



March 11, 2022

To: All Interested Parties

RE: Request for Sealed Bid for demolition of two (2) vacant, dilapidated, two-story commercial structures.

The City of Macon, in conjunction with Debbie Conklin, is accepting sealed bids for the demolition of two (2) two-story commercial structures, hauling away of demolition materials to a designated landfill, and grading/filling of the excavation site. Please find below the Bid Form, Affidavit Form, requirements, and bidder instructions.

Bid Requirements and Instructions:

1. Contract work described.

**118 North Rollins Street –**

- Protection of city sidewalks during contract work and replacement of damaged sidewalks;
- Demolition, removal, and disposal of two story, multi-wythe brick bearing walls supporting wood first and second story floors and roof;
- Removal and disposal of all miscellaneous items, including but not limited to, appliances and items left on the interior of the building.

**120 North Rollins Street –**

- Protection of city sidewalks during contract work replacement of damaged sidewalks;
- Demolition, removal, and disposal of two story, multi-wythe brick bearing walls supporting wood first and second story floors and roof;
- Removal and disposal of all miscellaneous items, including but not limited to, appliances and items left on the interior of the building.
- Demolition and disposal must be compliant with DNR environmental laws and regulations. The required asbestos inspection report is included for review (Attachment C). The contractor is required to provide the demolition notification as required by MO Department of Natural Resources for the approval to proceed and provide a copy to the City Clerk at least ten (10) working days prior to the planned starting date for demolition.

2. Bids must be received by **3:00 p.m. March 22, 2022** by Howe Company, LLC, 804 E. Patton Street, Macon, MO 63552 with a public bid opening immediately following bid acceptance deadline.
3. Bids must be submitted on the prescribed **BID FORM** (Attachment B).
4. Envelope containing bid shall be sealed and marked "**Demolition**".

5. The City of Macon reserves the right to accept or reject any or all bids received and to waive any formalities and/or technicalities in the bids.
6. Bids must be signed by an authorized representative and must be firm for 120 days.
7. Successful bidder must obtain a valid City of Macon general contractor's license.
8. Bidders are informed that pursuant to Section 285.530, RSMo, as a condition of the award of any contract in excess of five thousand dollars (\$5,000.00), the successful contractor shall, by **sworn affidavit** (Attachment A) and provision of documentation, affirm its enrollment and participation in a federal work authorization program (e.g. e-Verify or qualified equivalent) with respect to the employees working in connection to the contracted services. Successful contractor shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection to the contracted services.
9. Bidders are informed that the Project is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the project to provide, and require its employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration (OSHA) or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. The contractor will forfeit a penalty to the City of \$2,500 plus an additional \$100 for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training.
10. Successful bidder will be required to provide a certificate of insurance listing the City of Macon as "Additional Named Insured", policy endorsement pages, and sign a hold-harmless agreement. The following are the required minimum limits:

Commercial General Liability – each occurrence	\$ 1,000,000.00
Commercial General Liability - aggregate	\$ 2,000,000.00
Proof of Workers Compensation	If applicable

11. The successful bidder must begin work within sixty (60) calendar date of the Notice of Award, unless otherwise approved by the City Administrator or noted specifically for unique or weather-related circumstances. If work has not begun, the City reserves the right to award the bid to the next best bidder.
12. Contact will be made with Macon Municipal Utilities (MMU) at least five (5) business days prior to starting the project. MMU will abandon electric, water, and natural gas utilities. The successful bidder will be responsible for abandoning the wastewater utility within accordance of Macon City Code.
13. **Landfill fees are not to be included in the bid.** Landfill fees will be paid by the City of Macon. All demolition waste materials must be hauled to Waste Management landfill in Macon, MO. All Clean fill materials such as uncontaminated soil, rock, gravel and/or unpainted broken concrete, cinder block, bricks, etc. must be removed from the site. The contractor may scrap or take ownership/possession of any item/material. Contractor shall keep materials from each addressed structure separated as much as reasonably possible and landfill tickets shall be identified as to which structure the waste material originated

from. The contractor must comply with all applicable local and state laws regarding the management of demolition waste.

14. All household appliances such as cooking ranges, water heaters or similar "white goods" and all appliances that contain refrigerates such as refrigerators, freezers, and air conditioning units are typically not accepted as demolition waste materials and must be hauled away separately. It is the responsibility of the contractor to remove and dispose of all such items properly and in full accordance with local and state laws.
15. Damage incurred to public utilities, sidewalks, or any portion of the public right-of-way as a result of the demolition process is the responsibility of the demolition contractor and must be corrected to the satisfaction of the City. Any additional fill materials must be provided for by the demolition contractor and must be included in the bid price. When demolition is completed, grade all excavated area level or slightly sloping. Top with soil that will sustain lawn grass. All disturbed areas must be seeded. Ten (10%) percent of the bid amount can be retained until such repairs are completed and/or the site is finished.
16. Upon commencement of work, invoice can be mailed to the property owner for payment:
  - **118 North Rollins Street, Macon, MO 63552**  
Debi Conklin  
P.O. Box 184  
Macon, MO 63552  
(660)346-9187
  - **120 North Rollins Street, Macon, MO 63552**  
City of Macon, Attn. Mary Lou Craigg  
106 West Bourke Street  
Macon, MO 63552  
(660) 385-6421

The contractor will be required to complete the city demolition permit application.

No work is to commence until the Contractor has completed the required paperwork with the City Clerk and a Notice to Proceed has been issued.

Work site safety measures will be the responsibility of the contractor.

The City of Macon shall be the final judge of the quality and suitability of the work.

Inspection of the premises is encouraged and can be scheduled and coordinated with the Code Enforcement Officer, Kevin Myers, at (660) 395-2632.

Thank you for your interest and we hope to receive a bid from your company. If you have any questions, please contact the City Clerk, Mary Lou Craigg, at (660) 385-6421.

Sincerely,



*Avis Marshall*

City Administrator, City of Macon  
106 West Bourke Street, Macon, MO 63552  
(660) 385-6421  
[administrator@cityofmacon-mo.gov](mailto:administrator@cityofmacon-mo.gov)

## ATTACHMENT A

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

### AFFIDAVIT

(as required by Section 285.530, Revised Statutes of Missouri)

As used in this Affidavit, the following terms shall have the following meanings:

#### EMPLOYEE:

Any person performing work or service of any kind or character for hire within the State of Missouri.

#### FEDERAL WORK AUTHORIZATION PROGRAM:

Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

#### KNOWINGLY:

A person acts knowingly or with knowledge,

- (a) with respect to the person's conduct or attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or
- (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

#### UNAUTHORIZED ALIEN:

An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who being duly sworn, states on his oath or affirmation as follows:

1. My name is \_\_\_\_\_ and I am currently \_\_\_\_\_ (title) of (business name) \_\_\_\_\_, (hereinafter "Contractor"), whose business address is \_\_\_\_\_, and I am authorized to make this Affidavit.
2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.
3. Contractor is enrolled in and will continue to participate in a federal work authorization program for the duration of the contract with respect to the employees working in connection with the following services contracted between Contractor and the City of Macon, Missouri:

**Demolition of 118 & 120 North Rollins Street commercial structures.**

4. Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.
5. Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

***In Affirmation thereof, the facts stated above are true and correct (The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo).***

Further, Affiant saith not.

\_\_\_\_\_  
Signature Affiant

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

I am commissioned as a notary public within the

County of \_\_\_\_\_,

State of \_\_\_\_\_,

Commission Expires on \_\_\_\_\_.

Commission # \_\_\_\_\_.

\_\_\_\_\_  
Signature of notary

\_\_\_\_\_  
Date

**PLEASE NOTE:**

Acceptable enrollment and participation documentation consists of the following 2 pages of the E-Verify Memorandum of Understanding (MOU):

1. A valid, completed copy of the first page identifying the Contractor; and
2. A valid copy of the signature page completed and signed by the Contractor, the Social Security Administration, and the Department of Homeland Security – Verification Division.
3. If a qualified equivalent is used instead of E-Verify, the letter issued by the State must also be submitted with this affidavit.

**ATTACHMENT B**  
**BID FORM CONTRACT**

Place – City of Macon

Date \_\_\_\_\_

Project – **Demolition of 118 & 120 North Rollins Street**

Proposal of \_\_\_\_\_ (hereinafter called "Bidder")  
(a corporation/ a partnership/ an individual *(strike out inapplicable terms)* doing business as  
\_\_\_\_\_ ) to the City of Macon (hereinafter called "Owner").

City Council Members:

The Bidder, in compliance with your invitation for bids from qualified licensed entities to provide demolition services at 118 & 120 North Rollins St., Macon, Missouri, and having examined the demolition requirements, related documents, and the site of the proposed work, and being familiar with all of the conditions surrounding the composition of the proposed project including the availability of material and labor, hereby proposes to furnish all labor, materials, equipment, and supplies; and to complete the project in accordance with the Contract Documents, within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this bid is a part, excluding landfill fees which will be paid by the Owner.

Bidder hereby agrees to commence work under this contract and to fully complete the project within sixty (60) calendar days from the date of the Notice of Award.

Bid Pricing

118 North Rollins: Total Bid \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

120 North Rollins: Total Bid \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Amount shall be in both words and figures. In case of discrepancy, the amount shown in words will govern.

Bidder agrees to perform all of the work described in the requirements for the sum set forth by the Bidder as accepted by the Owner.

Prevailing wage does not apply to this project.

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informality in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 90 calendar days after the scheduled closing time for receiving bids.

Upon receipt of written notice of the acceptance of this bid, Bidder will execute the formal contract within 10 days.

Respectfully submitted:

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

(SEAL – if bid is by a corporation)

\_\_\_\_\_  
(Business Address and Zip Code)

## ATTACHMENT C



February 2, 2022

City of Macon  
106 W. Bourke St.  
Macon, MO 63552

Re: Asbestos Inspection

On January 13, 2022 RedMile Services, LLC, conducted an asbestos inspection on a vacant building located at 120 Rollins Street in downtown Macon, MO.

The building has very serious structural concerns and is being prepared for demolition. It is a two-story structure. The exterior of the building is brick with some metal siding on the store front. There was not access to the roof available. However, according to a structural evaluation that was completed in 2016 the roof is asphalt roll roofing. This is a non-friable material.

