



**OZAUKEE
WASHINGTON**

Land Trust

Ozaukee Washington Land Trust, Inc.
FBMP Facilities Demolition - Restoration
REQUEST FOR PROPOSAL
Published September 29, 2023
Updated October 10, 2023

Pre-bid Site Visit: Wednesday, October 11, 2023 @ 11:00am – 3:00pm
Pre-bid Site Visit: Wednesday, October 18, 2023 @ 11:00am – 3:00pm
RFP due date: Monday, October 30, 2023

Introduction

Ozaukee Washington Land Trust, Inc.

The Ozaukee Washington Land Trust, Inc., is a 501(c)3 non-profit, non-governmental conservation organization that actively works to protect natural resources through partnerships with public and private landowners. Land trusts are community-based organizations run by local people with a shared passion for preserving their communities' natural heritage.

We offer our services to property owners and communities throughout Ozaukee and Washington Counties and within the Milwaukee River Watershed in the areas of land conservation, education and stewardship. Since 1992, the land trust has protected more than 7,000 acres of forests, wetlands and rural open spaces.

The Forest Beach Migratory Preserve property was acquired in 2009. The property operated as a golf course since the 1930s. Since acquiring the property, the land trust has been converting the former golf course grounds into a nature preserve and had utilized the buildings for a variety of conservation-supporting purposes. However, the buildings have been vacant and unused for a couple of years and we desire to convert the building footprints and surrounding areas to uses more supportive of the nature preserve.

Project Location

Project Site – 4970 Country Club Beach Road, Belgium Wi, 53074

Project Goals & Objectives

Ozaukee Washington Land Trust, Inc., (**OWLT**) is requesting proposals with cost guidelines from qualified consulting engineering firms (**Firm or Firms**) to work with OWLT and represent its interests while providing / managing design, demolition, and site restoration services at Forest Beach Migratory Preserve (**FBMP**).

The goals of this project are to convert the areas currently occupied by buildings and related improvements into native natural landscapes, and in the former club house area to create a welcoming area and trail head to facilitate public enjoyment of the preserve. This RFP is intended to achieve these goals through removing six buildings and associated asphalt pavement and related improvements, and subsequently restoring the disturbed areas to natural habitat and installing limited improvements facilitating public access to the nature preserve.

The infrastructure to be removed includes a multi-level country club/golf course hospitality building (**clubhouse**), a multi-bay two-story garage (**caddy shack**), a concession hut (**concession hut**), a multi-bay storage shed (**storage shed**), two remote irrigation system structures consisting of one small well-head protection structure and one pump house (**well head** and **pump house**), and associated asphalt parking lots and paths. Preparation of the disturbed spaces for restoration includes filling, rough grading, laying topsoil to

facilitate installation of a preserve welcome area near the former club house and blending the disturbed areas into the surrounding natural topography.

The objective of this RFP is to hire a professional service Firm to complete the Proposal Items listed below. The ideal candidate Firm would provide comprehensive project management services, in-house design and engineering services, and prepare bid packages for and manage the demolition and restoration phase of the project.

Proposal Items / Scope of Work

Responses to this RFP shall provide a narrative description of approach and the associated cost/fee structure for the following items:

Site Survey

Firm will produce a survey map of ground surface elevations and site features appropriate to develop the deconstruction plan, restoration design, and anticipated public amenities. The anticipated level of detail includes providing ground contours at one-foot intervals in and around the areas to be disturbed, as well as the locations of buried infrastructure, public and private utilities and paved / gravel surfaces. Should the Firm lack an in-house survey team, the Firm will engage a qualified land surveyor to complete this portion of the project.

Public Amenity Design

Firm will work with OWLT early in the project to determine site restoration objectives as they relate to preserve visitor welcome and informational kiosk area design needs, and then continue to refine the design with OWLT throughout the project. The Firm will prepare design renderings for OWLT to share with its board and stakeholders, and work with the demolition contractors as appropriate. Should the Firm lack an in-house design team, the Firm will subcontract/partner with a suitable design firm to complete this phase of the project.

