

1 **BILL NO. S-22-09-07**

2 **SPECIAL ORDINANCE NO. S-114-22**

3  
4 **AN ORDINANCE** approving the awarding of ITB #8275853 -  
5 DEMOLITIONS AND LOT RESTORATIONS - \$113,063.00  
6 by the City of Fort Wayne, Indiana, by and through its  
7 Department of Purchasing and KREAGER GROUP INC. for  
8 NEIGHBORHOOD CODE COMPLIANCE.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE**  
10 **CITY OF FORT WAYNE, INDIANA;**

11 **SECTION 1.** That ITB #8275853 - DEMOLITIONS AND LOT RESTORATIONS -  
12 between the City of Fort Wayne, by and through its Department of Purchasing and  
13 KREAGER GROUP INC. for NEIGHBORHOOD CODE COMPLIANCE, respectfully for:

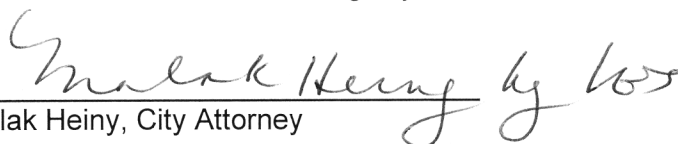
14 demolition and lot restoration for seven (7) structures throughout the City of  
15 Fort Wayne;

16 involving a total cost of ONE HUNDRED THIRTEEN THOUSAND SIXTY-THREE AND  
17 00/100 DOLLARS - (\$113,063.00) all as more particularly set forth in said ITB #8275853 -  
18 DEMOLITIONS AND LOT RESTORATIONS which is on file in the Office of the  
19 Department of Purchasing, and is by reference incorporated herein, made a part hereof,  
20 and is hereby in all things ratified, confirmed and approved.

21 **SECTION 2.** That this Ordinance shall be in full force and effect from and after its  
22 passage, any and all necessary approval by the Mayor.

23   
24 \_\_\_\_\_  
25 Council Member

26 APPROVED as to form and legality

27   
28 \_\_\_\_\_  
29 Malak Heiny, City Attorney  
30

Demolition and Lot Restoration for Neighborhood Code (#8275853)				
Owner: Purchasing				
Solicitor: Fort Wayne IN, City of				
09/07/2022 11:00 AM EDT				
		<b>SRL Corp</b>	<b>Kreager Group Inc.</b>	<b>Worx Companies</b>
<b>3510 CHEVIOT- COMM BUILDING</b>				
	LOT COST	\$6,000.00	\$500.00	\$500.00
	DEMO COST	\$31,700.00	\$13,695.00	\$52,530.00
	ASBESTOS COST	\$1,875.00	\$1,875.00	\$1,610.00
		<b>\$39,575.00</b>	<b>\$16,070.00</b>	<b>\$54,640.00</b>
<b>3710 E PAULDING- COMM BUILDING</b>				
	LOT COST	\$6,000.00	\$500.00	\$500.00
	DEMO COST	\$31,700.00	\$18,113.00	\$34,690.00
	ASBESTOS COST	\$20,275.00	\$18,275.00	\$21,850.00
		<b>\$57,975.00</b>	<b>\$36,888.00</b>	<b>\$57,040.00</b>
<b>2162 EDGEHILL- GARAGE</b>				
	LOT COST	nb	\$500.00	\$0.00
	DEMO COST		\$1,940.00	\$3,995.00
	ASBESTOS COST		\$0.00	\$0.00
			<b>\$2,440.00</b>	<b>\$3,995.00</b>
<b>2162 EDGEHILL- HOUSE FENCE WALKWAY VEG</b>				
	LOT COST	nb	\$500.00	\$500.00
	DEMO COST		\$9,503.00	\$13,246.00
	ASBESTOS COST		\$1,375.00	\$2,330.00
			<b>\$11,378.00</b>	<b>\$16,076.00</b>
<b>726 W SUPERIOR- HOUSE GARAGE</b>				
	LOT COST	nb	\$500.00	\$500.00
	DEMO COST		\$16,755.00	\$19,680.00
	ASBESTOS COST		\$1,500.00	\$2,870.00
			<b>\$18,755.00</b>	<b>\$23,050.00</b>
<b>744 W SUPERIOR- HOUSE GARAGE</b>				
	LOT COST	nb	\$500.00	\$500.00
	DEMO COST		\$10,208.00	\$12,030.00
	ASBESTOS COST		\$0.00	\$0.00
			<b>\$10,708.00</b>	<b>\$12,530.00</b>
<b>1314 N HARRISON- HOUSE GARAGE</b>				
	LOT COST	nb	\$500.00	\$500.00
	DEMO COST		\$14,949.00	\$18,726.00
	ASBESTOS COST		\$1,375.00	\$2,433.00
			<b>\$16,824.00</b>	<b>\$21,659.00</b>
			\$ 113,063.00	

Demolition and Lot Restoration for Neighborhood Code (#8275853)

Owner: Purchasing

Solicitor: Fort Wayne IN, City of

09/07/2022 11:00 AM EDT

Section	Titl Line Item	Item Code	Item Descr	UofM	Quantity	Engineer Estimate		SRL Corp	Kreager Group Inc.		Worx Companies	
						Unit Price	Extension		Unit Price	Extension	Unit Price	Extension
3510 CHEVIOT- COMM BUILDING												
	1 A		LOT COST EA		1	\$0.00	\$39,575.00	\$6,000.00	\$500.00	\$16,070.00	\$54,640.00	
	2 B		DEMO COSE EA		1		\$6,000.00	\$31,700.00	\$13,695.00	\$500.00	\$500.00	
	3 C		ASBESTOS EA		1		\$1,875.00	\$1,875.00	\$1,875.00	\$1,610.00	\$52,530.00	
3710 E PAULDING- COMM BUILDING												
	4 A		LOT COST EA		1	\$0.00	\$57,975.00	\$6,000.00	\$500.00	\$36,888.00	\$57,040.00	
	5 B		DEMO COSE EA		1		\$6,000.00	\$31,700.00	\$18,113.00	\$500.00	\$500.00	
	6 C		ASBESTOS EA		1		\$20,275.00	\$20,275.00	\$18,275.00	\$18,275.00	\$34,690.00	
2162 EDGEHILL- GARAGE												
	7 A		LOT COST EA		1	\$0.00	\$0.00	\$0.00	\$500.00	\$2,440.00	\$3,995.00	
	8 B		DEMO COSE EA		1		\$1,940.00	\$1,940.00	\$1,940.00	\$0.00	\$0.00	
	9 C		ASBESTOS EA		1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2162 EDGEHILL- HOUSE FENCE WALKWAY VEG												
	10 A		LOT COST EA		1	\$0.00	\$0.00	\$0.00	\$500.00	\$11,378.00	\$16,076.00	
	11 B		DEMO COSE EA		1		\$9,503.00	\$9,503.00	\$9,503.00	\$500.00	\$500.00	
	12 C		ASBESTOS EA		1		\$1,375.00	\$1,375.00	\$1,375.00	\$2,330.00	\$13,246.00	
726 W SUPERIOR- HOUSE GARAGE												
	13 A		LOT COST EA		1	\$0.00	\$0.00	\$0.00	\$500.00	\$18,755.00	\$23,050.00	
	14 B		DEMO COSE EA		1		\$0.00	\$0.00	\$16,755.00	\$500.00	\$500.00	
	15 C		ASBESTOS EA		1		\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$19,680.00	
744 W SUPERIOR- HOUSE GARAGE												
	16 A		LOT COST EA		1	\$0.00	\$10,708.00	\$500.00	\$500.00	\$10,708.00	\$12,530.00	
	17 B		DEMO COSE EA		1		\$10,208.00	\$10,208.00	\$10,208.00	\$500.00	\$500.00	
	18 C		ASBESTOS EA		1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
1314 N HARRISON- HOUSE GARAGE												
	19 A		LOT COST EA		1	\$0.00	\$16,824.00	\$500.00	\$500.00	\$16,824.00	\$21,659.00	
	20 B		DEMO COSE EA		1		\$14,949.00	\$14,949.00	\$14,949.00	\$500.00	\$500.00	
	21 C		ASBESTOS EA		1		\$1,375.00	\$1,375.00	\$1,375.00	\$2,433.00	\$18,726.00	
Base Bid Total:						\$0.00	\$18,755.00	\$0.00	\$18,755.00	\$18,755.00	\$2,433.00	\$23,050.00



