

MEETING DATE

10/24/05

AGENDA ITEM Joint City Council/Redevelopment Agency Consideration to Award a Tri-Party Contract to Marcor Remediation, Inc , for the Building and Site Demolition of the Baldwin Motel Property Located at 12823 Washington Boulevard

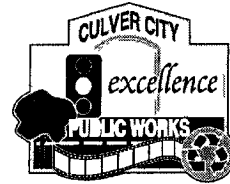
ATTACHMENTS

		<u>Pages</u>
1	Letter Soliciting Proposals for Demolition	1
2	Demolition Plan of the Baldwin Motel Property	2
3	Proposal from Marcor	3-6
4	Photographs of the existing conditions at the Baldwin Motel Property	7-13



PUBLIC WORKS DEPARTMENT

9770 CULVER BOULEVARD CULVER CITY CALIFORNIA 90232 0507
(310) 253 5635 FAX (310) 253 5626



CHARLES D HERBERTSON
Public Works Director
and City Engineer

September 19 2005

**REQUEST FOR PROPOSAL (RFP)
DEMOLITION OF THE BALDWIN MOTEL
12823 WASHINGTON BOULEVARD
CULVER CITY, CA**

The City of Culver City is seeking the services of a qualified contractor for the demolition of the Baldwin Motel, located at 12823 Washington Boulevard Attached is a Demolition plan and an Asbestos Inspection Report to be included as part of this proposal

The successful bidder shall have the following insurance and licenses

- Liability insurance with a \$1 000 000 coverage for single incidents and \$2,000,000 aggregate This policy will name the City of Culver City as additionally insured
- Workmen's Compensation Insurance
- A Culver City Business License
- The contractor shall be asbestos certified by the State of California

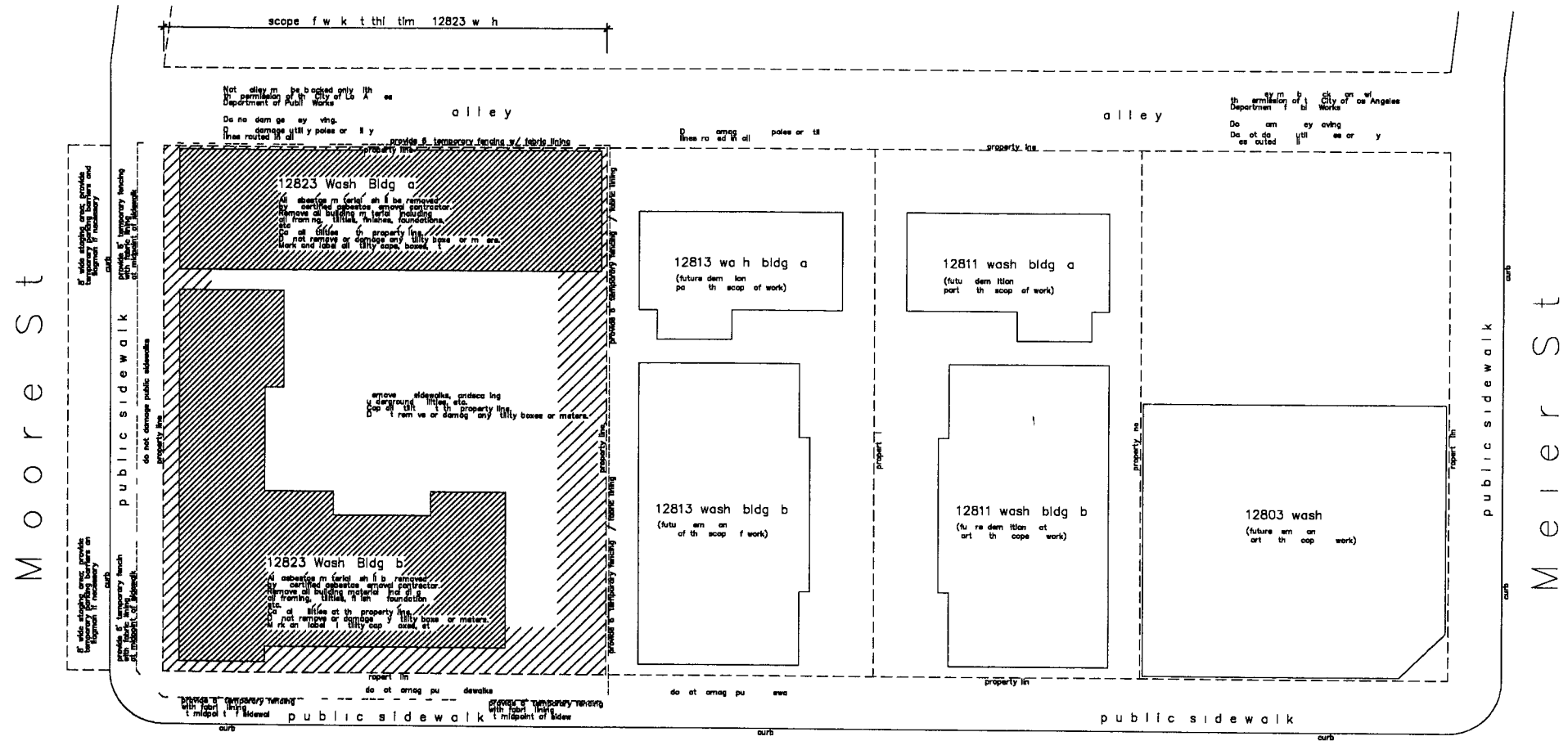
Please submit one copy of the proposal and proposed fee by **3 00 pm, October 3, 2005** to the address shown below

