

**TOWN OF HINSDALE**  
**REQUEST FOR PROPOSALS**  
**Hazardous Building Materials Abatement and**  
**Building Demolition**  
**54-55A Canal Street, Hinsdale**  
**Former McGoldrick Property**



Town of Hinsdale  
11 Main Street  
Hinsdale, NH 03451

November 18, 2024

Through this Request for Proposals (RFP) the Town of Hinsdale (Town) is soliciting bids from qualified building demolition contractors for the demolition of the structures at the Former McGoldrick property at 54 & 54A Canal Street in Hinsdale, New Hampshire. The base bid demolition work will include abatement of hazardous building materials and demolition and removal of the buildings. The structures are to be demolished down to concrete foundations and/or concrete slabs. All above ground material including wood, glass, shingles, roofing material, remaining equipment, insulation and any other material shall be removed and disposed of in accordance with applicable State and Federal statutes.

An add-alternate includes removal of foundations, slabs, sidewalks and asphalt paving and backfilling of the site to a consistent grade.

The property is currently developed with three commercial/industrial buildings including a former Mill Building, attached Warehouse and Boiler House, former Machine / Welding Shop, and a Storage Barn. The site buildings were historically utilized for manufacturing manila paper and tissue paper until circa 2004, after which the site was occupied by an automotive salvage business. The site is currently vacant and the buildings are in disrepair

### **GENERAL INFORMATION AND REQUIREMENTS**

This Request for Proposals is issued by:

Ms. Kathryn Lynch, Town Administrator  
Town of Hinsdale  
PO Box 13, 11 Main Street  
Hinsdale, NH 03451  
townadmin@hinsdalenh.org  
603-336-5710, ext. 11

The Town will be accepting submissions of qualifications through December 30, 2024 until 3:00 pm. Five (5) original Proposals must be submitted and shall be addressed to the Town of Hinsdale at the above address, bearing on the outside the name of the firm and clearly marked "Building Demolition, Former McGoldrick Property, 54-55A Canal Street, Hinsdale." The submission shall also be sent electronically to the Town of Hinsdale directly to townadmin@hinsdalenh.org.

**There will be a pre-bid onsite inspection of the building on Thursday December 12, 2024 at 11am. Prospective bidders are encouraged to attend.**

The project is being funded under the InvestNH Municipal Grant Program – Demolition; and as a result, will follow the NH Department of Business and Economic Affairs and the Town of Hinsdale's grant agreement. All work must be completed by June 30, 2025.

The Town reserves the right to reject or cancel any and all bids, or any part of any or all bids if such action is deemed to be in its best interest to do so.

The selected firm will be tasked with abatement, demolition, administration, inspection and oversight through the project's completion.

**Current Conditions at the Site**

Contractor is directed to review the attached November 2024 “Pre-Demolition Hazardous Building Materials Survey” which documents the following hazardous building materials at the Site:

**Summary of All Materials Requiring Abatement or Management**

<b>Material</b>	<b>Location</b>	<b>Hazard</b>
Residual roof line sealant	Mill Building	Asbestos
Granulated asphalt sheet roofing and debris	Mill Building	Asbestos
Chimney Sealant	Boiler House	Asbestos
Boiler lagging on boiler body	Boiler House	Asbestos
Boiler skim coat overlying brick layer	Boiler House	Asbestos
Duct breeching	Boiler House	Asbestos
Pipe insulation debris in open drums and floor in attic space	Former Welding/Machine Shop Attic	Asbestos
Asphalt roofing	Former Welding/Machine Shop	Asbestos
White paint on soffit	Storage Barn	Lead-Based Paint
White paint on all barn doors	Former Welding/Machine Shop	Lead-Based Paint
White paint on I-Beam	Former Welding/Machine Shop	Lead-Based Paint
Yellow paint on wood columns	Warehouse	Lead-Based Paint
White paint on brick wall	Mill Building	Lead-Based Paint
Brown paint on wood window sash	Mill Building	Lead-Based Paint
Green paint on brick wall	Mill Building	Lead-Based Paint
Green paint on metal piping	Mill Building	Lead-Based Paint
55-gallon drum of unknown oil	Former Welding/Machine Shop Attic	Oil
(3) 55-gallon drums (contents unknown)	Boiler House	Potential Oil
30-gallon drum of ash	Warehouse	Uncharacterized Ash
Boiler ash	Boiler House	Uncharacterized Ash
Oil-stained floors	Mill Building & Warehouse	Oil
Oily substance coating ceiling, floor, and support columns	Mill Building Basement	Oil
(3) Electrical transformers	Throughout Site	Potential PCBs
Fluorescent light ballasts	Throughout Site	Potential PCBs
Fluorescent light bulbs	Throughout Site	Potential Mercury
(4) emergency lights/exit signs with batteries	Throughout Site	Potential Heavy Metals

Additionally, the Contractor should be aware that the Add Alternate includes demolition of the electrical turbine in the basement of the Mill Building. Access to this turbine could not be made during inspections as it is encased in concrete.

