



REQUEST FOR QUOTATION – Dated Aug 23, 2019

Demolition and Clean-up of two Hotel Sites

Introduction

The Town of Slave Lake is looking for quotations from interested contractors to conduct demolition and clean-up of two hotel sites in Slave Lake, Alberta.

Summary

The Town of Slave Lake (here-in after called the Town) is requesting a quotation for the demolition and clean-up of two hotels that were previously damaged by fire.

The proposal shall include the cost estimate to conduct the demolition and clean-up of each site including the removal and disposal of underground services back to property line, concrete foundations, asphalt (as delineated on survey plan) debris, potential contaminants and leveling and grading of the site.

Please see the attached Phase 1 Environmental Site Assessment Report Summary (Schedule “A”) conducted on both hotel sites. Also refer to the complete Phase 1 ESA document for each property.

The subject hotels are the Highway Motor Inn located at 600 – 14 Avenue SW (Plan 752 0877, Block 6, Lot 7) and the Lakeside Motor Inn located at 600 / 608 – Main Street SW (Plan 002 0217, Block 2, Lots 1 & 3).

The successful Vendor will supply all personnel, materials, tools, equipment, and will be responsible for all aspects of demolition and clean-up of each site and hauling of debris to an approved disposal site.

Submission Details

The closing date for this quotation will be **not later than** 3:00 PM local time, on September 6, 2019.

There will be an optional site visit scheduled for August 29 at 1:30pm. All interested vendors shall meet at the Town of Slave Lake office at 10 Main Street, SW at 1:30pm.

Submissions by email, postal mail, or in person to the address below, will be accepted. Submission will be clearly marked "Demolition Plans - Hotels".

10 Main Street SW
PO Box 1030
Slave Lake, AB
T0G 2A0

Submissions received after this time will be returned to the sender.

The Town reserves the right to cancel this Request for Quotation for any reason.

Quotations may be withdrawn by written notice only provided such notice is received at the Town office prior to the date/time set as the closing time for receiving proposals.

Quotations shall be open for acceptance for 60 days following the submission closing date.

All Quotations will remain confidential, subject to the Freedom of Information and Privacy Act.

No vendor shall have any claim for any compensation of any kind whatsoever, as a result of participating in the RFQ, and by submitting a quotation each vendor shall be deemed to have agreed that it has no claim.

Negotiations

The award of the contract is subject to negotiations with the lead vendor including, but not limited to, the following:

- a) Changes or work refinements in the service requirements or scope of work proposed by the vendor.
- b) Price – if directly related to a change or refinement in the proposed scope of work proposed by the vendor.
- c) Specific Contract details as deemed reasonable for negotiation by the Town of Slave Lake.

If it appears to the Town, in the Town's sole opinion, that the agreement may not be executed by the lead vendor, the Town may, at its sole discretion and without liability, immediately terminate all further negotiations and attempts to finalize the agreement with the lead vendor and select another vendor.

"WORKING TOGETHER, BUILDING A BETTER COMMUNITY"

P.O. BOX 1030, 10 Main Street SW, SLAVE LAKE, ALBERTA T0G 2A0

PHONE (780) 849-8000 FAX (780) 849-2633

Project Scope

The Highway Motor Inn is located at 600 – 14 Avenue SW in the Town of Slave Lake and is a hotel structure that was partially damaged by flooding in December 2016 and then partially destroyed by a fire in July 2018. The Hotel has sat vacant and unoccupied since the flooding in 2016. The structural fire that occurred in 2018 burned a section of the hotel that was subsequently pulled down by the Slave Lake Regional Fire Department. As a result, the site contains structural debris and the contents of the hotel such as furniture, mattresses, air conditioning units, etc. The vast majority of the Hotel structure remains standing and undamaged by the fire.

The Lakeside Motor Inn is located at 600 / 608 – Main Street SW in the Town of Slave Lake and is a hotel structure that was partially destroyed by a fire in 2016. The Hotel has sat vacant and boarded up since the fire in 2016. On March 10, 2019 there was a second fire at the hotel. The fire spread through the roof system requiring the Slave Lake Regional Fire Department to pull most of the structures down as they burned. One structure i.e. laundry facility / employee residence remains standing and undamaged by the fire. As a result, the site contains structural debris and the contents of the hotel such as furniture, mattresses, air conditioning units, etc.

