



**ACME TOWNSHIP  
GRAND TRAVERSE COUNTY, MICHIGAN  
REQUEST FOR QUALIFICATIONS & PROPOSALS**

**Value Added Deconstruction**

3 motel structures and site clean up on the former:

Shoreside Inn  
Willow Beach Motel  
Knowlwood Motel

**Acme Township  
6042 Acme Road  
Williamsburg, MI 49690**

**(231) 938-1350**

**[www.acmetownship.org](http://www.acmetownship.org)**

Bids due 4:00 PM September 13<sup>th</sup> 2010  
Bid opening 4:30 PM September 13<sup>th</sup>, 2010

## 1. Background

Acme Township has nearly 10 miles of Lake Michigan shoreline with only a small portion of this shoreline available to the public. The Township has a long-term vision for more open and accessible shoreline for the residents and visitors to the Township.

Acme Township, has acquired 3 contiguous motels immediately to the south of the current Bayside Park. The township will turn this land into a park for the use of its residents, visitors and future generations. The goal is to open park to the public for use in the summer in 2012.

### Project Description

Acme Township desires to do a value-added deconstruct of the buildings on the former Shoreside Inn, Willow Beach motel and Knollwood motel. The Township embraces a green value-added deconstruction concept and desires to be a demonstration project. To the Township this means:

- When possible sell buildings intact. The Township has received requests for some of the cottages and the house on the Shoreside Inn property.
- Recycle for future use items such as: doors, windows, cabinets, bathroom and kitchen fixtures, etc.
- Deconstruct in such a way that would allow lumber, windows, doors, etc. to be used in new construction. The Township has an individual interested in the cedar siding on the north building of the Shoreside Inn.
- All metal and glass items are to be recycled.
- Other materials such as concrete and shingles that cannot be used in new construction should be recycled in other ways.
- No more than 20% of the materials removed from the site are to be placed in landfills.
- All retaining walls and boardwalks shall be removed and recycled.
- The Knollwood property has an underground sanitary waste holding tank which is to be pumped and removed.
- Stabilize soils during and after deconstruction in compliance with Grand Traverse County Drain Commission/Soil Erosion standards and best management practices.
- No compression of soils under the perimeter of existing trees.
- Grade site after deconstruction is complete so that it is prepared for public recreational access.
- During deconstruction to separate and store material in such a manner that they are safe and not damaged by the weather or the deconstruction process.

- Maintain complete and accurate records. After the value-added deconstruction is complete, submit a list, with percentages of items and where they were reused, recycled and disposed.

## **2. Eligible Respondents:**

- Acme Township is seeking qualifications from demolition, deconstruction, and building professionals that have recent and relevant experience with the removal of structures and foundations system.
- Must be eligible (licensed) to perform the work required in the State of Michigan.
- Able to demonstrate the capacity to complete the project on schedule.
- Knowledgeable and proficient in the techniques to detach and remove re-usable components from buildings without jeopardizing their structural integrity or worker or public safety.
- Knowledgeable and proficient in the detachment and removal of reusable components from buildings and structures without damage that would impair their future usability and/or marketability.
- Can accurately identify building components re-use values.
- Can accurately identify and mitigate potential hazards, including but not limited to asbestos and lead paint as required.
- Are knowledgeable of and compliant with current MIOSHA standards.
- The successful bidder must be qualified to enter into a construction contract with Acme Township and must provide a certificate of insurance in an amount satisfactory to the township.

## **3. Proposal Content**

- Company Profile: Name, address, year established.
- Information about the overall makeup of the project team, including the identity of all key personnel, a description of their respective responsibilities and duties, and each team member experience with green deconstruction.
- Information about any consultant to be included on the team. Identify consultant's company name, address, telephone number, contact person and names and of key personnel. Identify consultant's experience.
- Detailed project plan, including:
  - Measures that will be taken to protect the residents and guests of the Bay Villa Condominiums, users of Bayside Park, traffic on US 31 North and M-72 East, existing natural vegetation and East Grand Traverse Bay from any and all hazards and conditions including but not limited to: machinery, flying debris, soil erosion, and environmental contamination.