Consulting Engineering Services

Firm will provide engineering services that include evaluating the project site, reviewing pertinent information and assessments, providing options for building material salvage, and managing all aspects of site demolition. Firm will develop a demolition bid package, circulate and evaluate the responses, and recommend a demolition firm to complete the demolition phase of the project. The Firm will also coordinate with and provide oversight of the demolition contractor and on-site demolition activities to achieve final grading and site conditions to facilitate installation of the preserve visitor welcome area features.

Firms shall also include the following in their response:

- Itemized budget aligned with scope of work provided in this RFP, including best estimate cost breakdown for services provided and subcontracted for each item.
- Certificate of insurance including commercial liability and property damage limits, workers' compensation, and motor vehicle insurance.

- Relevant experience and qualifications with references for similar projects.
- A statement regarding contractor's capacity to perform the work in allotted timeline.

Additional Information

Reference Materials and Permits

OWLT holds assessment documents from the property acquisition phase and from an earlier evaluation of the clubhouse building for potentially hazardous building materials. OWLT will make these and other pertinent assessment documents available to the Firms responding to this RFP. The selected Firm will determine if additional assessments are needed as well as identify and coordinate the attainment of such assessments and all permits required to complete the project.

Structures & Improvements

The following is a brief description of the structures and improvements of interest for this RFP.

Clubhouse/Hospitality Building

The core structure was built in 1930s, and has had a number of additions and renovations, to arrive at the current 16,700 square foot, three level structure. The building construction material includes stone, steel, concrete, and wood. All power (single and three-phase) was disconnected from this building when We Energies installed a new buried service line along the public road frontage. A 2019 pre-demolition inspection revealed asbestos in some building materials with additional asbestos "assumed to be present" in the roof and electric panel materials, and miscellaneous restricted waste items throughout the structure. No lead-based paint was found in the materials tested. (North Star Environmental Testing) One potable well that formerly served the building is located in a well pit east of the building. Three 10,000 gallon septic holding tanks and associated plumbing lie north of the caddy shack. The well and underground tanks will need to be abandoned according to applicable codes and ordinances.

Caddyshack

Built in 1950s, this 3500 square foot structure includes two levels constructed with concrete block walls and wood framing on a concrete slab. Single phase power is available in this building. A 2019 pre-demolition inspection revealed asbestos in some building materials with additional asbestos "assumed to be present" in the roof and electric panel materials, and miscellaneous restricted waste items throughout the structure. No lead-based paint was found in the materials tested.

Concession Hut

The hut is a single-story wood frame structure of 150 square feet on a concrete pad.

Storage Shed

Built in 1960s, 1,800 square feet, and single level. Constructed of concrete block and wood framing, has 1/3 concrete and 2/3 dirt floor.

Remote Well Head

A small wooden structure covers the well-head for a high-capacity well. The well construction record shows a depth of 350' and 8-inch primary casing diameter. Approximately 500 feet of buried steel piping connects the well head to the pump house. The well and piping will need to be abandoned per applicable ordinances and codes.

Remote Pump House

This pump house is a wood frame single-bay garage style structure of 250 square feet on a concrete slab. It contains electrical and mechanical equipment formerly used to operate the golf course irrigation system. The electrical service has been disconnected by We Energies.

Asphalt

The property includes 65,000 square feet of asphalt pavement, and approximately 1500 linear feet of asphalt surfaced paths formerly used for golf carts.

Quality Assurance/Compliance

The selected Firm and its subcontractors shall comply with all applicable federal, state, and local laws, regulations, ordinances and orders of applicable public authorities to complete the project. The following is a non-exhaustive list of compliance items for which the Firm will be responsible: (i) demolition, material transportation and disposal, and worker and public safety rules administered by federal agencies (HUD, EPA, OSHA, and DOT) or state agencies (WDNR, DATCP, etc.); and (ii) any other local regulations and standards (i.e. building codes) that may apply. The Firm shall secure all necessary permits to perform the work.

In completing this project, OWLT is accessing project funding sources that require OWLT and any firm it contracts with to comply with certain reporting and transparency processes and record keeping requirements; in particular, the State of Wisconsin nondiscrimination and affirmative action requirements.

By submitting a proposal, a Firm is certifying 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 work.