The first floor had previously been a clothing store, but the most recent use of this area is unknown. The second floor is an apartment, which is no longer occupied. There have previously been some renovations and updates to both floors.

The first floor is mostly a large open area with a small room/ kitchen area in the back of the building. Homogenous carpet was present throughout the first floor. There is some flooring material present under the carpet in a portion of the large front room. It appeared to be a sub-floor material. The walls were a combination of drywall and nailed on wood paneling. The ceiling is a suspended ceiling with 2'x4' ceiling tiles. There were a few 2'x2' ceiling tiles located in the utility closet area. Several of the tiles on the first floor are missing and/or damaged. Additionally, there was another type of ceiling tile material (green in color), above the current suspended ceiling. However, it did not appear that this material was still present in the entire ceiling.

The small room, kitchen area, and bathroom located in the back of the building are in very poor condition. A majority of the ceiling tiles in this area were missing (see photos). There was approximately 10 square feet of ceramic tile flooring in the bathroom.

The second floor is an apartment that shares a stairwell with the adjoining building/apartment. The adjoining building suffered a structural fire on December 31, 2020. The apartment consists of a large living area, kitchen, three bedrooms and two bathrooms. Materials in the apartment consisted mainly of carpet, drywall, and wood paneling and several of the walls had wallpaper.

23025 State Hwy. K  
Macon, MO 63552  
660-384-3929  
beth@redmile-llc.com



There was some linoleum flooring present under the carpet in Bath #1 and the hallway. There is a variety of sizes of ceiling tiles present in the large bedroom but is like material. The utility room had lath and plaster walls and ceiling. The utility room is in very poor condition with large cracks in the wall and ceiling (see photos). It is uncertain how much plaster may be in the remainder of the building that was not visible. However, there are photos behind the wall on the first floor where there was not any plaster present. The living room also did not appear to have plaster walls as well.

RedMile Services collected samples and sent them to a laboratory for testing of potential ACM (asbestos containing material). The results from the lab are included in this report. Additionally, there are photos of the building and sketches with approximate room dimensions. A listing of the samples and whether they were determined to be friable or non-friable is below.

1. Ceiling tile- Non-Friable
2. Carpet/Glue- Non-Friable
3. Vapor Material- Non-Friable
4. 2'x2' Ceiling tile- Non-Friable
5. Plaster- Non-Friable
6. Floor tile- Non-Friable
7. Ceiling tile- Non-Friable
8. Floor tile- Non-Friable
9. Carpet/Glue- Non-Friable
10. Ceiling tile- Non-Friable
11. Flooring material- Non-Friable

All thermal system insulation is presumed to be asbestos.

Demolition will be accomplished using large equipment and will be removed in large pieces. There will not be any sanding or grinding of the existing materials.

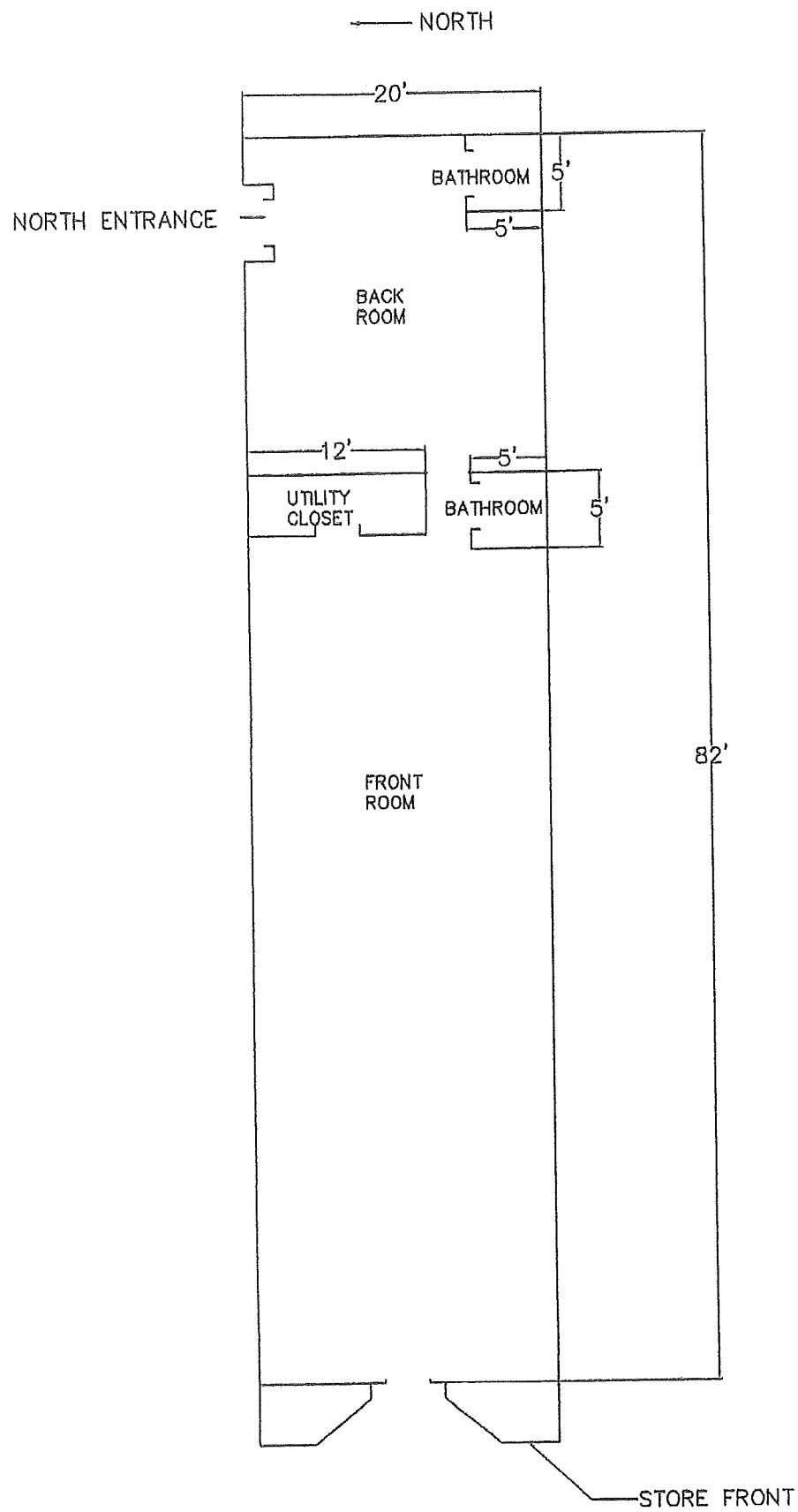
If there are any materials encountered during demolition that were not visible at the time of inspection, please contact me at 660-384-3929.

