



Village of North Freedom
105 N Maple St/PO Box 300
North Freedom, WI 53951
608-522-4550
www.villageofnorthfreedom.org
villageofnorthfreedom@gmail.com

June 18, 2021

The Village of North Freedom is requesting quotes for the demolition of the following properties: 120 S Oak St & 103 Willow St, North Freedom, WI. Bids shall be received by the Village of North Freedom, 105 N Maple St, North Freedom, WI 53951, until 3:45 P.M. local time, Monday, July 12, 2021, and then at said office, publicly opened and read aloud at the Regular Board Meeting of the Village of North Freedom Board that night at 7:00 P.M. local time.

Ad for Bids:

ADVERTISEMENT FOR BIDS

Village of North Freedom Building Demolition and Site Grading
North Freedom, WI 53951

Sealed Bids for the construction of the following:

North Freedom Building Demolition and Site Grading - to include: (2 separate buildings) building demolition, building abatement, excavation, grading, site restoration, restoration of the work area, and other miscellaneous items in conformance with the Contract Documents.

will be received by the Village of North Freedom, 105 N Maple St, North Freedom, WI 53951, until 3:45 P.M. local time, Monday, July 12, 2021 and then at said office, publicly opened and read aloud at the Regular Board Meeting of the Village of North Freedom Board that night at 7:00 P.M. local time.

All Bids shall be dropped off, delivered, or mailed. The Village Office has a drop box at their location, located directly underneath the Office hours sign. DO NOT PLACE ITEMS FOR THE VILLAGE OFFICE IN THE LIBRARY'S BOOK DROP. Please place bid in an opaque envelope addressed to Village of North Freedom, 105 N Maple St/PO Box 300, North Freedom, WI 53951, and have it labeled the following:

"Bid for North Freedom Building Demolitions and Site Grading" and incorporate the name and address of the Bidder on the outside of the envelope.

All Bids shall be accompanied by a Bid Bond equal to five percent (5%) of the Bid payable to the OWNER.

The Bidding Documents may be examined at the Village of North Freedom Village Office, 105 N Maple St, North Freedom, WI 53951 Monday through Friday 8:00 A.M. to 3:30 P.M. (closed daily 12:00 P.M. to 12:30 P.M. for the lunch hour) or by calling the Village Office at (608)522-4550 or e-mailing villageofnorthfreedom@gmail.com.

Complete set project bidding documents are available from the Village Clerk.

The CONTRACTOR shall be required to pay not less than the minimum wage rate as established by law.

The contract for this project shall comply with applicable federal and state requirements

Two references required to be submitted with bidding document.

The Village of North Freedom reserves the right to waive any informalities and to reject any or all Bids. The letting of the work described herein is subject to the provisions of Sections 61.54, 66.0901 and 66.0903, Wisconsin Statutes.

Dated this 18th and 25th day of June 2021 & this 2nd and 9th day of July 2021.

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105 N Maple St
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North Freedom, WI 53951

Properties and Special Conditions

120 S Oak St
103 Willow St

Asbestos Inspection Reports not included.

Special Conditions required on implementation of Projects:

Endangered Species Act (ESA)

No trees 3 inches in diameter or greater at breast height may be cut between April 1 and September 30 of any year. If this time restriction cannot be met, the applicant must contact the State and FEMA for additional consultation with USFWS.

National Historic Preservation Act (NHPA)

No on-site granular material will be excavated or stripped to use for capping the foundation and/or for final landscaping. In addition, placement of equipment and stockpiling of structural debris will be confined to the front and back of the structure; heavy equipment will, where possible, be kept on the driveway, the street, or other hard surfaces.

National Historic Preservation Act (NHPA)

All borrow or fill material must come from pre-existing stockpiles or commercially procured material from a pre-existing source. If this is not the case, the subrecipient shall inform FEMA of the fill source so required agency consultations can be completed and FEMA approval will be required prior to beginning ground disturbing activities.

State Hazardous Materials and Solid Waste Laws

All debris resulting from the demolition of existing structures must be deposited in an approved landfill; no debris can be deposited in a floodplain or wetland.

The applicant must follow all applicable local, state, and federal laws, regulations, and requirements for the abatement and disposal of lead, asbestos, and other routinely encountered hazardous substances. If an unusual material or an extraordinary amount of lead, asbestos, or other routinely encountered material is encountered, the applicant also must contact the relevant agency with authority for regulation of the material.

Erosion prevention and sediment control best practices must be employed throughout the construction period to avoid impacting nearby waterways or wetlands.

All properties will be demolished within 90 days of homeowner buyout approval.

Removal of demolition debris and household hazardous waste to an approved landfill (this includes debris from the demolition of houses, garages, driveways, sidewalks, and above grade concrete slabs) in accordance with Wisconsin Administrative Code NR 500 and NR 600 and any of their applicable codes.

Abatement of asbestos and or lead based paint.

Permitted disposal of fuel tanks that support a residential use only. Underground storage tanks that support residential use must be abandoned according to Wisconsin Department of Safety

and Professional Services, <http://dsps.wi.gov> requirements. The presence of any hazardous substance must be reported to the Wisconsin Department of Natural Resources.

Removal of all structure foundations and basement walls to at least 1 foot below the finish grade of the site.

Filling of basements with compacted clean fill (basement floors must have a minimum of 1 foot diameter hole in the floor to allow for drainage).

Removal of only those trees that restrict the demolition work on any structure.

Termination of all abandoned utilities at least 2 feet below the finish grade of the site per state and local laws.

Grading, leveling, and site stabilization of all demolition sites.

Abandonment of septic tanks per WI Administration Code Comm 83.03(2) and any other applicable laws or codes.

Abandon wells in accordance with WI Administrative Code NR 812.26 and any other applicable laws or codes. All unused wells shall be properly filled and sealed before demolition work begins, and wells discovered during demolition work must be properly filled and sealed. A Well Abandonment Report Form (DNR Form #3300-5) should be submitted to the Department of Natural Resources.

During demolition of the structure, placement of equipment and stockpiling of structural debris will be confined to the front and back of the structure; heavy equipment will, where possible, be kept on the driveway, the street or other hard surfaces.

No onsite disposal of demolition debris will be allowed; all debris resulting from the demolition must be deposited in an approved landfill area; no debris can be deposited in wetland or floodplain areas. A local or state permit may be necessary for work conducted in the floodplain and must be obtained prior to demolition.

No on-site granular material will be excavated or stripped to use for capping the foundation and or for final landscaping.

An adequate depth of topsoil to encourage the establishment of vegetation.

Grade and level site.

Seed site where appropriate.

The contractor should offset his quote by any salvage he may realize.

The Village of North Freedom is discharged from any liability related to the demolition and disposal of debris.

Contractor to provide a 100% performance bond and full liability insurance.

Contractor is responsible for complying with all State and Local laws.

Demolition, clearance, disposal, and site preparation will be by contract with the recipient and contractor, with subcontracts to be the full responsibility of the contractor.