Andy O Connell Senior Civil Engineer
City of Culver City
Public Works Department/Engineering Division
City Hall-2nd Floor
9770 Culver Boulevard
Culver City CA 90232

If you have any questions regarding the project please call me at (310) 253-5606 or at (310) 344-2020 (cell)

Sincerely

Andy O Connell
Senior Civil Engineer



general notes.

1. All Culver City construction hours are to be observed.
2. All Culver City traffic rules are to be observed.
3. Provide signs, cones, and flagmen as necessary to protect the work area.
4. Entire perimeter of work area is to be enclosed with temporary fencing.
5. Contractor is to maintain dust control throughout the project.
6. All debris and materials are to be removed from the site as they are generated.
7. Temporary access is to be provided for all necessary traffic.
8. Work is to be completed within the specified time frame.
9. Contractor is to comply with all applicable California Building Codes and the Culver City Municipal Code.

Culver CITY
PUBLIC WORKS DEPARTMENT

12823 Washington Blvd Demolition Plan



CA License #736681

MARCOR Remediation, Inc
16027 Carmenita Road
Cerritos CA 90703 2208

562 921 2733
562 921 2383 (FAX)
800 237 6271
www.marcor.com

2005 OCT -3 AM 9 59

ENGINEERING DIVISION
CITY OF CULVER CITY

October 3 2005

1-310 253 5626

Mr Andy O Connell
Culver City Public Works
9770 Culver Boulevard
Culver City CA 90232

RE **Abatement and Demolition Proposal**
Demolition of Baldwin Motel
12823 Washington Boulevard
Culver City

MARCOR Proposal # 105-824

Dear Mr O Connell

MARCOR Remediation Inc (MARCOR) is pleased to present our proposal for selective Abatement and Demolition at the above referenced location Our proposal has been prepared in accordance with the job walk of 4/4/05 Culver City Public Works MARCOR s proposal is based upon the information provided

SCOPE OF WORK

The Scope of Work includes

Removal and proper disposal of the following materials 1) 650 sq ft of roof mastic 2) 200 sq ft 9x9 tile and mastic in room 101 3) 60 sq ft of Brown Linoleum and mastic in room 109 4) Transite pipe at roof 15 lin Ft 5) 110 sq ft 9x9 tile only in room 108 C , 145 sq ft Tile only in room 104 7) 220 sq ft tile only in room 105 8) 605 sq ft tile only in Apart A 9) 290 sq ft of tile only in Apart B 10) 400 sq ft linoleum in units C & D kitchens and baths 11) 80 lin ft window putty 12) 50 sq ft penetration mastic on roof 13) 4500 sq ft of exterior stucco which contains less than 1% asbestos Additional testing will need to be conducted to determine the method of disposal This bid is to remove and dispose of the exterior stucco as non hazardous construction debris AT the completion of the removal process MARCOR will remove all site improvements per the plans and specifications

MOBILIZATION PROCEDURES

Mobilization

Mobilization will commence upon receipt of acceptance to this proposal or issuance of Notice to Proceed

Agency Notification

The regulatory notification includes submission of properly executed notification forms and fees to applicable agencies Typically 10 working days notification is required



Staging of Supplies and Waste Dumpster

Supplies will be staged in a neat and orderly manner and will be coordinated with the designated Owner's Representative. Dumpster will be located as close as possible to the designated waste egress and coordinated with the Owner's Representative.