Public Safety

Forest Beach Migratory Preserve is free and open to the public year-round. Several hiking trails are located on the property that make it a great place for bird watchers, hikers, etc. Due to the high amount of traffic, appropriate precautions will have to be taken to ensure public safety. These include but are not limited to:

1. Communicating with OWLT staff before performing work on site
2. Displaying appropriate signs at entrance and in active work areas
3. Temporary closure of portions of the preserve via placing construction fencing around active work areas and installing appropriate signage.

Timetable

The following dates and times are set forth for informational and planning purposes and may be changed at our discretion. All times are Central Daylight Time (CDT).

- RFP published Friday, September 29, 2023
- RFP Pre-bid Site Visit: Wednesday, October 11, 2023
- RFP Pre-bid Site Visit: Wednesday, October 18, 2023
- RFP due date: Monday, October 30, 2023
- Project completion date: Tuesday, December 31, 2024

Submission Process

We appreciate your consideration of our Request for Proposal (RFP). All responses to the RFP must be received no later than 9:00 CDT, October 30, 2023.

Send complete proposal package to:

Name: Ryan Wallin

Position: Stewardship Director

Email: rwallin@owl.org (include in the subject of the email: [Your Company Name]
(Demolition Contractor - RFP)

All questions are to be addressed to the same.

RFP responses shall be submitted via email as a PDF document. Where possible, responses shall be limited to single-spaced, single-sided, 8 ½" x 11" pages (excluding exhibits, samples, or other attachments) in no smaller than 11-point font.

OWLT shall not be responsible or liable in any manner for the risks, costs or expenses incurred by any Firm or individual, including travel expenses, in the preparation of its response to this RFP. Failure to follow the submission process and timeline may result in your submission not being considered.

Method of Award

The evaluation of each response to this RFP will be based on the Firm's demonstrated competence and responsiveness to the RFP, as well as project approach and budget. The purpose of this RFP is to identify those Firms that have the interest, experience and capability to provide the requested services.

OWLT may select a Firm solely based on its review and evaluation of written proposals. Alternatively, OWLT may screen the proposals and interview several Firms, and then select a Firm based on its evaluation of the proposal and the interview. The OWLT Board of Directors will determine, in its collective sole discretion, the Firm that best serves the overall needs of OWLT. Should OWLT not find a suitable vendor within the RFP process, OWLT is not obligated to award the project to any Firm.