Sincerely,



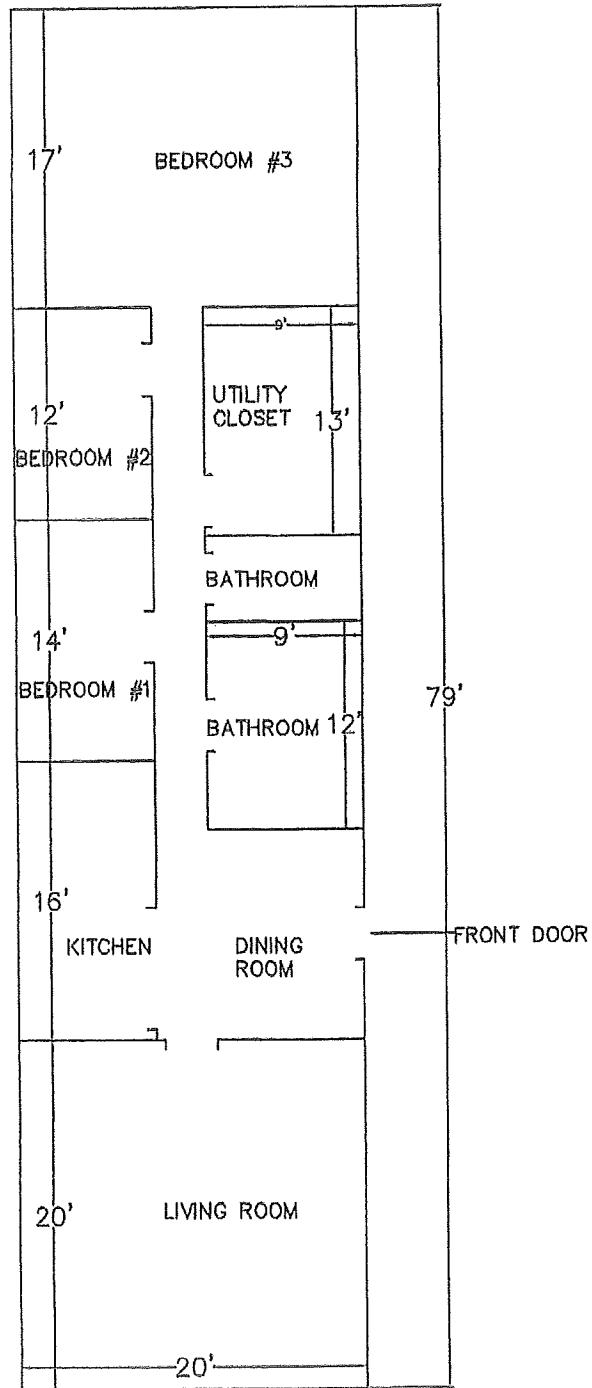
Beth Moots



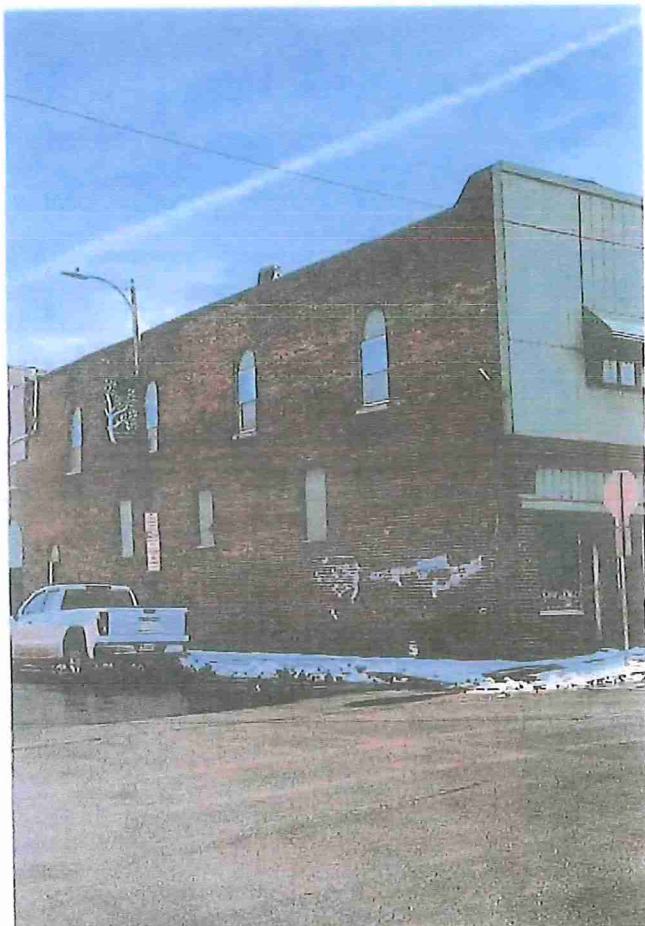
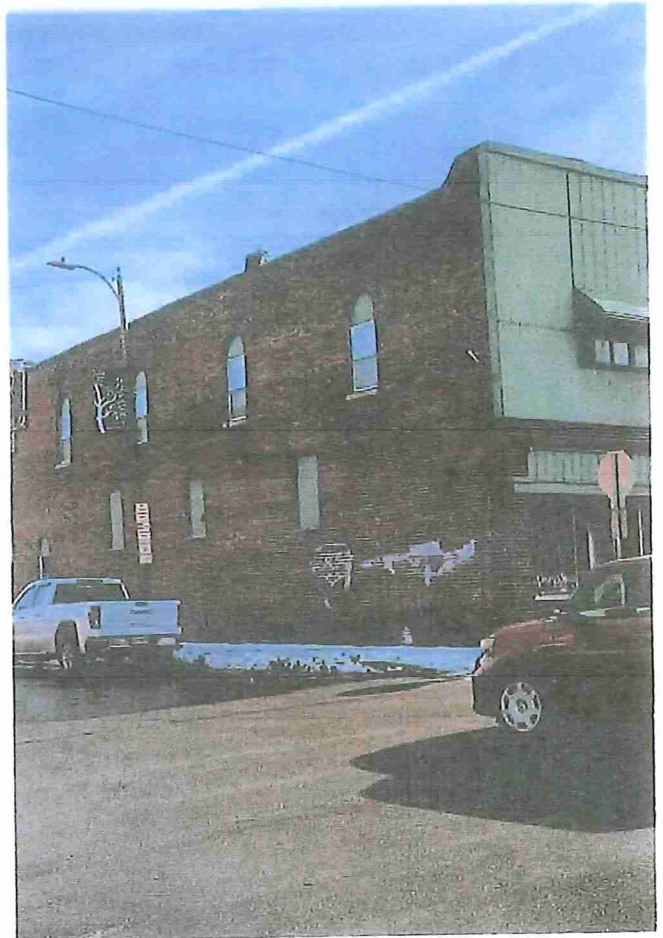
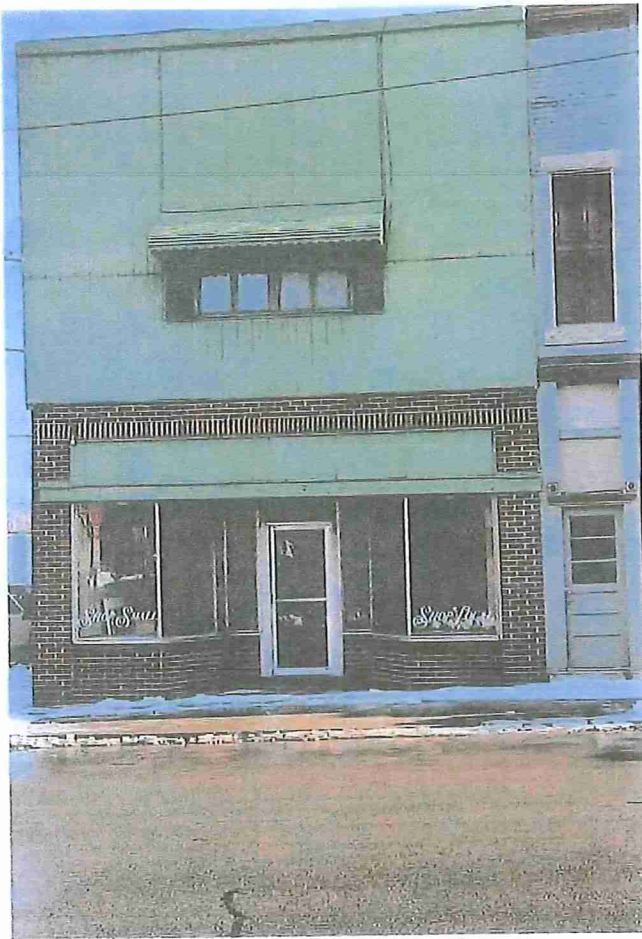


