



## **REQUEST FOR PROPOSAL:**

### **Forest Beach Migratory Preserve – Demolition and Restoration**

#### **Description:**

Ozaukee Washington Land Trust (OWLT) seeks to engage a qualified general contractor



(Contractor) to oversee and manage the site survey, structural demolition, and post-demolition landscape design in the area of the former buildings and parking areas at OWLT's Forest Beach Migratory Preserve (Property). The Property is located at 4970 Country Club Rd, Port Washington, WI 53074, and was operated prior to 2008 as Squire's Golf Course.

The structures and improvements at the Property to be removed include a multi-level country club/golf course hospitality building, a multi-bay two-story caddy shack, a concession hut, a multi-bay storage shed across the street from

the other structures, asphalt parking lots and several asphalt paths. Refer to the attached images and figures for additional detail.

#### **Scope of Work**

The following scope elements will be the responsibility of the Contractor.

#### **PHASE 1: BIDS DUE AS PART OF THIS RFP**

**Site survey work**, to include an appropriate characterization of the demolition and restoration area in preparation for the demolition and post-demolition landscape design.

**Demolition work**, to include the demolition and complete removal or in-place abandonment, as appropriate, of the above and below grade components of four buildings and related site improvements (on-site septic waste storage tanks, potable well, utilities, etc.), asphalt parking lot and paths, and hard landscaping. Final site grading and the composition of any imported fill will be determined by consultation with the landscape restoration contractor/designer.

#### **PHASE 2: BIDS TO BE INCLUDED AS PART OF A FUTURE RFP**

**Restoration landscape design**, to include specifying appropriate subsurface and surface materials, compaction and grading to achieve stable contours and site conditions and to support the installation of public-use amenities such as signage and a small preserve welcome area, as

determined by working with OWLT to ensure that the design meets the parameters of the property management plan.

This Scope of Work and attachments together with Contractor's successful proposal shall form the basis of a service contract to be entered into by the parties.

**SCOPE OF AREA for BASE BID**



**SCOPE OF AREA for ALTERNATE 1**



**SCOPE OF AREA for ALTERNATE 2**

**Timing:**

Time is of the essence in the submission of proposals and in the performance of this Scope of Work. The demolition and all related work must be completed by 12/31/2024.

**Walk-Through:**

2:30 pm, Wednesday, June 7, 2023 at:

Forest Beach Migratory Preserve  
4970 Country Club Rd  
Port Washington, WI 53074

**Proposals Due:**

3:00 pm, Friday, June 30, 2023

Proposals are to be delivered to:

Leona Knobloch, Development Director  
The Ozaukee Washington Land Trust, Inc.  
P.O. Box 917  
West Bend, WI 53090

OWLT will review responsive proposals received by US Mail or via e-mail to [lknobloch@owlt.org](mailto:lknobloch@owlt.org).

**ADDITIONAL REQUIREMENTS/SPECIFICATIONS**

This Scope of Work includes, but is not limited to, the following components with respect to the Property:

1. Removal and disposal of hazardous/toxic/special waste material, including asbestos containing building materials, in accordance with regional, state, and federal regulations and specifications.
2. Demolition and removal of buildings, basements, concrete/asphalt slabs, retaining walls, and foundations. Well abandonment including removal of pump and piping. Abandonment or removal, as appropriate, of septic waste holding tanks (3 @11,000 gallons each) and associated piping.
3. Soil erosion and sedimentation control as required by regional, state, and federal regulations, where applicable.
4. Filling and final contouring of the demolition site as required by regional, state, and federal regulations, where applicable.

## **DEFINITIONS**

These terms have the following specified meanings where used in this document:

“Remove” means to remove and legally dispose of the referenced item, except when indicated by OWLT to be salvaged and remain the property of OWLT. Salvaged items will be determined per a site walk-through and in discussion with the selected Contractor.

“Existing to Remain” means particular items and natural or other site features indicated by OWLT to remain on-site and/or be protected by Contractor against damage during demolition.

## **QUALITY ASSURANCE/COMPLIANCE**

Contractor shall comply with all applicable federal, state, and local regulations before initiating site work. The following list includes examples of items for which the Contractor is responsible, but it is not intended to be an exhaustive list.

Contractor shall comply with (i) hauling and disposal regulations of authorities having jurisdiction; (ii) all codes, standards, regulations, and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, and DOT) or state agencies (State OSHA, etc.); and (iii) any other local regulations and standards (i.e. building codes) that may apply. The Contractor must secure all necessary permits to perform the work.

