

October 14, 2022

Subject: **Request for Demolition Bids
Demolition of Select Structures and Off-Site C&D Disposal
Yorkshire Americas III Brownfields Site
1602 North Main Street, Lowell, North Carolina
Mid-Atlantic Project No. 000H1336.00**

To Whom It May Concern:

Mid-Atlantic Associates, Inc. (Mid-Atlantic) is assisting the City of Lowell in their desire to redevelop the above referenced property. As part of the redevelopment process and discussions with the North Carolina Department of Environmental Quality (NCDEQ) Brownfields Program, Mid-Atlantic, on behalf of the City of Lowell, is requesting bids from qualified demolition contractors for the demolition of select buildings and building slabs that were part of historical operations at the Yorkshire Americas facility.

The City's objective is to understand the anticipated costs for demolition, abatement of hazardous materials, and site restoration activities as part of the City's ongoing redevelopment plans with the NCDEQ Brownfields Program. Planned redevelopment includes turning the former Yorkshire Americas facility into a recreational park, renovating two existing buildings for use as a parks and recreation facility (Building 4) and outdoor amphitheater (portions of Building 3A), respectively, and connecting the Carolina Thread Trail along the Catawba River. As part of NCDEQ Brownfields Program requirements, The City of Lowell and Mid-Atlantic prepared an *Environmental Management Plan* (EMP) for conducting demolition activities on the Yorkshire Americas site and received NCDEQ approval on September 13, 2022. The final signed demolition specific EMP is included as an attachment to this *Request for Demolition Bids* package.

The City of Lowell Council reserves the right to modify or reject any and all bid requests based on these negotiations and project requirements that may change or be altered by subsequent negotiations. The anticipated project will include the following elements:

- Abatement, removal, and proper disposal of identified asbestos containing building materials prior to demolition.
- Asbestos abatement and removal of lead-based paint in the buildings that will remain (i.e., a portion of Building 3A, Building 4, northern exterior wall of Building 3A, and an observation tower northeast of Building 4).
- Demolition of approximately 80,000 square feet of buildings. The City of Lowell has received NCDEQ approval to dispose of construction and demolition (C&D) material generated for off-site disposal at an approved Subtitle D/Municipal Solid Waste Landfill and/or permitted landfill. Bid will include costs for the removal/disposal of all material generated during demolition

activities. It should be noted the construction materials identified on-site are of brick, masonry block, and metal (see pertinent appendices attached to this bid package).

- Acquisition of any necessary permits.

Attached to this document is the following background information:

Appendix A – Building Summary Spreadsheet and Building Identification Map

Appendix B – *Building Observation Report*, prepared by KingGuinn Associates and dated July 11, 2018

Appendix C – *Hazardous Materials Survey Report*, prepared by Terracon and dated May 15, 2019

Appendix D – *Hazardous Characteristic Determination for Beneficial Reuse Assessment Report*, prepared by Mid-Atlantic and dated May 14, 2021

Appendix E – *Environmental Management Plan – Demolition Activities (Revision 1)*, prepared by Mid-Atlantic and dated September 13, 2022

Site visits can be scheduled if requested before November 22, 2022 and completed by November 23, 2022 at 5:00 p.m.

Bids will be submitted on a Lump Sum basis in accordance with the attached bid submittal document. In accordance with G.S. 143-129, the bid for this project must be accompanied by a bid deposit in the amount of at least 5% of the bid and must be in the form of cash, cashier's check, certified check, or bond. The bid deposit/bond must accompany the bid at the time the bid is filed with the City of Lowell. Bids received without an accompanying bid deposit/bond cannot be opened and do not count toward the 3-bid minimum per G.S. 143-129. The winning bidder will forfeit their bid deposit/bond if they fail to execute the contract within ten (10) days after award and/or fails to provide performance and payment bonds.

BIDS ARE DUE NO LATER THAN 2:00 PM ON MONDAY, NOVEMBER 28, 2022 TO:

Scott Attaway
City of Lowell
101 W. First Street
Lowell, NC 28098
(704) 824-3518

FORM TO BE FILLED OUT BY DEMOLITION CONTRACTOR:

Address, Legal Status, Contractor Licensure and Authorized Signature for respondent:

Company Name: _____ NCGC License #: _____

Responsible Person: _____ Phone: _____

E-mail Address: _____

Address: _____

City, State, Zip: _____

Legal Status: Corporation Partnership LLC Individual Other

Proposal –Yorkshire Americas III Brownfields Demolition Project

- 1) Demolition Contractor's Lump Sum Cost for Hazardous Materials Abatement for buildings to be demolished:

\$ _____

- 2) Demolition Contractor's Lump Sum Cost for Demolition and Off-Site Disposal as outlined above in the RFP:

\$ _____

- 3) Demolition Contractor's Proposed Duration in weeks: _____

- 4) Demolition Contractor's Lump Sum Cost for Hazardous Materials Abatement in the buildings that are to remain on-site (Buildings 3A and 4):

\$ _____

- 5) Demolition Contractor's Lump Sum Cost for Lead Based Paint Abatement in the buildings that are to remain on site (Buildings: 3A and 4):

\$ _____

Signature of Person Authorized to submit bid: _____

Title: _____

Date: _____