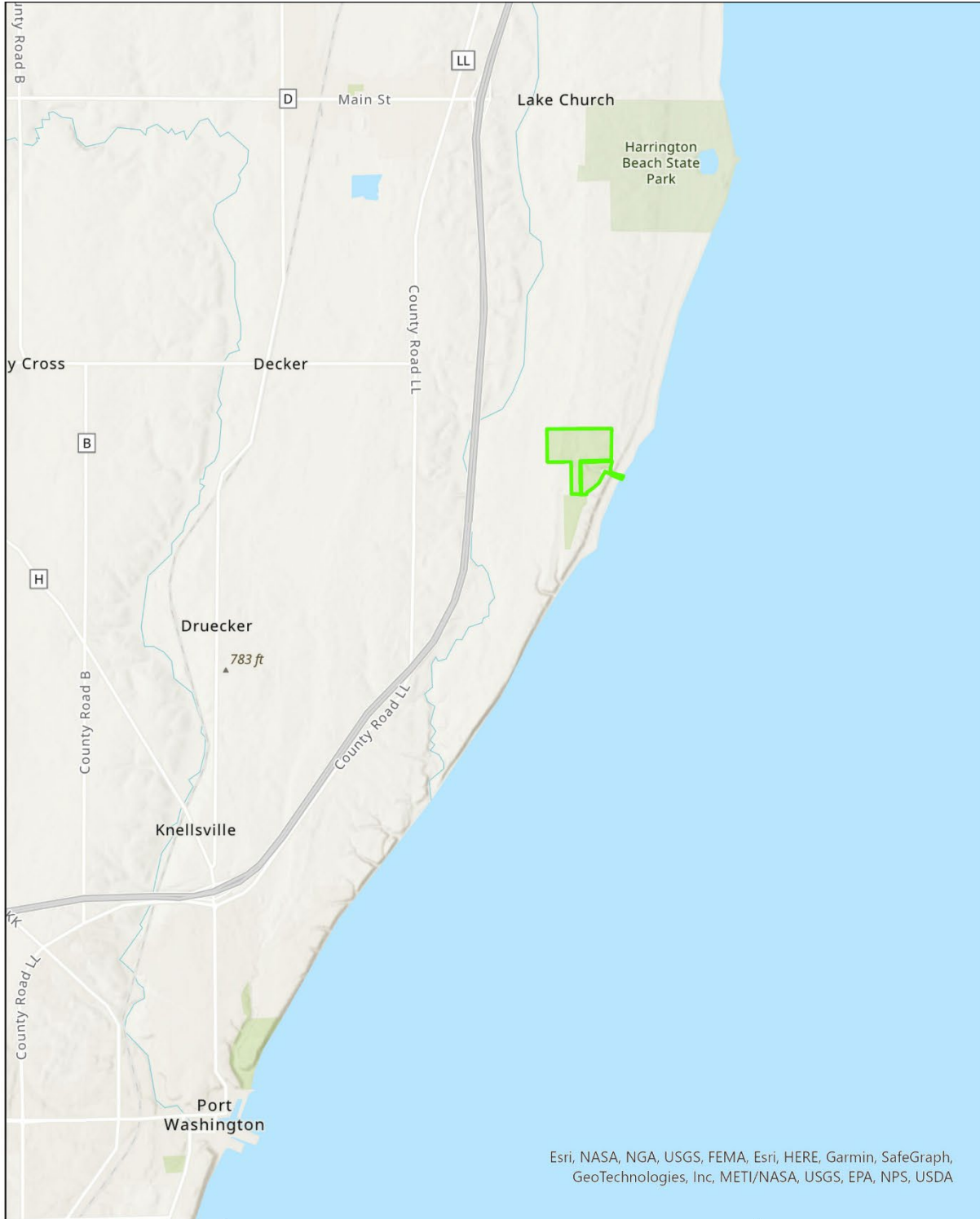
Selection and Notification

Firm(s) determined by OWLT to possess the demonstrated competence to complete this project will be selected to move into the negotiation phase of this process. Written notification will be sent to these Firms via e-mail to the primary contact provided by the Firm in its response. Those Firms not selected will also be notified of their status in the process.

Confidentiality

Information disclosed by OWLT during the selection process is to be considered strictly confidential. Information must not be released to external parties without the express prior written consent of OWLT.

All responses and other materials which are submitted in response to this RFP will become the property of OWLT. In addition, OWLT assumes no obligation and shall incur no liability regarding confidentiality of all or any portion of a response, excluding pricing/cost information clearly identified as confidential by the responder, or any other material submitted in response to this RFP unless expressly agreed in writing to protect specifically identified information.



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

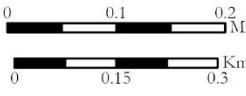


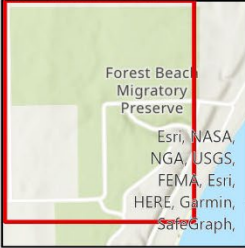
Property Location - Regional and Local Context