SCHEDULE

Work will proceed 10 working days following submission of notification to regulatory agencies. Work will be substantially complete within approximately 15 working days. A detailed schedule showing task sequence and critical dates will be submitted upon request.

HEALTH AND SAFETY

MARCOR employs a full-time Director of Health and Safety who is responsible for developing, implementing and enforcing our quality assurance program.

GOVERNING REGULATIONS

All work performed by MARCOR Remediation, Inc. will be in accordance with written procedures and all applicable laws, rules and regulations. In conducting our research, we have collaborated with governmental regulatory agencies including The U.S. Environmental Protection Agency (USEPA), the U.S. Occupational Safety and Health Administration (OSHA), the State of California Department of Health Services (DOHS), the California Department of Industrial Relations Division of Occupational Safety and Health (Cal/OSHA), and the National Institute of Occupational Safety and Health (NIOSH). Our work procedures are planned, documented and performed in compliance with the following regulations and specifications:

C d f f deral R gul t (CFR) P bl t
29 CFR 1910.134 Respiratory Protection
29 CFR 1910.145 Specific Gravity, Flammability, and Toxicity Signs and Tags
29 CFR 1910.1001 Asbestos
40 CFR 61 Subpart A General Provisions
40 CFR 61 Subpart B National Emission Standards for Hazardous Air Pollutants (NESHAP)
C l f m C d of R gul t (CCR)
Ttl 8
8 CCR 341.81, 341.15
8 CCR 1529
Am N b l t t l u t A N l P b l t
ZP 279 Fundamentals of Groundwater Sampling and Operation of the Extraction System
ZP 280 Practical Remediation Practices
Am S ty for T t g d M t l (ASTM)
N t l t l u t f O u p t l S f t y d H l t h (NIOSH) 77-173
O c u p t l Exp ur S m p l g Strat gy M l
S u t h C t A u Q l t y M g m t D s t c t (SCAQMD) R l 1403

INSURANCE AND BONDING

MARCOR carries standard General Liability Insurance in the amount of \$1 million per occurrence/\$1 million aggregate with AIG Insurance Company, Best Rated A+15, and a \$10 million dollar Umbrella with Steadfast Insurance Company, Best Rated A+15. MARCOR is capable of raising the Umbrella Policy to a \$20 million limit if required (at additional cost). Bonds are provided at owner's account by Reliance Insurance Company of the State of Pennsylvania, Best Rated A++15.



TERMS AND CONDITIONS

Inclusions

- * All equipment scaffold cranes required to complete the scope of work
- * All salvage is the property of MARCOR Remediation
- * Notifications/fees to SCAQMD and Cal/OSHA
- * All misc concrete slabs and footings to 3' 0" below grade
- * Mutually agreeable contract terms including MARCOR's Standard Proposal/Agreement Form
- * Pricing valid for 60 days

Exclusions

- The following is specifically excluded from this work
- * Any Hazardous Materials
 - * Removal of any other hazardous material except as noted in scope of work
 - * Replacement of any materials removed unless specified in the Scope of Work
 - * This proposal excludes work on public property
 - * This proposal excludes demolition of items beyond three (3) feet below existing grade except as noted above
 - * Minor damages to surfaces caused by installation of containment or removal procedures
 - * Adherence to Specifications/Procedures submitted to MARCOR after proposal submission
 - * Costs or conditions caused by delays by others beyond MARCOR's control
 - * Layout excavation backfill and compaction except as noted above
 - * Unknown items below ground
 - * Performance and/or Payment Bonds Add 2% to pricing if Bonds are required
 - * Side Walk Canopy City to coordinate and close sidewalk during demolition

