



July 23, 2024

To Whom It May Concern

The Downtown Dover Partnership City will receive sealed bids on **August 2, 2024, at 2:00 PM local time** for the purpose of contracting for **ASBESTOS ABATEMENT AND/OR DEMOLITION SERVICES FOR 120 SOUTH GOVERNOR’S AVENUE, DOVER, DELAWARE, AN APPROXIMATELY 19,136SF SINGLE STORY COMMERCIAL BUILDING WITH A SECOND FLOOR MEZZANINE AREA BUILT IN 1966; DELAWARE TAX PARCEL: ED05-077.09-01-44.00-000. THE PROPERTY HAD BEEN ZONED C-2 AND IS LOCATED IN THE HISTORIC DISTRICT ZONE. BID NUMBER DDP-ITB-120SG-7-23-24.**

**BIDDERS MAY BID ON ALL, OR A PORTION OF SOLICITED SERVICES.**

The bid must be submitted with three (3) paper copies and one (1) electronic copy on a flash drive in a sealed envelope to: Downtown Dover Partnership, 101 West Lookerman St. 2B, Dover, DE 19904. **All vendors must complete the Intent to Bid notice and send it PRIOR TO THE BID SUBMISSION DATE via email to [ken@downtowndoverpartnership.com](mailto:ken@downtowndoverpartnership.com) and [dovertimeimprovements@gmail.com](mailto:dovertimeimprovements@gmail.com) if they intend to submit a bid. Any vendor not returning the form may not receive published addenda.**

Your submission is not revocable for forty-five (45) days following the response deadline indicated above.

**LATE SUBMISSIONS:**

A bid received after the closing date and time for receipt of the bids is late and may be considered **NON-RESPONSIVE**. It is the responsibility of the submitter to ensure that the bid is received prior to the closing date and time.

**QUESTIONS:**

If you have questions concerning this Intent to Bid, they must be made in writing and emailed to [ken@downtowndoverpartnership.com](mailto:ken@downtowndoverpartnership.com). **All questions must be in writing submitted no later than July 29, 2024.** All questions will be compiled and answered in the form of an addendum and will be published on the DDP website at [www.DowntownDover.com](http://www.DowntownDover.com). **All changes or corrections to this Intent to Bid will be managed by addenda issued by the DDP.**

The Downtown Dover Partnership reserves the right to request corrections, clarifications, and/or additional information pertaining to the bidder’s response.

All bids will be opened in the presence of the DDP Property Development Director or his/her designee. The main purpose of the bid opening is to reveal the name(s) of the bidder(s), not to serve as a forum for determining the low bidder(s).

The contract shall be awarded within 14 days of the closing date to the **lowest and most responsive**

Downtown Dover Partnership ITB # DDP-ITB-120SG-7-23-24

**bidder.** The bids and summaries shall not be open for public inspection until after receipt of a fully executed contract and issuance of a Notice to Proceed.

The DDP, public employees and elected officials must discharge their duties impartially to assure competitive access to governmental procurement by responsible contractors. Moreover, they should conduct themselves in such a manner as to foster public confidence in the integrity of this procurement.

**The DDP reserves the right to waive technicalities, to reject any or all submissions, or any portion thereof, to advertise for new bids, to proceed to do the work otherwise, or to abandon the work, if in the best interest of the DDP.**

Except for all materials clearly marked as **proprietary**, all vendors must consent to the disclosure of all information included in the submission after the receipt of a signed contract or issuance of a purchase order. **Any and all proprietary information contained within the bid must be isolated and clearly marked. The cover must indicate that the bid contains such information.**

Minority, women, veteran, service-disabled, veteran, and individuals with disabilities owned vendor preference shall be three percent (3%) of the value of the award. **The vendor must identify qualification and claim to the preference on the submitted bid documents.** **The vendor must provide authoritative proof of minority ownership such as identification in the certification directory maintained by the State of Delaware Office of Supplier Diversity to qualify for this preference.** This preference is to be considered as stand-alone and cannot be added to any other preference that may be allowed. This preference shall not apply to subcontractors.

Local vendor preference shall be considered for materials, equipment, construction contracts, and utility contracts. Local vendor preference shall be three percent (3%) of the annual value of the award. The term local vendor is defined as a gradually increasing range with preference assigned as follows:

Rule 1: Vendor located within the city limits of the City of Dover.

