



City of Auburn, Maine

Finance Department

www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210
207.333.6601

May 27, 2021

Dear Consultant:

The City of Auburn, a municipal corporation (hereinafter “the City”) is accepting written proposals for the properties located at 32 High St. and 16 Walnut St in Auburn to identify hazardous materials that require special removal, determine the location and quantities, and estimate the cost for abatement in preparation for the demolition of both properties.

The City reserves the right to accept or reject any or all proposals in whole or in part and to waive any informality the City may determine is necessary. The City also reserves to itself the exclusive right to accept any proposals when it is deemed by the City to be in its best interest. The City is governed by Title 1 M.R.S.A. § 401-410, otherwise known as the Freedom of Information Act, which considers bid specifications as public documents. In awarding any proposal, the City may consider, but not be limited to, any of the following factors: the cost, the Contractor’s performance on similar projects, recommendations and opinions from previous clients, and financial standing with the City. Consultants shall be current on all amounts due to the City prior to the City entering into a contract.

There will be mandatory on-site inspections to acquaint the consultant with the properties and conditions for performance of the work on **Tuesday, June 15, 2021**. The walk through will begin at 9 am starting at 32 High St and end at 16 Walnut St.

Please submit your proposal to Derek Boulanger, Facilities Manager/Purchasing Agent, Finance Director, 60 Court Street, Auburn, Maine 04210 at the City of Auburn by 2:00 p.m. **Tuesday, June 22, 2021**. Please mark sealed envelopes plainly: “**Hazardous Materials Identification Survey – Bid 2021-024**”. No proposals will be accepted after the time and date listed above.

Sincerely

Derek Boulanger
Facilities Manager/Purchasing Agent

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I. PROJECT DESCRIPTION

The City intends to demolish the following 2 residential buildings in Auburn, Maine at 32 High St and 16 Walnut St (see attached project tax records). The purpose of this survey is to provide the City with an inventory of hazardous materials that must be separated from demolition debris.

II. INSTRUCTIONS TO INTERESTED PARTIES

a. Receiving Proposals

Proposals will be received until 2:00 pm on Tuesday, June 22, 2021 at the Finance Department, Auburn City Building, 60 Court Street, Auburn, ME 04210 after which time all further proposal submissions will be refused by the City. Proposals will be delivered in an envelope that is marked: **“Hazardous Materials Identification Survey – Bid 2021-024”**.

b. Contract Performance

The survey report shall be complete by Tuesday July 13, 2021.

c. Conflict of Interest

The consultant shall certify that neither the consultant's firm nor its employees have any interest, financial or otherwise, beyond that which is to be specified.

d. Prohibition Against Payments of Bonus or Commission

The consultant shall not pay any bonus or commission for the purpose of obtaining the City’s approval to receiving a consulting services contract.

e. Inspection of Site

There will be on-site inspections to acquaint the consultant with the properties and conditions for performance of the work on Tuesday, June 15, 2021. The walk through will begin at 9 am starting at 32 High St and end at 16 Walnut St. The inspection is mandatory.

f. Insurance

The City will require that the consultant have insurance during the term of the contract as follows:

1. Statutory Workers Compensation
2. General Liability General Aggregate (\$2,000,000 minimum)
3. Automobile (\$1,000,000 minimum)
4. Employers Liability Insurance (\$1,000,000 minimum)

Consultants will name the City as an additional insured under its policies and will provide a Certificate of Insurance with provisions for a thirty day cancellation notice to the City.

III. SELECTION PROCESS

The selection of a consultant will be based on the proposal that best serves the interests of the City. The City reserves the right to accept any proposal, in whole or in part, to achieve the best proposal as determined by the City at its sole discretion. The City also reserves the right to reject any or all proposals, or to waive any irregularities.