The Town of Slave Lake will have all of the lands for both the Highway Motor Inn and the Lakeside Motor Inn, surveyed by an Alberta Land Surveyor to identify property boundaries and in order to provide a demarcation line establishing the area of each site to be subject to demolition and clean-up.

General Specifications for the Highway Motor Inn Demolition and Clean-up:

1. The scope of work for the Highway Motor Inn will include:
 - a. The submission of a fixed price to complete the demolition of the subject hotel, including trucking and disposal fees.
 - b. The demolition of the Hotel shall include demolition of the existing structures on site. Removal of the concrete foundation, asphalt and all underground services, disposal of all demolition and structural debris removal of any contaminated soil, leveling of existing remaining soil, hauling of fill material onto the site to bring the lot to a similar elevation as adjacent properties and grading of the site to achieve positive drainage. The demolition and clean-up shall be conducted in accordance with the recommendations outlined in the Phase 1 ESA attached. See Schedule “A”
 - c. The removal of services:
 - i. Prior to starting the demolition, all utility services must be disconnected/isolated.

- ii. Locate existing surface and underground structures that may affect the work or may be damaged during demolition. This includes completion of Alberta 1st Call (1-800-242-3447) prior to the commencement of Demolition.
 - iii. The existence, location and elevation of utilities and structures are not guaranteed. Determine the existence, location and elevation of all sewer, water, and gas mains, services or lines, electric light, power, cable T.V. or telephone conduits, or other such structures or utilities. Notify the appropriate company, department or persons on intention to carry out operations in the vicinity of any structure or utility, at least one week in advance of any such operations being carried out.
 - iv. The Demolition Contractor shall be responsible for terminating the water and sewer services as follows:
 - 1. water and sewer services to be excavated and capped at the property line;
 - 2. water service to be cut and the remaining end shall be crimped approximately 100 mm in length;
 - 3. sewer service shall be capped to prevent infiltration of debris.
 - v. A temporary marker 50 mm x 100 mm or flag shall be extended from the end of the sewer and water service to a minimum of 1.0 m above ground level and shall be painted (blue – water, green sewer) for the top 0.5 m.
 - vi. Appropriate care must be taken when operating equipment near existing curbs, asphalt roadways, walkways and shallow utilities. These structures are to be left unharmed. Vendor shall be responsible for repairing any damage.
2. Vendor shall be responsible for applying for and receiving all required permits and approvals to complete the demolition.
 3. Vendor shall fence the site, if not already done, during the demolition and clean-up. Fencing shall be metal sectional fence panels 2 m in height. Fencing shall be removed after the final grading is complete and returned to fence supplier.
 4. Work shall be completed in a manner to minimize disturbance of public traffic and others working in the area.
 5. Traffic regulation must be in accordance with Manual of Uniform Traffic Control Devices for Canada (Council of Uniform Traffic Devices for Canada distributed by Transportation Association of Canada).

“WORKING TOGETHER, BUILDING A BETTER COMMUNITY”

P.O. BOX 1030, 10 Main Street SW, SLAVE LAKE, ALBERTA T0G 2A0

PHONE (780) 849-8000 FAX (780) 849-2633

6. Comply with requirements of Acts, Regulations and By-Laws in force for regulation of traffic or use of roadways upon or over which it is necessary to carry out work or haul materials or equipment.
7. All trucking traffic shall follow designated truck routes, in accordance with Schedule "B" attached hereto.

General Specifications for the Lakeside Motor Inn Demolition and Clean-up:

1. The scope of work for the Highway Motor Inn will include:
 - a. The submission of a fixed price to conduct the demolition of the subject hotel including trucking and disposal fees.
 - a. The demolition of the Hotel shall include demolition of the existing structures on site. Removal of the concrete foundation, asphalt and all underground services, disposal of all demolition and structural debris removal of any contaminated soil, leveling of existing remaining soil, hauling of fill material onto the site to bring the lot to a similar elevation as adjacent properties and grading of the site to achieve positive drainage. The demolition and clean-up shall be conducted in accordance with the recommendations outlined in the Phase 1 ESA attached. See Schedule "A"
 - b. The removal of services:
 - i. Prior to starting the demolition, all utility services must be disconnected/isolated.
 - ii. Locate existing surface and underground structures that may affect the work or may be damaged during demolition. This includes completion of Alberta 1st Call (1-800-242-3447) prior to the commencement of Demolition.
 - iii. The existence, location and elevation of utilities and structures are not guaranteed. Determine the existence, location and elevation of all sewer, water, and gas mains, services or lines, electric light, power, cable T.V. or telephone conduits, or other such structures or utilities. Notify the appropriate company, department or persons on intention to carry out operations in the vicinity of any structure or utility, at least one week in advance of any such operations being carried out.
 - iv. The Demolition Contractor shall be responsible for terminating the water and sewer services as follows:
 1. water and sewer services to be excavated and capped at the property line;