Rule 2: Vendor located within Kent County, Delaware (applicable only if no vendor qualifies under rule 1)

Rule 3: Vendor located within the State of Delaware (applicable only if no vendor qualifies under rules 1 & 2)

In the event that no vendor qualifies under rules 1, 2, or 3, no local vendor preference will be awarded.

**The vendor must identify qualification and claim to the preference on the submitted bid documents.**

This preference is to be considered as stand-alone and cannot be added to any other preference that may be allowed.

A bid bond or certified check in the amount equivalent to ten percent (10%) of the proposal amount shall be required with each proposal. Acceptable bid security shall be limited to a bid bond in a form satisfactory to the DDP underwritten by a company licensed to issue bid bonds in this state or a bank certified check. If a bid does not comply with security requirements, it shall be rejected as being non-responsive. **The check or bid bond of the bidder to whom the contract is awarded will be forfeited to the Downtown Dover Partnership as liquidated damages in case the contract and performance bond are not executed within fifteen days after receiving official notification of award.**

A performance bond shall be required from the successful bidder for a construction contract. Such a bond shall be for the full amount of the contract. **If the contractor fails to provide such a bond or a binder within fifteen days of the award of the contract, the award of the contract or the contract shall be void.** The bond shall be released by the Downtown Dover Partnership upon successful completion of the contract and upon a detailed inspection of the contracted work.

In the event the contractor does not fulfill its obligations under the terms and conditions of this contract, the Downtown Dover Partnership may contract for an equivalent product on the open market. Any difference in cost between the contract prices herein and the price of open market product shall be the responsibility of the contractor. Under no circumstances shall monies be due the contractor in the event open market products can be obtained below contract cost. Any monies charged to the contractor may be deducted from an open invoice.

Neither the contractor nor the Downtown Dover Partnership shall be held liable for non-performance under the terms and conditions of this contract due but not limited to, government restriction, strike, flood, fire, or unforeseen catastrophe beyond either party's control. Each party shall notify the other in writing of any situation that may prevent performance under the terms and conditions of this contract.

Vendors must provide **three contract references to the Downtown Dover Partnership** with submission of bid. Vendor references may be checked to verify the bidder's ability to perform the contract requirements, the quality of work, and the ability to meet obligations.

**ENVELOPES MUST BE MARKED "ASBESTOS ABATEMENT AND/OR DEMOLITION SERVICES FOR 120 SOUTH GOVERNOR'S AVENUE, DOVER, DELAWARE, DELAWARE TAX PARCEL: ED05-077.09-01-44.00-000; BID NUMBER DDP-ITB-120SG-7-23-24."** No faxed or emailed bids will be accepted.

The Downtown Dover Partnership shall have the right to reject any or all bids if deemed to be in the best interest of the DDP, such as but not limited to local vendor preference and minority vendor preference while awarding.

Sincerely,

Ken Anderson  
Property Development Director  
Downtown Dover Partnership  
(302) 242-7035  
[www.DowntownDover.com](http://www.DowntownDover.com)



Downtown Dover Partnership/Main Street Dover  
 101 W. Lookerman Street, Ste 2B  
 Dover, DE 19904  
 (302)678-2940  
[www.DowntownDoverPartnership.com](http://www.DowntownDoverPartnership.com)

**INTENT TO BID NOTICE**

**ITB Number:** DDP-ITB-120SG-7-23-24      **ITB Opening:** August 2, 2024 @ 2 p.m.

**Description:** Asbestos Abatement and/or Demolition Services for 120 South Governor’s Avenue, Dover, Delaware 19904

**ALL BIDDERS MAY BID ON ALL, OR A PORTION OF THE SOLICITED SERVICES**

If you are interested in the Intent to Bid described above, you can download it in Adobe PDF format from our web site <http://www.DowntownDover.com>. Any amendments or other additional information related to this solicitation will be posted with the original document on the web site.