FIRST FLOOR

← NORTH



SECOND  
FLOOR/APARTMENT



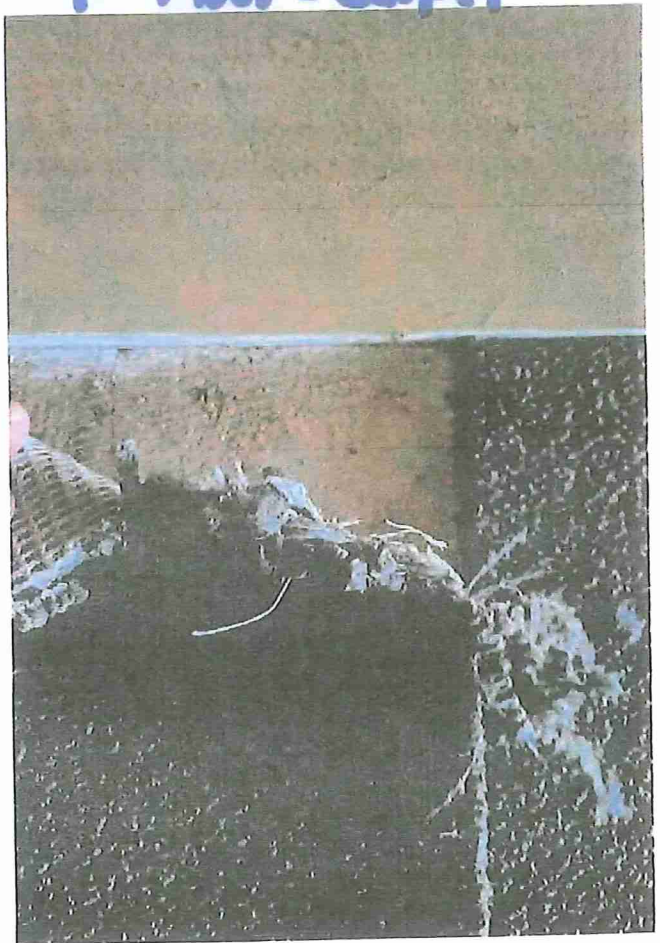
Building Exterior



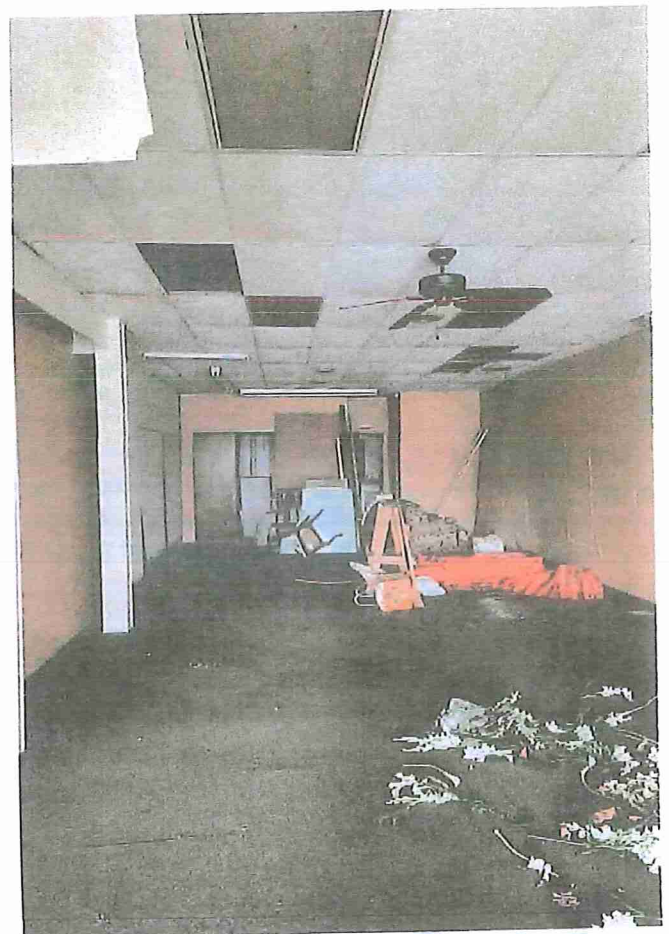
1<sup>st</sup> Floor - Behind Wall



1<sup>st</sup> Floor - Carpet



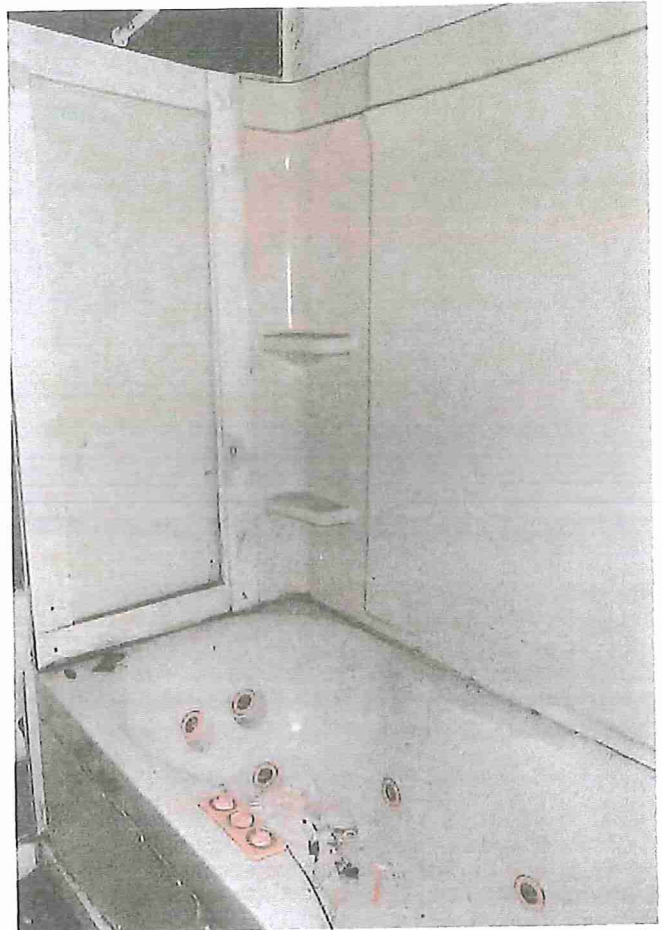
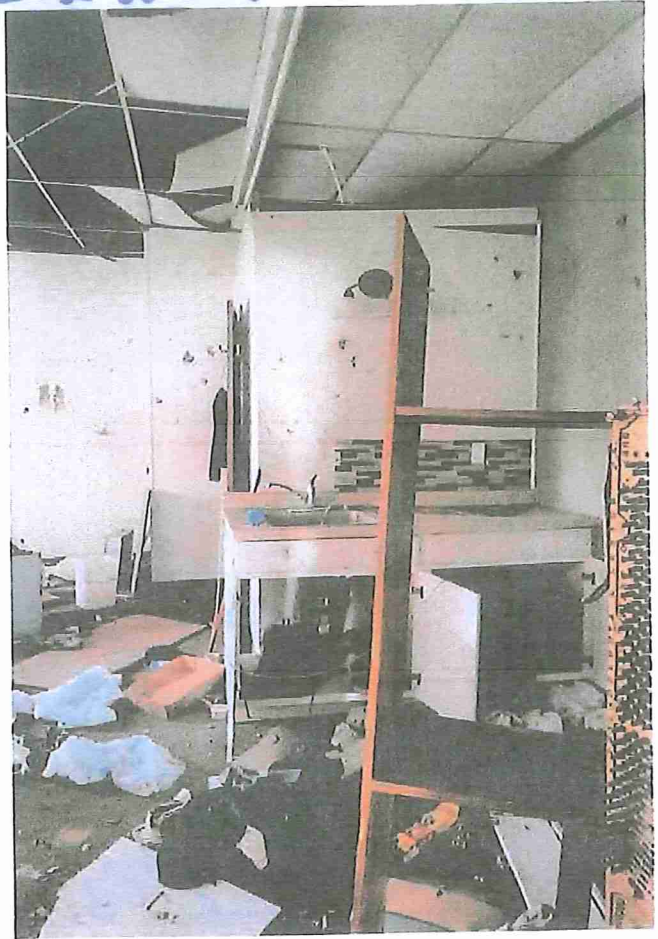
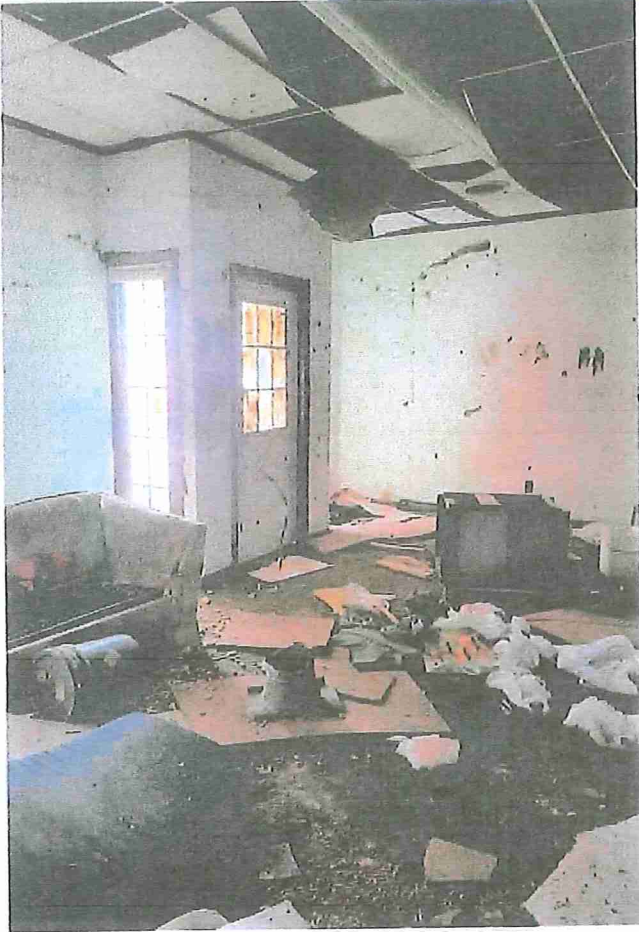
1<sup>st</sup> Floor - Util. Closet



1<sup>st</sup> Floor - Front Room

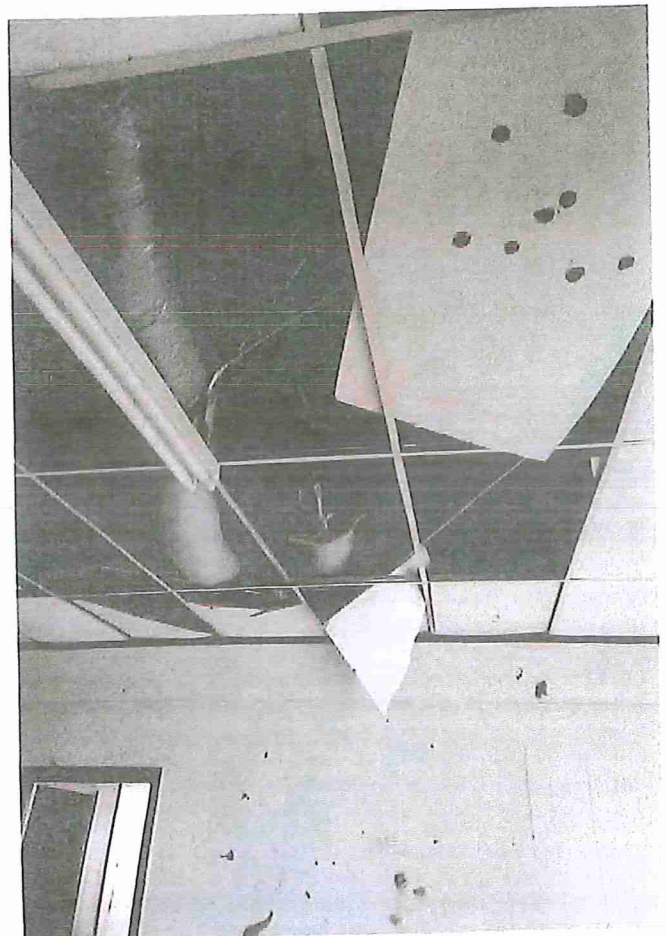
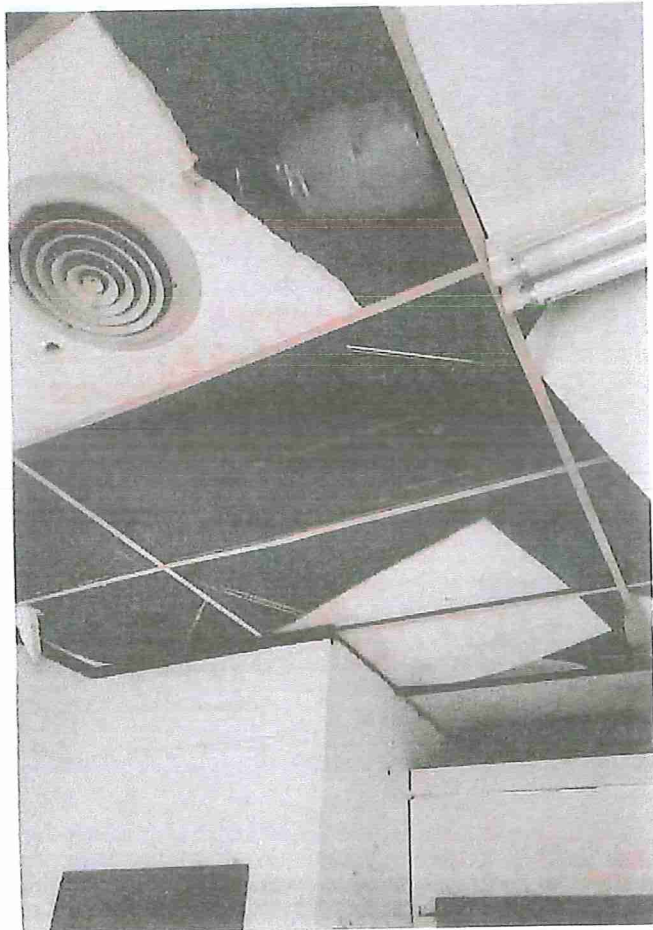
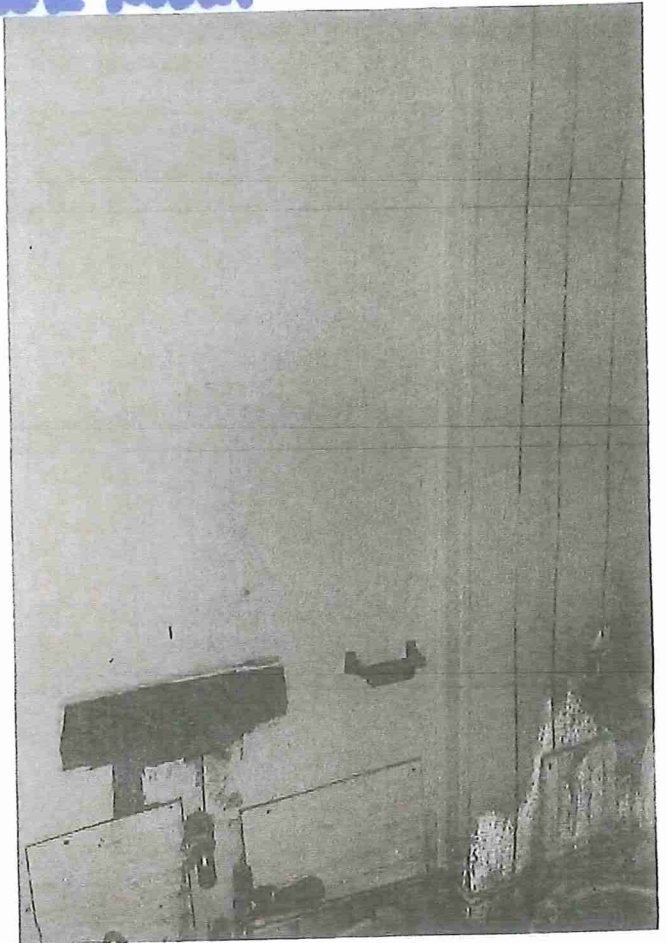


