



# City of Neodesha

## DEMOLITION BIDDER PACKET

**1011 Carolina Street, Neodesha KS**

Bid Packet Due by **4:00 p.m.**  
**March 20<sup>th</sup>, 2026**

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## PROJECT TIME TABLE

<b><u>February 19<sup>th</sup>, 2026:</u></b>	Publication of Demolition Bid Request
<b><u>February 26<sup>th</sup>, 2026:</u></b>	2 <sup>nd</sup> Publication of Demolition Bid Request
<b><u>March 20<sup>th</sup>, 2026:</u></b>	4:00 p.m. Demolition Bids Due
<b><u>March 23<sup>rd</sup>, 2026:</u></b>	10:00 a.m. Demolition Bids Opened
<b><u>March 25<sup>th</sup>, 2026:</u></b>	4:00 p.m. Demolition Bids Awarded at Commission Meeting

THE CITY OF NEODESHA  
INVITATION FOR BIDS

Demolition – 127 Mill Street

The City of Neodesha, Kansas is now soliciting bids for the demolition of the property located at 1011 Carolina Street in the city limits of Neodesha, Kansas.

Sealed bid packets for this work will be received until 4:00 p.m., March 20<sup>th</sup>, 2026 at City Hall, 1407 N 8th, PO Box 336, Neodesha, Kansas, 66757.

Contractor must follow all City of Neodesha, State and Federal requirements. More information is provided in the bidding package. Contractors bidding on this project should be aware that the project requires the contractor to carry specific limits of Manufacturers and Contractors Public Liability Insurance and Workers' Compensation Insurance for all employees in accordance with Kansas Workmen's Compensation Laws. Contractors MUST have the ability to be licensed by the City of Neodesha to operate as a Contractor inside the city limits.

**The required bidding package may be picked between 8:15 a.m. – 4:45 p.m. at City Hall, 1407 N 8th, Neodesha, KS.**

The City of Neodesha will award the demolition contract to qualified businesses/enterprises based on the lowest bid. Bids may be held by the City for a period not to exceed thirty (30) days from the date of the opening of the bids in order to allow time for reviewing the bids and investigating the qualifications of the bidders prior to awarding the contract.

Bidders will be responsible for any asbestos or other environmental abatement or remediation. Therefore, bids on each property should be made with the expectation that abatement will be required.

Bid packets submitted shall include:

- 1) Bidder information form
- 2) Signed Statement of Understanding
- 3) Proof of Liability Insurance
- 4) Proof of performance bond
- 5) Proof of License by the City of Neodesha (If not licensed at the time of award, a license can be obtained and the fees waived.)

Bids are expected to be presented and awarded at the Commission Meeting on March 25<sup>th</sup>, 2026 at 4:00 PM.

The City of Neodesha reserves the right to reject any and all line items or bids for any reason. Minority and Women Contractors are encouraged to submit bids. EQUAL OPPORTUNITY EMPLOYER F/M/H

## Bidder Information Form

Name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Principal Owner: \_\_\_\_\_ Email Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

\$1M Liability Insurance  Y  N

Listing of Equipment Used: \_\_\_\_\_

\_\_\_\_\_

Please provide a complete listing of all subcontractors that Bidder shall use. Attach additional sheets, if necessary. Please note that the history of any and all subcontractors with the City of Neodesha shall be considered.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# STATEMENT OF UNDERSTANDING

I understand that today, I have received a City of Neodesha Demolition Bidder Packet.

I understand that my bid packet is due at Neodesha City Hall by 4:00 p.m. on **March 20<sup>th</sup>, 2026.**

I understand that the City will determine whether a bidder is responsible based upon past performance.

I further understand that questions regarding this project may be submitted to the City via email: [bjones@neodeshaks.org](mailto:bjones@neodeshaks.org) or [sfyfe@neodeshaks.org](mailto:sfyfe@neodeshaks.org)

I also understand that the City Administrator or City Clerk will answer questions via email and will send that response via email.

Below, I have provided my name, company, cell phone contact number and email address to be used for any such correspondence.

Company: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name: \_\_\_\_\_

Cell: \_\_\_\_\_

Date: \_\_\_\_\_

# PROPERTY COMPLETION FORM

**Property Address:** 1011 Carolina Street, Neodesha KS 66757 **Date:** \_\_\_\_

## **Substantial Completion:**

- Free of stone and concrete
- Free of gravel
- Free of large organic materials. (Roots, stumps, etc.)
- Graded for property drainage to meet adjacent contours. (Unless otherwise indicated.)
- Property left in aesthetically pleasing manner. (Free of any other debris.)
- Date of anticipated seeding. (Kentucky 31 blend) \_\_\_\_\_

## **Photos Required**

- One photo prior to demolition commencement.
- Three photos of demolition process.
- One Photo showing plugged sewer services
- Three photos of completed property.