Owner/Agent Responsibilities

The Owner/agent is responsible for providing the following

- * Water power (including assistance to hook up temporary power)
- * Staging areas for equipment and dumpsters (dock access)
- * 24 hour access to the work area
- * Site security
- * Parking for work force (free of charge)
- * Designate those items to be left or saved prior to MARCOR mobilization
- * Identification of underground utilities to be protected in place
- * Coordination of Utilities shut off and Disconnect



TERMS OF PAYMENT

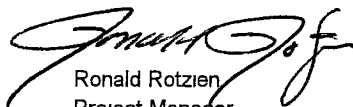
Payment will be progressive net 30 days upon substantial completion. Substantial completion is defined as complete visual removal of asbestos materials and achievement air clearance.

PRICING

Per the Scope of Work as specified herein (price valid for 60 days)	\$38 500 00 /LS	Demolition
Per Abatement Survey	\$21 300 00	Abatement
Total for all Work	\$59 800 00	

Thank you for this opportunity to submit a proposal for this project. If you have any questions or require any additional information, please do not hesitate to contact me at 562 921 2733.

Respectfully Submitted
MARCOR Remediation Inc


Ronald Rotzien
Project Manager

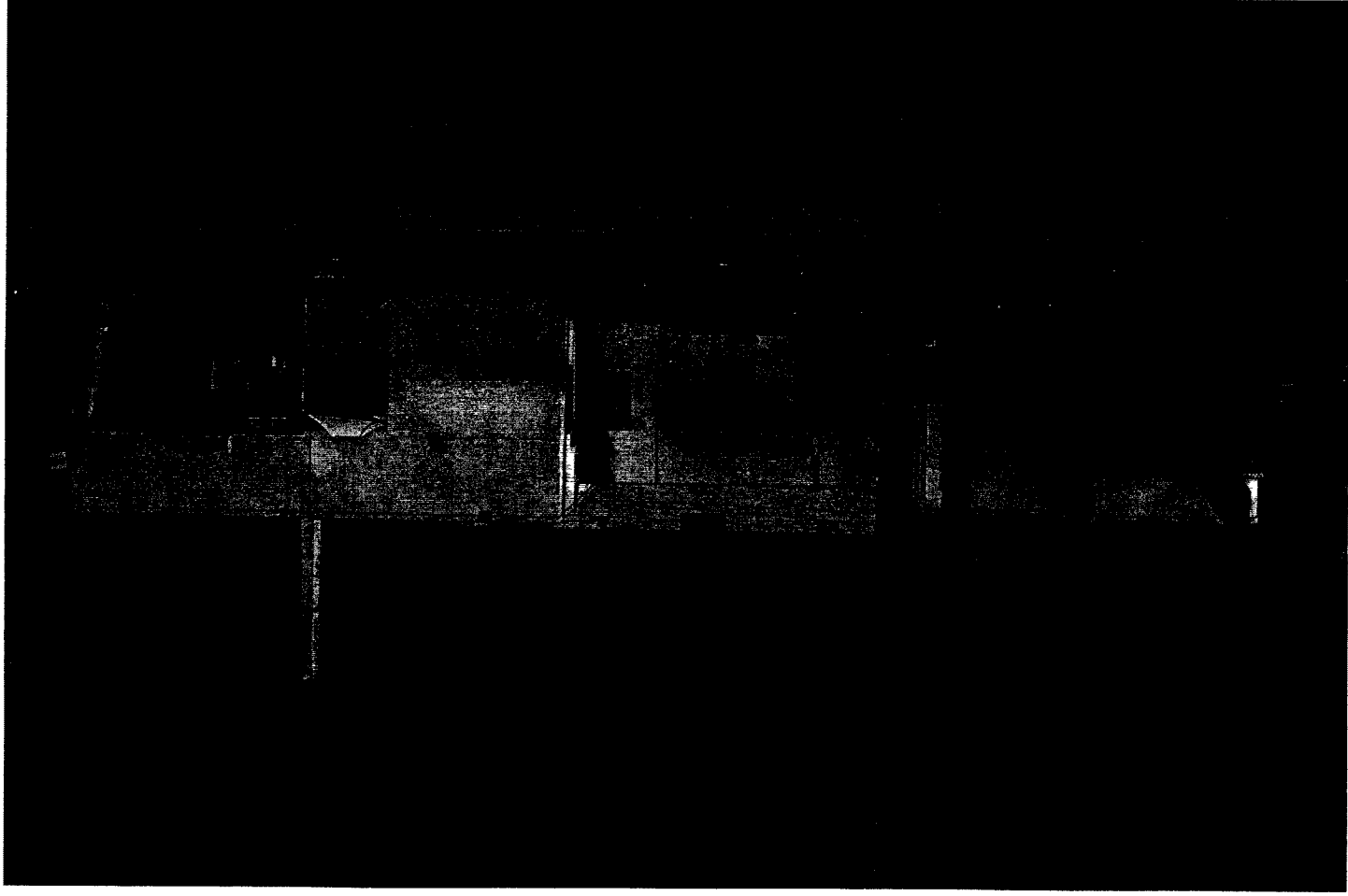
ACCEPTANCE

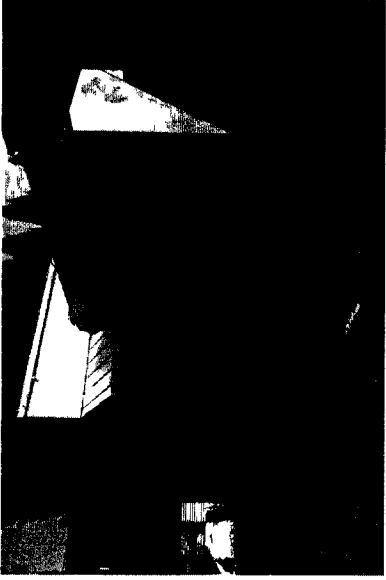
Agreed to this _____

(Signature)

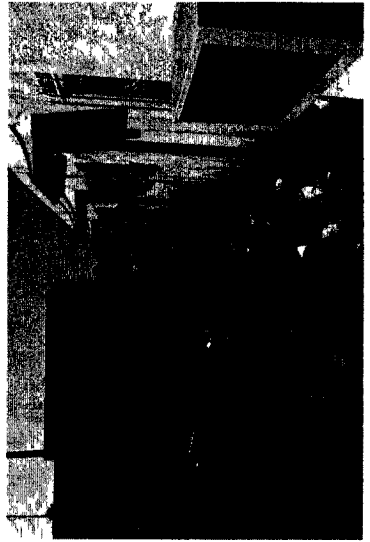
(Date)