- Costs for deconstruction of the house on the Knollwood Motel property are to be broken out separately from the rest of the project.
- How and/or where each type of material expected to be removed from the site will potentially be reused, recycled, sold or otherwise disposed of.
- Permits that will be needed and the requirements for obtaining each.
- References of clients for whom company and consultants have provided similar services. Include name, title, company or agency and telephone number for each reference.
- Additional information the respondent believes to be relevant to the selection efforts for Acme Township.
- Detailed cost proposal, including plans and recommendations for minimizing net costs to the greatest possible extent.

#### 4. Scope of Work:

The successful bidder shall be responsible for performing a “value-added deconstruction” and removal of any or all buildings and structures on or under the site, including but not limited to buildings, seawalls, foundations, slabs, fences, subsurface sewer lines and tanks, and closing and/or capping of water wells as specified in a final contract to be negotiated between the bidder and the township.

The respondent shall submit a plan demonstrating ways to reduce cost of the value-added deconstruction project.

Such a plan could include:

- Selling or assisting the township in the selling of complete buildings.
- Salvage and sale of items from buildings scheduled for demolition.
- Processing building materials for re-use and recycling.

Prior to actual deconstruction, a thorough audit of building materials and identification of markets for harvested materials will be required.

The Township requires the successful contractor to attain **and certify** a minimum 80% materials reuse/recycling rate.

The successful bidder’s work schedule shall be created in cooperation with and approved by Acme Township.

The successful bidder shall provide hand-delivered notice to surrounding property owners no less than 2 days prior to startup. The notice will provide a brief description of the nature of the project, the project start date, daily hours of



c. Questions about the Township or this RFP should be directed to:

Wayne J. Kladder, Township Supervisor  
Acme Township  
6042 Acme Road  
Williamsburg, MI 49690  
(231) 938-1350  
[wjktcm@gmail.com](mailto:wjktcm@gmail.com)

## 8. Selection Committee:

The Township Board of Trustees will appoint a committee to review all proposals. The committee will consist of:

- The Township Supervisor
- One additional Board member
- One member of the deconstruction committee
- One representative of the construction community
- The Township Manager

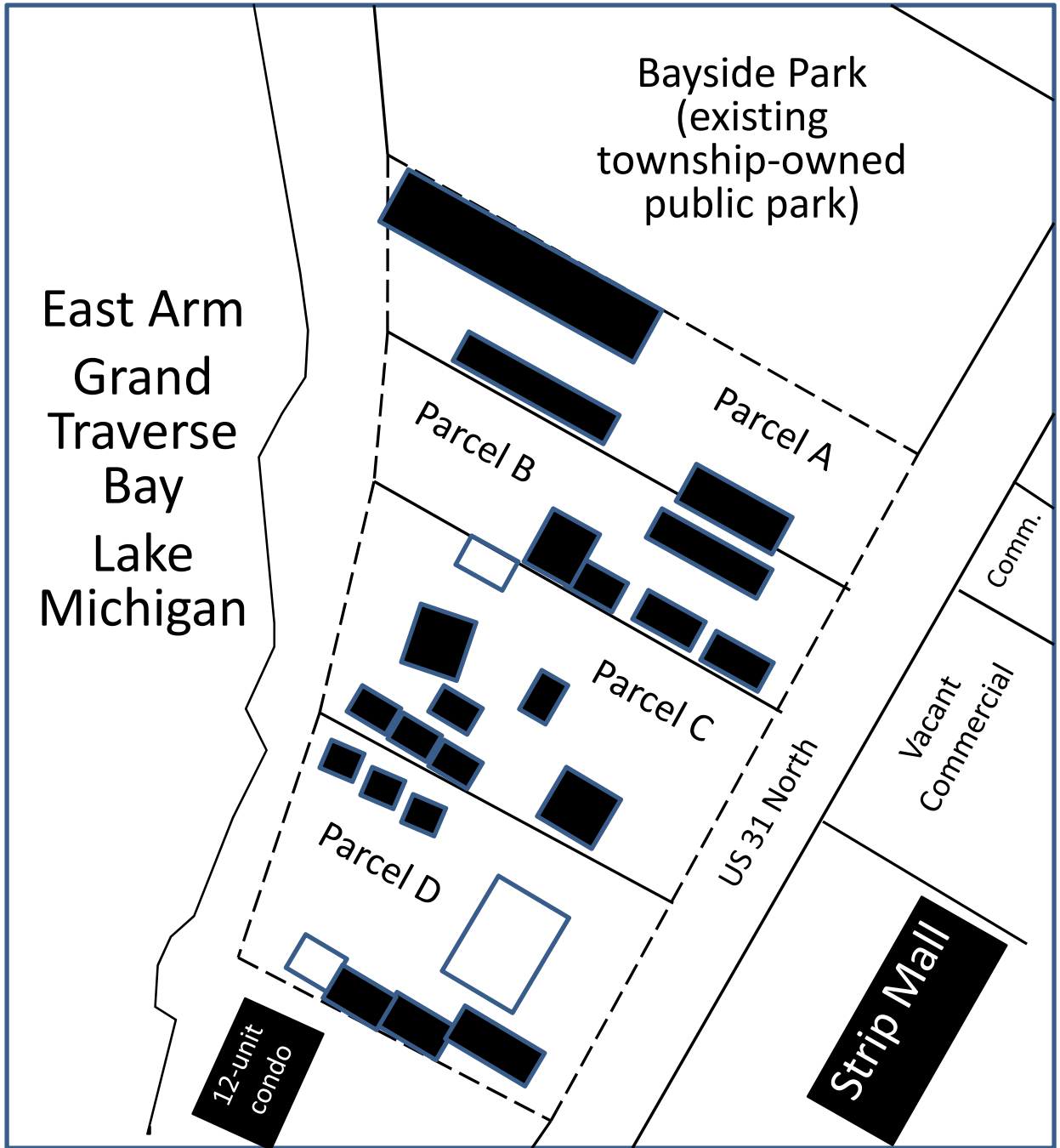
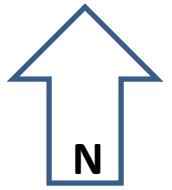
This committee will identify two to four firms to be interviewed. Invited firms will be contacted by Sept 10th to schedule interview. Each interview will last approximately 1 hour. All interviews will be open to the public and conducted in accordance with the Open Meetings Act. After the interview process, the selection committee will offer a selection recommendation to the Board for action at their **October** regular meeting. Upon Board selection, the Township will ultimately seek to negotiate a contract for the shoreline “green” deconstruction project.