# 1st Floor - Back Room



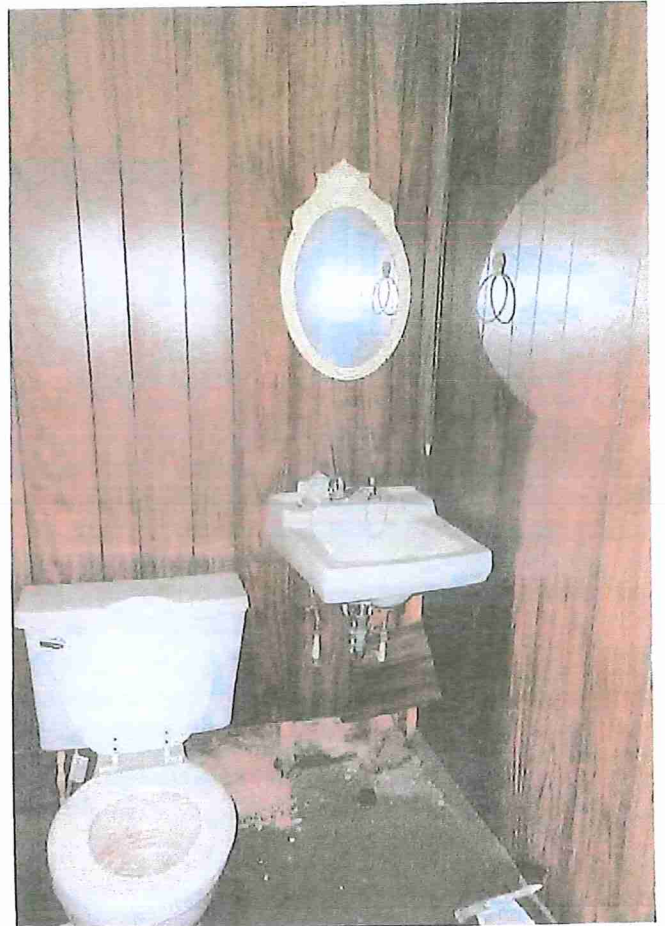
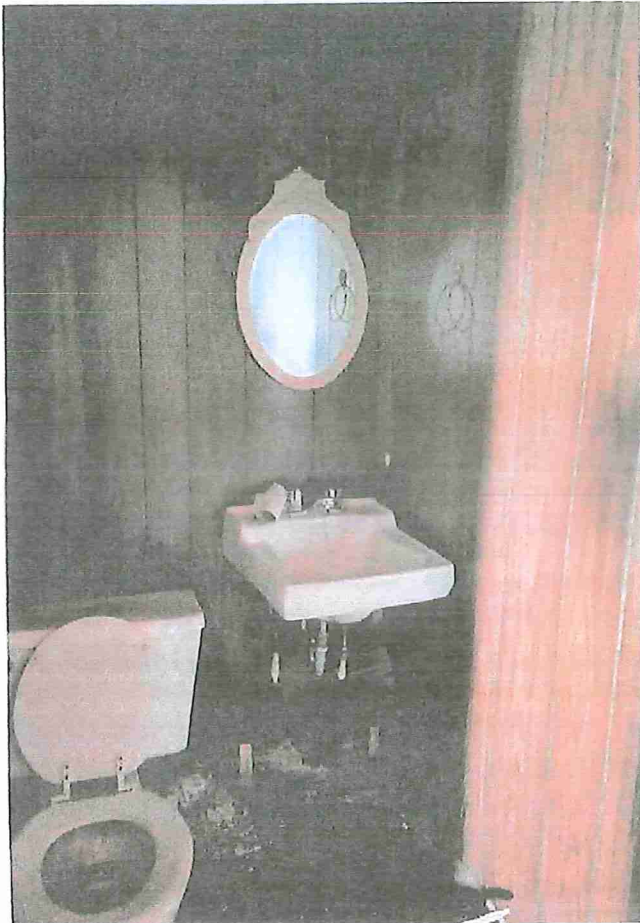
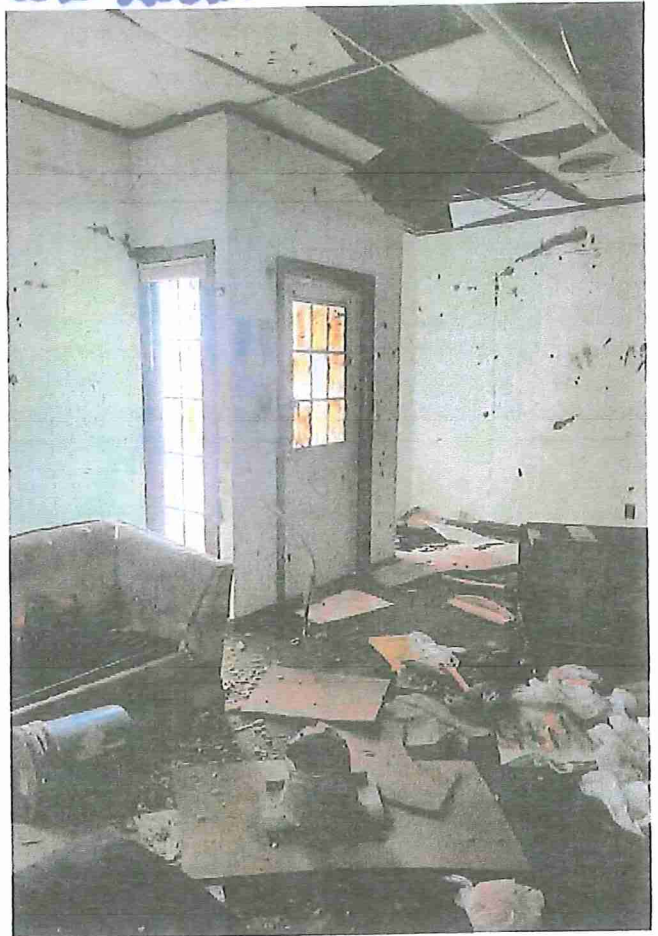