Baldwin Motel

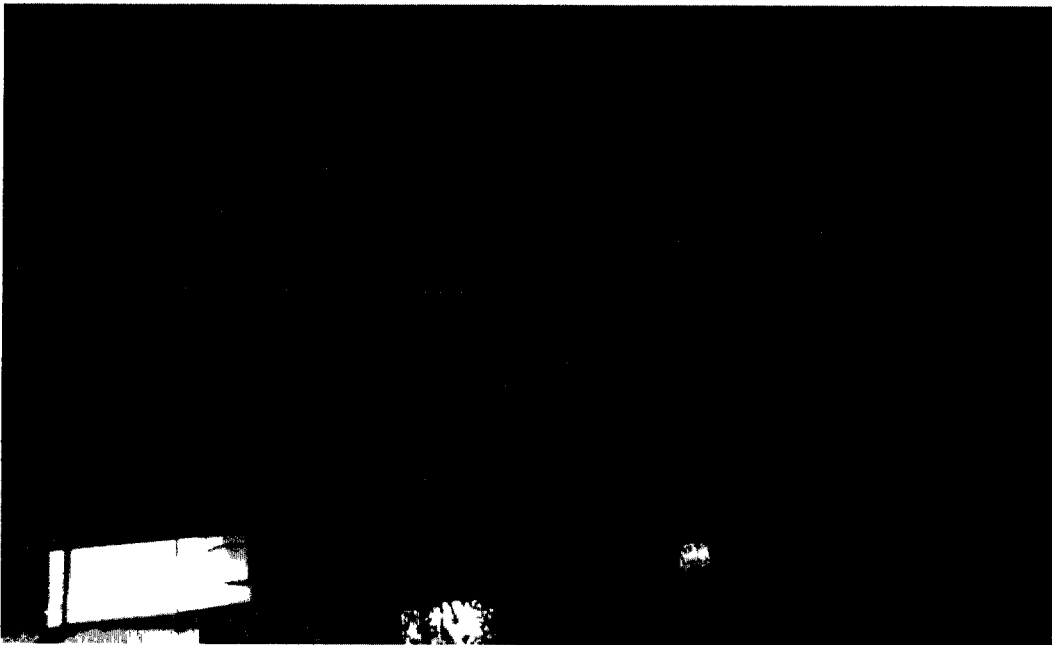
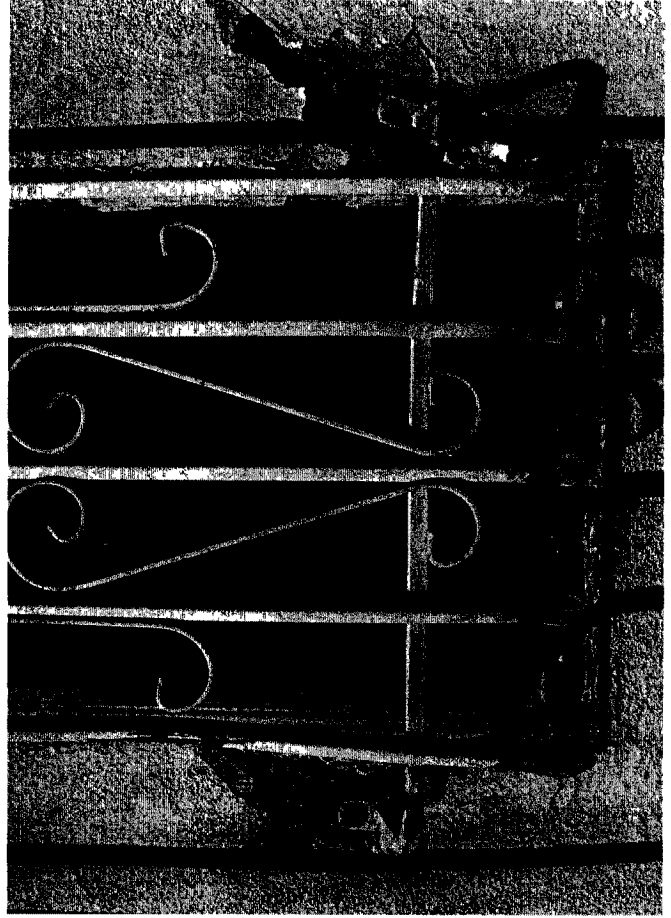


