



**INVITATION FOR DEMOLITION AND SITE CLEARANCE BIDS  
CITY OF MUSKEGON, INSPECTIONS DEPARTMENT.**

The City of Muskegon, Michigan will receive sealed bids until 2:00 PM on **July 31, 2018** at the City Clerk's office; City Hall, 933 Terrace Street, Muskegon, Michigan 49440; at which time and place all bids will be publicly opened and read aloud for the following demolition and site clearance project: All structures located at:

**2207 Miner Ave, a fire damaged residential structure (to include all structures)  
839 Turner Ave, a fire damaged residential structure (to include all structures)  
236 Mason Ave, a defunct hardware store with upper living quarters (to include all structures)**

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Copies of the contract documents may be obtained at the Inspections Department in City Hall on the second-floor room #201, or on the City's website [www.muskegon-mi.gov](http://www.muskegon-mi.gov) under "Quick Links".

The project consists of demolishing all structures on the site(s), removing the debris to a licensed landfill and filling excavations in accordance with contract documents and city ordinance.

**This is to include the removal of any shrubbery/bushes/fencing/asbestos on the property. Please refer to the City's website to view the ad and any additional requirements/information that are not in the ad. All forms within the bid documents of the City's Demolition Proposal/Contract must also be submitted.**

Bid proposals should be placed inside a 9" x 12" envelope addressed to the City of Muskegon with the title "Demolition Bid" and the address of the site(s) on the outside of the envelope. Bidder's name, address and phone number must be clearly marked on the outside of the envelope. You may bid on any one or all of the listed structures.

Hiring goals and percentages are set forth in the Contract Documents. No bid may be withdrawn within 60 days after the bid opening. All work must be completed within 30 days of the issuance of the Notice to Proceed (the only exception must be approved by the City and the Contractor).

The City of Muskegon reserves the right to reject any or all bids, or to waive any informalities or irregularities in the bidding.

City of Muskegon, MICHIGAN  
Ann Meisch, City Clerk

Publish Tuesday, July 17, 2018



The City would like individual bids for each address submitted; they may be placed in one envelope. The City is looking to bid the addresses as a group for one (1) demolition contractor but may choose to go with more than one (1) contractor in cases where there are more than one (1) property being solicited for bidding. The City would like to see all the structures demolished within 30 days of the "Notice to Proceed" being submitted to the winning contractor.

**NOTE:** The City has tested for the presence asbestos for each listed property and has provided the approximate locations and quantities. The complete asbestos testing report (approx. 36 pages) is available for each property at request. The demolition contractor will be responsible for the proper remediation and disposal of asbestos or any other described hazards. See attached property information sheets for asbestos amounts and locations.

- 1) The demolition contractor will need to cut & cap the water/sewer and in some instances, the Water/Sewer Maintenance Department will need to gain entry prior to the demolition to remove any water meters.
- 2) The City will have the gas and electric cut/capped & disconnected at each property.
- 3) The demolition contractor will need to work with any adjacent property owners that may be too close or have items that are too close to the demolition site.
- 4) The City is asking that the bids include no-grow grass only.

**If you have any questions regarding the bid process or the requirements; please contact Jay Paulson, (231) 724-3900.** There will be no addendums added after 2 p.m. on July 27, 2018

## Property Information

### 2207 Miner Ave



**Asbestos Survey:** The final report for the asbestos inspection performed of the former residence located at 2207 Miner Ave. The following building materials were identified to contain asbestos in quantities greater than 1.0% or presumed to contain asbestos greater than 1.0% and are required to be removed by a licensed asbestos abatement contractor prior to the scheduled demolition:

- Approximately 12 SF of duct wrap insulation located in the Basement & Crawl Space
- Approximately 24 SF of linoleum with a red brick pattern located in the Basement Stairs
- Approximately 25 SF of linoleum with a tan stone pattern located in the Bathroom