**Contractor asserts that to the best of his/her knowledge demolition of structure and restoration of property as contractually required is substantially complete.**

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Contractor

APPROVED

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City of Neodesha Inspector

## **Bidder agrees to do the following work:**

1. Demolish all structures, remove foundations, level and fill the property as appropriate for potential future use as indicated on the bid schedule.
2. Clear land of debris, grade and leave in a manner as set forth in the Structure Demolition Specifications.
3. Comply with all requirements for asbestos removal and disposal.
4. Remove the demolition material to the Wilson County Landfill site located at 1 Wilson County Landfill, Altoona, KS 66710. **Note: No landfill tipping fees will be charged by the landfill if the property is properly identified with each truck delivered and should not be included in the bid price.**
5. Keep accurate records of the number of trucks and details from the landfill.
6. Seed all property with grass prior to the completion of the job.
7. Remove properly all white goods, appliances, air conditioners prior to demolition and separate from the rest of the building materials prior to removing to the landfill.
8. Plug sewer services with appropriate cap and bury or use concrete fill to cover.  
Any other way of capping sewer must be approved by the city inspector.
9. Obtain City's signature of completion by appropriate City personnel. Form must be signed and approved by City before the property is considered complete.

## STRUCTURE DEMOLITION SPECIFICATIONS

1. Demolition and disposal of the entire building specified, any outbuildings specified, and concrete slabs or any other associated structures at such locations as designated shall be removed as designated by the City. This may also include trees, brush, etc., as specified.

**NOTE:** Contractor shall be responsible, at his own expense, for removing and disposing in the Wilson County Landfill site, any and all materials. This shall include but not be limited to paint cans, carpet, furniture, appliances, and other household trash as designated or identified by the City.

2. Prior to commencing work, the Contractor shall submit to the City a proposed method and schedule of operations for the removal and disposal of structure(s).
3. Structures to be demolished shall be vacated and discontinued from use or inhabitation prior to commencing work. The Contractor shall cease work immediately and report same to the City upon discovering either persons occupying the structure(s) for any reason or any other extenuating circumstances that would require action by the City or the owner before continuing demolition operations.
4. The City of Neodesha assumes no responsibility for the actual condition of the structures to be demolished. The Contractor shall satisfy himself through his own personal investigation of the structural conditions of the building.
5. The Contractor shall not be permitted to use any form of explosive devices or dispose of the materials by burning in the demolition of the structure(s) either at the site or any landfill.
6. The Contractor shall conduct the demolition and removal operations to ensure minimum interference with roads, streets, walks or other adjacent structures or facilities. Any damages caused by the demolition operations to adjacent structures, roads, streets, walks, utilities, personal property, etc. shall be repaired or otherwise compensated for by the Contractor at no expense to the City or additional change orders to the contract.

No streets, walks or other facilities shall be closed or otherwise obstructed for any length of time without written permission from the City prior to the Contractor commencing work. All authorities having jurisdiction over the affected facilities shall be notified by the Contractor no less than twenty-four (24) hours prior to commencing work.

If it is necessary to close or otherwise obstruct a street or walkway, the Contractor shall provide at his own expense an alternate route which shall be marked and

guarded to ensure the safety of the public. The plans for such alternate routes shall be approved by the City prior to commencing work. Any barricades necessary for the protection of the public during the completion of the demolition operations shall be furnished and maintained by the Contractor. If said barricades are required to be in place overnight, adequate warning lights shall be placed on the barricades to ensure night time visibility.

7. The Contractor shall provide safe passage to the public around the demolition area. Demolition operations shall be conducted to prevent damage to adjacent structures, facilities or operations and shall ensure the safety of the public from the demolition operations. If at any time the public will not have safe passage around the demolition area, then the contractor will be responsible to notify the area affected and emergency personnel.

The City shall reserve the right to immediately suspend demolition operations upon finding a condition or situation which the City feels is unsafe for any reason. Work shall not continue until said situation or condition has been corrected in a manner acceptable to the City. No property shall be left unsecured prior to the structure being cleared. All property is to be secured with the designated caution tape during demolition.

The Contractor shall provide at his own expense all interior and exterior shoring and bracing as needed to support, prevent movement, settlement or premature collapse of the structure to be demolished. Said support shall remain in place as long as necessary to provide safe conditions.

8. The Contractor shall promptly repair or cause repairs to be made to adjacent facilities or structures for all damages caused by the demolition operations. Said cost incurred by the repairs shall be made by the Contractor at no cost to the City or owners of the adjacent property.

The Contractor shall furnish to the City written approval by the owners of said property that acceptable repairs or settlements have been made before final payment will be made and the Demolition Bond is returned.