**CITY OF FORT WAYNE REQUEST FOR BIDS FOR DEMOLITION OF  
STRUCTURES FOR THE DEPARTMENT OF NEIGHBORHOOD CODE  
COMPLIANCE (“NCC”)**

I. **PRELIMINARY DEMOLITION REQUIREMENTS**

- A. **LICENSED CONTRACTOR.** Bid contractor (hereinafter referred to as “Contractor”) must have a valid contractor’s license in Allen County, Indiana, prior to participation in the submission of demolition bids.
- B. **BREAKDOWN OF BID.** Demolition bid must include a breakdown of cost of asbestos removal, demolition and lot restoration. All non-conforming bids will not be considered.
- C. **PERMITS.** The Contractor shall, at his/her own expense, secure and pay to the appropriate department of the local government, the fees or charges for all permits required for demolition, pavement cuts, repaving of streets and sidewalks, temporary closures of public right-of-ways and all other building, electrical, plumbing, gas and sewer permits necessary under the local regulatory body or any of its agencies.
- D. **NCC SIGN-OFF.**
- a. The demolition and lot restoration sign-off must take place prior to the start of any work by Contractor, including requests for utility disconnects. Contractor shall notify NCC at [nccdemobid@cityoffortwayne.org](mailto:nccdemobid@cityoffortwayne.org) with the start date of each demolition. The demolition of structure(s) and rough grade shall be completed within five (5) business days of the start time provided to NCC via email. Failure to comply will result in the Contractor paying five percent (5%) of the bid price, per day, as liquidated damages for each day that the work is not completed.
  - b. Once signed off with NCC, the Contractor shall make every reasonable effort to work with interested parties for the purpose of removing salvage from structures prior to demolition. Special effort should be made to salvage items of historic value or items with potential for re-use.
- E. **PHOTOGRAPHS.** Contractor shall take color, date stamped photographs of the structure(s) the day the demolition starts. At least one (1) photo shall be of the front of the structure(s) to be demolished, with the address visible if possible. At the completion of the demolition and/or lot restoration, color, date stamped photographs of the demolition site shall be taken. Contractor shall provide printed copies of photographs to NCC at the time of invoice.
- F. **ASBESTOS ABATEMENT.** Contractor to submit all paperwork and perform asbestos abatement prior to the demolition in accordance with the Indiana Department of Environmental Management (“IDEM”) rules and regulations.
- Note:** All NCC demolitions require submission of paperwork to IDEM regardless of asbestos testing results prior to demolition.

G. EXTENSIONS. Requests for extensions must be submitted to NCC at [nccdemobid@cityoffortwayne.org](mailto:nccdemobid@cityoffortwayne.org). If weather conditions are not conducive to establishing proper turf, NCC may authorize, in writing, the completion of lot restoration at a future date. When lot restorations are postponed, payment will be made for the cost of the demolition less lot restoration after rough grade is completed and approved by NCC.

## II. DEMOLITION REQUIREMENTS

A. Contractor agrees to the following demolition requirements:

- a. Once NCC signs off with Contractor as detailed in Section I, Contractor is responsible for securing the structure(s). Should NCC have to secure any structure(s), Contractor shall reimburse NCC for costs incurred.
- b. When a Demolition Order references only the demolition of a garage, thereby leaving the primary structure, Contractor shall leave the garage slab intact;
- c. When leaving the demolition site, Contractor shall secure and cover the load on all trucks and dumpsters as required by the Indiana Department of Transportation (“INDOT”).
- d. Demolish and remove all buildings and appurtenances per NCC Demolition Order. After demolition is started, Contractor must work continuously until demolition is complete, including removal of all debris on the lot. Debris may include but is not limited to: tires, shrubs, dead trees, stumps and snags (defined as a standing dead or partially dead tree) as identified by NCC, and any volunteer/invasive vegetation or trees, unless otherwise stated by NCC. A list of volunteer/invasive vegetation can be found at <http://www.in.gov/dnr/6351.htm>. Contractor shall include and remove listed debris items referenced above as part of their bid price. Items in question should be identified and discussed with NCC prior to submission of the bid.
- e. Maintain control over the operation to eliminate hazards to residents. Any nails and other tire puncturing items must be removed by Contractor. Existing public streets, curbs and sidewalks shall be protected from damage. When possible, Contractor shall enter the properties to be cleared from the rear. Demolition site shall be protected in accordance with Occupational Safety and Health Administration (“OSHA”) Guidelines.
- f. The basement walls and all other concrete slabs and footings shall be removed three (3) feet below finished grade. Any improved surfaces such as driveways, sidewalks, steps, etc., shall be completely removed from the lot prior to lot restoration. Material used for backfill shall consist of solids only and wood content shall not exceed five percent (5%). The fill which is placed from grade to a depth of twelve (12) inches shall consist of at least eighty percent (80%) soil base material and have no stones or rocks larger than four (4) inches in any dimension. All backfill shall be compacted thoroughly. Basement floors shall be broken for a minimum of

twenty percent (20%) of floor area uniformly distributed. All demolitions to meet all state and local codes and ordinances including Allen County Building Department (“ACBD”) rules and regulations.

- g. Cut and plug all sewer and drain lines in accordance with Board of Works specifications, which shall be subject to inspection. Contractor shall schedule the necessary inspections with the New Water and Sewer Permit Office.
  - h. Protect existing trees, overhead wiring and property markers. A ten (10) foot safety zone will be maintained between equipment and overhead wiring at all times.
  - i. Remove underground tanks present in accordance with the requirements of the Indiana Department of Homeland Security (“IDHS”). Cisterns present in the demolition area shall be found, uncovered, and filled by the Contractor in accordance with the requirements for basements depending on location as covered in Item g herein.
  - j. When a structure to be demolished has an areaway under an adjacent sidewalk, street, alley, driveway, or other paved thoroughfare, and said areaway is covered by a protective grating or door, that areaway must be filled to a point even with the surrounding surface, with bank gravel, and must be compacted thoroughly, and the protective grating or door must be replaced and securely fastened to prevent casual removal.
  - k. Leave the demolition site in a clean manner. No debris is to be left on the site which includes other obstructions and hazards identified at rough grade. The top twelve inches (12") of the site shall be backfilled with a soil suitable for support of vegetation.
  - l. Protect and leave intact manhole and catch basin castings and fire hydrants.
  - m. Fences and fence posts shall be removed to a depth of three (3) feet below finish grade.
  - n. At no time will structures or materials be burned, or any fires permitted on site.
  - o. If Contractor who is awarded the contract for labor, materials, and/or machinery subcontract, such subcontracts shall be made known to NCC in writing. All work performed by subcontractors shall be the full responsibility of the primary Contractor and meet all written requirements of NCC as stated herein.
- B. Contractor agrees to adhere to the following procedure for disconnections of water service pipes:
- a. Obtain a right-of-way cut permit where applicable from the City of Fort Wayne Right-of-Way Permit Department.

- b. Obtain location of shut off valve/curb stop(s) from Water Maintenance and Service Department to determine location(s) for excavation.
- c. Excavate and disconnect the service 1 ft +/- beyond right of way on to private property.
- d. Before backfilling, call the New Water and Sewer Permit Office for inspection to verify that the shut off valve/curb stop is "off" and to arrange for the Water Maintenance and Service Department to record disconnection.
- e. After inspection and upon acceptance, properly backfill excavation and restore surface in accordance with requirements of the Right-of-Way Department.

C. DAMAGE TO CITY UTILITIES. Any damage to the City Utility's facilities by the Contractor, shall be repaired at Contractor's expense.