In general, the sections of your submission should include the following:

## **Company Overview**

Each bidder shall provide an overview of their company that shall include a minimum of the following:

1. Location of corporate headquarters.
2. Office location where the project team will be located.
3. Number of years in business for corporate and branch offices.
4. Other names that the firm has conducted business under.
5. Overview of the company and types of services provided.
6. Licenses and qualifications.
7. Information and qualifications of sub-contractors with assigned tasks.
8. The bid shall be signed by an authorized individual.

## **Project Team**

1. Include a Project Team and Organization Chart of all individuals who will be assigned to work on this project. Three applicable references shall be included. Provide narrative examples of three (3) projects similar in nature and scope to this RFP.
2. Years of experience and qualifications in performing a range of abatement and demolition services in compliance with NH and federal standards, include team's resumes and applicable certifications.
3. List any proposed subconsultants, their intended scope of work and qualifications.
4. Capacity to complete the abatement and demolition of similar structures within a short period of time. This shall include a plan for recycling and removal of waste, debris and used construction materials. Site shall be cleared of all waste, rubbish and other debris and leave the site in an acceptable manner to the Town's representative.

## **Project Cost and Delivery Date**

1. The Contractor shall provide a not to exceed cost for the Base Bid and the Add-Alternate for all work and services as well as a breakdown of costs, including mobilization, labor, materials, products, disposal fees and other expenses necessary to complete the project. Permitting shall include required NH DES and EPA Clean Air Act. Town permits shall not be charged a fee.
2. The Contractor shall provide an approximate schedule of work recognizing the Town's preference to complete the project in as short a period as possible.

## **Insurance**

The Contractor agrees that it will carry any and all insurance which will protect it, the Town of Hinsdale and their officials, agents, volunteers and employees from any and all claims and demands, costs, damages, loss of service or consortium, expenses, compensation and

attorneys' fees including but not limited to any and all claims for personal injury and/or death, workers' compensation injuries, and property damages which may, in any way, arise from or out of the operations of the Contractor whether such operations be performed by the Contractor itself, anyone directly or indirectly employed by it or any other persons or company retained in any way to carry on all or portion of the operations, activities or work required by or related to the Contract. The Contractor further agrees that the Town of Hinsdale and its officials, agents, volunteers and employees shall be named as an additional insured in any and all such liability insurance policies required by the Town of Hinsdale.

Prior to commencing work, the Contractor shall demonstrate that it carries a general liability policy with limits of \$1,000,000 per occurrence and \$2,000,000 aggregate, as well as completed operations coverage, applicable to the work performed under this Contract and all liabilities as set forth above. The general liability policy must also contain contractual liability coverage applicable to the contractual indemnification obligation set forth below.

The Contractor shall provide proof of automobile insurance coverage in an amount deemed satisfactory to the Town of Hinsdale.

The Contractor will furnish to the Town of Hinsdale a Certificate of Insurance and an endorsement prior to executing the Contract or commencing work demonstrating that the Town of Hinsdale and its officials, agents, volunteers and employees are named as an additional insured on the general liability and automobile liability insurance coverage on a primary and noncontributory basis.

The Contractor shall provide proof of workers compensation insurance meeting State of New Hampshire required limits and providing employer's liability coverage.

Contractor shall carry and provide proof of builder's risk insurance covering the project at its full value, and shall name the Town of Hinsdale as loss payee.

To the extent Contractor utilizes the services of an architect, engineer, surveyor or any other industry professional, all such professionals, in addition to the general and automobile liability coverages described above, shall carry professional liability insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate. Such professionals shall name the Town of Hinsdale and its officials, agents, volunteers and employees as an additional insured on the general and automobile liability coverages by certificate and amendatory endorsement.

The Town of Hinsdale shall not be required to insure the Contractor, any subcontractor or any professional service provider.