# 1st Floor - Back Room



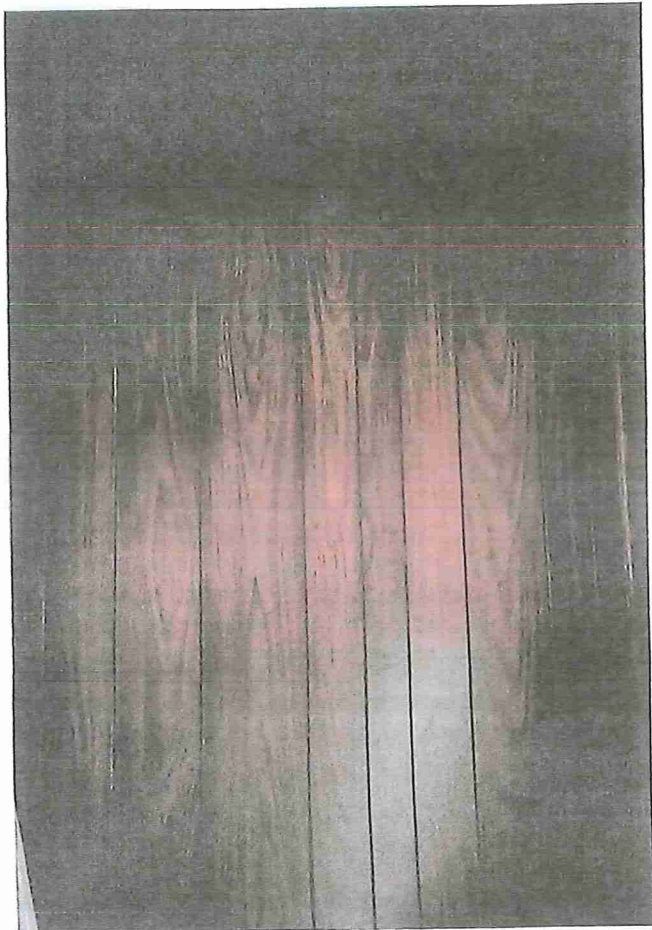
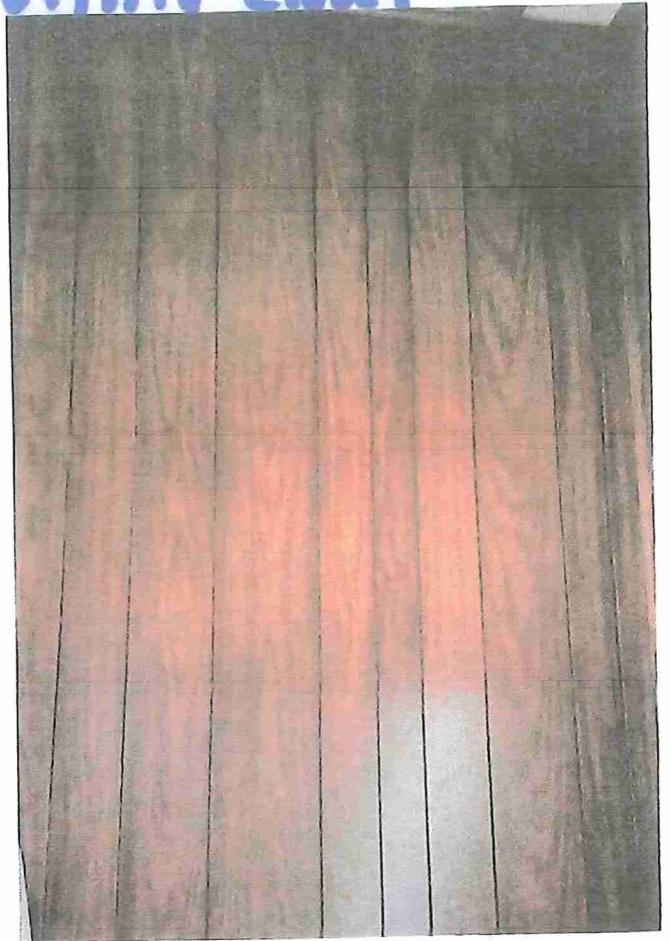
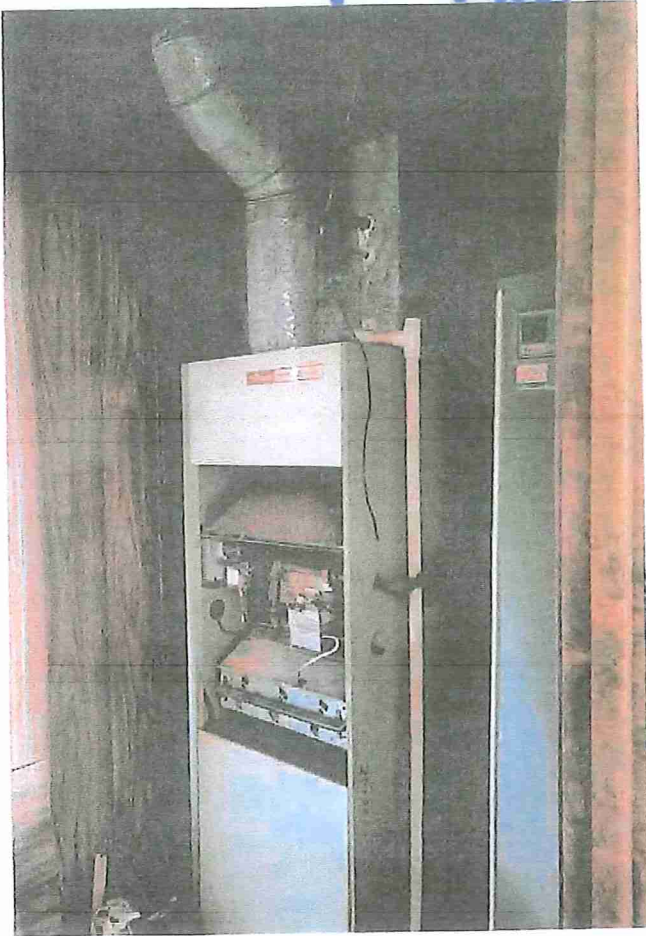


# 1st Floor Back Room





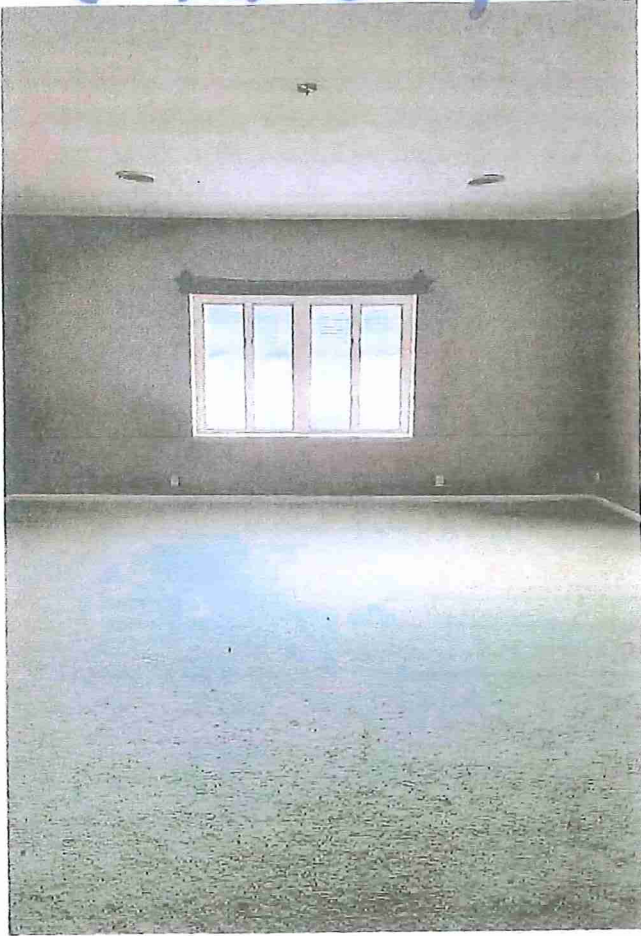
1<sup>st</sup> Floor - Utility Closet



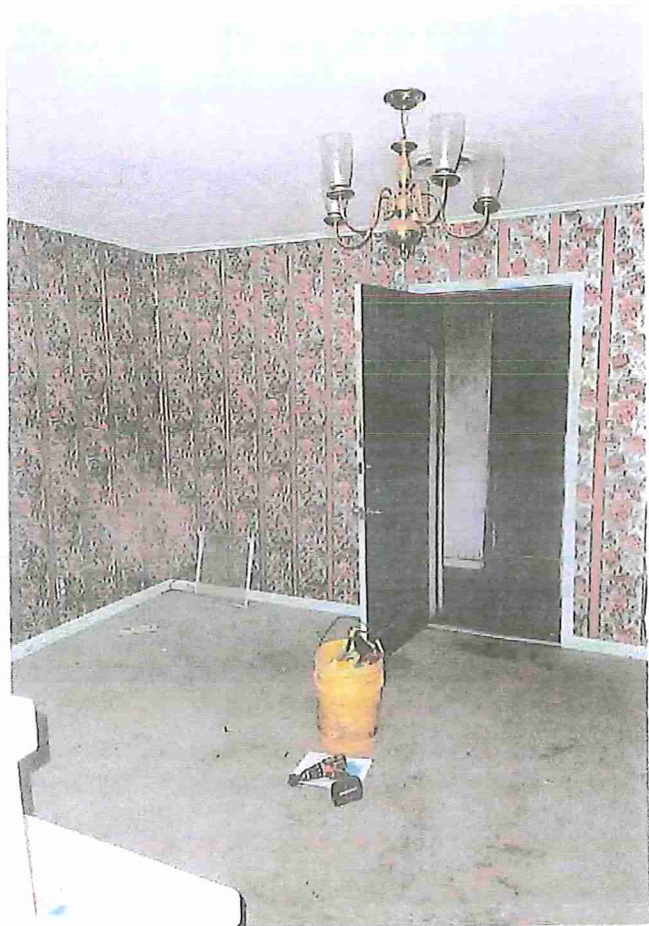
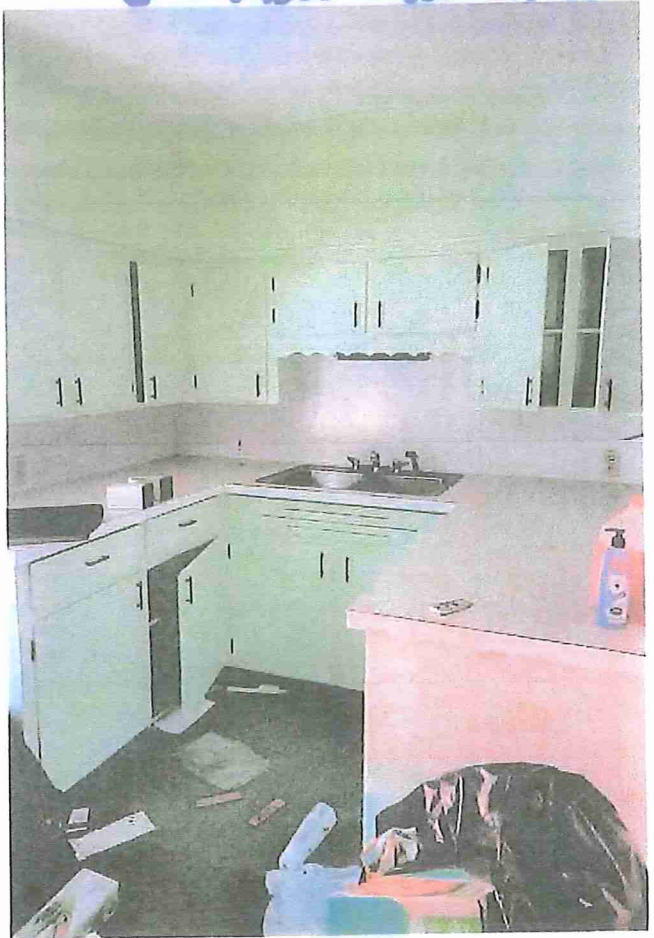
1<sup>st</sup> Floor - Behind Wall