IV. TASKS OF THE CONSULTANT

1. Testing and Analysis: The consultant will perform on-site testing to identify types and locations of hazardous materials. Testing and analysis shall include any and all outbuildings at all locations listed on the bid submission form. The assessment will include:
 - a. Asbestos-containing building materials
 - b. Universal waste materials such as mercury-containing lights, switches, and thermostats;
 - c. Special waste materials such as fuel oil residuals in heating equipment and distribution lines.
2. The Contractor will provide a report consisting of the findings of hazardous materials including type, location and quantity, recommendations, photos, lab results, and estimate of cost for removal.

V. COMPLIANCE WITH FEDERAL REGULATIONS

Services under this contract are funded by The Office of Planning and Permitting and are subject to the following regulations.

- a. Equal Employment Opportunity: The City of Auburn is an Equal Opportunity Employer and shall not discriminate against an applicant for employment, and employee or a citizen because of race, color, sex, marital status, physical and/or mental handicap, religion, age, ancestry or natural origin, unless based upon a bona-fide occupation qualification. Consultants and sub-consultants doing business with the City shall not violate the above clause or the Civil Rights Acts of 1964. Violations by vendors shall be reviewed on a case-by-case basis and may mean an automatic breach of contract or service to the City.
- b. Save Harmless: The Consultant agrees to protect and save harmless the owner from all costs, expenses or damages that may arise out of alleged infringement of patents of materials used.
- c. Subcontracting: The Consultant shall not subcontract any part of the work or materials or assign any monies due it without first obtaining the written consent of the municipality. Neither party shall assign or transfer its interest in the contract without the written consent of the other party.

- d. Warranty: The Consultant warrants that all work will be of good quality and free from faults and defects, and in conformance with the specifications. All work not so conforming to these standards may be considered defective. The Consultant agrees to be responsible for the acts and omissions of all of its employees and all subcontractors, their agents and employees, and all other persons performing any of the work under a contract with the Consultant.

VI. BID SUBMISSION

Proposals shall contain the following information:

1. Bid submission form (Page 6)
2. General statement of professional qualifications and capacity.
3. Experience in similar work.
4. Provide names of three client references for similar work: and
8. Any other information that would be useful to the City in evaluating your proposal.

BID SUBMISSION FORM

The undersigned individual/firm/business guarantees this price for Thirty days (30) from the proposal due date. The undersigned submits this proposal without collusion with any other person, individual, or firm or agency. The undersigned ensures the authority to act on behalf of the corporation, partnership or individual they represent; and has read and agreed to all of the terms, requests, or conditions written herein by the City of Auburn, Maine. By signing this bid form, the firm listed below hereby affirms that its bid meets the minimum specifications and standards as listed above.

Description	32 High St Street	16 Walnut Street
Fee for physical sampling and final report		
Fee for universal and special waste inventory		
Asbestos bulk sample analysis cost PLM (lump sum)		
Asbestos bulk sample analysis NOB (lump sum)		
TOTAL	\$	\$

# of Samples PLM		
# of Samples NOB		

Company (Legal Name) _____

Signature _____ Printed Name _____

Title _____ Telephone _____

Email Address: _____ Fax # _____

Company Address _____

Federal Tax ID # _____ DUNS # _____

Personally appeared _____ and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of said company.