- The Township will notify all applicants of their status at each step in the selection process.
- The Township Board will make its final selection based on evaluation of all responses, qualifications, and thoroughness, pricing, and selection committee recommendations.
- Acme Township will not be liable for any costs incurred by any candidate in the development of a proposal responsive to this request.
- Acme Township reserves the right to reject any and all proposals and to accept any proposal, which, in its opinion, is most advantageous to the Township.
- Candidates will be notified of any change made to this schedule.

## 9. Timeline:

- Pre bid meeting: 10:00 AM August 31, 2010. Meeting will begin with a tour of the project site, and will then move to the Acme Township offices, 6042 Acme Road, Williamsburg MI 49690 for questions and answers.
- Proposals returned by 4:00PM Friday, September 10, 2010.
- Proposals Opened at 4:30 PM Friday, September 10, 2010.
- Selection committee reviews proposals and selects two to four bidders to interview by September 15, 2010.
- Final firms are interviewed during open meeting held on or by September 22, 2010.
- Selection committee makes recommendation to Board on or by September 28, 2010.
- Board makes final decision at October 5, 2010, regular Board meeting.
- Township and firm negotiate final scope of work, terms and contract price.
- The deconstruction is to be completed within 90 days after all required permits have been received from applicable agencies and no later than April 1<sup>st</sup>, 2011.

# Boundary Map Acme Waterfront Park Acquisition – Phase I



-  Existing Motel structures – to be removed
-  Existing Motel structures – possibly to be repurposed as storage and/or public restrooms & visitor center