 Forest Beach Migratory Preserve

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

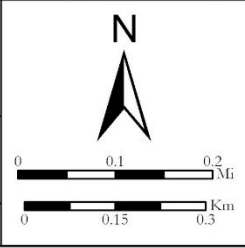


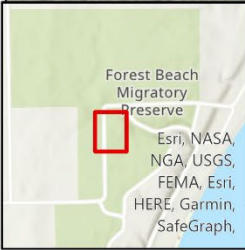


Project Location Preserve Context

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



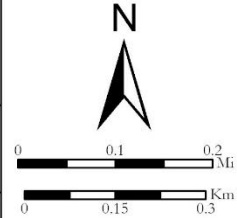


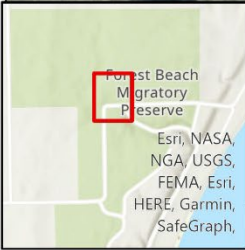
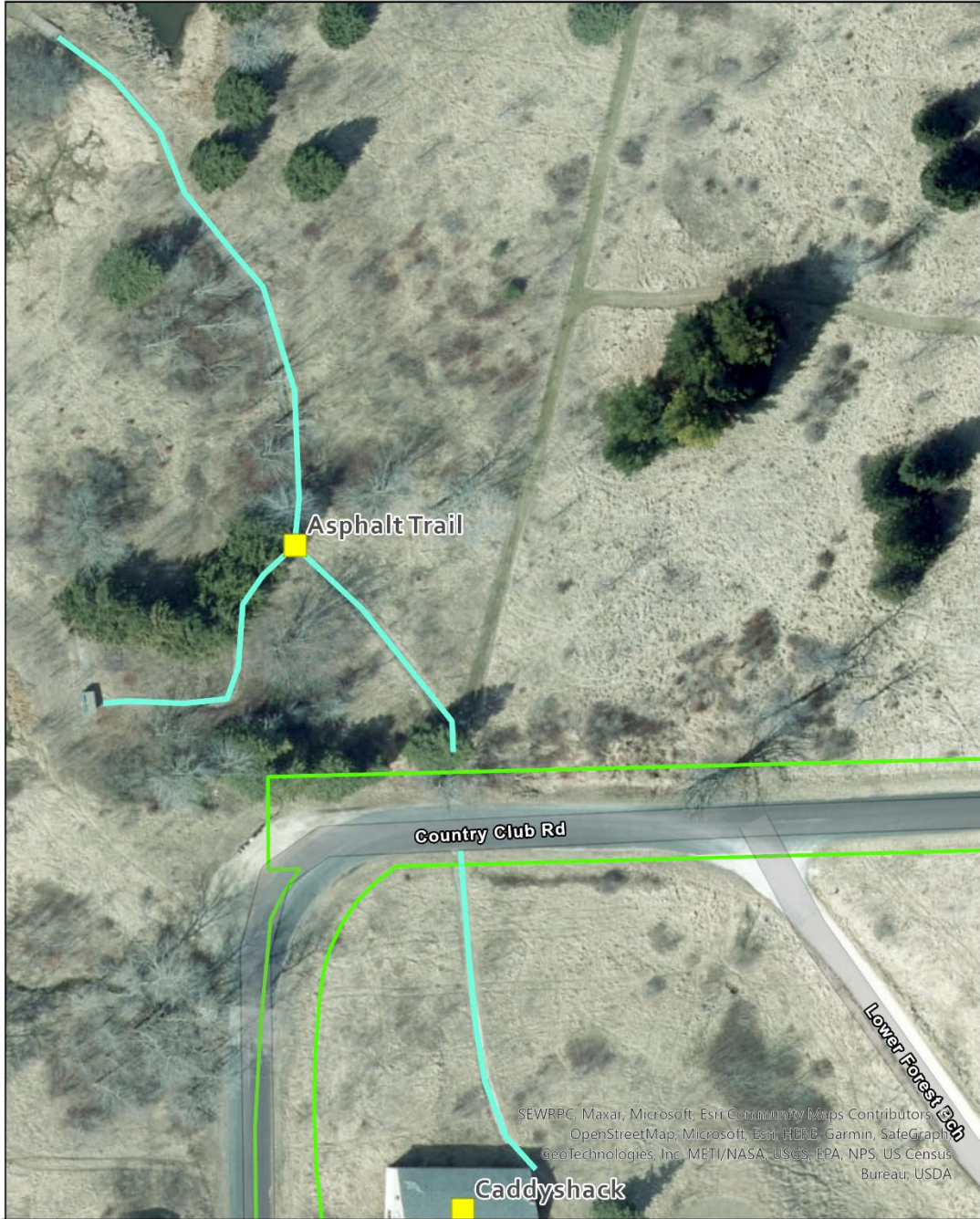
Project Location Main

- Project Areas
- Infrastructure

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



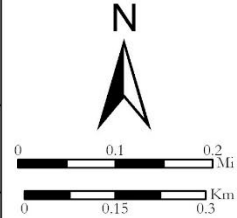


Project Location Asphalt Trails

- ▭ Forest Beach Migratory Preserve
- ▬ Project Areas
- ▭ Infrastructure

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





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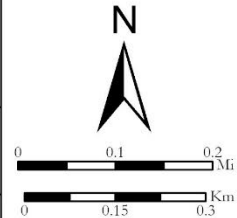