By submitting a proposal, Contractor affirms that they have familiarized themselves with the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and other conditions which may affect performance of this Scope of Work.

## **SITE CONDITIONS**

The buildings to be demolished are vacant and not actively maintained. OWLT shall make its best efforts to maintain the site conditions existing at the time of inspection for bidding purposes.

## **EXAMINATION**

- Contractor must survey existing site conditions and make an independent determination as to the extent of demolition required and the existence of any hazardous materials or conditions.
- Contractor must survey the condition of the buildings to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition.
- Contractor must perform regular site examinations as the work progresses to verify that all work is completed in a timely manner per the agreement/specifications, including, but not limited, to detect hazards resulting from demolition activities.

## **PREPARATION AND DEMOLITION**

See attachments for additional preparation details and considerations.

## **PAYMENT**

Payment for services will be negotiated with the successful respondent pursuant to the RFP process. OWLT will maintain a 10% holdback to be released 30 days after completion. Final payment shall not be released until Contractor has completed all punch list items, all inspections have been completed, and contractor has fulfilled all obligations set forth in the contract.

## **QUESTIONS**

Contacts:

Leona Knobloch, Development Director, at [lknobloch@owlt.org](mailto:lknobloch@owlt.org) or 262-338-1794

Ryan Wallin, Stewardship Director, at [rwallin@owlt.org](mailto:rwallin@owlt.org) or 262-338-1794

## SUPPLEMENTAL PROJECT DETAILS

The following list includes examples of items for which the Contractor and/or its subcontractors are responsible. It is not intended to be an exhaustive list.

### PREPARATION

The selected Contractor shall:

- Secure all necessary permits to cut and/or cap all utilities including water, gas, electricity, and sewer; contact Digger Hotline (or equivalent) and coordinate identification of all underground utilities; and consult with utility companies to coordinate the protection of power lines adjacent to the building.
- Make all preparations to secure and protect the following components, which shall survive all demolition work and remain on the Property: (1) the existing trees located on the Property.
- Drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with demolition operations.
- Employ a certified, licensed exterminator to treat the building and to control rodents and vermin before and during demolition operations.
- Not obstruct streets, walks, or other adjacent occupied or used facilities without permission from OWLT and/or local authorities.
- Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- Arrange for police detail as required during demolition activities.
- Erect temporary protection such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
- Not create hazardous or objectionable conditions, such as ice, flooding, and pollution, when using water.
- Remove and transport debris only in a manner that will prevent spillage on adjacent surfaces and areas.
- Clean adjacent buildings and improvements of dust, dirt and debris caused by demolition operations, and return adjacent areas to the conditions existing before the start of demolition.
- Limit hours of operation, including staging and set up, to Monday through Friday during the hours of 8:00 a.m. to 6:00 p.m.
- Special hours of operation outside the normal hours must be approved in advance by OWLT and local authorities.
- Limit noise pollution at all times to prevent objectionable conditions.
- **EXPLOSIVES - The use of explosives is not permitted.**
- **POLLUTION CONTROLS** Under the authority of Section 112 of the Clean Air Act, as amended, 42 U.S.C. 1857 (C-7) (the “Clean Air Act”), the U.S. Environmental Protection Agency (“EPA”) promulgated National Emission Standards for Hazardous Air Pollutants.

See 38 F.R. 8820. Asbestos was designated a hazardous air pollutant, and standards were set for its use and to control asbestos emissions. It was determined that one significant source of asbestos emissions was the demolition of certain buildings and structures. In keeping with the Clean Air Act, Contractor shall cooperate with EPA personnel and allow EPA personnel to freely enter the demolition site, review any records, inspect any demolition method, and sample or observe any omissions. **All demolition operations conducted by Contractor are to be in compliance with applicable provisions of Section 112 of the Clean Air Act and 40 C.F.R. Part 61. By responding to this RFP Contractor acknowledges that Sections 113(c) (1) and (2) of the Clean Air Act carry penalties and fines for non-compliance.** Contractor must use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Contractor must comply with all applicable environmental protection regulations, including regional, state, and federal regulations, if applicable.

## **DEMOLITION**

The selected Contractor shall:

### **Building Demolition:**

- Subject to the exceptions listed above, demolish all buildings, structures, facilities, and other debris (including brush) that comprise the Property, and completely remove same from the site.
- Perform demolition operations in accordance with all applicable laws and regulations and the following general policies:
- Ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain.
- Ensure safe passage of people around demolition area.
- Dispose of demolished items and materials promptly. On-site storage of removed items is prohibited without written approval from OWLT.
- Break up and remove concrete and asphalt slabs on grade, unless otherwise shown to remain.
- Remove air-conditioning equipment without releasing refrigerants.
- Remove structural framing members to ground to avoid free fall and to prevent ground impact and dust generation.

