

Specifications For
DEMOLITION OF STRUCTURE, DEBRIS REMOVAL, AND SITE CLEARANCE
City of La Cygne, Kansas
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NOTE: THE CITY OF LA CYGNE RESERVES THE RIGHT TO DELAY THE COMMENCEMENT OR CANCEL THE WORK FOR ANY REASON.

PART I. CONTRACTOR SELECTION

The City of La Cygne has the right to wave all formalities and award a contract to the firm the City deems is in its best interests. The City of La Cygne reserves the right to reject any and/or all bids for any reason.

PART II. PROPERTY INFORMATION

- 1) Property is located at 612 N. 8th St. in La Cygne, Linn County, Kansas 66040. Legal Boundary: GRANDVIEW ADDITION BLK 3, BLOCK 3, Lot 9, GRANDVIEW ADDITION LOT 9 BLK 3 SECTION 33 TOWNSHIP 19 RANGE 24
- 2) No right, title, property, or interest of any kind whatsoever in on to the land or premises upon which such buildings or structures stand, is created, assigned, conveyed, granted, or transferred to the Contractor, or any other person or persons, except only the license and right of entry to remove such buildings and structures.
- 3) Property is currently owned by:

Helen Perkins
PO BOX 409
Gardner, KS 66030
- 4) Property is being ordered demolished and removed by the order of the City of La Cygne, Kansas pursuant to Resolutions 422.
- 5) Property to be demolished consists of a one-story wood framed house (No Basement). Approximately 1,134 sq. ft. and any dead or dangerous trees on property.

PART III. INSURANCE AND SAFETY

- 1) The Contractor shall not commence work until proof of insurance has been submitted to the City, nor shall the Contractor allow any such subcontractor to commence work until all similar insurance required of the subcontractor has been so obtained and approved by the Contractor.
- 2) Contractor shall provide liability, property damage, and Workmen's Compensation insurance in full until completion of contract.
- 3) The Contractor shall be required to obtain such general liability insurance as will protect the Contractor from claims, at a minimum set forth below which may arise out of or result from the Contractor's operations under this agreement and for which the Contractor may be legally liable:

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- a) Claims under workers compensation, disability benefit and other similar employee benefit acts which are applicable to the operation to be performed;
 - b) Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
 - c) Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
 - d) Claims for damages insured by the usual personal injury liability coverage which are sustained 1) by a person as a result of an offense directly or indirectly related to employment of such person by the Contractor, or 2) by another person;
 - e) Claims for damages, other than to the work itself, because of injury to or destruction of tangible property, including loss of use resulting there from;
 - f) Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance of use of a motor vehicle;
 - g) Claims for damages as a result of professional or any other type of negligent action by the consultant or failure to properly perform services under the scope of the agreement between the Contractor and the City of LaCygne.
- 4) The Contractor shall demonstrate having such insurance coverage, in aggregate, for a minimum of one million dollars (\$1,000,000.00) as well as appropriate professional liability insurance.
 - 5) The Contractor shall have the City of LaCygne named as additional insured. In addition, the Contractor shall indemnify and hold harmless the City and their officers, employees, and agents from any and all liability, losses, or damages the City may suffer as a result of claims, demands, suits, actions, or proceedings of any kind of nature in any way resulting from or arising out of negligent action of the part of the Contractor or any sub-contractor to the consultant under the Contractor's agreement with the City.
 - 6) Contractor shall be responsible for providing a safe workplace at all times. Workplace must adhere to all local, state, and federal safety regulations.
 - 7) The Contractor must provide adequate protection to all persons and property during set-up work performance and removal of equipment. The work must be executed in such a manner as to avoid interference with the use of passage to/from adjoining properties and facilities.

PART IV. DEMOLITION REQUIREMENTS

- 1) The work under this agreement shall consist of the following:
 - a) Demolition and removal of the one story wood frame house on the site.
 - b) Removal of all exterior foundation walls.
 - c) Removal of all other walls, partition walls, columns, piers, beams, or other projections, basement floors, and all footings.
- 2) All demolition debris shall be removed from the premises and disposed of in accordance with applicable law in a permitted landfill.
- 3) Contractor is responsible for locations of utilities and ensuring their proper shut off.
 - a) It is the responsibility of the Contractor to ensure that all open gas, storm, and sanitary sewers leading away from structures to be demolished are sealed and that such seals have been inspected and approved by the City of La Cygne.

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- 4) Gas services shall be turned off at existing valves by and under the supervision of the City of La Cygne Gas Co.
- 5) Disconnect electric wires as per rules and regulations of Kansas City Power & Light.
- 6) Disconnect telephone wires as per rules and regulations of Peoples Telecommunications and other authorities having jurisdiction.
- 7) Removal of any other wires shall be arranged by the contractor.
- 8) Maintain and preserve utilities traversing premises as long as same are required.
- 9) Removal of all piping, boilers, or other fixtures, and all wood, furniture, or other debris.
- 10) Removal of all concrete basement floors.
- 11) Remove all foundation walls, partition walls, footings, columns, piers, beams, or other projections from basements, cellars, and other excavations.
- 12) All basements shall be filled. Where excavations open basements are to remain unfilled for twenty-four (24) hours or more, the contractor will be required to encircle the open area by a standard snow fence, or equal type of fencing, for safety reasons.
- 13) Performance of all other incidental work necessary to fully complete the agreement.
- 14) Upon completion of demolition, sufficient filling and grading shall be done to bring the area up to a level as specified in the agreement proposal.
- 15) All non-reusable fill, debris, equipment, etc. resulting from demolition work shall be removed from the premises during and/or upon the completion of work, leaving the site area acceptable to the satisfaction of the City of La Cygne.
- 16) Site restoration shall consist of fine grading the site to ensure positive drainage and conform to the surrounding sites.
- 17) Contractor shall furnish the disposal site for all demolition materials. The contractor will provide the City of La Cygne with all receipts certifying disposal of materials at a legal landfill.
- 18) Contractor will monitor the haul road for debris.
- 19) Protection of Existing Facilities
 - a) The Contractor, once Notice to Proceed has been issued, shall enter upon the premises and do any and all things necessary to protect the premises from damage by unauthorized persons.
 - b) The Contractor shall protect all existing equipment, pavements, poles, pipes, utilities, etc., which are not affected by demolition work.
 - c) The contractor shall provide all bracing, tarps, temporary partitions, barricades, and/or other safety devices deemed necessary by the City for protection of existing and/or surrounding facilities.
- 20) The work to be done under these specifications shall include all labor, materials, equipment, and services necessary to complete all demolition work as specified herein.
- 21) Safety is a priority for this project, the work area will be properly cornered off with caution tape, and reflector traffic drums. All workers will have safety glasses, hard hats, and all the necessary safety equipment. Warning signs shall be placed around the regulated area at each potential access point.

PART V. ASBESTOS AND OTHER HARMFUL/HAZARDOUS MATERIALS

- 1) If asbestos or other hazardous materials are present, state and federal laws require proper handling and disposal. The abatement of asbestos and other hazardous materials are the regulatory responsibility of the Kansas Department of Health & Environment.

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- 2) Kansas regulations state that individuals cannot engage in asbestos removal or encapsulation unless properly certified with a class I or class II asbestos worker certificate.
- 3) It is the responsibility of Contractor to conform and comply with all licensing requirements, fees, disposal procedures, equipment, and all other rules, regulations, and requirements regarding the abatement and removal of asbestos and other hazardous materials.

PART VI. COMPENSATION

Payment to Contractor shall not occur until after inspection and acceptance of premises by City personnel and approval of the La Cygne City Council.