## Building Information

### General

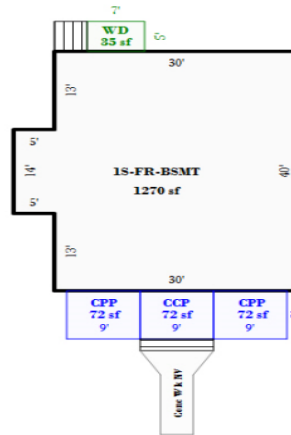
Floor Area	1,270 sq ft
Garage Area	360 sq ft
Foundation Size	1,270 sq ft
Year Built	1918
Occupancy	Single Family
Effective Age	48 yrs
Percent Complete	0%
AC w/Separate Ducts	No
Basement Rooms	1
1st Floor Rooms	6
2nd Floor Rooms	0
Bedrooms	2



Field Inspected 7-28-10



Alley



2207 Miner Ave

Sketch by Apex Sketch

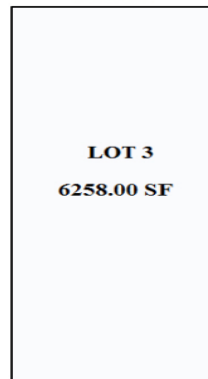
24-205-660-0003-00

2207 MINER AVE

RESIDENTIAL SKETCH 7/16/2018

MINER AVE

50.00'



125.17'

ALLEY



Sketch by Apex Sketch

24-205-660-0003-00

2207 MINER AVE

LAND SKETCH 7/16/2018

## Property Information

### 236 Mason Ave



**Asbestos Survey:** The asbestos inspection performed of the former residence located at 236 Mason Ave. The following building materials were identified to contain asbestos in quantities greater than 1.0% or presumed to contain asbestos greater than 1.0% and are required to be removed by a licensed asbestos abatement contractor prior to the scheduled demolition:

- Approximately 2,050 SF of plaster with a brushed finish located throughout the 2<sup>nd</sup> floor
- Approximately 13 SF of gray exterior window glazing on 13 wood double hung windows located throughout the 2<sup>nd</sup> floor
- Approximately 30 SF of 12"x12" tan floor tile with brown marbling located in Bedroom 3 (black floor tile mastic is not asbestos containing)
- Approximately 24 SF of 9"x9" red floor tile located in the bathroom of the Office (black floor tile mastic is not asbestos containing)
- Approximately 125 SF of window glazing on 125 miscellaneous window frames located throughout the basement
- Approximately 1500 SF of tar built-up roofing material located on the flat portions of the roofing system

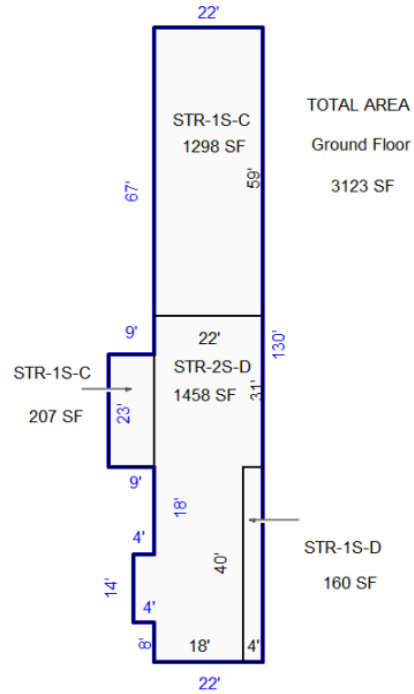
## Building Information

☒ Building Information - 4581.00 sq ft Shopping Centers - Mixed w/Residential Units (Commercial)

Floor Area	4,581 sq ft
Occupancy	Shopping Centers - Mixed w/Residential Units
Stories Above Ground	2
Basement Wall Height	7 ft
Year Built	1920
Percent Complete	100%
Physical Percent Good	35%
Economic Percent Good	50%

Estimated TCV	\$22,698
Class	D,Frame
Average Story Height	8 ft
Identical Units	Not Available
Year Remodeled	Not Available
Heat	Forced Air Furnace
Functional Percent Good	55%
Effective Age	35 yrs

Note: This structure contains a large amount of items left by the owner. Former hardware store.