D. DAMAGE TO PUBLIC AND PRIVATE PROPERTY. Contractor shall be liable for any and all damage to curbs, streets, alleys and all other public and private property during demolition and removal of debris from site. All damage shall be repaired at Contractor's expense.

E. INSPECTIONS.

- a. Contractor shall schedule at least two (2) inspections by the ACBD and at least one (1) rough grade inspection by NCC. The first inspection shall be made after the basement floor is broken and after the basement walls, etc., are removed, as covered in Section A (g) herein, and before any backfill is placed. The second inspection shall be made after the backfill is completed and all debris is removed from site. Backfill is to be graded high enough above surrounding grade that when the backfilled area settles, it will not pocket water.
- b. Payment shall be withheld until after NCC has completed an inspection and verified the work is completed to specifications. It shall be the Contractor's responsibility to call the ACBD and NCC for each of these inspections. Failure to do so shall constitute a violation of specifications and give justification for withholding payment.

### III. POST DEMOLITION REQUIREMENTS

- A. **COMPLETION OF DEMOLITION.** Contractor must complete all demolitions and lot restorations awarded within sixty (60) days of the sign-off date. Emergency demolitions must be completed within seven (7) to thirty (30) days as determined by NCC. Exceptions must be approved by NCC Director. Failure to meet this deadline will authorize NCC to award the next lowest bidder for completion of the demolition and the defaulting Contractor assessed a penalty of twenty-five percent (25%) of the quoted price per parcel as liquidated damages.
- B. **DISPOSAL OF MATERIALS.**
  - a. Contractor shall comply with the applicable local and state laws governing the disposal of materials, debris, rubbish and trash on or off the site. Contractor shall not trespass on any public or private property by leaving equipment or materials in any operation due to or connected with the demolition and site clearance.
  - b. Contractor shall submit a letter to the City of Fort Wayne Purchasing Department from the owner of an approved dumping site stating that the site can legally accept all debris from the demolished building(s).
- C. **CANCELATION OF DEMOLITION.** NCC Director may remove a structure and/or property from the bid at any time after awarding the contract. The contract price will be reduced by the bid amount for such structures and/or properties. Contractor will be reimbursed for only those costs incurred in the demolition of such structures and/or properties as of the date Contractor is notified to halt demolition action.

## LOT RESTORATION SPECIFICATIONS

### A. METHOD OF BID

Contractor shall bid restoration, separate from demolition costs, at a bid price for each property.

### B. SOIL PREPARATION

#### 1. SCOPE OF WORK

Fine grading, spreading of topsoil, and related items necessary to complete the work shown or specified are a part of this section.

#### 2. PROCEDURE

After completion of all demolition work, sub-grades, and any other necessary major earthwork operations, the Contractor will rake to finish grade. Topsoil shall be free from any rubbish, debris, or rocks greater than one and a quarter (1 ¼") inches.

Grades shall slope so as to drain to streets or alleys, and not to adjacent properties with no depressions to catch water on site. NCC will approve final grade elevations before seeding or other landscaping operations begin.

#### 3. FINE GRADING AND VEGETATION REMOVAL

The Contractor shall remove weeds, unacceptable lawns or other agricultural vegetation. Alternative methods, including use of herbicide, shall be specified by the contractor in the bid response and is subject to the approval of NCC. Any bare soil areas will be tilled, disked or plowed to a scarified minimum depth of six inches (6"). Topsoil shall be broken into clods no larger than one and a half inches (1 ½") by means of pulverizing or similar method. Any irregularities in the surface resulting from tillage, fertilizing or other operations shall be leveled out before seeding operations begin.

C. SITE SEEDING AND LANDSCAPING

1. SCOPE OF WORK

Seeding work to include all labor, material, equipment, and appliances required. The work shall include, but not be limited to the following:

- |    |                  |    |           |
|----|------------------|----|-----------|
| a) | Soil Preparation | b) | Seeding   |
| c) | Fertilizing      | d) | Mulching  |
| e) | Watering         | f) | Guarantee |

2. SCHEDULE

Work shall proceed as quickly as the site or portions of the site become available or as weather permits. Extensions may be granted with sufficient proof to NCC showing that conditions outside the contractor's control have prevented completion of the project.

3. INSPECTIONS

*a) First Inspection* - The Contractor shall request an inspection from NCC when vegetation removal and fine grading have been completed. Upon approval of NCC the Contractor shall proceed with seeding.

*b) Second Inspection* - The Contractor shall request an inspection by NCC when site seeding, mulching and fertilizing are completed. Upon approval of NCC, the contractor may submit an invoice for bid price.

4. SEED MIXTURES

Seed mixtures must consist of Turf-type fescues, provided at least three (3) varieties are mixed in a blend, and no variety is more than forty percent (40%) of the mix. Depending on the individual site conditions, the following types of mixes can be used:

\*Sunny Park Mix  
Seeding rate: 5 lbs. Per 1,000 sq. ft.

\*Shady Park Mix

5. SEEDING OPERATIONS

Seeding may be done in any approved method of application immediately after preparation of the seedbed. Hand seeding methods should be done by seeding one direction and then crossing that path at right angles. Apply seed at the rates shown above. Should prepared seedbeds be rained on or otherwise compacted, they must be re-scarified before seeding operations. All seeded areas shall be mulched at the rate of one and a half (1 ½ ) bales per 1,000 sq. ft. Straw to be wet down to prevent

displacement. Areas subject to extreme wind shall be mechanically punched so that the straw remains a uniform depth throughout and does not blow away. Straw shall be wheat or oats straw, free of weeds and foreign matter.

## 6. OPTIONAL METHODS OF SEEDING

### a) HYDRO SEEDING

All areas receiving seed shall be raked smooth and free from depressions or irregularities. Grass seed shall be sown evenly by the hydro-seed method (combining water, seeds, wood fiber mulch and fertilizer in one application) at the rate of seven pounds (7 lbs.) per 1,000 sq. ft. Fertilizer shall be applied as specified at a rate of two to four pounds (2 - 4 lbs.) nitrogen per 1,000 sq. ft.

### b) SEED STARTER BLANKET/MAT

Blanket/Mat to be installed per manufacturer's specifications.

All seeding shall be done on days when the wind does not exceed a velocity of five (5) miles per hour. Contractor shall keep all walks, roads, parking areas, buildings, etc., clear of seeding materials.

## 7. CLEAN UP

As seeding operations proceed, all rope, wire, burlap, empty containers, rocks, clods, and all other debris shall not be allowed to accumulate but shall be removed daily and the site kept as tidy as possible at all times. Any soil, peat, manure, or similar material which has been brought onto paved areas by work operations or otherwise, shall be removed promptly by sweeping, and if necessary, by washing, thereby keeping the area clean at all times. Other excess soil shall be removed from the site. All ground areas disturbed as a result of planting operations shall be restored to their original condition or to the desired new appearance.

## 8. GUARANTEE/PENALTY

The Contractor shall guarantee a good stand of grass in seeded areas by watering, re-grading, and reseeding eroded areas and otherwise maintaining all seeded areas until final acceptance. Any areas which do not show a uniform stand or have bare spots over 12" x 12" shall be reseeded and re-mulched at the Contractor's expense with the same seed mixture and mulch as originally used and such reseeding and re-mulching shall be repeated until all affected areas are covered with grass. Failure to correct the deficiencies will result in a penalty of 10% of the total Bid Price.

INVOICING

Payment for work completed shall require the submission of Contractor's invoice. Invoices shall not be paid without an executed Sign-Off Form. Invoices must be submitted to NCC within fifteen (15) days following completion of the work. Invoices will not be paid prior to completion. All invoices are subject to a \$500 penalty if the following invoice information is not provided:

1. Contractor Information:
  - a. Company name
  - b. Company address
  - c. Company phone number
  - d. Company email address
2. Invoice number
3. Invoice date
4. Address of service
5. Demolition start date
6. Demolition completion date
7. Proper photographic documentation as defined in item (Section I. Subsection E) \*
8. Total cost of demolition \*\*

\* Photos at completion of demolition and rough grade to be submitted in advance of lot restoration when lot restoration is delayed due to weather conditions.