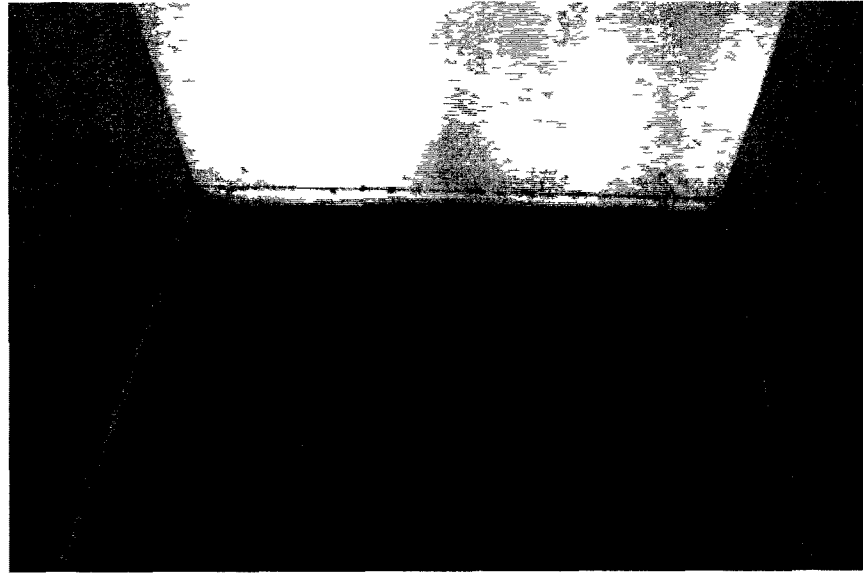


Interior courtyard

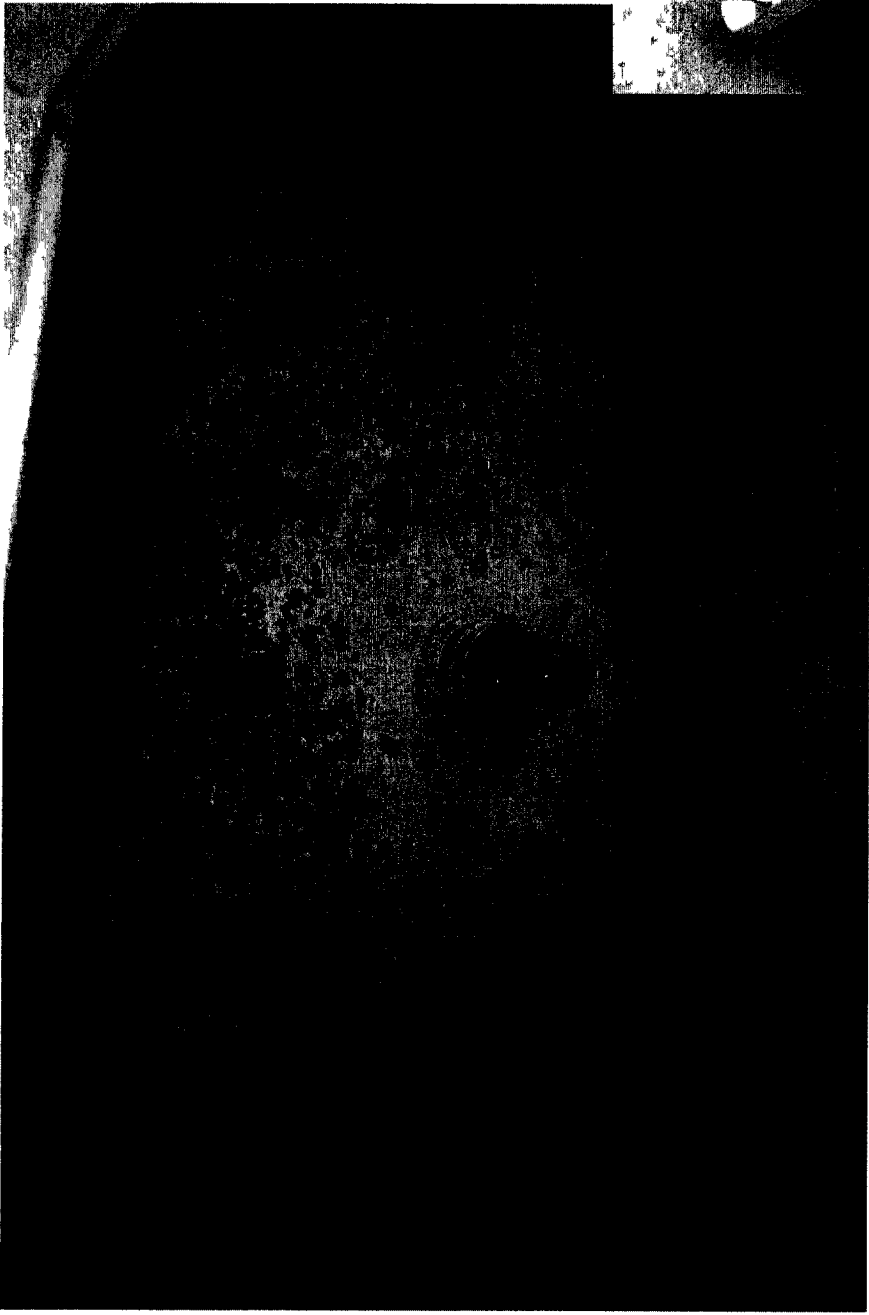


Continued break-in attempts

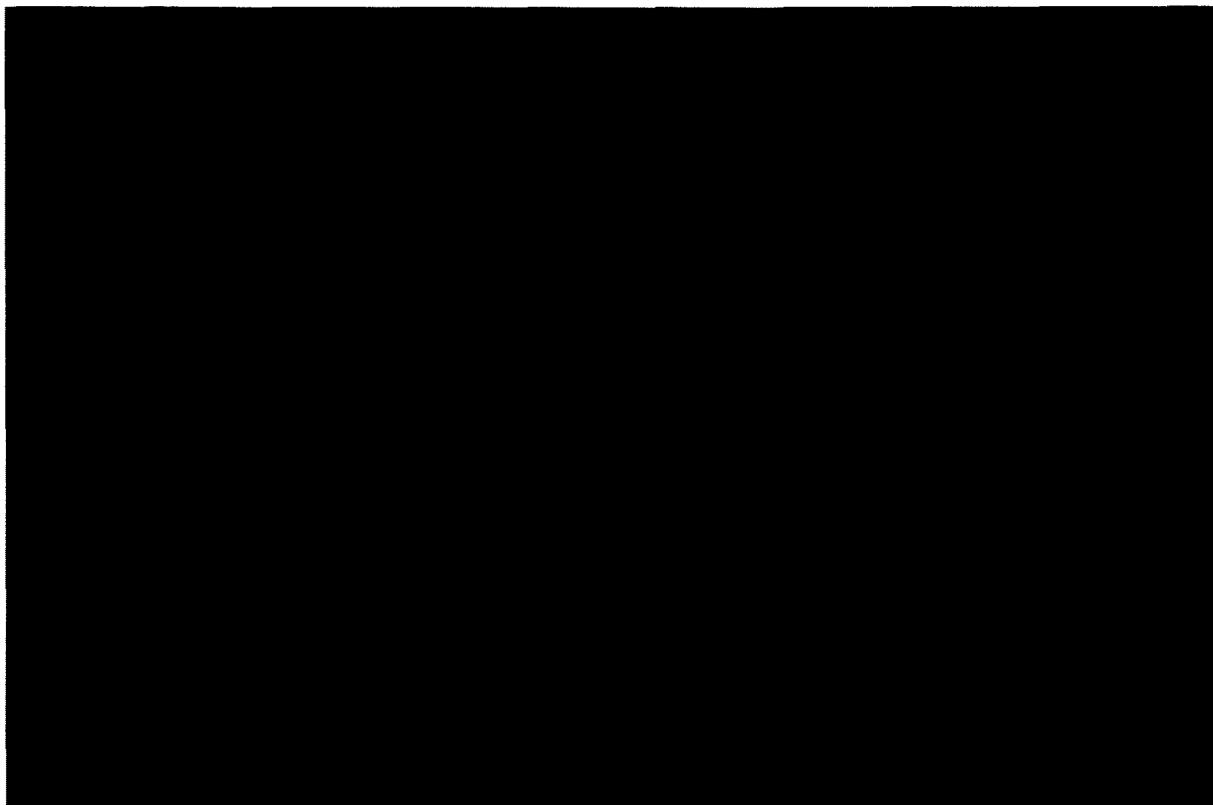