### **Indemnification**

To the fullest extent permitted by law, Contractor shall protect, indemnify, save, defend and hold harmless the Town of Hinsdale, including its officials, agents, volunteers and employees ("Indemnified Parties"), from and against any and all liabilities, obligations, claims, damages, penalties, causes of action, costs, interest and expenses, including but not limited to reasonable attorney and paralegal fees, which Indemnified Parties may become obligated or suffer by reason of any accident, bodily injury, personal injury, death of person, economic injury or loss of or damage to property, arising indirectly or directly under, out of, in connection with, or as a

result of this Contract or the activities of Contractor or its agents, employees, contractors or subcontractors, and even if caused in part by any negligent act or omission of Indemnified Parties.

In addition, and regardless of respective fault, Contractor shall defend, indemnify and hold harmless the Indemnified Parties for any costs, expenses and liabilities arising out of a claim, charge or determination that Contractor's officers, employees, contractors, subcontractors or agents are employees of the Indemnified Parties, including but not limited to claims or charges for benefits, wages, fees, penalties, withholdings, damages or taxes brought in connection with laws governing workers compensation, unemployment compensation, social security, Medicare, state or federal taxation, and/or any other similar obligation associated with an employment relationship.

The Contractor's obligations to defend, indemnify and hold harmless the Indemnified Parties hereunder shall survive the term of this Contract.

The Town of Hinsdale shall not be required to defend or indemnify the Contractor, any subcontractor or any professional service provider.

### **Detailed Scope of Services – Base Bid**

1. Removal and disposal of asbestos in accordance with State of New Hampshire Asbestos Abatement Specifications and the Federal Clean Air Act (and all implementing regulations).
2. Removal and disposal of other hazardous building materials in accordance with State of New Hampshire and Federal regulations.
3. Demolition and removal of all above ground buildings, appurtenances, garbage, and debris.
4. Filling of the demolition site with clean, non-hazardous/lead free gravel of 1" or less, to meet existing site grades, compacted as necessary to stabilize the material and eliminate excessive settling.
5. Installation of soil, erosion-sedimentation control, and stormwater management as required by NHDES and local regulations/ordinances.
6. Contractor must have adequate on-site dust control and erosion measures in place. Contractor may use the onsite hydrant as source of water for the project.
7. Verify Utility disconnects. Successful bidder should contact Public Works Department and Water/Sewer Utilities Department before working and coordinate all activities with the Town.
8. Maintain protection of adjacent structures, utilities and properties. This shall include the installation of temporary safety/construction fencing around the perimeter of the designated project area
9. Unless identified/specified by the Town, any and all building contents, become the property of the contractor, with salvage value to be a consideration in the bid price.
10. Contractor must secure all necessary permits to cut and/or cap all utilities including water, electricity, and sewer; contact Dig Safe and coordinate identification of all above ground /underground utilities.

11. Contractor must drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with demolition operations.
12. Contractor must employ a certified, licensed exterminator to treat the building and to control rodents and vermin before and during demolition operations.
13. Contractor shall not obstruct streets, walks, or other adjacent occupied or used facilities without permission from the Town and authorities having jurisdiction. Contractor shall provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
14. Contractor shall arrange for police detail as required during demolition activities.
15. Contractor must erect temporary protection such as walks, fences, railings, canopies, where required by authorities having jurisdiction.
16. Contractor shall install appropriate erosion control measures.

**Detailed Scope of Services – Add Alternate**

1. Demolition and removal of all concrete/asphalt slabs and foundations.
2. Demolition and removal of site improvements, including, but not limited to concrete sidewalk, ramps, entrances, and utilities.
3. Filling of the demolition site with clean, non-hazardous/lead free gravel of 1" or less, to meet existing site grades, compacted as necessary to stabilize the material and eliminate excessive settling.

**Proposal Form**  
**Demolition of Building Located at:**  
**54-55A Canal Street**  
**Hinsdale, New Hampshire**

TOTAL BASE BID PROPOSAL \_\_\_\_\_dollars;  
(total base bid contract price amount in words )

OR

\$ \_\_\_\_\_ .00

TOTAL ADD ALTERNATE BID PROPOSAL \_\_\_\_\_dollars;  
(total add alternate contract price amount in words )

OR

\$ \_\_\_\_\_ .00

PROJECT SCHEDULE:

Start Date: \_\_\_\_\_. Completion Date: \_\_\_\_\_.

Submitted By:

\_\_\_\_\_.Company Name

\_\_\_\_\_Address

City \_\_\_\_\_, State \_\_\_\_\_, Zip \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Authorized Signature/Title