9. The Contractor shall use water sprinkling, temporary enclosures or other suitable methods to ensure the lowest practical level of dust and dirt arising and scattering into the air unless otherwise directed by the City inspector. The Contractor shall comply with all regulations of all governmental agencies having jurisdiction over environmental protection as applicable to building demolition operations.
10. The Contractor shall demolish the structure completely, remove and dispose of all materials from the site. Such methods as required to safely complete the work in a workmanlike manner shall be employed within the confines of limitations of all governmental regulations concerning demolition operations.

11. Unless otherwise indicated foundations and basement walls shall be demolished completely and disposed of offsite. Basement floors shall be removed or broken thoroughly to facilitate complete drainage at the Contractors discretion providing the highest point of the floor remaining shall be a minimum of two (2) feet below the lowest point of the surface of the finished grade of the site.
12. All voids and below grade areas resulting from the demolition operations shall be filled with non-organic materials approved by the City to ensure adequate drainage of the area.

Such materials shall consist of, but not be limited to, dirt with stone or other inorganic contents no more than six (6) inches at its widest dimension and free from debris. Trash, frozen materials, roots or other organic material shall not be permitted. The stone content of any fill material shall not exceed twenty-five (25) percent.

Prior to placing any fill material, the Contractor shall remove and dispose of all standing water, frost, frozen material, trash or debris.

Fill shall be placed in horizontal layers not to exceed six (6) inches in loose depth. Each layer shall be compacted with the fill material being maintained at an optimal moisture content to ensure a density equal to ninety (90) percent of the original adjacent undisturbed earth. If tests are required by City, the compaction tests shall be performed by a competent certified inspector at the expense of the Contractor.

The top one (1) foot of the fill area shall be top soil only suitable for the growth of vegetation with no stone, sand, gravel or large organic material such as roots, stump, etc.

13. After completing the fill placement, the Contractor shall grade the surface to the satisfaction of the City to meet adjacent contours to ensure proper drainage to the surrounding property or other surface drainage structures unless otherwise directed by the City inspector. Care shall be taken to prevent excess drainage upon adjacent property beyond that amount normally draining across the property prior to demolition.
14. The Contractor shall remove all debris, rubbish or other materials resulting from the demolition operations from the site.

Materials suitable for fill as specified in Paragraph 12 from the immediate site may be stored on the site at the Contractor's discretion if there is available space. No burning of any material shall be permitted on site.

15. Materials, except as noted in Paragraph 1 above, from the demolition operations shall be removed by the Contractor from the demolition site to the Wilson County Landfill.
16. All septic tanks shall be removed and filled. Cisterns and wells shall be filled and capped.
17. Unless otherwise stated in the Contract Documents, the Contractor shall have salvage rights from the date of the **Notice to Proceed** to any and all materials remaining in the structures to be demolished.
18. No operation of heavy equipment is permitted on City streets.
19. The City shall complete the following work as listed:
  - Electric: Remove all electric meters, poles, and services
  - Gas: Remove all gas meter sets and abandon service to the structure.
  - Water: Remove all water meters and any additional services as required.
  - Sewer: None
  - Streets: None
20. The winning bidder shall complete the following work as listed:
  - Sewer: Cap service with appropriate cap and bury with dirt or concrete fill, as specified by the City Inspector; **Must be photographed by Inspector before covering.**
21. All properties shall be seeded with Kentucky #31 fescue grass.
22. Contractor shall warrant substantial stand of grass, and should such stand not occur shall reseed and address as necessary.
23. No property shall be considered "complete" until a property completion form is submitted and signed by the City-designated inspector. **The form with be submitted to the Neodesha City Commission for approval before funds can be dispersed.**

## **STRUCTURE DEMOLITION**

### **SPECIAL CONDITIONS**

#### **LANDFILL SITE**

1. All demolition materials, except as noted in Paragraph 1 of the "Structure Demolition Specifications" shall be disposed of in Wilson County Landfill.
2. All labor, materials and equipment necessary for the demolition operations shall be furnished by the Contractor at no expense to the City.
3. The contractor must supply to Landfill personnel the address and location of structure delivered;

#### **REMOVAL ACTIVITIES**

1. The Contractor shall ensure that all trucks used for the transportation of demolition materials shall not be overloaded to the point that debris will be lost on the road during the haul from the demolition site to the landfill area.
2. The Contractor shall check the haul route routinely during the daily demolition operation to ensure that no materials from the demolition site is on any public thoroughfare and immediately remove same if any demolition material is found. A thorough cleaning of the haul route shall be completed at the end of the contract period and all demolition material shall be removed by the Contractor to the satisfaction of the City.
3. For those structures requiring "wet demolition," all applicable hauling requirements per Kansas Department of Health and Environment must be adhered to.