\*\* Lot restoration to be invoiced separately with photos during weather conditions that delay lot restoration.

Read and Accepted: \_\_\_\_\_ *Scott Lombard, President*

Company Name: \_\_\_\_\_ *SRL Corp* \_\_\_\_\_

Date: \_\_\_\_\_ *9/7/2022* \_\_\_\_\_

Properties: \*Pricing to be entered on the Quest Bid Worksheet

1	3510 CHEVIOT	COMM BUILDING
2	3710 E PAULDING	COMM BUILDING
3	2162 EDGEHILL	GARAGE
4	2162 EDGEHILL	HOUSE, FENCE, WALKWAY, VEG
5	726 W SUPERIOR	HOUSE, GARAGE
6	744 W SUPERIOR	HOUSE, GARAGE
7	1314 N HARRISON	HOUSE, GARAGE

DEMOLITIONS TO BE COMPLETED WITHIN 60 DAYS PER BID SPECIFICATIONS.

VALIDITY OF BID PRICES \_\_\_\_\_ 30 \_\_\_\_\_  
 (IN CALENDAR DAYS)

\_\_\_\_\_Scott Lombard\_\_\_\_\_ 9/7/2022\_\_\_\_\_  
 Signature of Vendor Date

City of Fort Wayne  
Thomas C. Henry, Mayor  
Purchasing Department  
REQUEST FOR QUOTE



Vendor Submission

RFQ .....#8275853  
Description..... Demolition and Lot Restoration for Neighborhood Code  
Compliance  
RFQ Due Date .....Wednesday, September 7, 2022 at 11:00 a.m.

**Bids will be received electronically through QuestCDN vBid Online Bidding ONLY. The online bid portal will be open for vBid through the listed due date/time.**

By mutual agreement between the City of Fort Wayne and the supplier, the contract period may be extended for an additional like or lesser time period. However, the agreement to extend must be completed in written form at the original price and under the original conditions governing the contract.

This Request for Quote is issued to establish a contract to supply the City of Fort Wayne with a commodity or service in accordance with accompanying specifications. The execution hereof by the bidder is acceptance of all terms and conditions herein and in that regard the bidder agrees to be bound by same and be bound to the amount of the bid for a period of ninety (90) days.

Company: The Morrival Company

Address: P.O. Box 15625

City/State/Zip: Fort Wayne, IN 46885

Printed Name: Gary Morrival

Email: gmorrival@icloud.com

**CITY OF FORT WAYNE REQUEST FOR BIDS FOR DEMOLITION OF  
STRUCTURES FOR THE DEPARTMENT OF NEIGHBORHOOD CODE  
COMPLIANCE ("NCC")**

I. **PRELIMINARY DEMOLITION REQUIREMENTS**

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- D. **NCC SIGN-OFF.**
- a. The demolition and lot restoration sign-off must take place prior to the start of any work by Contractor, including requests for utility disconnects. Contractor shall notify NCC at [nccdemobid@cityoffortwayne.org](mailto:nccdemobid@cityoffortwayne.org) with the start date of each demolition. The demolition of structure(s) and rough grade shall be completed within five (5) business days of the start time provided to NCC via email. Failure to comply will result in the Contractor paying five percent (5%) of the bid price, per day, as liquidated damages for each day that the work is not completed.
  - b. Once signed off with NCC, the Contractor shall make every reasonable effort to work with interested parties for the purpose of removing salvage from structures prior to demolition. Special effort should be made to salvage items of historic value or items with potential for re-use.
- E. **PHOTOGRAPHS.** Contractor shall take color, date stamped photographs of the structure(s) the day the demolition starts. At least one (1) photo shall be of the front of the structure(s) to be demolished, with the address visible if possible. At the completion of the demolition and/or lot restoration, color, date stamped photographs of the demolition site shall be taken. Contractor shall provide printed copies of photographs to NCC at the time of invoice.
- F. **ASBESTOS ABATEMENT.** Contractor to submit all paperwork and perform asbestos abatement prior to the demolition in accordance with the Indiana Department of Environmental Management ("IDEM") rules and regulations.
- Note:** All NCC demolitions require submission of paperwork to IDEM regardless of asbestos testing results prior to demolition.

- G. EXTENSIONS. Requests for extensions must be submitted to NCC at [nccdemobid@cityoffortwayne.org](mailto:nccdemobid@cityoffortwayne.org). If weather conditions are not conducive to establishing proper turf, NCC may authorize, in writing, the completion of lot restoration at a future date. When lot restorations are postponed, payment will be made for the cost of the demolition less lot restoration after rough grade is completed and approved by NCC.

## II. DEMOLITION REQUIREMENTS

### A. Contractor agrees to the following demolition requirements:

- a. Once NCC signs off with Contractor as detailed in Section I, Contractor is responsible for securing the structure(s). Should NCC have to secure any structure(s), Contractor shall reimburse NCC for costs incurred.
- b. When a Demolition Order references only the demolition of a garage, thereby leaving the primary structure, Contractor shall leave the garage slab intact;
- c. When leaving the demolition site, Contractor shall secure and cover the load on all trucks and dumpsters as required by the Indiana Department of Transportation ("INDOT").
- d. Demolish and remove all buildings and appurtenances per NCC Demolition Order. After demolition is started, Contractor must work continuously until demolition is complete, including removal of all debris on the lot. Debris may include but is not limited to: tires, shrubs, dead trees, stumps and snags (defined as a standing dead or partially dead tree) as identified by NCC, and any volunteer/invasive vegetation or trees, unless otherwise stated by NCC. A list of volunteer/invasive vegetation can be found at <http://www.in.gov/dnr/6351.htm>. Contractor shall include and remove listed debris items referenced above as part of their bid price. Items in question should be identified and discussed with NCC prior to submission of the bid.
- e. Maintain control over the operation to eliminate hazards to residents. Any nails and other tire puncturing items must be removed by Contractor. Existing public streets, curbs and sidewalks shall be protected from damage. When possible, Contractor shall enter the properties to be cleared from the rear. Demolition site shall be protected in accordance with Occupational Safety and Health Administration ("OSHA") Guidelines.
- f. The basement walls and all other concrete slabs and footings shall be removed three (3) feet below finished grade. Any improved surfaces such as driveways, sidewalks, steps, etc., shall be completely removed from the lot prior to lot restoration. Material used for backfill shall consist of solids only and wood content shall not exceed five percent (5%). The fill which is placed from grade to a depth of twelve (12) inches shall consist of at least eighty percent (80%) soil base material and have no stones or rocks larger than four (4) inches in any

dimension. All backfill shall be compacted thoroughly. Basement floors shall be broken for a minimum of twenty percent (20%) of floor area uniformly distributed. All demolitions to meet all state and local codes and ordinances including Allen County Building Department ("ACBD") rules and regulations.

- g. Cut and plug all sewer and drain lines in accordance with Board of Works specifications, which shall be subject to inspection. Contractor shall schedule the necessary inspections with the New Water and Sewer Permit Office.
  - h. Protect existing trees, overhead wiring and property markers. A ten (10) foot safety zone will be maintained between equipment and overhead wiring at all times.
  - i. Remove underground tanks present in accordance with the requirements of the Indiana Department of Homeland Security ("IDHS"). Cisterns present in the demolition area shall be found, uncovered, and filled by the Contractor in accordance with the requirements for basements depending on location as covered in Item g herein.
  - j. When a structure to be demolished has an areaway under an adjacent sidewalk, street, alley, driveway, or other paved thoroughfare, and said areaway is covered by a protective grating or door, that areaway must be filled to a point even with the surrounding surface, with bank gravel, and must be compacted thoroughly, and the protective grating or door must be replaced and securely fastened to prevent casual removal.
  - k. Leave the demolition site in a clean manner. No debris is to be left on the site which includes other obstructions and hazards identified at rough grade. The top twelve inches (12") of the site shall be backfilled with a soil suitable for support of vegetation.
  - l. Protect and leave intact manhole and catch basin castings and fire hydrants.
  - m. Fences and fence posts shall be removed to a depth of three (3) feet below finish grade.
  - n. At no time will structures or materials be burned, or any fires permitted on site.
  - o. If Contractor who is awarded the contract for labor, materials, and/or machinery subcontract, such subcontracts shall be made known to NCC in writing. All work performed by subcontractors shall be the full responsibility of the primary Contractor and meet all written requirements of NCC as stated herein.
- B. Contractor agrees to adhere to the following procedure for disconnections of water service pipes:

- a. Obtain a right-of-way cut permit where applicable from the City of Fort Wayne Right-of-Way Permit Department.
  - b. Obtain location of shut off valve/curb stop(s) from Water Maintenance and Service Department to determine location(s) for excavation.
  - c. Excavate and disconnect the service 1 ft +/- beyond right of way on to private property.
  - d. Before backfilling, call the New Water and Sewer Permit Office for inspection to verify that the shut off valve/curb stop is "off" and to arrange for the Water Maintenance and Service Department to record disconnection.
  - e. After inspection and upon acceptance, properly backfill excavation and restore surface in accordance with requirements of the Right-of-Way Department.
- C. DAMAGE TO CITY UTILITIES. Any damage to the City Utility's facilities by the Contractor, shall be repaired at Contractor's expense.
- D. DAMAGE TO PUBLIC AND PRIVATE PROPERTY. Contractor shall be liable for any and all damage to curbs, streets, alleys and all other public and private property during demolition and removal of debris from site. All damage shall be repaired at Contractor's expense.
- E. INSPECTIONS.
- a. Contractor shall schedule at least two (2) inspections by the ACBD and at least one (1) rough grade inspection by NCC. The first inspection shall be made after the basement floor is broken and after the basement walls, etc., are removed, as covered in Section A (g) herein, and before any backfill is placed. The second inspection shall be made after the backfill is completed and all debris is removed from site. Backfill is to be graded high enough above surrounding grade that when the backfilled area settles, it will not pocket water.
  - b. Payment shall be withheld until after NCC has completed an inspection and verified the work is completed to specifications. It shall be the Contractor's responsibility to call the ACBD and NCC for each of these inspections. Failure to do so shall constitute a violation of specifications and give justification for withholding payment.

### III. POST DEMOLITION REQUIREMENTS

- A. **COMPLETION OF DEMOLITION.** Contractor must complete all demolitions and lot restorations awarded within sixty (60) days of the sign-off date. Emergency demolitions must be completed within seven (7) to thirty (30) days as determined by NCC. Exceptions must be approved by NCC Director. Failure to meet this deadline will authorize NCC to award the next lowest bidder for completion of the demolition and the defaulting Contractor assessed a penalty of twenty-five percent (25%) of the quoted price per parcel as liquidated damages.
- B. **DISPOSAL OF MATERIALS.**
- a. Contractor shall comply with the applicable local and state laws governing the disposal of materials, debris, rubbish and trash on or off the site. Contractor shall not trespass on any public or private property by leaving equipment or materials in any operation due to or connected with the demolition and site clearance.
  - b. Contractor shall submit a letter to the City of Fort Wayne Purchasing Department from the owner of an approved dumping site stating that the site can legally accept all debris from the demolished building(s).
- C. **CANCELATION OF DEMOLITION.** NCC Director may remove a structure and/or property from the bid at any time after awarding the contract. The contract price will be reduced by the bid amount for such structures and/or properties. Contractor will be reimbursed for only those costs incurred in the demolition of such structures and/or properties as of the date Contractor is notified to halt demolition action.

## LOT RESTORATION SPECIFICATIONS

### A. METHOD OF BID

Contractor shall bid restoration, separate from demolition costs, at a bid price for each property.

### B. SOIL PREPARATION

#### 1. SCOPE OF WORK

Fine grading, spreading of topsoil, and related items necessary to complete the work shown or specified are a part of this section.

#### 2. PROCEDURE

After completion of all demolition work, sub-grades, and any other necessary major earthwork operations, the Contractor will rake to finish grade. Topsoil shall be free from any rubbish, debris, or rocks greater than one and a quarter (1 ¼") inches.

Grades shall slope so as to drain to streets or alleys, and not to adjacent properties with no depressions to catch water on site. NCC will approve final grade elevations before seeding or other landscaping operations begin.

#### 3. FINE GRADING AND VEGETATION REMOVAL

The Contractor shall remove weeds, unacceptable lawns or other agricultural vegetation. Alternative methods, including use of herbicide, shall be specified by the contractor in the bid response and is subject to the approval of NCC. Any bare soil areas will be tilled, disked or plowed to a scarified minimum depth of six inches (6"). Topsoil shall be broken into clods no larger than one and a half inches (1 ½") by means of pulverizing or similar method. Any irregularities in the surface resulting from tillage, fertilizing or other operations shall be leveled out before seeding operations begin.

C. SITE SEEDING AND LANDSCAPING

1. SCOPE OF WORK

Seeding work to include all labor, material, equipment, and appliances required. The work shall include, but not be limited to the following:

- |                     |              |
|---------------------|--------------|
| a) Soil Preparation | b) Seeding   |
| c) Fertilizing      | d) Mulching  |
| e) Watering         | f) Guarantee |

2. SCHEDULE

Work shall proceed as quickly as the site or portions of the site become available or as weather permits. Extensions may be granted with sufficient proof to NCC showing that conditions outside the contractor's control have prevented completion of the project.

3. INSPECTIONS

a) *First Inspection* - The Contractor shall request an inspection from NCC when vegetation removal and fine grading have been completed. Upon approval of NCC the Contractor shall proceed with seeding.

b) *Second Inspection* - The Contractor shall request an inspection by NCC when site seeding, mulching and fertilizing are completed. Upon approval of NCC, the contractor may submit an invoice for bid price.

4. SEED MIXTURES

Seed mixtures must consist of Turf-type fescues, provided at least three (3) varieties are mixed in a blend, and no variety is more than forty percent (40%) of the mix. Depending on the individual site conditions, the following types of mixes can be used:

\*Sunny Park Mix  
Seeding rate: 5 lbs. Per 1,000 sq. ft.

\*Shady Park Mix

5. SEEDING OPERATIONS

Seeding may be done in any approved method of application immediately after preparation of the seedbed. Hand seeding methods should be done by seeding one direction and then crossing that path at right angles. Apply seed at the rates shown above. Should prepared seedbeds be rained on or otherwise compacted, they must be re-scarified before seeding operations. All seeded areas shall be mulched at the rate of one and a half (1 ½) bales per 1,000 sq. ft. Straw to be wet

down to prevent displacement. Areas subject to extreme wind shall be mechanically punched so that the straw remains a uniform depth throughout and does not blow away. Straw shall be wheat or oats straw, free of weeds and foreign matter.

## 6. OPTIONAL METHODS OF SEEDING

### a) HYDRO SEEDING

All areas receiving seed shall be raked smooth and free from depressions or irregularities. Grass seed shall be sown evenly by the hydro-seed method (combining water, seeds, wood fiber mulch and fertilizer in one application) at the rate of seven pounds (7 lbs.) per 1,000 sq. ft. Fertilizer shall be applied as specified at a rate of two to four pounds (2 - 4 lbs.) nitrogen per 1,000 sq. ft.

### b) SEED STARTER BLANKET/MAT

Blanket/Mat to be installed per manufacturer's specifications.

All seeding shall be done on days when the wind does not exceed a velocity of five (5) miles per hour. Contractor shall keep all walks, roads, parking areas, buildings, etc., clear of seeding materials.

## 7. CLEAN UP

As seeding operations proceed, all rope, wire, burlap, empty containers, rocks, clods, and all other debris shall not be allowed to accumulate but shall be removed daily and the site kept as tidy as possible at all times. Any soil, peat, manure, or similar material which has been brought onto paved areas by work operations or otherwise, shall be removed promptly by sweeping, and if necessary, by washing, thereby keeping the area clean at all times. Other excess soil shall be removed from the site. All ground areas disturbed as a result of planting operations shall be restored to their original condition or to the desired new appearance.