Sharon E. Vreeland, Acme Township Manager  
August 24, 2009

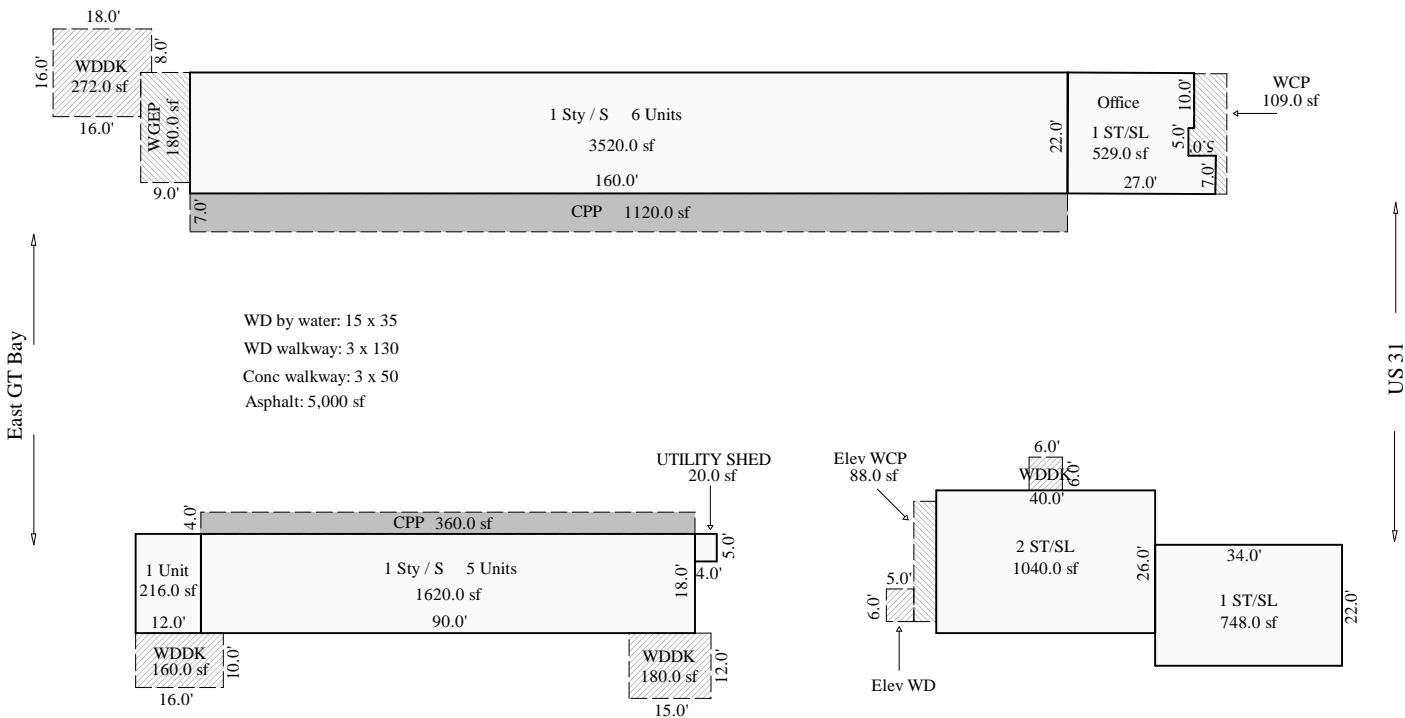
# SKETCH/AREA TABLE ADDENDUM

File No 01-103-010-00

SUBJECT	Property Address <b>5841 US 31 NORTH</b>		
	City <b>WILLIAMSBURG</b>	County <b>GRAND TRAVERSE</b>	State <b>MI</b>
	Owner <b>ACME TOWNSHIP</b>	Zip <b>49690</b>	
	Client		
	Appraiser Name		

Parcel A

IMPROVEMENTS SKETCH

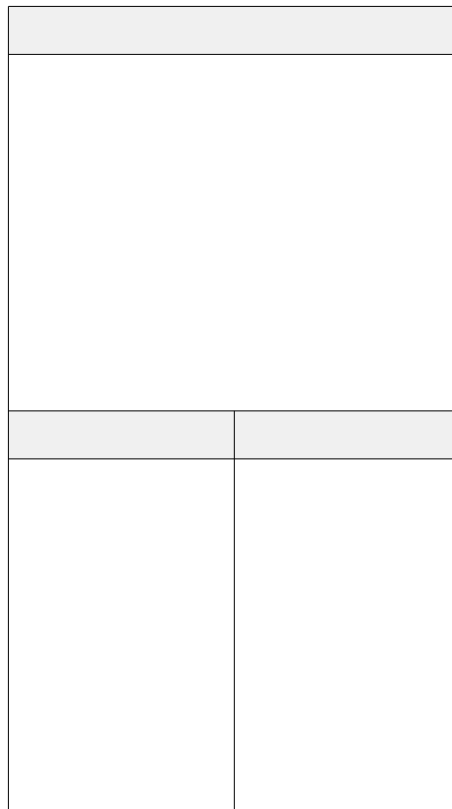


Comments:

AREA CALCULATIONS

Scale: 1 = 35

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1 ST/SL	1 ST/SL	1.00	529.0	100.0	
	1 ST/SL	1.00	3520.0	364.0	
	1 ST/SL	1.00	1620.0	216.0	
	1 ST/SL	1.00	216.0	60.0	
	1 ST/SL	1.00	748.0	112.0	6633.0
	1 ST/SL	1.00	1040.0	132.0	1040.0
US	UTILITY SHED	1.00	20.0	18.0	20.0
WDDK	WDDK	1.00	272.0	68.0	
	WDDK	1.00	160.0	52.0	
	WDDK	1.00	180.0	54.0	
	WDDK	1.00	30.0	22.0	
	WDDK	1.00	36.0	24.0	678.0
	WDDK	1.00	88.0	52.0	197.0
WCP	WCP	1.00	109.0	58.0	
WCP	WCP	1.00	88.0	52.0	197.0
WGEP	WGEP	1.00	180.0	58.0	180.0
CPP	CPP	1.00	1120.0	334.0	
	CPP	1.00	360.0	188.0	1480.0
Net LIVABLE Area (rounded w/ factors)					7673



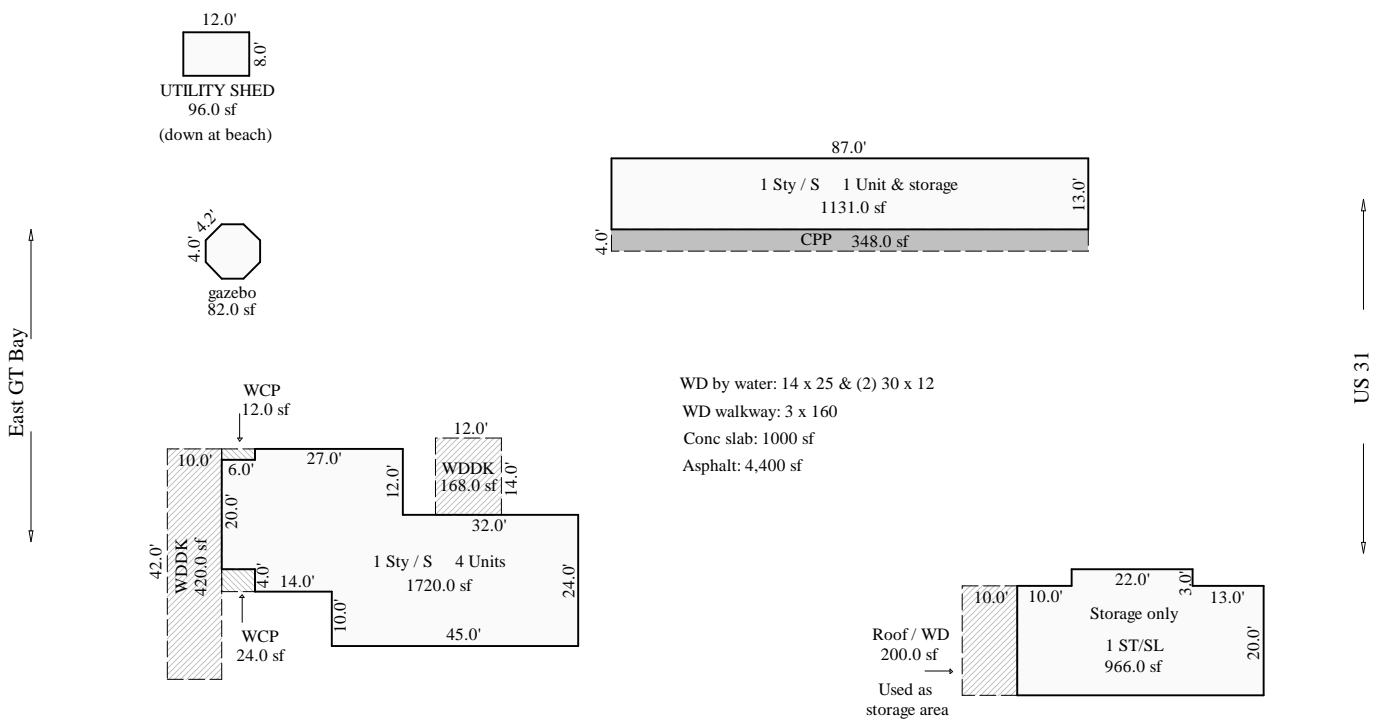
# SKETCH/AREA TABLE ADDENDUM

File No 01-103-011-00