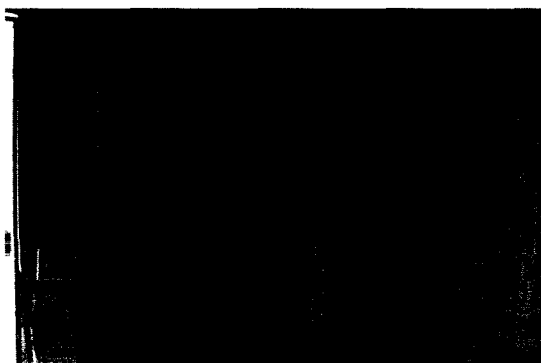
False floor
under the
carpet in room
104



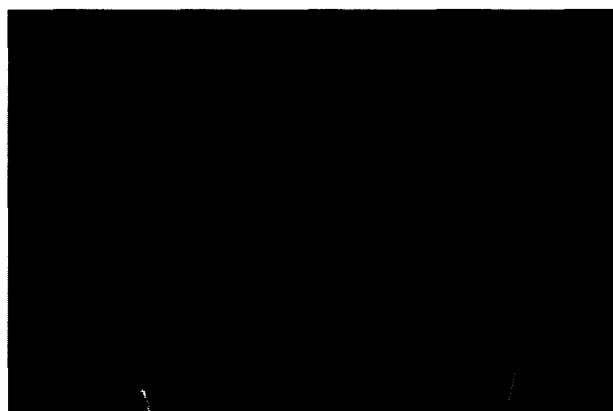
Mold



Graffiti in
desk drawer



Dirty blinds





Hole in ceiling of storage room