## 8. GUARANTEE/PENALTY

The Contractor shall guarantee a good stand of grass in seeded areas by watering, re-grading, and reseeded eroded areas and otherwise maintaining all seeded areas until final acceptance. Any areas which do not show a uniform stand or have bare spots over 12" x 12" shall be reseeded and re-mulched at the Contractor's expense with the same seed mixture and mulch as originally used and such reseeded and re-mulching shall be repeated until all affected areas are covered with grass. Failure to correct the deficiencies will result in a penalty of 10% of the total Bid Price.

## INVOICING

Payment for work completed shall require the submission of Contractor's invoice. Invoices shall not be paid without an executed Sign-Off Form. Invoices must be submitted to NCC within fifteen (15) days following completion of the work. Invoices will not be paid prior to completion. All invoices are subject to a \$500 penalty if the following invoice information is not provided:

1. Contractor Information:
  - a. Company name
  - b. Company address
  - c. Company phone number
  - d. Company email address
2. Invoice number
3. Invoice date
4. Address of service
5. Demolition start date
6. Demolition completion date
7. Proper photographic documentation as defined in item (Section I. Subsection E) \*
8. Total cost of demolition \*\*

\* Photos at completion of demolition and rough grade to be submitted in advance of lot restoration when lot restoration is delayed due to weather conditions.

\*\* Lot restoration to be invoiced separately with photos during weather conditions that delay lot restoration.

Read and Accepted: \_\_\_\_\_

Company Name: \_\_\_\_\_

*The Morrill Company*

Date: 8/25/22


Properties: \*Pricing to be entered on the Quest Bid Worksheet

1	3510 CHEVIOT	COMM BUILDING
2	3710 E PAULDING	COMM BUILDING
3	2162 EDGEHILL	GARAGE
4	2162 EDGEHILL	HOUSE, FENCE, WALKWAY, VEG
5	726 W SUPERIOR	HOUSE, GARAGE
6	744 W SUPERIOR	HOUSE, GARAGE
7	1314 N HARRISON	HOUSE, GARAGE

DEMOLITIONS TO BE COMPLETED WITHIN 60 DAYS PER BID SPECIFICATIONS.

VALIDITY OF BID PRICES  
(IN CALENDAR DAYS)

60

  
Signature of Vendor

8/25/22  
Date

**City of Fort Wayne  
Thomas C. Henry, Mayor  
Purchasing Department  
REQUEST FOR QUOTE**



**Vendor Submission**

**RFQ .....#8275853**

**Description..... Demolition and Lot Restoration for Neighborhood Code  
Compliance**

**RFQ Due Date .....Wednesday, September 7, 2022 at 11:00 a.m.**

**Bids will be received electronically through QuestCDN vBid Online Bidding ONLY. The  
online bid portal will be open for vBid through the listed due date/time.**

By mutual agreement between the City of Fort Wayne and the supplier, the contract period may be extended for an additional like or lesser time period. However, the agreement to extend must be completed in written form at the original price and under the original conditions governing the contract.

This Request for Quote is issued to establish a contract to supply the City of Fort Wayne with a commodity or service in accordance with accompanying specifications. The execution hereof by the bidder is acceptance of all terms and conditions herein and in that regard the bidder agrees to be bound by same and be bound to the amount of the bid for a period of ninety (90) days.

Company: Kreager Group Inc.

Address: 4614 Golfview Drive

City/State/Zip: Fort Wayne IN 46818

Printed Name: Lee Kreager

Email: estimatingkreagergroup@gmail.com

**CITY OF FORT WAYNE REQUEST FOR BIDS FOR DEMOLITION OF  
STRUCTURES FOR THE DEPARTMENT OF NEIGHBORHOOD CODE  
COMPLIANCE (“NCC”)**

I. PRELIMINARY DEMOLITION REQUIREMENTS

- A. **LICENSED CONTRACTOR.** Bid contractor (hereinafter referred to as “Contractor”) must have a valid contractor’s license in Allen County, Indiana, prior to participation in the submission of demolition bids.
- B. **BREAKDOWN OF BID.** Demolition bid must include a breakdown of cost of asbestos removal, demolition and lot restoration. All non-conforming bids will not be considered.
- C. **PERMITS.** The Contractor shall, at his/her own expense, secure and pay to the appropriate department of the local government, the fees or charges for all permits required for demolition, pavement cuts, repaving of streets and sidewalks, temporary closures of public right-of-ways and all other building, electrical, plumbing, gas and sewer permits necessary under the local regulatory body or any of its agencies.
- D. **NCC SIGN-OFF.**
- a. The demolition and lot restoration sign-off must take place prior to the start of any work by Contractor, including requests for utility disconnects. Contractor shall notify NCC at [nccdemobid@cityoffortwayne.org](mailto:nccdemobid@cityoffortwayne.org) with the start date of each demolition. The demolition of structure(s) and rough grade shall be completed within five (5) business days of the start time provided to NCC via email. Failure to comply will result in the Contractor paying five percent (5%) of the bid price, per day, as liquidated damages for each day that the work is not completed.
  - b. Once signed off with NCC, the Contractor shall make every reasonable effort to work with interested parties for the purpose of removing salvage from structures prior to demolition. Special effort should be made to salvage items of historic value or items with potential for re-use.
- E. **PHOTOGRAPHS.** Contractor shall take color, date stamped photographs of the structure(s) the day the demolition starts. At least one (1) photo shall be of the front of the structure(s) to be demolished, with the address visible if possible. At the completion of the demolition and/or lot restoration, color, date stamped photographs of the demolition site shall be taken. Contractor shall provide printed copies of photographs to NCC at the time of invoice.
- F. **ASBESTOS ABATEMENT.** Contractor to submit all paperwork and perform asbestos abatement prior to the demolition in accordance with the Indiana Department of Environmental Management (“IDEM”) rules and regulations.
- Note:** All NCC demolitions require submission of paperwork to IDEM regardless of asbestos testing results prior to demolition.

G. EXTENSIONS. Requests for extensions must be submitted to NCC at [nccdemobid@cityoffortwayne.org](mailto:nccdemobid@cityoffortwayne.org). If weather conditions are not conducive to establishing proper turf, NCC may authorize, in writing, the completion of lot restoration at a future date. When lot restorations are postponed, payment will be made for the cost of the demolition less lot restoration after rough grade is completed and approved by NCC.

## II. DEMOLITION REQUIREMENTS

A. Contractor agrees to the following demolition requirements:

- a. Once NCC signs off with Contractor as detailed in Section I, Contractor is responsible for securing the structure(s). Should NCC have to secure any structure(s), Contractor shall reimburse NCC for costs incurred.
- b. When a Demolition Order references only the demolition of a garage, thereby leaving the primary structure, Contractor shall leave the garage slab intact;
- c. When leaving the demolition site, Contractor shall secure and cover the load on all trucks and dumpsters as required by the Indiana Department of Transportation ("INDOT").
- d. Demolish and remove all buildings and appurtenances per NCC Demolition Order. After demolition is started, Contractor must work continuously until demolition is complete, including removal of all debris on the lot. Debris may include but is not limited to: tires, shrubs, dead trees, stumps and snags (defined as a standing dead or partially dead tree) as identified by NCC, and any volunteer/invasive vegetation or trees, unless otherwise stated by NCC. A list of volunteer/invasive vegetation can be found at <http://www.in.gov/dnr/6351.htm>. Contractor shall include and remove listed debris items referenced above as part of their bid price. Items in question should be identified and discussed with NCC prior to submission of the bid.
- e. Maintain control over the operation to eliminate hazards to residents. Any nails and other tire puncturing items must be removed by Contractor. Existing public streets, curbs and sidewalks shall be protected from damage. When possible, Contractor shall enter the properties to be cleared from the rear. Demolition site shall be protected in accordance with Occupational Safety and Health Administration ("OSHA") Guidelines.
- f. The basement walls and all other concrete slabs and footings shall be removed three (3) feet below finished grade. Any improved surfaces such as driveways, sidewalks, steps, etc., shall be completely removed from the lot prior to lot restoration. Material used for backfill shall consist of solids only and wood content shall not exceed five percent (5%). The fill which is placed from grade to a depth of twelve (12) inches shall consist of at least eighty percent (80%) soil base material and have no stones or rocks larger than four (4) inches in any dimension. All backfill shall be compacted thoroughly. Basement floors shall be broken for a minimum of

twenty percent (20%) of floor area uniformly distributed. All demolitions to meet all state and local codes and ordinances including Allen County Building Department ("ACBD") rules and regulations.