If you do not have internet access and want to receive this Intent to Bid, all subsequent amendments, or additional information on the bid package, please provide the requested information to:

The Downtown Dover Partnership  
 101 W. Lookerman St., 2B  
 Dover, DE 19904  
 Email: [ken@downtowndoverpartnership.com](mailto:ken@downtowndoverpartnership.com) and/or [doverimprovements@gmail.com](mailto:doverimprovements@gmail.com)

Please complete the following and return this form to the Downtown Dover Partnership

Company: _____	Vendor Response /Request
Address: _____	<input type="checkbox"/> No submission at this time, please retain on vendor list.
_____	<input type="checkbox"/> Please send complete bid package
Contact: _____	<input type="checkbox"/> I will download the bid package
Phone: _____	<input type="checkbox"/> I intend to submit
Email: _____	<input type="checkbox"/> I do not intend to submit
	Other: _____

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**PROCEED FOR ITB SUBMISSION INFORMATION**

**CONTRACT DOCUMENTS AND SPECIFICATIONS  
FOR**

**ASBESTOS ABATEMENT AND/OR DEMOLITION SERVICES FOR 120 SOUTH GOVERNORS' AVENUE,  
DOVER, DELAWARE 19904**

**ITB # DDP-ITB-120SG-7-23-24**

**Downtown Dover Partnership  
101. West Loockerman St., 2B  
Dover, DE 19904  
302-678-2940**

**[www.downtowndoverpartnership.com](http://www.downtowndoverpartnership.com)**

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**120 SOUTH GOVERNOR'S AVENUE**  
**DOVER, DELAWARE 19904**

**DOWNTOWN DOVER PARTNERSHIP**  
**BID NO. DDP-ITB-120SG-7-23-24**

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**SECTION 1 - PROJECT SPECIFICATIONS**

**1.0 SCOPE OF SERVICES**

The Downtown Dover Partnership is seeking a Delaware Certified Asbestos Abatement contractor to conduct **Asbestos Abatement** and/or qualified contractor for **Demolition Services**, for an existing **19,136SF commercial property** located at **120 South Governor's Avenue, Dover, De 19904.** The following information should be of assistance in developing a bid. If you have any questions, please contact Mr. Ken Anderson, Property Development Director, Downtown Dover Partnership at (302) 242-7035. All technical questions must be emailed to [ken@downtowndoverpartnership.com](mailto:ken@downtowndoverpartnership.com) and/or [doverimprovements@gmail.com](mailto:doverimprovements@gmail.com) by **July 29, 2024.**

**1.1 DESCRIPTION OF WORK- DEMOLITION**

1.1.1 Demolition work requires removal and disposal off-site of the following:

1.1.2 Single story commercial structure, with second floor mezzanine, including all items inside.

1.1.3 The building footing area is to be backfilled with clean fill dirt, compacted, graded, and seeded after all basement walls and footers have been removed.

1.1.4 Disconnect water, sewer, electric and telephone services. An inspection of the capped sewer line which must performed above grade must be made by a City of Dover Building Inspector.

1.1.5 A demolition permit is to be obtained from the City prior to any work being done on the property. There will be no charge for the permit. A final inspection will be performed by a Building Inspector.

1.1.6 Any salvageable items of value left after the owner has removed what he/she wants in the building(s) shall then become the property of the Contractor.

1.1.7 Storage or sale on-site of removed salvageable items will not be permitted.

1.1.8 The use of explosives will not be permitted.

**1.1.9 DESCRIPTION OF ASBESTOS ABATEMENT SERVICES**

1.1.10 An Asbestos Containing Materials Building Survey was completed at 120 South Governor's Avenue on August 4, 2023. The survey though inconclusive, identified Asbestos Containing Materials (ACM) at the location in the following areas:

- **Approximately 200 square feet of brown floor tile and associated mastic are present in the storage room in the second-floor mezzanine area of the previous community center tenant space.**
- **Approximately 20 square feet of white floor tile in second floor mezzanine area.**

Survey concludes **Category I Non-Friable ACM** identified at the above locations must be removed prior to any demolition activities associated with the site.



1.1.11 The requested Asbestos Abatement Services essentially consists of but is not limited to furnishing all equipment, supervision, labor, supplies, services, and materials required to accomplish the asbestos abatement remediation and removal delineated herein, and as otherwise set forth in this ITB. The work required in this ITB includes the handling of non-friable, and potentially friable materials containing asbestos, which would be encountered during the removal and demolition of the property. The work also includes the disposal of the removed asbestos containing materials, in accordance with all applicable Federal, State, and local regulations, standards and codes governing asbestos abatement and other related work. The Asbestos Abatement Services portion of this requirement will only be awarded to a qualified, experienced Delaware Certified Abatement Services contractor.