"WORKING TOGETHER, BUILDING A BETTER COMMUNITY"

P.O. BOX 1030, 10 Main Street SW, SLAVE LAKE, ALBERTA T0G 2A0
PHONE (780) 849-8000 FAX (780) 849-2633

2. water service to be cut and the remaining end shall be crimped approximately 100 mm in length;
 3. sewer service shall be capped to prevent infiltration of debris.
- v. A temporary marker 50 mm x 100 mm or flag shall be extended from the end of the sewer and water service to a minimum of 1.0 m above ground level and shall be painted (blue – water, green sewer) for the top 0.5 m.
 - i. Appropriate care must be taken when operating equipment near existing curbs, asphalt roadways, walkways and shallow utilities. These structures are to be left unharmed. Vendor shall be responsible for repairing any damage.
2. Vendor shall be responsible for applying for and receiving all required permits and approvals to complete the demolition.
 3. Vendor shall fence the site, if not already done, during the demolition and clean-up. Fencing shall be metal sectional fence panels 2 m in height. Fencing shall be removed after the final grading is complete and returned to fence supplier.
 4. Work shall be completed in a manner to minimize disturbance of public traffic and others working in the area.
 5. Traffic regulation must be in accordance with Manual of Uniform Traffic Control Devices for Canada (Council of Uniform Traffic Devices for Canada distributed by Transportation Association of Canada).
 6. Comply with requirements of Acts, Regulations and By-Laws in force for regulation of traffic or use of roadways upon or over which it is necessary to carry out work or haul materials or equipment.
 7. All trucking traffic shall follow designated truck routes, in accordance with Schedule “B” attached hereto.

Project Schedule

The project can start any time after bid award and project must be fully completed by December 15, 2019. Any objection to these dates shall be stated in proposal.

Permits and Bylaws

The successful vendor shall comply with all laws, regulations and building codes relating to the work, and all established standards and engineering practices. The successful vendor shall pay

for all permits, licenses and certificates required in respect of the work, with the exception of the Town of Slave Lake Development Permit.

Vendor shall provide proper signage and barriers on demolition sites to keep the general public out of the demolition areas and safe while in the vicinity of the demolition sites.

Vendor shall adhere to the quiet hours as established in the Community Standards Bylaw #22-2017.

Proposal Submissions

All vendors are required to provide the following information with their submissions:

- Lump sum price for labor, materials, trucks, tools and equipment.
- A project schedule indicating the time required for demolition and clean-up.
- State hours of work. Must abide by the Town Noise Bylaw hours.
- Copy of Liability Insurance and WCB Clearance Letter.
- Copy of Company Safety Manual.

Working Agreement

The successful Vendor will enter into a contract for services with the Town based upon the information contained in this Request for Quotation and the successful Vendors submission and any modifications thereto.

Enquiries

Clarifications in regards to either terms and conditions or technical inquiries shall be directed to:

Laurie Skrynyk
Director of Planning and Development
Town of Slave Lake
Phone: (780)849-8019
Email: laurie@slavelake.ca

Any interpretation of, additions to, deletions from, amendments or any other corrections to the Request for Quotation document, will be issued as written addenda by the Town of Slave Lake. It is the sole responsibility of the potential Bidders to ensure that all available information has been received prior to submitting a proposal.

The Town shall not be responsible for any information given by way of oral communication.

Terms and Conditions

The quotation must be submitted, and stamped as received by the Town of Slave Lake no later than the time mentioned above. Any quotations received after the indicated time and date will not be considered for selection.

The successful vendor will be informed on September 11, 2019. Those that are not successful will be contacted shortly thereafter.

In addition to the rights contained within this Article, if the Bid Sum of every compliant Bidder exceeds the amount the Town has budgeted for the Work, the Town may reject all Quotations or attempt to negotiate a lower price with the proponent who, in the sole and unfettered discretion of the Town, has submitted the most advantageous proposal. Each Bidder acknowledges and agrees that the Town has the sole and unfettered discretion to employ any criteria in order to determine the quotation most advantageous to the Town, that the Town has no obligation to disclose such criteria, nor employ the criteria listed elsewhere within these documents.