SUBJECT	Property Address <b>5833 US 31 NORTH</b>
	City <b>WILLIAMSBURG</b> County <b>GRAND TRAVERSE</b> State <b>MI</b> Zip <b>49690</b>
	Owner <b>ACME TOWNSHIP</b>
	Client
	Appraiser Name

Parcel B

IMPROVEMENTS SKETCH



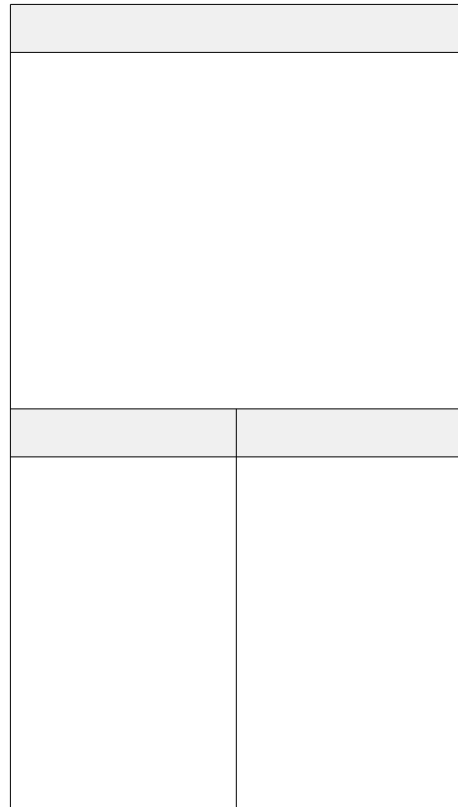
Comments:

AREA CALCULATIONS

Scale: 1 = 35

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1 ST/SL	1 ST/SL	1.00	1720.0	202.0	
	1 ST/SL	1.00	1131.0	200.0	
	1 ST/SL	1.00	966.0	136.0	3817.0
US	UTILITY SHED	1.00	96.0	40.0	96.0
WDDK	WDDK	1.00	420.0	104.0	
	WDDK	1.00	168.0	52.0	
	gazebo	1.00	82.0	33.0	
	WDDK	1.00	200.0	60.0	870.0
WCP	WCP	1.00	12.0	16.0	
	WCP	1.00	24.0	20.0	36.0
CPP	CPP	1.00	348.0	182.0	348.0
<b>Net LIVABLE Area (rounded w/ factors)</b>					<b>3817</b>