## **BIDDERS MAY BID ON ALL, OR PORTIONS OF THE WORK BEING SOLICITED.**

### **1.2 CONTRACTORS PLAN FOR ASBESTOS ABATEMENT AND/OR DEMOLITION SERVICES**

1.2.1 The contractor shall include with their bid a **brief narrative description** of how they plan to complete the project. The plan shall include the technique that will be used to conduct the asbestos abatement and/or demolition services, as well as the equipment that will be used.

### **1.3 CONDITION OF STRUCTURES**

1.3.1 The DDP assumes no responsibility for actual condition of structures to be remediated or demolished.

### **1.4 PROTECTION**

1.4.1 Provide passageways around the areas of remediated/demolition to ensure safe passage of persons in the area.

1.4.2 No part of the buildings may be left in an unsafe condition. If any danger is imminent, the contractor shall rope off or place barricades around the area.

1.4.3 Protect existing trees and vegetation adjacent to the demolition areas. With written permission of the DDP, some vegetation may be removed to facilitate demolition of the structure, if necessary.

### **1.5 DAMAGES**

1.5.1 Should adjacent property be damaged in any manner, the Contractor shall stop work immediately and contact Mr. Ken Anderson, DDP Property Development Director, 302-242-7035.

1.5.2 Contractor shall promptly repair damages caused to adjacent facilities, property, streets, and sidewalks by demolition operations as directed by the DDP or City and at no cost to the DDP or the City.

### **1.6 TRAFFIC**

1.6.1 Conduct remediation/demolition operations and the removal of debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. **Necessary street closures will need to be coordinated with Dover Police Department and the Delaware Department of Transportation.**

1.6.2 Do not close or obstruct streets, walks, or other occupied or used facilities without permission from authorities having jurisdiction (Dover Police Department & DelDOT). Provide alternate routes around

closed or obstructed traffic ways, if required by governing regulations.

- 1.6.3 The contractor shall maintain traffic in the project area to the satisfaction of the applicable local regulatory agencies, the local public agency, and the City. Unless otherwise specified within the Contract Documents, the Contractor must maintain pedestrian and vehicular traffic. It shall be the sole responsibility of the Contractor to keep the local regulatory agencies, (including but not limited to, the Police and Fire Departments) notified at least 72 hours in advance of changes in traffic patterns. The Contractor shall supply, install, maintain, adjust, move, relocate, and store all signs, suitably lighted barricades, sidewalk sheds, traffic cones, warning lights and traffic delineators, as necessary to carry out the traffic routing plan and maintain vehicular and pedestrian traffic, to keep people, animals, and vehicles from excavations, obstacles, etc.
- 1.6.4 Signs shall be adequate from the regulation safety and convenience of traffic and pedestrians. The Contractor may be required to employ certified flagger(s) and take other reasonable means or precautions as required to prevent damage or injury to other property, and to minimize public nuisance by construction operations.
- 1.6.5 The Contractor shall observe and obey all local and state laws, ordinances, regulations, and permits in relation to the obstruction of a street, keeping passageways open and protecting pedestrians.
- 1.6.6 Suitably lighted barriers or barricades shall be furnished by the Contractor and put up and maintained at all times, during the night and daytime, around all open ditches, trenches, pedestrian walkways, excavations, or other work potentially dangerous to pedestrians. Such barricades shall be securely constructed, supported, and braced at least 3 feet high above the ground. Barricades shall be placed on all sides and throughout the entire length and of all open ditches, trenches, excavations, or other work, which must be barred to the general public. Barricades shall be properly painted to the satisfaction of the owner in order to retain a high degree of visibility to vehicular and pedestrian traffic.
- 1.6.7 Should the contractor or his employees neglect to set out and maintain barricades or lights, as required in these specifications, the City immediately and without notice, may furnish, install, and maintain barricades or lights. The cost thereof shall be borne by the contractor and may be deducted from any amount due or to become due to the contractor under this contract.
- 1.6.8 The contractor will be held responsible for any damages that the local public agency, owner, their heirs, or assigns may have to pay as consequence of the contractor's failure to protect the public from injury, and the same may be deducted from any payments that are due, or may become due, to the contractor under this contract.
- 1.6.9 Provide a traffic director and certified flagger(s) as required by the local regulatory agencies.