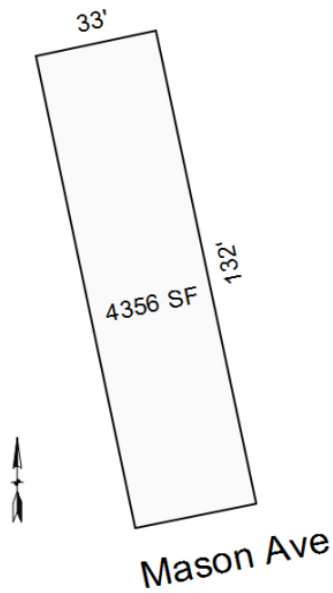


Sketch by Apex Sketch

24-205-387-0008-10

236 MASON AVE

7/16/2018



Sketch by Apex Sketch

24-205-387-0008-10

236 MASON AVE

7/16/2018

## Property Information

### 839 Turner Ave



The asbestos inspection performed of the former residence located at 839 Turner Ave. The following building materials were identified to contain asbestos in quantities greater than 1.0% or presumed to contain asbestos greater than 1.0% and are required to be removed by a licensed asbestos abatement contractor prior to the scheduled demolition:

- Approximately 1,059 SF of vermiculite attic insulation located in the Attic. The vermiculite attic insulation was disturbed during the firefighting efforts and debris is located throughout the residence.
- Approximately 1 SF of white soft flue mud on hot heater exhaust located in the Basement
- Approximately 10 SF of duct wrap insulation located in the Basement

## Building Information

Building Information - 952 sq ft 1 STORY (Residential)

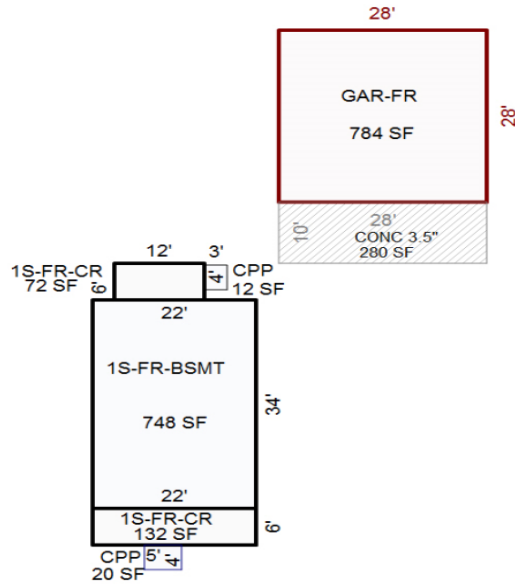
### General

Floor Area	952 sq ft
Garage Area	784 sq ft
Foundation Size	952 sq ft
Year Built	Not Available
Occupancy	Single Family
Effective Age	57 yrs
Percent Complete	0%
AC w/Separate Ducts	No
Basement Rooms	1
1st Floor Rooms	5
2nd Floor Rooms	0
Bedrooms	2

Estimated TCV	\$25,073
Basement Area	748 sq ft
Year Remodeled	Not Available
Class	D
Tri-Level	No
Heat	Forced Air w/o Ducts
Wood Stove Add-on	No
Water	Public Water
Sewer	Public Sewer
Style	1 STORY



As seen 12/27/06



TURNER

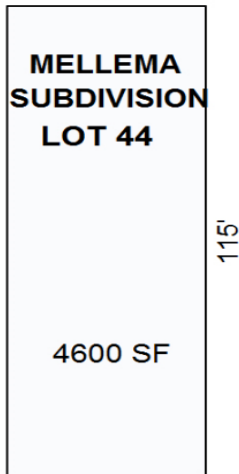
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24-595-000-0044-00

839 TURNER AVE

7/17/2018

**TURNER**  
40'



115'



Sketch by Apex Sketch

24-595-000-0044-00

839 TURNER AVE

7/17/2018