- g. Cut and plug all sewer and drain lines in accordance with Board of Works specifications, which shall be subject to inspection. Contractor shall schedule the necessary inspections with the New Water and Sewer Permit Office.
  - h. Protect existing trees, overhead wiring and property markers. A ten (10) foot safety zone will be maintained between equipment and overhead wiring at all times.
  - i. Remove underground tanks present in accordance with the requirements of the Indiana Department of Homeland Security ("IDHS"). Cisterns present in the demolition area shall be found, uncovered, and filled by the Contractor in accordance with the requirements for basements depending on location as covered in Item g herein.
  - j. When a structure to be demolished has an areaway under an adjacent sidewalk, street, alley, driveway, or other paved thoroughfare, and said areaway is covered by a protective grating or door, that areaway must be filled to a point even with the surrounding surface, with bank gravel, and must be compacted thoroughly, and the protective grating or door must be replaced and securely fastened to prevent casual removal.
  - k. Leave the demolition site in a clean manner. No debris is to be left on the site which includes other obstructions and hazards identified at rough grade. The top twelve inches (12") of the site shall be backfilled with a soil suitable for support of vegetation.
  - l. Protect and leave intact manhole and catch basin castings and fire hydrants.
  - m. Fences and fence posts shall be removed to a depth of three (3) feet below finish grade.
  - n. At no time will structures or materials be burned, or any fires permitted on site.
  - o. If Contractor who is awarded the contract for labor, materials, and/or machinery subcontract, such subcontracts shall be made known to NCC in writing. All work performed by subcontractors shall be the full responsibility of the primary Contractor and meet all written requirements of NCC as stated herein.
- B. Contractor agrees to adhere to the following procedure for disconnections of water service pipes:
- a. Obtain a right-of-way cut permit where applicable from the City of Fort Wayne Right-of-Way Permit Department.

- b. Obtain location of shut off valve/curb stop(s) from Water Maintenance and Service Department to determine location(s) for excavation.
  - c. Excavate and disconnect the service 1 ft +/- beyond right of way on to private property.
  - d. Before backfilling, call the New Water and Sewer Permit Office for inspection to verify that the shut off valve/curb stop is "off" and to arrange for the Water Maintenance and Service Department to record disconnection.
  - e. After inspection and upon acceptance, properly backfill excavation and restore surface in accordance with requirements of the Right-of-Way Department.
- C. DAMAGE TO CITY UTILITIES. Any damage to the City Utility's facilities by the Contractor, shall be repaired at Contractor's expense.
- D. DAMAGE TO PUBLIC AND PRIVATE PROPERTY. Contractor shall be liable for any and all damage to curbs, streets, alleys and all other public and private property during demolition and removal of debris from site. All damage shall be repaired at Contractor's expense.
- E. INSPECTIONS.
- a. Contractor shall schedule at least two (2) inspections by the ACBD and at least one (1) rough grade inspection by NCC. The first inspection shall be made after the basement floor is broken and after the basement walls, etc., are removed, as covered in Section A (g) herein, and before any backfill is placed. The second inspection shall be made after the backfill is completed and all debris is removed from site. Backfill is to be graded high enough above surrounding grade that when the backfilled area settles, it will not pocket water.
  - b. Payment shall be withheld until after NCC has completed an inspection and verified the work is completed to specifications. It shall be the Contractor's responsibility to call the ACBD and NCC for each of these inspections. Failure to do so shall constitute a violation of specifications and give justification for withholding payment.

### III. POST DEMOLITION REQUIREMENTS

- A. **COMPLETION OF DEMOLITION.** Contractor must complete all demolitions and lot restorations awarded within sixty (60) days of the sign-off date. Emergency demolitions must be completed within seven (7) to thirty (30) days as determined by NCC. Exceptions must be approved by NCC Director. Failure to meet this deadline will authorize NCC to award the next lowest bidder for completion of the demolition and the defaulting Contractor assessed a penalty of twenty-five percent (25%) of the quoted price per parcel as liquidated damages.
- B. **DISPOSAL OF MATERIALS.**
  - a. Contractor shall comply with the applicable local and state laws governing the disposal of materials, debris, rubbish and trash on or off the site. Contractor shall not trespass on any public or private property by leaving equipment or materials in any operation due to or connected with the demolition and site clearance.
  - b. Contractor shall submit a letter to the City of Fort Wayne Purchasing Department from the owner of an approved dumping site stating that the site can legally accept all debris from the demolished building(s).
- C. **CANCELATION OF DEMOLITION.** NCC Director may remove a structure and/or property from the bid at any time after awarding the contract. The contract price will be reduced by the bid amount for such structures and/or properties. Contractor will be reimbursed for only those costs incurred in the demolition of such structures and/or properties as of the date Contractor is notified to halt demolition action.

## LOT RESTORATION SPECIFICATIONS

### A. METHOD OF BID

Contractor shall bid restoration, separate from demolition costs, at a bid price for each property.

### B. SOIL PREPARATION

#### 1. SCOPE OF WORK

Fine grading, spreading of topsoil, and related items necessary to complete the work shown or specified are a part of this section.

#### 2. PROCEDURE

After completion of all demolition work, sub-grades, and any other necessary major earthwork operations, the Contractor will rake to finish grade. Topsoil shall be free from any rubbish, debris, or rocks greater than one and a quarter (1 ¼") inches.

Grades shall slope so as to drain to streets or alleys, and not to adjacent properties with no depressions to catch water on site. NCC will approve final grade elevations before seeding or other landscaping operations begin.

#### 3. FINE GRADING AND VEGETATION REMOVAL

The Contractor shall remove weeds, unacceptable lawns or other agricultural vegetation. Alternative methods, including use of herbicide, shall be specified by the contractor in the bid response and is subject to the approval of NCC. Any bare soil areas will be tilled, disked or plowed to a scarified minimum depth of six inches (6"). Topsoil shall be broken into clods no larger than one and a half inches (1 ½") by means of pulverizing or similar method. Any irregularities in the surface resulting from tillage, fertilizing or other operations shall be leveled out before seeding operations begin.

C. SITE SEEDING AND LANDSCAPING

1. SCOPE OF WORK

Seeding work to include all labor, material, equipment, and appliances required. The work shall include, but not be limited to the following:

- |    |                  |    |           |
|----|------------------|----|-----------|
| a) | Soil Preparation | b) | Seeding   |
| c) | Fertilizing      | d) | Mulching  |
| e) | Watering         | f) | Guarantee |

2. SCHEDULE

Work shall proceed as quickly as the site or portions of the site become available or as weather permits. Extensions may be granted with sufficient proof to NCC showing that conditions outside the contractor's control have prevented completion of the project.

3. INSPECTIONS

*a) First Inspection* - The Contractor shall request an inspection from NCC when vegetation removal and fine grading have been completed. Upon approval of NCC the Contractor shall proceed with seeding.

*b) Second Inspection* - The Contractor shall request an inspection by NCC when site seeding, mulching and fertilizing are completed. Upon approval of NCC, the contractor may submit an invoice for bid price.

4. SEED MIXTURES

Seed mixtures must consist of Turf-type fescues, provided at least three (3) varieties are mixed in a blend, and no variety is more than forty percent (40%) of the mix. Depending on the individual site conditions, the following types of mixes can be used:

\*Sunny Park Mix  
Seeding rate: 5 lbs. Per 1,000 sq. ft.

\*Shady Park Mix

5. SEEDING OPERATIONS

Seeding may be done in any approved method of application immediately after preparation of the seedbed. Hand seeding methods should be done by seeding one direction and then crossing that path at right angles. Apply seed at the rates shown above. Should prepared seedbeds be rained on or otherwise compacted, they must be re-scarified before seeding operations. All seeded areas shall be mulched at the rate of one and a half (1 ½) bales per 1,000 sq. ft. Straw to be wet down to prevent

displacement. Areas subject to extreme wind shall be mechanically punched so that the straw remains a uniform depth throughout and does not blow away. Straw shall be wheat or oats straw, free of weeds and foreign matter.