### **Below-Grade Construction:**

- Demolish foundation walls and other below-grade construction.
- Remove below grade structures, foundations and basement slabs.
- Remove and/or abandon as appropriate well, septic, and irrigation systems.

Filling Below-Grade areas:

- Completely fill below-grade areas and voids resulting from demolition of buildings and pavements with appropriate materials to meet existing site grades.
- Fill all underground drywells on the site.

Special Conditions:

- Preserve all surrounding buildings and property.
- Note the proximity of surrounding buildings.
- Promptly repair at its sole expense any damage to surrounding buildings or property.

General:

- Promptly and properly dispose of demolished materials.
- Not allow demolished materials to accumulate on-site
- Not burn demolished materials.

Landfill Disposal:

- Transport all demolished materials off-site and legally dispose of them.



**PROJECT IMAGES**



AREA of Property that includes buildings



Image:  
A view  
of a  
portion  
of all  
four

buildings scheduled for demolition.











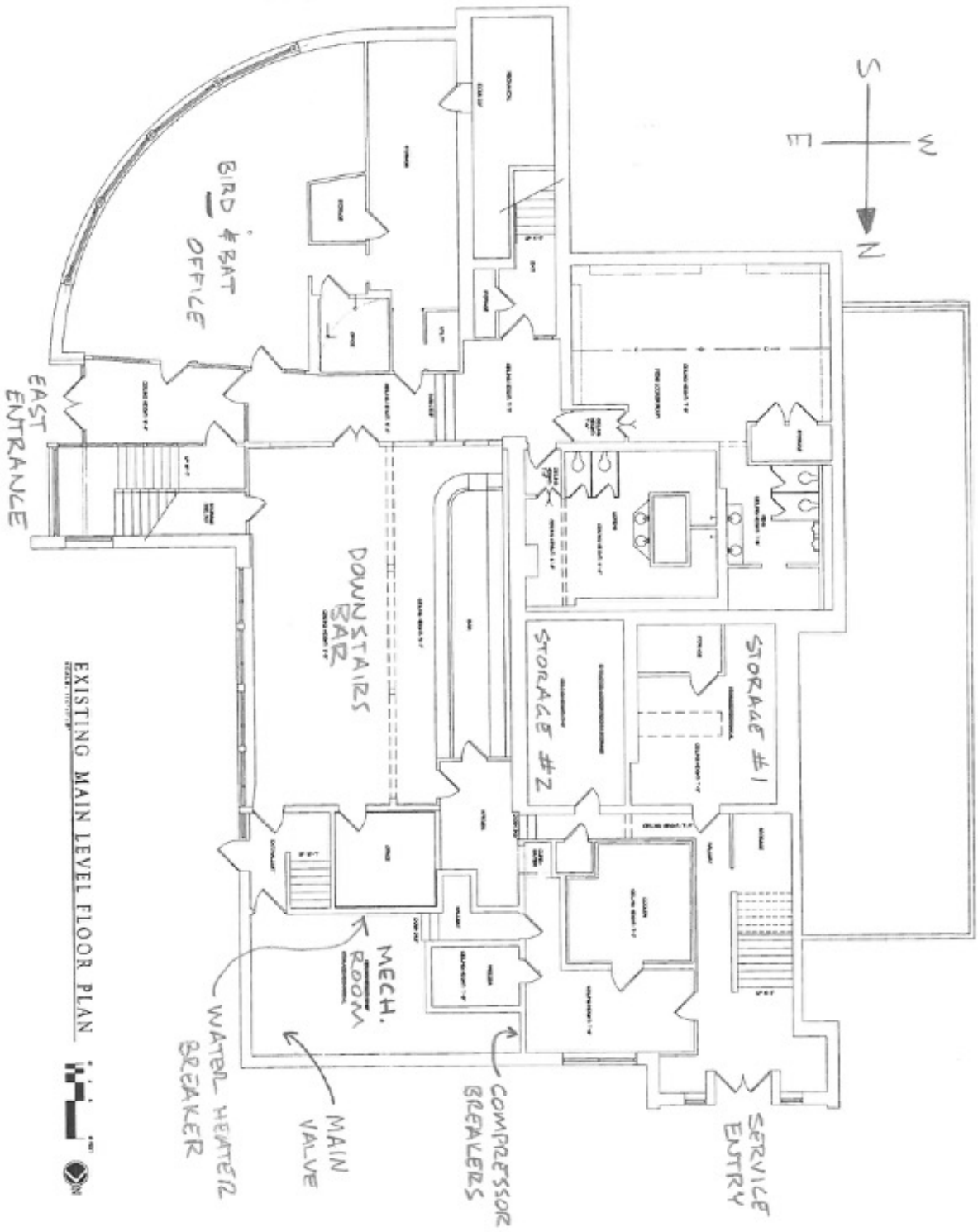






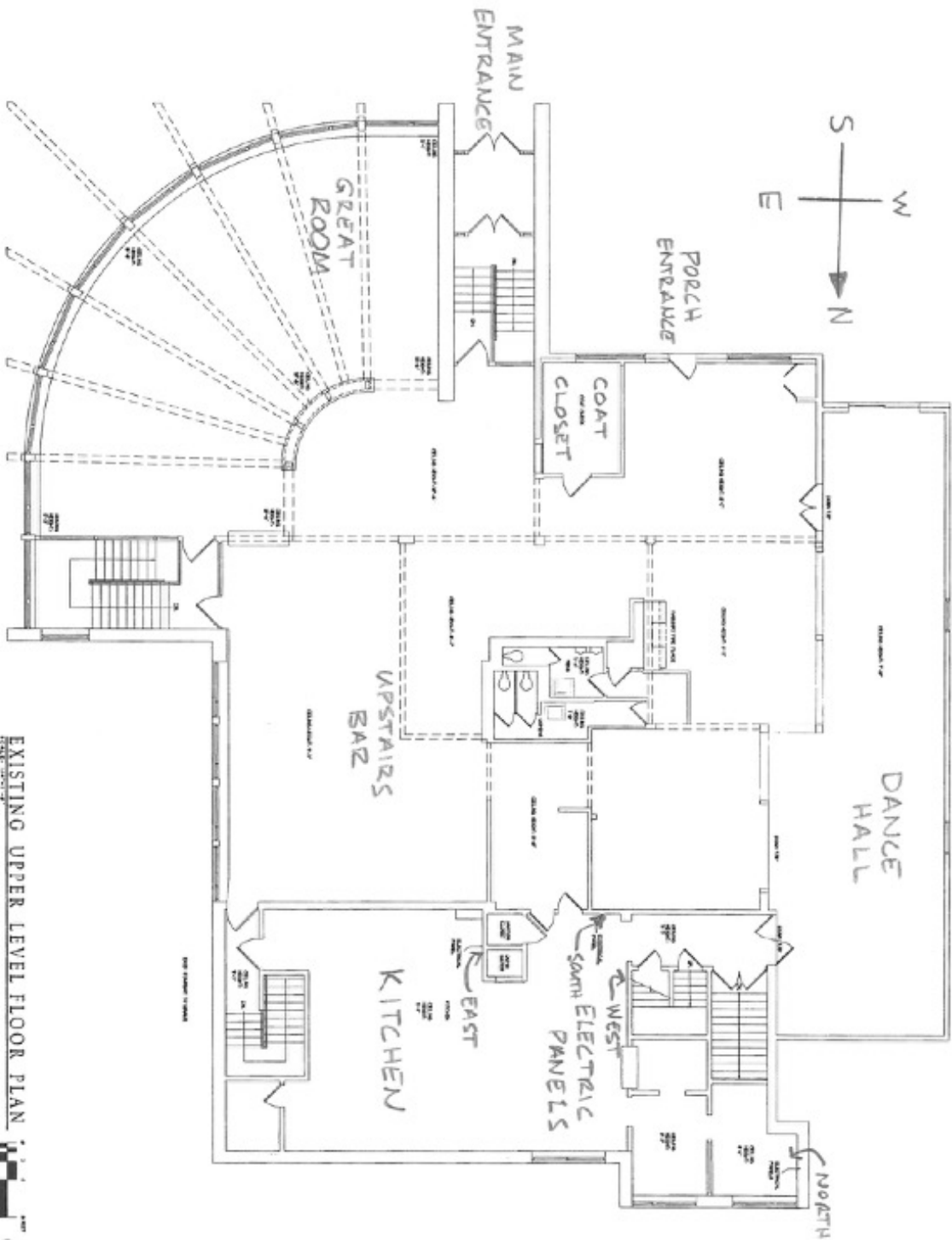






EXISTING MAIN LEVEL FLOOR PLAN





EXISTING UPPER LEVEL FLOOR PLAN