## **1.7 POLLUTION CONTROLS**

- 1.7.1 Use of water sprinkling, temporary enclosures, and other suitable methods as necessary to limit the amount of dust and dirt rising and scattering in the air, to the lowest level of air pollution practical for the condition of work. Comply with the governing Clean Air regulations. Do not use water where it may create hazardous or objectionable conditions such as pollution, ice, or flooding.
- 1.7.2 Clean adjacent improvements including walks and streets of all dust, dirt and debris caused by demolition operations, as directed by governing authorities. Return adjacent areas to condition existing prior to the start of the work.

### 1.7.3 BUILDING ASBESTOS ABATEMENT SERVICES

- 1.7.4 The requested Asbestos Abatement Services essentially consists of but is not limited to furnishing all equipment, supervision, labor, supplies, services, and materials required to accomplish the asbestos abatement remediation and removal delineated herein, and as otherwise set forth in this ITB. The work required in this ITB includes the handling of non-friable, and potentially friable materials containing asbestos, which would be encountered during the removal and demolition of the property. The work also includes the disposal of the removed asbestos containing materials, in accordance with all applicable Federal, State, and local regulations, standards and codes governing asbestos abatement and other related work. The Asbestos Abatement Services portion of this requirement will only be awarded to a qualified, experienced Delaware Certified Abatement Services contractor.
- 1.7.5 As it relates to the Asbestos Abatement Services performed under this requirement, only asbestos containing material (ACM) or ACM contaminated materials are to leave the site, unless otherwise requested by the DDP. In the event that limited demolition of interior finishes is necessary to access ACM or ACM contaminated materials for removal, those materials that are not ACM or ACM contaminated must be disposed appropriately. All ACM waste material and ACM contaminated waste must be disposed of at a landfill approved by the EPA to accept ACM waste materials.
- 1.7.6 **The location and type of asbestos containing materials known to be present at the property is cited herein in paragraph 1.1.10 through 1.1.11. If any other asbestos containing material or suspect asbestos containing materials are found, notify the DDP, other employees, about the location and the quantity of the asbestos containing materials within 24 hours of the discovery.**
- 1.7.7 It is the Contractor's responsibility to discern their needs for water and electricity onsite if they do not have the ability to supply by portable means. It is the Contractor's responsibility to evaluate any Property Owner supplied utilities and ensure proper connects and use as might be applicable. Certified personnel are required to make proper connections and ensure capacity of the utility sufficient for use by the Contractor during all phases of the work. All water connections much include a backflow preventer. Sanitary facilities will NOT be available onsite. It is the Contractors responsibility to provide temporary sanitary facilities during all phases of the work. Contractor will be responsible for following all Occupational Health and Safety Administration (OSHA) guidelines for the duration of the project.
- 1.7.8 All existing electric power in the work area shall be confirmed de-energized (when applicable) by the Abatement Contractor and temporary power shall be brought to the work area from the outside.
- 1.7.9 All workers must have their current State of Delaware Asbestos Worker/Supervisor Badge and current medical information available daily for verification and recording purposes by the DDP in order to conduct Abatement Services.
- 1.7.10\ The Abatement Contractor shall supply extra, new respirators, respirator cartridges, disposable coveralls (w/head and foot covers) at the decontamination unit for use by authorized visitors at all times. All decontamination procedures shall be strictly followed and enforced. A signed copy of the Workers Acknowledgment shall be obtained from each worker as applicable.
- 1.7.11 The Abatement Contractor will apprise all workers, supervisory personnel, subcontractors, and authorized visitors to the site, of the seriousness of the risk and proper work procedures which must be followed.

1.7.12 The Abatement Contractor will describe their Asbestos Abatement Removal Procedures as a part of their response to the Asbestos Abatement Services portion of this ITB.

1.7.13 All Asbestos Abatement Services shall be performed in accordance with the requirements of all applicable Federal, State, and local regulations including but not limited to: Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA).

## **1.8 BUILDING DEMOLITION**

1.8.1 Demolish the building(s) completely and remove all debris and rubble from the site. Use such methods as required to complete the work within the limitations of governing regulations.

1.8.2 Demolition in a systematic manner from the top of the structure to the ground and from the rear to the front of the structure(s). Complete demolition work above each floor or tier before disturbing any of the supporting members on the lower levels.