By submitting its quotation, each Bidder waives its right to contest in any action, application, case or legal proceeding in any court, the decision which the Town may pursue under this Article.

Selection Criteria

Vendor selection will be based on overall price (including all fees and disbursements), management of similar work, meeting the specifications outlined above, and proposed design and methodology.

Vendor selection criteria will also include the use of local contractors for various aspects of the work. State in the proposal which components of the work will be awarded to local contractors.

The Town of Slave Lake also reserves the right to reject any or all quotations, or to accept any quotation deemed to be in the best interest of the Town.

For further information, or to schedule a site visit please contact Laurie Skrynyk at (780) 849-8019.

"WORKING TOGETHER, BUILDING A BETTER COMMUNITY"

P.O. BOX 1030, 10 Main Street SW, SLAVE LAKE, ALBERTA T0G 2A0

PHONE (780) 849-8000 FAX (780) 849-2633

"Schedule A"

Hotel Location: 600 14 Ave SW – Highway Motor Inn
PBL: 7520577;6;7

A Summary of the following potential Environmental concerns exist within this property:

This is for the demolition and clean up of an 81 room hotel that was partially damaged by fire in 2018 that had an Alberta Health Services stop occupation order in 2016.

Materials that have been piled from fire fighting activity will need to be sorted and separated to remove some of the items identified and will depend on disposal requirements as well.

Hazardous Building Materials

No testing for confirmation has been completed. Information and risk based on construction dates and banning of hazardous building materials.

- *No hazardous building materials should be present in the property due to timing of construction.*

Other potential concerns or hazards:

- | | |
|--|-------------------------------------|
| • Fluorescent Ballasts / bulbs | Unknown quantity |
| • Mercury Thermostats | Unknown quantity |
| • Televisions / Electronics | unknown quantity |
| • Window mount Air Conditioners | Up to 85 – 58 counted at site visit |
| • White good Appliances | No tally and seems to vary by rooms |
| • Refrigerators and Coolers | No tally and seems to vary by rooms |
| • Fire Extinguishers | No tally |
| • Cement Parking Bumpers / cement blocks | |
| • Boiler / Utility room equipment | |
| • Utility room chemical containers | |
| • Biological Hazards | |
| ○ Mattresses | |
| ○ Sheets, window coverings | |
| ○ Water damaged flooring / other | |
| • Unknown contents in Locked Shed | |

Removal of concrete and asphalt for recycling purposes. Site will be restored to dirt grade with all infrastructure removed for water removal on site and remove any onsite hazards. Services re-established at property line. Recounter site for water drainage purposes as final stage of clean up.

Hotel Location: 608 Main Street – Lakeside Motor Inn
PBL: 0020217;2;3

A Summary of the following potential Environmental concerns exist within this property:

This is the demolition and clean up of a 15 room motor inn, laundry facility and service shed that was damaged by fire in 2019. The laundry facility and shed have not been damaged by fire although not structurally sound.

Materials that have been piled from fire fighting activity will need to be sorted and separated to remove some of the items identified and will depend on landfill requirements as well.

Hazardous Building Materials

No testing for confirmation has been completed. Information and risk based on construction dates and banning of hazardous building materials.

- Asbestos – flooring tiles and possible drywall. All very wet due to weather exposure.
- Lead Paint – a possibility with no confirmation. Mostly wooden structure with stain from visual observation and panel board.

Other potential concerns or hazards:

- | | |
|--|-------------------|
| • Fluorescent Ballasts / bulbs | Unknown quantity |
| • Mercury Thermostats | Unknown quantity |
| • Televisions / Electronics | unknown quantity |
| • Air Conditioners or refrigeration units | No visible signs |
| • White good Appliances | Unknown quantity |
| • Hot water heaters | 2 visible in pile |
| • Biological Hazards | |
| ○ Mattresses | |
| ○ Sheets, window coverings | |
| ○ Water damaged flooring, carpet / other | |
| • Propane cylinder – appears empty next to service shed | |
| • Service Shed – appears to have gas or water lines in the ground. – wood structure. | |

Removal of Asphalt and Concrete for recycling purposes. This will be completed with the establishment of survey lines for lot boundaries. There is an old asphalt pad and the cement foundation for the 15 room structure along with the laundry building foundation and stairs. Recontour site post clean up for water drainage.

SCHEDULE B **TRUCK ROUTES**



- **APPROVED TRUCK ROUTE**
- **TOWN BOUNDARY**



