

TOWNSHIP OF ROSCOMMON
REQUEST FOR PROPOSALS
DEMOLITION AND SITE CLEANUP

Property Parcel ID: 011-460-020-0000

Legally described as Lot 20, LINWOOD PARK, Roscommon Township, Roscommon County, Michigan.

Owner according to the Township Tax Rolls: Donna Simonte

Site Location: 818 Federal Ave, Houghton Lake, MI 48629

The Township Board having considered the October 25, 2023, Order of Hearing Officer David Leroy respecting the property located at 818 Federal Ave, Houghton Lake, MI 48629, within the Township, at its meeting held March 5, 2024, the property owners and parties in interest having been afforded an opportunity to be heard regarding the same; the Township Board having considered the testimony, photographs and evidence presented by the Hearing Officer; and the Township Board having determined to uphold and modify the Hearing Officer’s decision ordering the structure located on the property to be razed; and the Township Board having been otherwise fully advised in the premises, therefore ordering that:

- 1. The January 12, 2024, Transmittal of Order to Raze to Township Board and Request for Enforcement of Order from the Dangerous Buildings Hearing Officer is upheld. The structure, located on the property at 818 Federal Ave, constitutes a Dangerous Buildings in accordance with the Dangerous Buildings provisions of the Housing Law of Michigan and Roscommon Township Ordinance No. 73
- 2. Owner must fully destroy the dangerous building and properly remove all waste materials from the site no later than July 6, 2024. **There will be no further extensions granted as the Roscommon Township Board will begin the bidding process for demolition to be tentatively awarded at the July 2, 2024, meeting of the Roscommon Township Board and if owner fails to comply with this order by July 6, 2024, the Roscommon Township Board shall proceed with the demolition.**

3. The Hearing Officer's order is modified to also require the property owners to place the yard/property into compliance with the International Property Maintenance Code provisions of the State Construction Code and the Housing Law of Michigan by the elimination of all unlicensed and/or inoperable motor vehicles and the parts thereof, tires, rags, household garbage, litter, trash, brush piles; construction materials, unused and unusable machinery, debris, wood and plastic items, barrels, indoor furniture, discarded items, and any other unused/unusable items that have been left or stored in the yard.

OBJECTIVE

Per the 818 Federal Ave Order of the Dangerous Building Hearing, the Roscommon Township Board is now moving ahead to obtain bids to demolish said structures as described above.

SCOPE OF SERVICE

The Township of Roscommon desires to retain the services of a single contractor to demolish said structures and site cleanup as described above.

Once the contract is awarded, all demolition and cleanup must be completed within sixty (60) days.

The following guidelines should be followed when responding to the request for proposals.

Qualifications

Responses to this request should include information related to all of the following qualifications:

A. Builder's License for Demolition

- i. Either a Residential Builder's license or a Maintenance and Alteration License with a House Wrecking classification

B. Insurance

- i. The successful bidder will be required to have full coverage of workmen's compensation and contractor's liability and property damage insurance. As part of their bid proposal, all bidders shall submit a certificate of insurance as proof that the bidder has a current insurance policy providing the following coverage: Comprehensive general liability in the amount of one-million dollars (\$1,000,000.00).

C. Contractor's experience on similar projects

D. Safety plans, including site control procedures

E. A statement that the contractor will not discriminate on the bases of race, color, national origin, sex, religion, age, or disability in employment or the provision of services.

Requirements for Project

All of the following are required elements of the contract whose costs must be accounted for in any submitted proposal. The contractor shall be expected to:

- A. Provide overall management and administration of the project
- B. Coordinate utility shut off and disconnection
 - a Sanitary and storm sewer leads, gas, water and other service lines shall be shut off and sealed at the property line as approved by the utility owner.
 - b In the case of a private well and/or private septic system. All wells and septic systems must be properly abandoned according to the environmental health care for Roscommon County.
 - c Sewer and Septic permits as per attached Houghton Lake Building Agency Demo Checklist.
- C. Remove or facilitate the removal of all utility equipment (i.e. water meters)
- D. Contact Miss Dig to have utilities surveyed and marked
 - i Miss Dig must be contacted at least 72 hours prior to commencement of work
 - a Based upon the Subdivision Plat, stake the lot lines, and provide photographs of the markers. Perform a pre-demolition and post-demolition inspection, with accompanying photographs and written notes for each
- E. Provide required 10-day notice to the State of Michigan of any abatement activity
- F. Perform air monitoring and clearance before demolition
 - a Provide adequate notice to neighborhood residents of demolition and adequately prepare the site for demolition
 - b Fully destroy the dangerous structures and properly remove all waste materials from the site
- G. Complete Abatement Waste Manifests
- H. Complete and submit demolition debris removal and waste manifests
- I. Perform an open hole inspection
- J. Provide fill material
- K. Complete grading, replace top soil, and seed property