1.8.3 Demolish concrete and masonry in small sections.

1.8.4 Remove structural framing members and lower to ground, by means of hoists, derricks, or other suitable methods.

1.8.5 Locate demolition equipment throughout the structure and remove materials so as to not impose excessive loads to supporting walls, floors, or framing.

1.8.6 Demolish basement/foundations, other walls, and footings.

1.8.7 The use of swinging weight, clamshell bucket, power shovel, bulldozer, or other mechanical contrivance for the purpose of demolition shall be permitted.

1.8.8 Where a swinging weight or other mechanical contrivance is used, a protected zone of demolition at least one and one-half times the height of the structure or portion thereof being so demolished shall be maintained around the points of impact. The supporting cables shall be of such length or shall be so restrained that it is not possible for the weight to swing against any structure other than the structure being demolished.

1.8.9 Where a clamshell bucket is being used, a safety zone shall be maintained within 25 feet of the line of travel of the bucket.

1.8.10 No materials shall be dropped to any point lying outside the exterior walls of the structure unless the area is effectively protected.

1.8.11 Columns, beams, and other structural members which are being dismembered shall not be under any stress other than their own weight during removal and shall be chained or lashed in place to prevent any uncontrolled swinging or dropping. Large structural members shall not be thrown or dropped but shall be carefully lowered from the building.

1.8.12 All rubbish and debris shall be kept thoroughly wetted down to prevent dust and dirt from rising or spreading.

1.8.13 Burning on-site will not be permitted.

1.8.14 Blasting will not be permitted on the project site.

1.8.15 Upon completion of all demolition work, the contractor shall repair any streets, sidewalks, or other features scheduled to remain, that have been damaged due to this demolition, to a condition equal to or better than their preexisting conditions. Materials used for repair shall be of like kind and of thickness, width, length, etc. DDP-ITB-120SG-7-23-24. As the original, except that, asphalt may be used to replace concrete only if so, ordered by the City and/or the local authorities.

1.8.16 The contractor shall be responsible for the protection and preservation of all municipal and public utilities traversing the project site, the protection of manholes and manhole covers, valve boxes and other devices serving buildings in the area and shall pay all costs of repair in the event of damage caused by his work.

1.8.17 The contractor shall not remove barricades until approval to do so is granted by the City.

## **1.9 FILL**

**The construction of a replacement structure is scheduled to commence in the near term at this location. Consequently, provide all fill necessary to bring the existing grades under the demolished building to be level with the adjacent present grades. Fill to be compacted in 6-12” lifts and left clean. Contractor shall include vaults and areaways beyond the face of the building. Material shall be clean, well-graded sand and gravel, free of organic matter, rubble, frost, and all deleterious substances. Fill shall contain no rocks over 4” in the greatest dimension. Fill shall be compacted in lifts no greater than 12 inches per lift. Placement and compaction of all fill to be in accordance with ASTM D698, and will be observed for compliance by the DDP or its representative. In-place density testing of compacted structural fill will be performed using sand cone and/or nuclear methods to document compaction in accordance with ASTM D698. Exceptions must be approved in writing by the DDP. Fill shall consist of imported select material in compliance with the City of Dover Building Code.**

**1.10 STATEMENT OF QUALIFICATIONS**

Please answer the following questions regarding your company’s past performance on similar projects. Attach a financial statement or other supportive documentation. Failure to reply to this instruction may be regarded as justification for rejecting a bid.

A. Number of years in business: \_\_\_\_\_

B. Number of personnel employed:

Part time \_\_\_\_\_

Full time \_\_\_\_\_

C. List three contracts of this type/size your firm completed within the last three years:

<b>Project</b>	<b>Date</b>	<b>Contact Person</b>	<b>Phone No.</b>

D. SUBCONTRACTORS: If subcontractors are to be used, please list firm name, address, name of principal, and phone number below or on a separate sheet. Also indicate portion or section of work subcontractor will be performing.

<b>Company name</b>	<b>Address</b>	<b>Principal</b>	<b>Phone</b>

Additional information may be requested subsequent to your responding to this bid request.

**2.0 QUALIFICATIONS OF CANDIDATES:**

The DDP may make such investigations as deemed necessary to determine the ability of the candidate to perform the work and the degree to which any candidate meets the criteria for award listed herein.