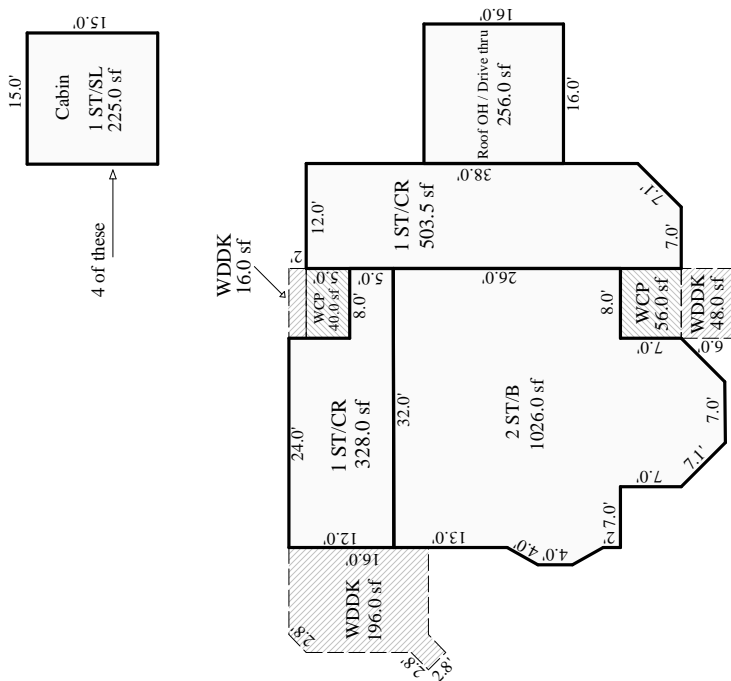
# SKETCH/AREA TABLE ADDENDUM

File No 01-103-013-00

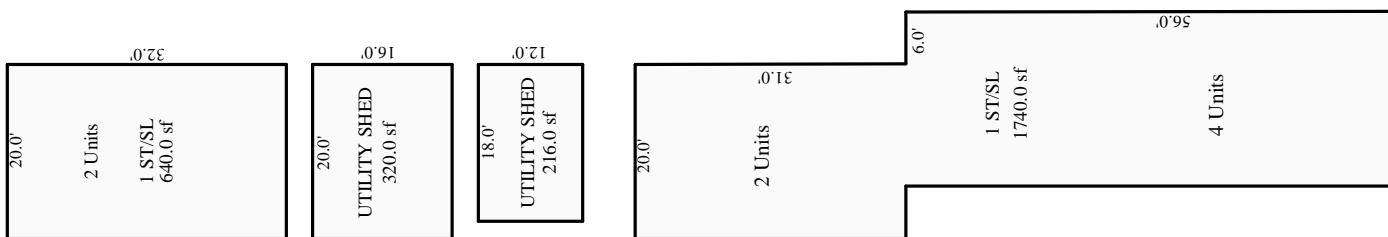
<b>SUBJECT</b>	Property Address <b>5777 US 31 NORTH</b>			
	City <b>WILLIAMSBURG</b>	County <b>GRAND TRAVERSE</b>	State <b>MI</b>	Zip <b>49690</b>
	Owner <b>COE ANTHONY A TRUST</b>			
	Client			
Appraiser Name				

Parcel D

**IMPROVEMENTS SKETCH**



US 31



Comments:

Scale: 1 = 22

**AREA CALCULATIONS**

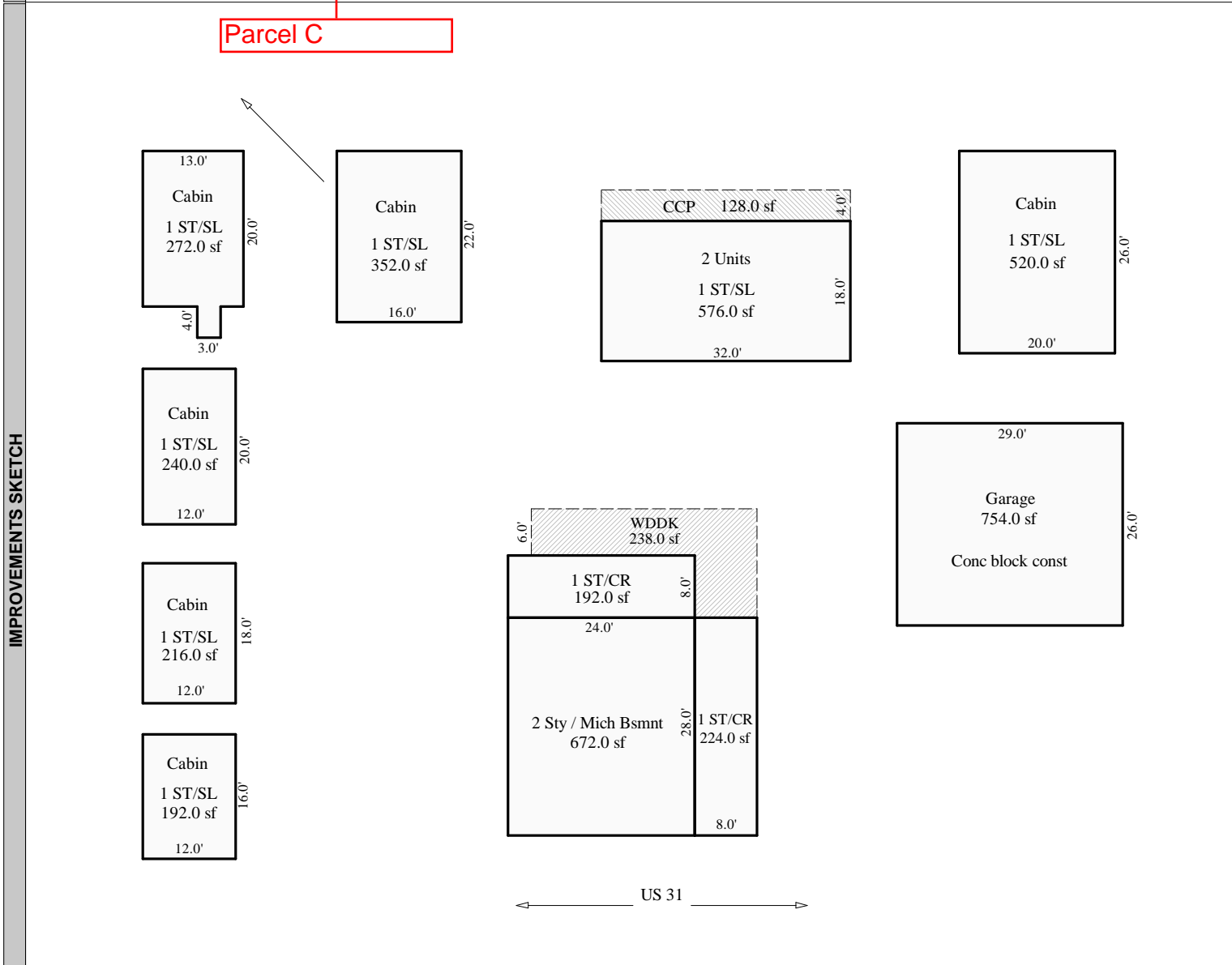
### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1 ST/CR	1 ST/CR	1.00	328.0	88.0	
	1 ST/CR	1.00	503.5	107.1	831.5
1 ST/SL	1 ST/SL	1.00	225.0	60.0	
	1 ST/SL	1.00	640.0	104.0	
	1 ST/SL	1.00	1740.0	226.0	2605.0
2 ST/B	2 ST/B	1.00	1026.0	135.2	1026.0
US	UTILITY SHED	1.00	320.0	72.0	
	UTILITY SHED	1.00	216.0	60.0	536.0
GAR	Carpport	1.00	256.0	64.0	256.0
WDDK	WDDK	1.00	196.0	59.3	
	WDDK	1.00	48.0	28.0	
	WDDK	1.00	16.0	20.0	260.0
WCP	WCP	1.00	56.0	30.0	
	WCP	1.00	40.0	26.0	96.0
<b>Net LIVABLE Area</b>			<b>(rounded w/ factors)</b>		<b>4463</b>


# SKETCH/AREA TABLE ADDENDUM

File No 01-103-012-00

SUBJECT	Property Address <b>5795 US 31 NORTH</b>			
	City <b>WILLIAMSBURG</b>	County <b>GRAND TRAVERSE</b>	State <b>MI</b>	Zip <b>49690</b>
	Owner <b>KNOPF NOELLE L</b>			
	Client			
	Appraiser Name			



Comments:

AREA CALCULATIONS SUMMARY						Scale: 1 = 20
Code	Description	Factor	Net Size	Perimeter	Net Totals	
1 ST/CR	1 ST/CR	1.00	224.0	72.0		
	1 ST/CR	1.00	192.0	64.0	416.0	
1 ST/SL	1 ST/SL	1.00	192.0	56.0		
	1 ST/SL	1.00	216.0	60.0		
	1 ST/SL	1.00	240.0	64.0		
	1 ST/SL	1.00	272.0	74.0		
	1 ST/SL	1.00	352.0	76.0		
	1 ST/SL	1.00	520.0	92.0		
	1 ST/SL	1.00	576.0	100.0	2368.0	
2 ST/B	2 ST/B	1.00	672.0	104.0	672.0	
GAR	Garage	1.00	754.0	110.0	754.0	
WDDK	WDDK	1.00	238.0	86.0	238.0	
CCP	CCP	1.00	128.0	72.0	128.0	
<b>Net LIVABLE Area (rounded w/ factors)</b>					<b>3456</b>	