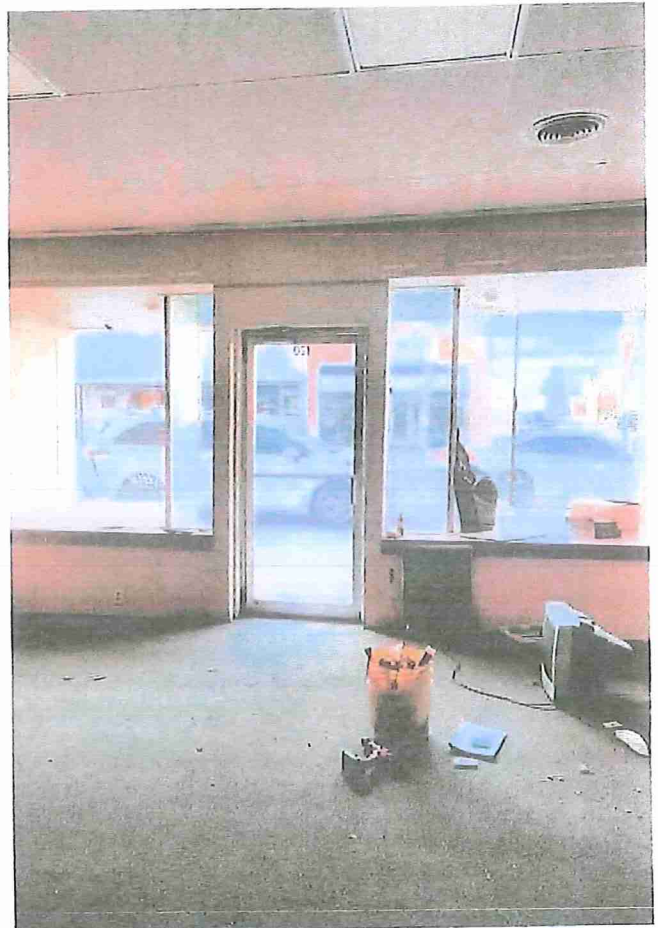
2nd Floor - Living



2nd Floor - Kitchen



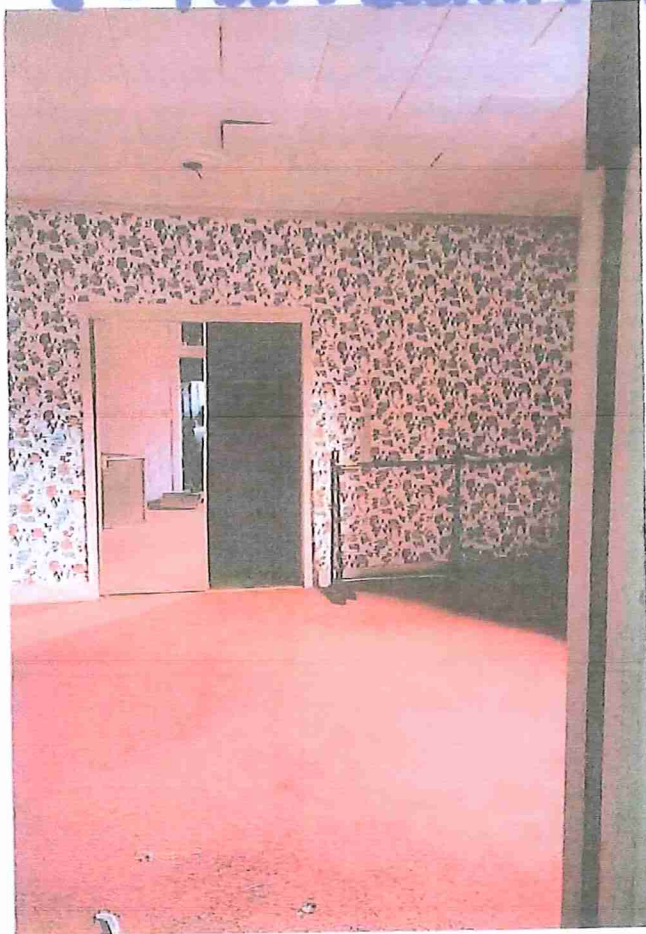
2nd Floor - Dining



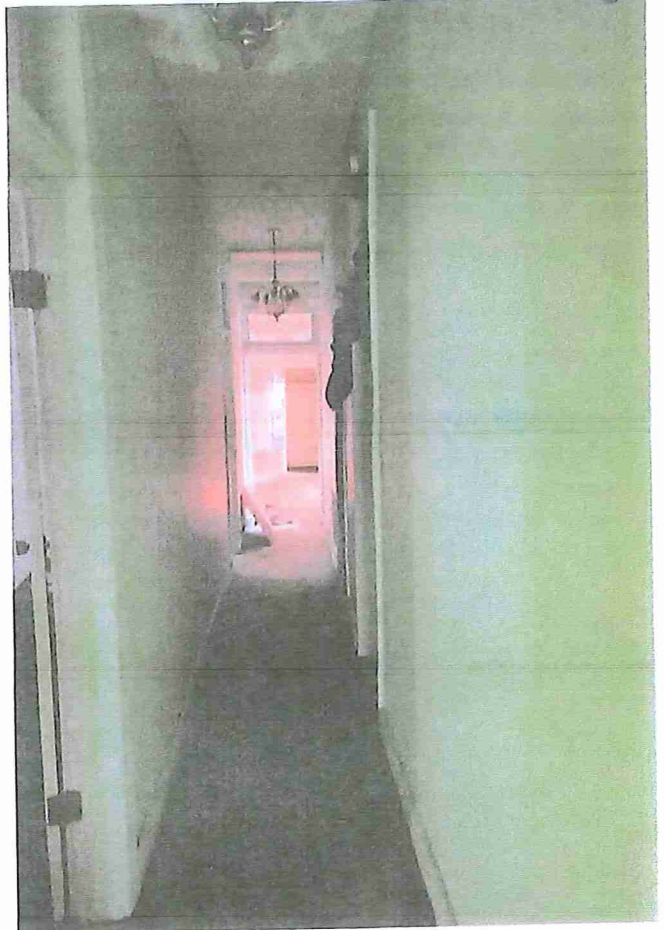
1st Floor - Front Room



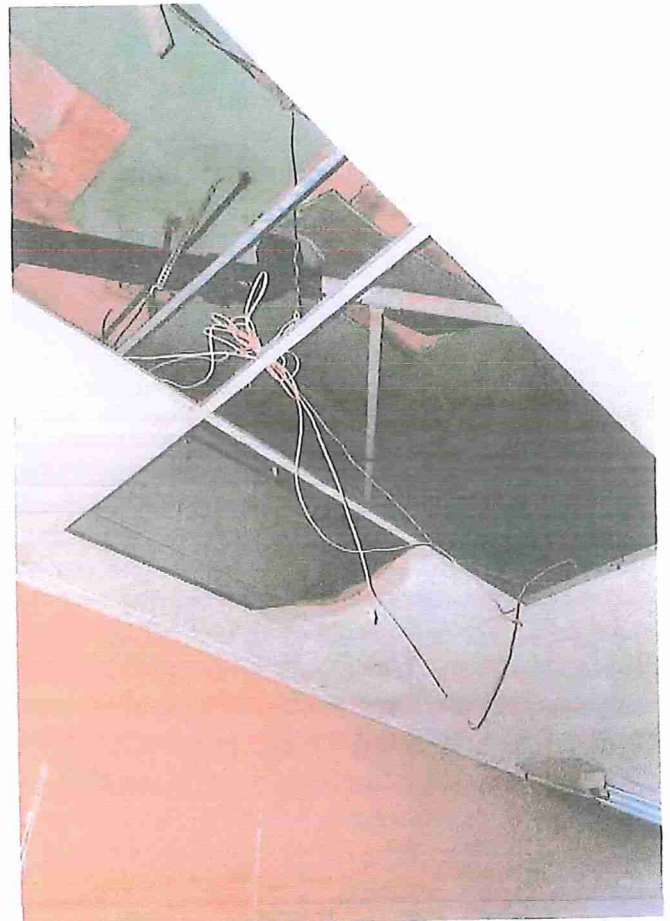
2nd Floor - Bedroom #3



2nd Floor - Hallway



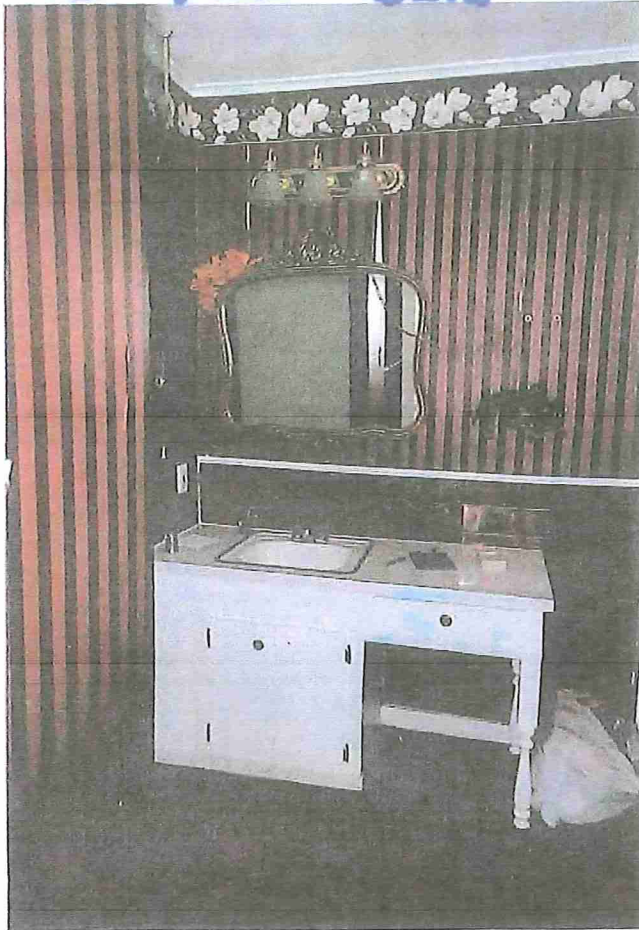
2nd Floor - Bedroom #3



1st Floor - Ceiling



2<sup>nd</sup> Floor - Bath



2<sup>nd</sup> Floor - Bedroom



2<sup>nd</sup> Floor - Bedroom



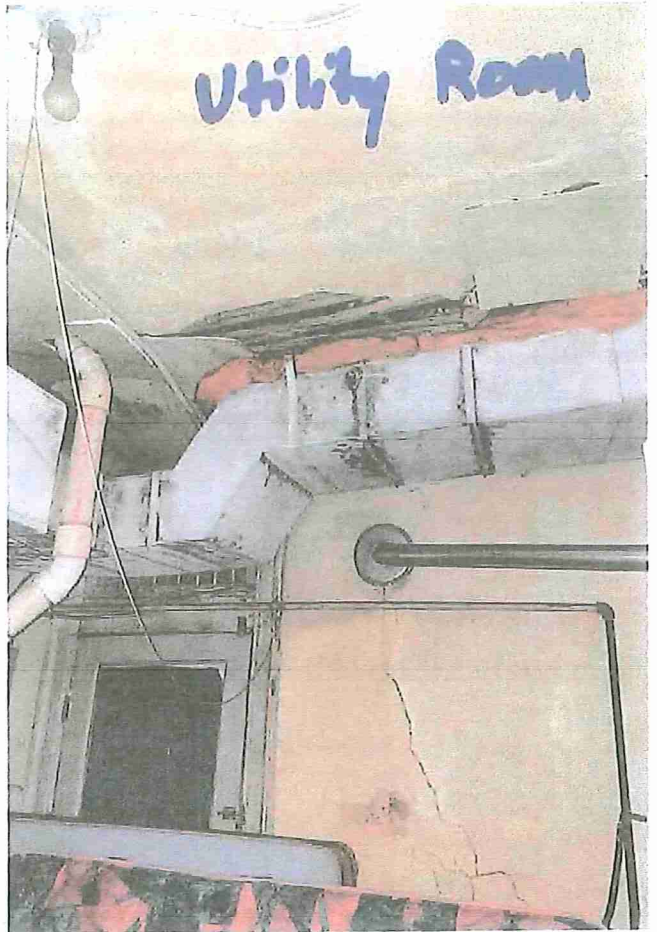
2<sup>nd</sup> Floor - Kitchen



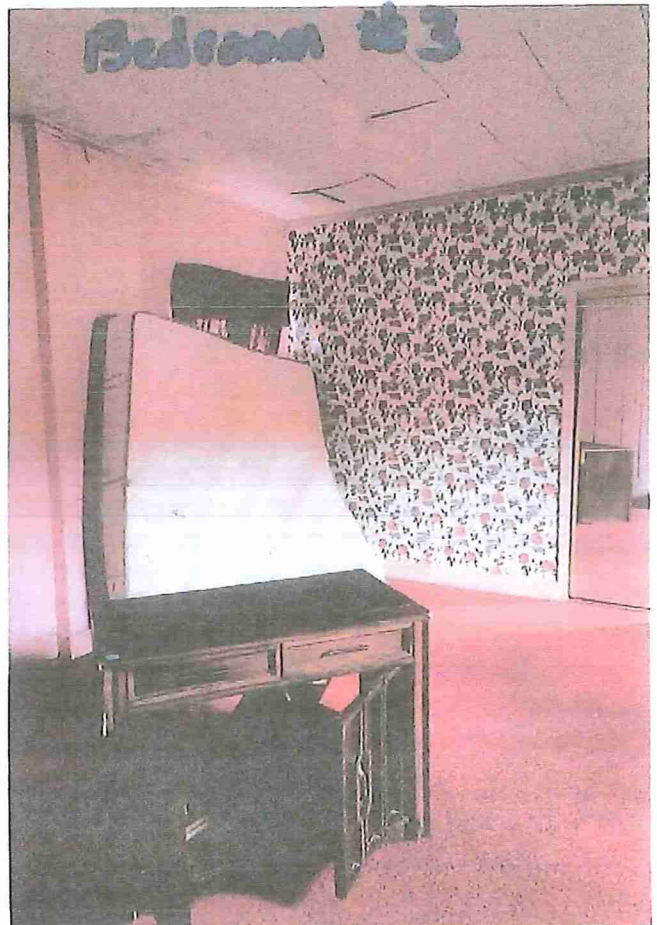
2nd Floor



Utility Room

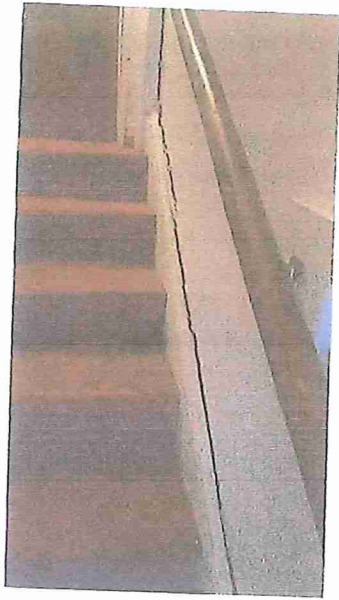


Bedroom #3





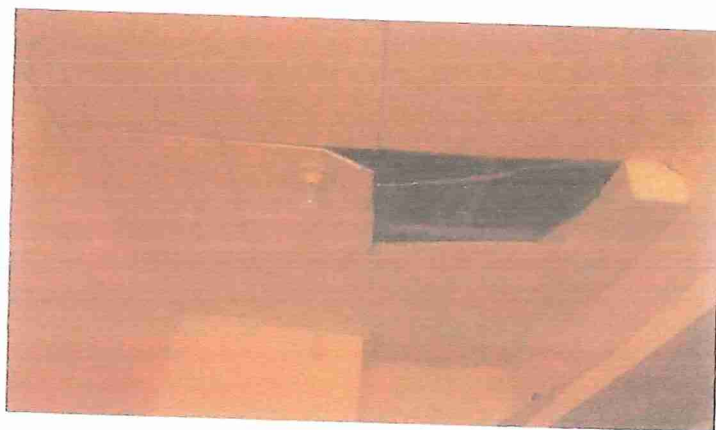




*Stairwell and Storage Area Separation*



*Tie Bar*



*Closet Water Damage*



## PLM Summary Report

NVLAP Lab Code 102056-0

TDSHS License No. 30-0084

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Moody Labs Customer

Lab Job No. : 22B-00648

Project : Red Mile, Prj: City of Macon, 120 Rollins St.

Report Date : 01/20/2022

Project # : Not Provided

Sample Date : 01/13/2022

Identification : Asbestos, Bulk Sample Analysis

Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)  
EPA Method 600 / R-93 / 116

Page 1 of 1

On 1/19/2022, eleven (11) bulk material samples were submitted by a representative of Moody Labs Customer for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

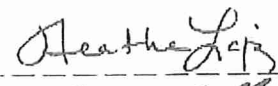
Sample Number	Client Sample Description / Location	Asbestos Content
1	Ceiling Tile, 1st Floor, Front Room	None Detected - Acoustic Tile
2	Carpet / Glue, 1st Floor, Front Room	None Detected - Carpet None Detected - Tan Mastic
3	Vapor Material, 1st Floor, Front Room behind Wall	None Detected - Vapor Barrier Material
4	2' x 2' Ceiling Tile, 1st Floor, Utility Closet	None Detected - Acoustic Tile
5	Plaster, 2nd Floor, Apartment, Utility Room	None Detected - Plaster
6	Floor Tile, 2nd Floor, Apartment, Bath #1	3% Chrysotile - Floor Tile None Detected - Black Mastic
7	Ceiling Tile, 1st Floor, Front Room, Above Suspended Ceiling	None Detected - Acoustic Tile
8	Floor Tile, 2nd Floor, Apartment, Hallway (Under Carpet)	None Detected - Floor Tile None Detected - Fiber Backing None Detected - Leveling Compound
9	Carpet / Glue, 2nd Floor, Apartment, Kitchen	None Detected - Carpet None Detected - Tan Mastic