Project Location Well Head and Pump House

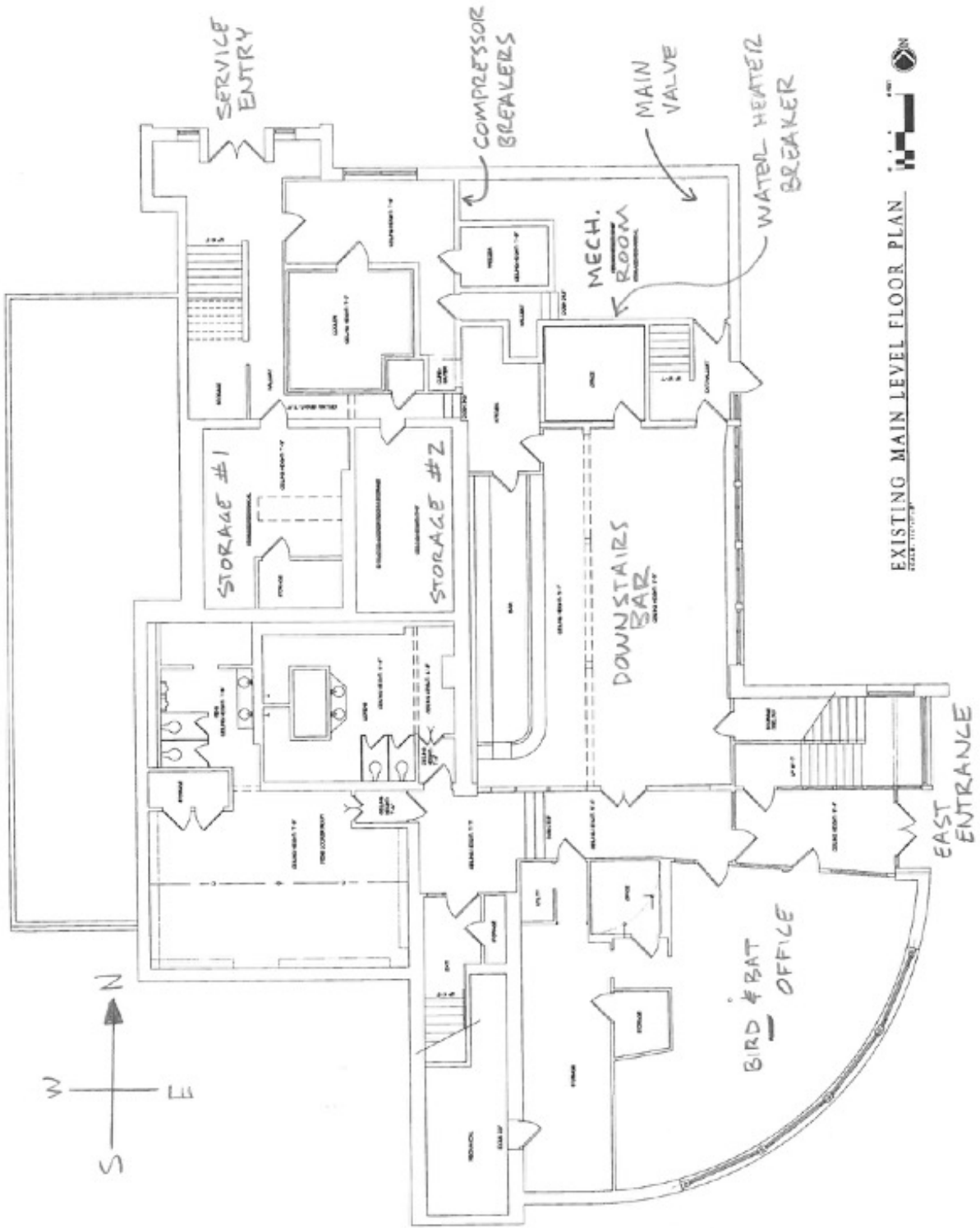
- ▬ Project Areas
- Infrastructure

2023

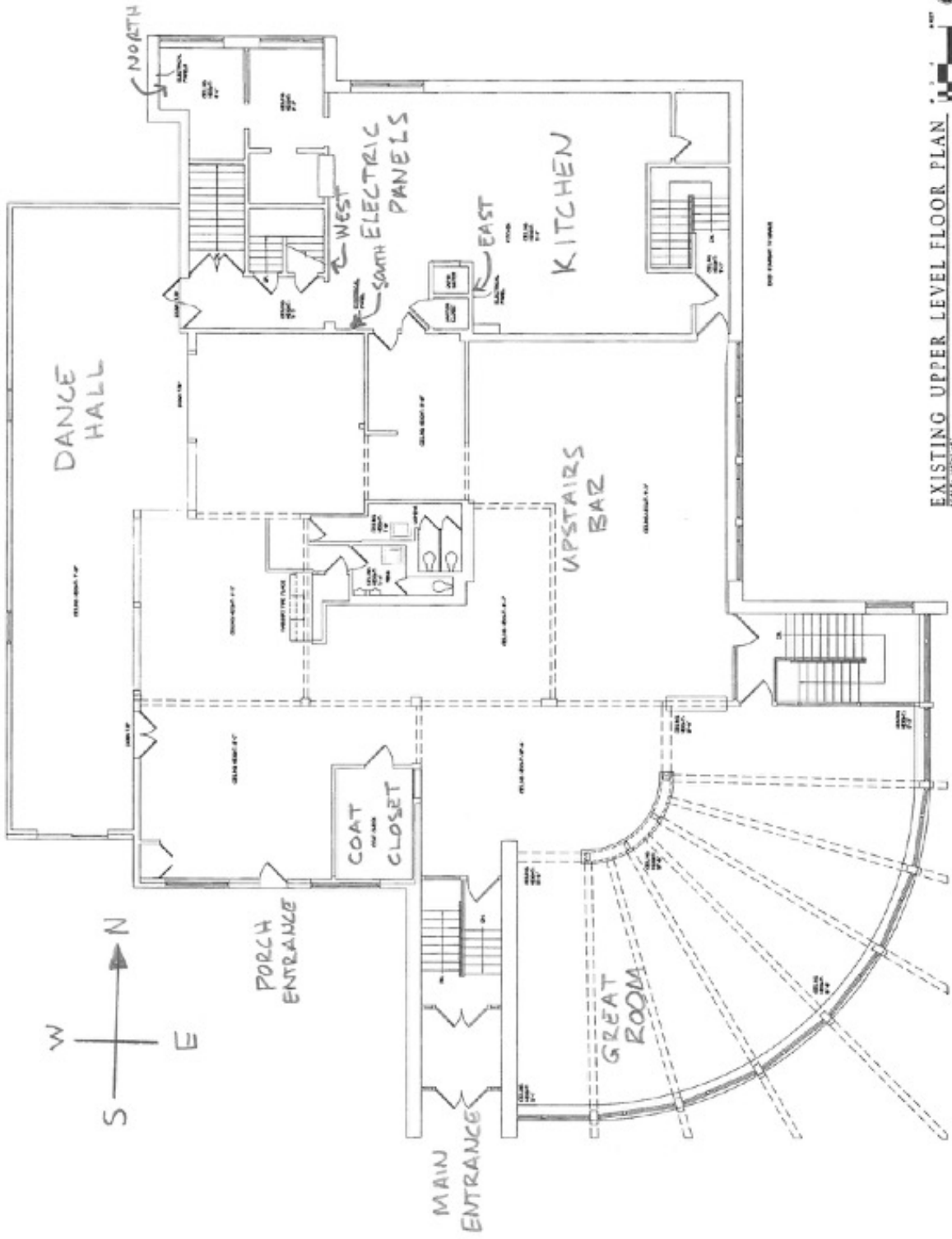
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Clubhouse Drawings



EXISTING MAIN LEVEL FLOOR PLAN



EXISTING UPPER LEVEL FLOOR PLAN

Clubhouse Photos



South Face



East Face



Second Floor Dining Area

Caddy Shack Photos



South Face



Ground Level



Upper Level

Storage Shed Photo





Dirt portion Storage Shed



Concrete portion of Storage Shed

Concession Hut Photos



Pump House Photos



Well Head Photos

