300 N. Mill Street, St. Louis, Michigan 48880. If bidders wish to make alternative submittal arrangements, please contact Jamie Long, City Clerk at (989) 681-2137, Ext. 1050 or write to jlong@stlouismi.com to inquire.

The undersigned has agreed to the foregoing provisions and hereby submits their Proposal for Completion of the Work.

- 1) Bid for Demolition and Related Site Work at 117 S. East Street in the amount of:

\$ _____

Company Name/Address: _____

Authorized Representative: _____

Signed: _____ Date: _____

Witnessed: _____ Date: _____