10	Ceiling Tile, 2nd Floor, Apartment, Bedroom #3	None Detected - Acoustic Tile
11	Flooring Material, 1st Floor, Front Room	None Detected - Tan Mastic 3% Chrysotile - Floor Tile 2% Chrysotile - Black Mastic

These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. The test report shall not be reproduced except in full without written approval of the laboratory. The results relate only to the items tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056-0.

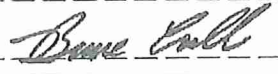


Analyst(s): Clayton Koop

Lab Manager : Heather Lopez

Approved Signatory : 

Lab Director : Bruce Crabb

Approved Signatory : 

Thank you for choosing Moody Labs

Moody Labs  
2051 Valley View Lane  
Farmers Branch, TX 75234 Phone: (972) 241-8460

**PLM Detail Report**  
Supplement to PLM Summary Report

NVLAP Lab Code 102056-0  
TDSHS License No. 30-0084

Client : Moody Labs Customer  
Project : Red Mile, Prj: City of Macon, 120 Rollins St.  
Project # : Not Provided

Lab Job No. : 22B-00648  
Report Date : 01/20/2022

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Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
1	Acoustic Tile (Tan)	100%	Wood Fibers	100%	01/19	CK
2	Carpets (Multi-colored)	95%	Synthetic Fibers	85%	01/19	CK
			Glue Binders	15%		
	Tan Mastic (Tan)	5%	Glue Binders	100%		
3	Vapor Barrier Material (Tan/Green)	100%	Cellulose Fibers	70%	01/19	CK
			Pigment / Binders	30%		
4	Acoustic Tile (Light Tan)	100%	Cellulose Fibers	80%	01/19	CK
			Perlite	20%		
5	Plaster (Light Tan)	100%	Aggregate	65%	01/19	CK
			Calcite / Gypsum Binders	35%		
6	Floor Tile (Light Tan)	90%	Chrysotile	3%	01/19	CK
			Calcite / Vinyl Binders	97%		
	Black Mastic (Black)	10%	Binders / Fillers	100%		
7	Acoustic Tile (Tan)	100%	Wood Fibers	100%	01/19	CK
8	Floor Tile (Multi-colored)	30%	Calcite / Vinyl Binders	100%	01/19	CK
	Fiber Backing (Black)	50%	Cellulose Fibers	45%		
			Synthetic Fibers	10%		
			Tar Binders	45%		
	Leveling Compound (Off-White)	20%	Calcite / Gypsum Binders	100%		
9	Carpets (Multi-colored)	95%	Synthetic Fibers	85%	01/19	CK
			Glue Binders	15%		
	Tan Mastic (Tan)	5%	Glue Binders	100%		
10	Acoustic Tile (Tan)	100%	Wood Fibers	100%	01/19	CK
11	Tan Mastic (Tan)	5%	Glue Binders	100%	01/19	CK
	Floor Tile (Green)	90%	Chrysotile	3%		
			Calcite / Vinyl Binders	97%		
	Black Mastic (Black)	5%	Chrysotile	2%		
			Cellulose Fibers	8%		
			Tar Binders	90%		