## **2.1 OBLIGATIONS OF THE CANDIDATE:**

At the time of the opening of bids, each candidate will be presumed to be thoroughly familiar with the specifications, the various sites, and the objectives for each element of the project item or service.

## **2.2 LIQUIDATED DAMAGES:**

Liquidated damages for late completion will be \$500.00 per day.

## **2.3 CRITERIA FOR AWARD:**

This Intent to Bid does not necessarily contemplate an award based solely on price. Rather, the DDP reserves its rights to reject any or all bids or any portion thereof that may determine to be the best value and overall contract.

## **2.4 TIME PROVISIONS:**

The content of any bid submitted is to remain valid and available to the DDP for forty-five (45) days from the day bids are due.

## **2.5 ASSIGNMENT OF CONTRACT:**

The successful candidate agrees that he will not assign, transfer, or subcontract any portion of the award, unless indicated.

## **2.6 INDEMNIFICATION:**

Contractor shall not assert any claim arising out of any act or omission by any agent, officer, or employee of the DDP in the execution or performance of this Agreement against any such agent, officer, or employee.

The contractor expressly agrees to at all times indemnify, defend and save harmless the Downtown Dover Partnership and its respective officers, agents, and employees on account of any and all demands, claims, damages, losses, litigation, financial costs and expenses, including counsel's fees, and compensation arising out of personal injuries (including death), any damage to property, real or personal and any other loss, expense or aggravement directly or indirectly arising out of, related to or in connection with the project and the work to be performed hereunder by the contractor, its employees, agents, subcontractors, material suppliers, or anyone directly or indirectly employed by any of them. The contractor shall and does hereby assume and agree to pay for the defense of all such claims, demands, suits, proceedings, and litigation. The provisions of this paragraph shall survive the expiration or early termination of this agreement and shall not be limited by reason of any insurance coverage.

## **2.7 BUILDING PERMIT FEES:**

The contractor is responsible for obtaining all required permits at no cost.

## **2.8 INSURANCE COVERAGE:**

The contractor must submit a certificate of insurance coverage which identifies the limits of specific coverage for the business with their bid submission.



**DOWNTOWN DOVER PARTNERSHIP**

**BID NO. DDP-ITB-120SG-7-23-24.**

**SIGNATURE SHEET**

To: Property Development Director  
Downtown Dover Partnership  
101 W. Loockerman St. Ste 2B  
Dover, Delaware 19904

This certifies that the undersigned has examined the location of:

**SINGLE STORY COMMERCIAL PROPERTY WITH SECOND FLOOR MEZZANINE AREA  
120 SOUTH GOVERNOR’S AVENUE  
DOVER, DELAWARE 19904**

and hereby declares that they have carefully examined the specifications and project site and has satisfied themselves as to all the quantities and conditions and understands that in signing this bid, they waive all rights to plead any misunderstanding regarding the same.

The undersigned further understands and agrees that they will furnish and provide all the necessary material, machinery, implements, tools, labor, services, and other items of whatever nature, and to do and perform all the work necessary under the aforesaid conditions, to carry out the contract and to accept in full compensation therefore the amount of the contract as agreed to by the contractor and the City.

NOTE: Unit prices for all items, all extensions, and total amount of bid, shall be shown, and be written in ink or typed. Show unit prices in figures only. Figures written to the right of the dot (decimal) in the dollar’s column shall be considered as cents.

The bidder is hereby advised that by signature of this bid they are deemed to have acknowledged all requirements and signed all certificates contained herein.

\*\* Receipt is hereby acknowledged of addendum(s) No. (s) \_\_\_\_\_ , \_\_\_\_\_ &  
\_\_\_\_\_

SIGNATURE OF AUTHORIZED OFFICIAL(s)

\_\_\_\_\_  
SIGNATURE, PRINTED NAME, TITLE

\_\_\_\_\_  
SIGNATURE, PRINTED NAME, TITLE

FIRM NAME \_\_\_\_\_

ADDRESS (Street, city, state, zip) \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_



**BID SHEET**

**Single Story Commercial Property with Mezzanine Area**

**ASBESTOS ABATEMENT SERVICES**

**Demolition DDP BID NO. DDP-ITB-120SG-7-23-24.**

**THE DOWNTOWN DOVER PARTNERSHIP RESERVES THE RIGHT TO AWARD THIS CONTRACT BASED ON WHICH BID IS MOST ADVANTAGEOUS TO THE DDP.**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>QTY</b>	<b>UNIT</b>	<b>DOLLAR AMOUNT</b>	
1.	LUMP SUM BID FOR ASBESTOS ABATEMENT AND REMOVAL SERVICES AS DELINATED IN PARAGRAPH 1.1.10 AND 1.1.11 OF SINGLE-STORY COMMERCIAL PROPERTY AT 120 SOUTH GOVERNOR'S AVENUE, DOVER, DE 19904  <b>Local Vendor Preference (Circle one):</b> <b>Rule 1          Rule 2          Rule 3          None</b>  <b>Minority Vendor Preference (Circle one):</b> <b>Yes      No</b>	1	LS	\$	

**I SHALL BEGIN WORK WITHIN FOURTEEN (14) DAYS AFTER THE NOTICE TO PROCEED IS RECEIVED AND COMPLETE WORK WITHIN THIRTY (30) DAYS.**

**BIDDER'S CHECK LIST**

The bidder's attention is especially called to the following items:

**A. SIGNATURE SHEET**

To be filled in and signed by the bidder and returned with the bid.

**B. BID SHEET**

The unit prices, extensions and total amounts bid must be shown in the spaces provided and returned with the bid.

**C. CONTRACTOR'S PLAN (not a form)**

As stated on Page 3, paragraph 1.2, Contractor shall include, with their bid, a brief description of how they plan to complete the project. The plan shall include the technique that will be used to demolish the building(s), as well as the equipment that will be used to demolish the building(s) and haul it away.

**D. STATEMENT OF QUALIFICATIONS**

To be filled in and returned with the bid.

**E. CERTIFICATE OF INSURANCE**

A copy of the contractor(s) insurance coverage must be included in the submission.

Note: There may be a large amount of unclaimed debris inside of the house. All demolition costs must include the disposal of this material.

**BID SHEET**

**Single Story Commercial Property with Mezzanine Area**

**DEMOLITION SERVICES**

**DDP BID NO. DDP-ITB-120SG-7-23-24.**

**THE DOWNTOWN DOVER PARTNERSHIP RESERVES THE RIGHT TO AWARD THIS CONTRACT BASED ON WHICH BID IS MOST ADVANTAGEOUS TO THE DDP.**

ITEM NO.	DESCRIPTION	QTY	UNIT	DOLLAR AMOUNT	
1.	<p>LUMP SUM BID FOR COMPLETE DEMOLITION AND REMOVAL OF SINGLE-STORY COMMERCIAL PROPERTY AND GARAGE/WAREHOUSE, ALL JUNK, DEBRIS, LITTER FENCES, BOARDS, VEGETATION OVERGROWTH AT 120 SOUTH GOVERNOR’S AVENUE, DOVER, DE 19904</p> <p><b>Local Vendor Preference (Circle one):</b>  <b>Rule 1      Rule 2      Rule 3      None</b></p> <p><b>Minority Vendor Preference (Circle one):</b>  <b>Yes    No</b></p>	1	LS	\$	

**I SHALL BEGIN WORK WITHIN FOURTEEN (14) DAYS AFTER THE NOTICE TO PROCEED IS RECEIVED AND COMPLETE WORK WITHIN THIRTY (30) DAYS.**

**BIDDER’S CHECK LIST**

The bidder’s attention is especially called to the following items:

**F. SIGNATURE SHEET**

To be filled in and signed by the bidder and returned with the bid.

**G. BID SHEET**

The unit prices, extensions and total amounts bid must be shown in the spaces provided and returned with the bid.

**H. CONTRACTOR’S PLAN (not a form)**

As stated on Page 3, paragraph 1.2, Contractor shall include, with their bid, a brief description of how they plan to complete the project. The plan shall include the technique that will be used to demolish the building(s), as well as the equipment that will be used to demolish the building(s) and haul it away.

**I. STATEMENT OF QUALIFICATIONS**

To be filled in and returned with the bid.

**J. CERTIFICATE OF INSURANCE**

A copy of the contractor(s) insurance coverage must be included in the submission.

Note: There may be a large amount of unclaimed debris inside of the house. All demolition costs must include the disposal of this material.