Notary Public _____

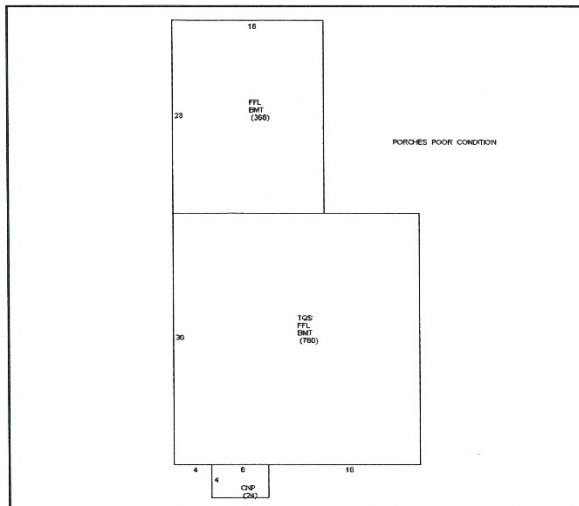
Print Name _____

Commission Expires _____

VII. PROJECT TAX CARD/32 HIGH STREET

Auburn, ME				
Quick Info (Summary Data - may not be Complete Representation of Property)				
Parcel ID: 240-225	Account 5726	User Acct: 240225000	LUC: 01	
Location: 32 HIGH ST		Owner: AVERSANO CHRISTOPHER J		
<u>In Process</u>				
Total Value: 48,000	Land: 22,300	Land Area: 0.11	Building: 25,700	Other 0
<u>Latest Sale</u>				
Sale Date: 05/13/1999	Sale Price: 31,500	Legal Reference: 4235-236	Seller: MARIGEAUX, INC	
<u>Build Permits</u> (Last 5 Only)				
Permit Date:	Number	Description:	Amount:	
<u>Building Description</u>				
Building Type: 0CAP - CAPE	Year Built: 1920	Grade: FR - FAIR		
Heat Fuel: 5 - NONE	Heat Type: 8 - NONE	%Air: Conditioned: 0.00%		
Foundation: 13 - STONE/BRICK	Quantity:	Gross area: 2,905		
Exterior Wall: 11 - ASPHALT	Depreciation: 67.90%	Finished area: 1,733		
Condition: VP - Very Poor	Fireplaces: 0			
<u>Living Units</u>				
# of Units: 1	# of Rooms: 8	# of Bedrooms: 4		
<u>Alternate Areas</u> (First 3 Only)				
Subarea:	Alt Type:	%:		

SKETCH



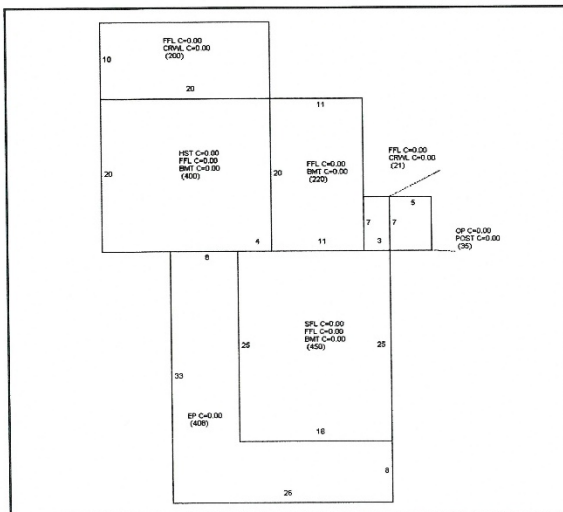
IMAGE



VIII. PROPERTY TAX CARD/18 NEWBURY STREET

Auburn, ME			
Quick Info (Summary Data - may not be Complete Representation of Property)			
Parcel ID: 250-325	Account 6676	User Acct: 250325000	LUC: 02
Location: 16 WALNUT ST		Owner: BRIGHT DONALD W JR	
In Process			
Total Value: 114,400	Land: 26,100	Land Area: 0.34	Building: 84,300 Other 4,000
Latest Sale			
Sale Date: 03/19/2007	Sale Price: 138,600	Legal Reference: 7088-131	Seller: CARON, DOUGLAS J
Build Permits (Last 5 Only)			
Permit Date:	Number	Description:	Amount:
Building Description			
Building Type: OMUL - MULT	Year Built: 1920	Grade: AV - AVERAGE	
Heat Fuel: 1 - OIL	Heat Type: 3 - FORCED H/W	%Air: Conditioned: 0.00%	
Foundation: 12 - CONC/BRICK	Quantity:	Gross area: 3,710	
Exterior Wall: 04 - VINYL	Depreciation: 48.40%	Finished area: 1,941	
Condition: FR - Fair	Fireplaces: 0		
Living Units			
# of Units: 2	# of Rooms: 13	# of Bedrooms: 5	
Alternate Areas (First 3 Only)			
Subarea:	Alt Type:	%:	

SKETCH



IMAGE