6. OPTIONAL METHODS OF SEEDING

a) HYDRO SEEDING

All areas receiving seed shall be raked smooth and free from depressions or irregularities. Grass seed shall be sown evenly by the hydro-seed method (combining water, seeds, wood fiber mulch and fertilizer in one application) at the rate of seven pounds (7 lbs.) per 1,000 sq. ft. Fertilizer shall be applied as specified at a rate of two to four pounds (2 - 4 lbs.) nitrogen per 1,000 sq. ft.

b) SEED STARTER BLANKET/MAT

Blanket/Mat to be installed per manufacturer's specifications.

All seeding shall be done on days when the wind does not exceed a velocity of five (5) miles per hour. Contractor shall keep all walks, roads, parking areas, buildings, etc., clear of seeding materials.

7. CLEAN UP

As seeding operations proceed, all rope, wire, burlap, empty containers, rocks, clods, and all other debris shall not be allowed to accumulate but shall be removed daily and the site kept as tidy as possible at all times. Any soil, peat, manure, or similar material which has been brought onto paved areas by work operations or otherwise, shall be removed promptly by sweeping, and if necessary, by washing, thereby keeping the area clean at all times. Other excess soil shall be removed from the site. All ground areas disturbed as a result of planting operations shall be restored to their original condition or to the desired new appearance.

8. GUARANTEE/PENALTY

The Contractor shall guarantee a good stand of grass in seeded areas by watering, re-grading, and reseeding eroded areas and otherwise maintaining all seeded areas until final acceptance. Any areas which do not show a uniform stand or have bare spots over 12" x 12" shall be reseeded and re-mulched at the Contractor's expense with the same seed mixture and mulch as originally used and such reseeding and re-mulching shall be repeated until all affected areas are covered with grass. Failure to correct the deficiencies will result in a penalty of 10% of the total Bid Price.

## INVOICING

Payment for work completed shall require the submission of Contractor's invoice. Invoices shall not be paid without an executed Sign-Off Form. Invoices must be submitted to NCC within fifteen (15) days following completion of the work. Invoices will not be paid prior to completion. All invoices are subject to a \$500 penalty if the following invoice information is not provided:

1. Contractor Information:
  - a. Company name
  - b. Company address
  - c. Company phone number
  - d. Company email address
2. Invoice number
3. Invoice date
4. Address of service
5. Demolition start date
6. Demolition completion date
7. Proper photographic documentation as defined in item (Section I. Subsection E) \*
8. Total cost of demolition \*\*

\* Photos at completion of demolition and rough grade to be submitted in advance of lot restoration when lot restoration is delayed due to weather conditions.

\*\* Lot restoration to be invoiced separately with photos during weather conditions that delay lot restoration.

Read and Accepted: Lee Kreager

Company Name: Kreager Group Inc.


Date: September 7, 2022

Properties: \*Pricing to be entered on the Quest Bid Worksheet

1	3510 CHEVIOT	COMM BUILDING
2	3710 E PAULDING	COMM BUILDING
3	2162 EDGEHILL	GARAGE
4	2162 EDGEHILL	HOUSE, FENCE, WALKWAY, VEG
5	726 W SUPERIOR	HOUSE, GARAGE
6	744 W SUPERIOR	HOUSE, GARAGE
7	1314 N HARRISON	HOUSE, GARAGE

DEMOLITIONS TO BE COMPLETED WITHIN 60 DAYS PER BID SPECIFICATIONS.

VALIDITY OF BID PRICES 60  
(IN CALENDAR DAYS)

  
\_\_\_\_\_  
Signature of Vendor

September 7, 2022  
\_\_\_\_\_  
Date

**Neighborhood Code Compliance  
200 East Berry Street, Suite 320  
Fort Wayne, IN 46802**

To: Council Members

From: Christopher Blauvelt, Deputy Director



Date: September 7, 2022

Subject: I.T.B. #8275853 Demolitions/Lot Restorations

This bid covers the cost of demolition and lot restoration charges for seven (7) structures at a total cost of \$113,063.00. These structures have all been through the Administration hearing process at Neighborhood Code Compliance.

Neighborhood Code will be awarding the entire bid to Kreager Group, Inc. for a total cost of \$113,063.00. Kreager Group, Inc. was the lowest and most responsive of three (3) bidders.

If we would not award these contracts there would be unsafe structures in the City that potentially could be hazardous and pose safety issues.

# COUNCIL DIGEST SHEET

Enclosed with this introduction form is a tab sheet and related material from the vendor(s) who submitted bid(s). Purchasing Department is providing this information to Council as an overview of this award.

*(CUB)*

## RFPs & BIDS

Bid/RFP #	8275853
Awarded To	Kreager Group, INC
Amount	\$113,063 <sup>00</sup>
Conflict of interest on file?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Number of Registrants	
Number of Bidders	3
Required Attachments	RFPs – attach Award Matrix; Bids – attach Tab Sheet

## EXTENSIONS

Date Last Bid Out	
# Extensions Granted To Date	

## SPECIAL PROCUREMENT

Contract #/ID <i>(State, Federal, Piggyback--Authority)</i>	
Sole Source/ Compatibility Justification	

## BID CRITERIA *(Take Buy Indiana requirements into consideration.)*

Most Responsible, Responsive Lowest	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>If no, explain below</i>
If not lowest, explain	

# COUNCIL DIGEST SHEET

## COST COMPARISON

<i>Increase/decrease amount from prior years For annual purchase (if available).</i>	
--	--

## DESCRIPTION OF PROJECT / NEED

<i>Identify need for project &amp; describe project; attach supporting documents as necessary.</i>	<i>Award Bid 3-22 for the Demolition and Lot Restoration for seven properties</i>

CKB

## REQUEST FOR PRIOR APPROVAL

<i>Provide justification if prior approval is being requested.</i>	

## FUNDING SOURCE

<i>Account Information.</i>	<i>103 UNSF3 5369</i>

**BILL NO. S-22-09-07**

**REPORT OF COMMITTEE ON FINANCE**

**September 27, 2022**

***Russ Jehl Chair***

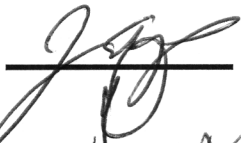
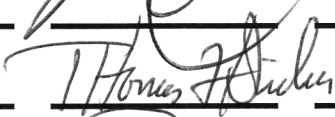




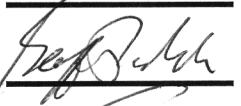
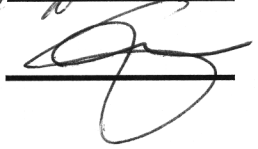
***Sharon Tucker Co-Chair***

***All Council Members***

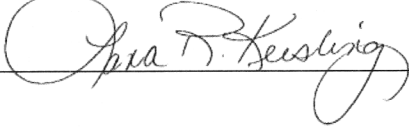
An Ordinance approving the awarding of ITB #8275853 - Demolitions and Lot Restorations - by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and Kreager Group Inc. for Neighborhood Code Compliance

*Involving a total cost of \$113,063.00*

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Jehl.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilperson Jehl, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: September 27, 2022

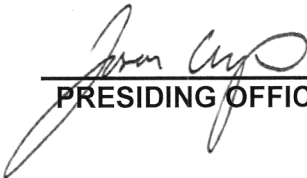
  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Special Ordinance No. S-22-09-07 on the 27th day of September, 2022

ATTEST:

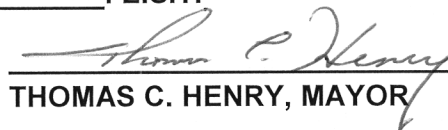
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of September 2022, at the hour of 9:30 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 6<sup>TH</sup> day of OCTOBER 2022, at the hour of 2:30 o'clock PM E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR

