



October 4, 2016

MEMO TO: Prospective Bidders

FROM: Alex Sewell, Wadesboro Town Manager

SUBJECT: Bid Proposal Package Demolition of the Old Tollison Building at 125 S. Washington St. and smaller back building.

Pursuant to N.C.G.S. 143-131, the Town of Wadesboro is seeking competitive bids for the Demolition of the Old Tollison Building at 125 S. Washington Street and smaller back building project.

Please find attached the entire Contract Documents which consists of the following:

Section A – Instructions to Bidders

Section B – Scope of Work

Section C – Special Provisions

Section D - Attachments

Due Date: A bidder's bid proposal package must be received by the Town no later than 4:00 PM, Thursday, October 20, 2016. This package can be submitted via email (wadesboromanager@windstream.net), delivered in-person at Wadesboro Town Hall (124 E. Wade St., Wadesboro, NC 28170), or via mail (P.O. Box 697, Wadesboro, NC 28170).

Should you have any questions please contact the Wadesboro Town Manager Alex Sewell by email at wadesboromanager@windstream.net or via telephone at (704) 694-5171.

SECTION A – INSTRUCTIONS TO BIDDERS

- 1.) The Town reserves the right to reject any or all bids and to waive all informalities concerning bid, and/or award bid to the lowest responsible bidder or bidders, taking into consideration quality, performance, and the time specified in the proposals for the performance of the contract.
- 2.) Preparation of Proposal – Proposals shall be made in strict accordance with completing the “Bid Proposal” and “List of Subcontractors” form (“Bid Proposal Package”). Bidders should not submit any further forms at this time (submitting further forms is grounds for disqualification).
 - a. Bidders must fill out all blank spaces for bids and other information. When requested alternates are not bid, the proposal may be considered incomplete. Any modifications to the Bid Proposal Package (including unrequested alternates and/or unit prices) may be considered ground to disqualify the bid.
 - b. The Bidder agrees that the Bid Proposal Package detached from specifications will be considered and will have the same force and effect as if attached thereto.
 - c. Proposals may be rejected if they show omissions, alterations of form, additions not called for, conditional bids, or irregularities of any kind.
 - d. Bond Alternatives: Once the Town has chosen the successful bidder, the Town will choose if it wants to opt for any bond alternate including but, not necessarily limited to, contract payment bond and/or contract performance bond. If the Town do so, the successful bidder must have its surety/bond company submit to the Town on the forms provided. Failure to do so by the successful bidder will make any contract voidable by the Town and the Town reserves the right to choose another bidder in this situation.
 - i. If required by the Town, successful bidder must provide the City with a contract payment bond and/or contract performance bond that shall be in compliance with N.C.G.S. Chapter 44A, Article 3, as follows:
 1. A performance bond in the amount of one hundred percent (100%) of the construction contract amount, conditioned upon the faithful performance of the contract in accordance with the plans, specifications, and conditions of the contract shall be provided. Such bonds shall be solely for the protection of the Town of Wadesboro.
 2. A laborer and materials payment bond in the amount of one hundred percent (100%) of the construction contract amount, conditioned upon the prompt payment for all labor or materials for which a Contractor or subcontractor is liable shall be provided. The payment bond shall be solely for the protection of the persons furnishing materials or performing labor for which the Contractor or subcontractor is liable.
 3. The corporate surety furnishing the bonds shall be authorized to do business in the State of North Carolina, and shall be acceptable to the Town Attorney. All contract payment bonds and contract performance bonds shall be executed on “Performance Bond” and “Payment Bond” forms provided herein and be countersigned by a regularly authorized

agent of the corporate surety who is resident in North Carolina and who is licensed by the North Carolina Department of Insurance.

- 3.) Examination of Conditions – By submitting a bid, the Bidder is affirming the he has carefully examined all documents pertaining to the Work, Contract Documents, the location, accessibility and general character of the site of the Work and all existing buildings and structures within and adjacent to the site, and has satisfied himself as to the nature of the work, the condition of existing buildings and structures, the conformation of the ground, the character, quality and quantity of the material to be encountered, the character of the equipment, machinery, plant and any other facilities needed preliminary to and during prosecution of the Work, the general and local conditions, the construction hazards and all other matters, including but not limited to the labor situation which can in any way affect the Work under the Contract, and including all Safety measures required by the Occupational Safety and Health Act of 1970 and all rules and regulations thereto. The Bidder further affirms by submitting a proposal that he has satisfied himself as to the feasibility and meaning of the plans, drawings, specifications, and other contract documents for the Work and that it accepts all the terms, conditions and stipulations contained therein, and that it is prepared to work in cooperation with all parties involved.
 - a. By submitting a bid, Bidder is affirming agreement with Section A, Section B, Section, C, & Section D of the contract documents.
 - b. By submitting a bid, Bidder is affirming that it has made itself familiar with all applicable provisions of the General Statute of North Carolina, federal law/regulations, and ordinances.
- 4.) Bid Evaluation, Licensing & References – Before awarding a contract, the Town may require the apparent lowest responsive bidder to qualify himself to be a responsible bidder by furnishing the following documentary data including, but not necessarily limited to, the following:
 - a. An up-to-date financial statement or other documentation showing assets and liabilities of the bidding entity.
 - b. A listing of three completed projects of similar scope and nature and/or the most recent projects.
 - c. Permanent name and address of place of business.
 - d. The number of employees of the organization and length of time the organization has been in business under the present name.
 - e. The name and address of any surety proposed and the name and address of the responsible local adjuster for insurance claims.
 - f. The names of members of the firm who hold appropriate trade licenses, together with license numbers.
 - g. An affidavit stating whether or not any OSHA violations have occurred within the past three years.
 - h. Upon request, bidders shall show evidence of proper license type and limitation.
 - i. Any other relevant information that the Town deems necessary to determine if the low bidder is responsible.

Failure or refusal to furnish any items of information requested by the Town shall constitute a basis for disqualification of any bidder.

Should the successful low bidder not be deemed responsible and/or default and fail to execute a contract, the contract may be awarded to another bidder in accordance with the law.

- 5.) Due Date – To be considered, **the Town must receive all Bid Proposal Packages by 4:00 PM, Thursday, October 20, 2016.**
- 6.) Time to Execute Contract- Bidder to whom award shall have been made must execute the contract and return the same with any appropriate bonds and certificate of insurance as required herein to the Wadesboro Town Manager within five business days after the said contract has been presented to the successful bidder for its signature. If the bidder shall refuse or neglect to execute the contract within 5 business days, any amount of the proposal guaranty (if applicable) shall be forfeited to the use of the City, not as a penalty, but as liquidated damages. The Town may, if deemed advisable in the interest of the Town, choose to extend this time.

BID PROPOSAL

**Lump-Sum Price for demolition of
125 S. Washington Street per the
attached Town specifications: \$ _____**

Alternative #1 – Price to add Performance Bond \$ _____

Alternative #2 – Price to add Contract Payment Bond \$ _____

Bid Submitted by: _____

Signature: _____

Title: _____

Full Legal Name of Bidding Entity: _____

Address: _____

Telephone/Fax and Email address:

State Certification/Registration No: _____

Certification Issued By: _____

Federal I.D. No: _____

Organized As A (Mark One):

- () Individual
- () Partnership
- () Corporation
- () Other Legal Entity: _____

SDBE, Minority or Woman Owned Business Enterprise (Circle One) YES NO

LIST OF SUBCONTRACTORS

The Contractor should provide a list of all subcontractors. The total amount of subcontracted work cannot exceed 49% of the Contract Amount.

<u>Subcontractors Name</u>	<u>Type of Work</u>	<u>% of Contract Amount</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

THIS FORM SHALL BE SUBMITTED WITH PROPOSAL.

Bidder/Company

Bidder's Signature

Title

NOTICE TO PROCEED

To: _____

DATE: _____

Project: Demolition of the Old Tollison Building at 125 S. Washington St. and smaller back building.

You are hereby notified to commence work in accordance with the Contract dated _____, and you are to complete the Work within sixty (60) consecutive calendar days thereafter. The date of completion of all work is therefore _____.

Town of Wadesboro

BY: _____

TITLE: _____

Acceptance of Notice

Receipt of this NOTICE TO PROCEED is hereby acknowledge this the _____ day of _____, 2016.

BY: _____ SIGNATURE: _____

TITLE: _____

Performance Bond

Date of Contract: _____

Date of Execution: _____

Name/Address of Principal:

Name/Address of Surety:

Name/Address of Contracting Body:

Amount of Bond (Printed): _____

Project: Demolition of the Old Tollison Building at 125 S. Washington St. and smaller back building

KNOW ALL MEN BY THESE PRESENTS, that we, the PRINCIPAL and SURETY above named, are held and firmly bound unto the above named Contracting Body, hereinafter called the Contracting Body, in the penal sum of the amount stated above for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal entered into a certain contract with the Contracting Body, identified as shown above and hereto attached:

NOW THEREFORE, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term of said contract and any extensions thereof that may be granted by the Contracting Body, with or without notice to the Surety, and during the life of any guaranty required under the contract, and shall also well and truly

perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications of the Surety being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate body being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Executed in _____ counterparts.

Witness: _____

(Proprietorship or Partnership) (Contractor: Legal Name & Type)

Attest: (Corporation) Title/Name: _____
Signature: _____

Title/Name: _____
Signature: _____
(Corp. Sec. or Ass't Sec. Only)

(Corporate Seal)

(Surety Company)

Witness:

Countersigned: _____
(Surety Corporate Seal)

(N.C. Licensed Resident Agent)

(Name & Address -Surety Agency)

(Surety Company Name & N.C. Regional or Branch Office Address)

Payment Bond

Date of Contract: _____

Date of Execution: _____

Name/Address of Principal:

Name/Address of Surety:

Name/Address of Contracting Body:

Amount of Bond (Printed): _____

Project: Demolition of the Old Tollison Building at 125 S. Washington St. and smaller back building

KNOW ALL MEN BY THESE PRESENTS, that we, the PRINCIPAL and SURETY above named, are held and firmly bound unto the above named Contracting Body, hereinafter called the Contracting Body, in the penal sum of the amount stated above for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal entered into a certain contract with the Contracting Body, identified as shown above and hereto attached:

NOW THEREFORE, if the Principal shall promptly make payment to all persons supplying labor and material in the prosecution of the Work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the Surety being

waived, then, this obligation to be void; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Executed in _____ counterparts.

Witness: _____

(Proprietorship or Partnership) (Contractor: Legal Name & Type)

Attest: (Corporation) Title/Name: _____
Signature: _____

Title/Name: _____
Signature: _____
(Corp. Sec. or Ass't Sec. Only)

(Corporate Seal)

(Surety Company)

Witness:

Countersigned: _____

(Surety Corporate Seal)

(N.C. Licensed Resident Agent)

(Name & Address -Surety Agency)

(Surety Company Name & N.C. Regional or Branch Office Address)

Contract

THIS CONTRACT, made this _____ day of _____, 20__ by, _____, hereinafter called Contractor or contractor, and the Town of Wadesboro, North Carolina, hereinafter called Town, or town, or City, or city.

WITNESSETH

THAT WHEREAS, a Contract for the demolition of the Old Tollison Building at 125 S. Washington Street in Wadesboro, NC has recently been awarded to Contractor by the Town at and for \$ _____, a sum equal to the aggregate cost of the Work to be done and for all labor, materials, equipment, apparatus, and supplies and other costs per the "Contract Documents" (also known as "contract documents" or "Contract" or "contract" or "Agreement" or "Agreement") which consist of the following:

Section A – Instructions to Bidders

Section B – Scope of Work

Section C – Special Provisions

Section D - Attachments

AND WHEREAS, it was provided that a formal contract would be executed by and between Contractor and Town, evidencing the terms of said Award.

NOW, THEREFORE, Contractor does hereby covenant and agree with Town that it will well and faithfully perform and execute such Work in accordance with each and every one of the conditions, covenants, stipulations, terms, and provisions contained in the "Contract Documents", and will well and faithfully comply with each and every obligation imposed upon it by said "Contract Documents".

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals this _____ day of _____, 20__.

(CORPORATE SEAL)

(SEAL)

Contractor

Town of Wadesboro

Name: _____
Name of Contractor (type or print)

Town Manager

By: _____
(Signature)

Title: _____

Attest: _____
(Secretary, if a corporation)

Attest: _____
Town Clerk

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director

Section B - SCOPE OF WORK

Scope of Work herein called "Work" or "work" or "Project" or "project".

The Contractor and Town agree to the following:

- 1.) At all times during the life of the project, the Contractor shall provide one permanent employee who shall have the authority and capability for overall responsibility of the project and who shall be personally available at the work site within twelve (12) hours notice or sooner in the event of an emergency. Such employee shall be authorized to conduct all business with the subcontractors, to negotiate and execute all supplemental agreements, and to execute the orders or directions of the Contractor.
 - a. Contractor shall also provide one permanent employee who can be contacted in the event of an emergency. Such employee shall be authorized to conduct all business with the subcontractors and otherwise make decisions and execute orders on behalf of the Contractor.
- 2.) Contractor will have an experienced and qualified supervisor overseeing the Work whenever work is active by Contractor and/or subcontractors on the project site. The supervisor shall not be changed without the consent of the Town unless said Supervisor ceases to be employed by the Contractor or ceases to be competent. Supervisor should be authorized to receive orders and act on the Contractor's behalf. The Supervisor shall have authority to act on behalf of the Contractor, and instructions, directions or notices given to him shall be as binding as if given to the Contractor. However, important directions, instructions, and notices will be confirmed in writing to the Contractor if requested by the Contractor.
- 3.) The Contractor shall perform the Work which includes but is not limited to: asbestos abatement, removal and proper disposal; lead abatement, removal and proper disposal; excavation, deconstruction, demolition and removal of all structures, footings, foundations, abandoned utilities, and porches located on the property and removal and proper disposal of materials related to this work including but not necessarily limited to concrete pads, porches, trash, waste, rubbish, rocks, debris, building materials, etc. The finished surface shall be reasonably smooth compacted and free from irregular surface changes and even with surrounding ground.
 - a. Demolition will include the cost of the final disposal of debris in a proper manner that complies with all local, state and federal guidelines, and codes. Concrete pads and slabs will be removed and disposed of properly but not adjoining sidewalks nor adjoining concrete.
- 4.) The Contractor shall comply with all federal, state and local laws, regulations and ordinances including environmental laws, and shall ensure that all necessary steps and installation of erosion control measures are used in accordance with state and/or local requirements to insure any earth disturbing activity will comply with all laws and proper erosion control practices.
- 5.) The Contractor shall be responsible for notifying the appropriate federal, state and/or local agencies of the deconstruction, whether or not the building is known to contain any asbestos containing materials (ACM) and/or lead containing materials. The Contractor shall submit notifications to the North Carolina Department of Health and Human Services, Division of Public Health, Health Hazards Control Unit as required. The Contractor shall file and obtain an

Asbestos Removal Permit Application and Notification for Demolition/Renovation with the North Carolina Department of Health and Human Services, Division of Public Health, Epidemiology Section, 10 days prior to deconstruction as required by 40 CFR 61.145(b). Any other similar requirements/permits required for lead abatement, removal, and disposal must be obtained by Contractor as well. An approved copy of these Notification/Permit(s) must be presented to the Town of Wadesboro prior to any work commencing.

- 6.) The Contractor shall be responsible for removing all materials from the project site and legally disposing of the material in a certified landfill at the Contractor's expense whether or not the building is known to contain any asbestos containing and/or lead containing materials. Copies of the disposal tickets must be submitted to the Town upon completion of the project. The Town reserves the right to independently verify the validity of these tickets. Contractor recognizes that asbestos containing materials and lead containing materials have been found on the site and will take all necessary and legally required steps to safely and legally dispose of all of these materials.
- 7.) The Contractor shall ensure all excavations and trenches created on the property or from the project are backfilled and compacted at the end of each workday.
- 8.) The Contractor shall add enough suitable fill dirt to ensure the final grade on the property blends with the existing grade on the property and that final grade allows for proper drainage. The Town reserves the right to contract with a separate geotechnical testing firm to determine the suitability of the fill material and to reject any fill material that will not allow future construction on the site.
 - a. The Contractor shall achieve 95% compaction of the fill soil resting under a topsoil layer of approximately 8 inches. The finished surface shall be reasonably smooth compacted and free from irregular surface changes and even with surrounding ground.
- 9.) The Contractor shall be responsible, after the site is cleared, for grading and raking disturbed area on the property to allow for proper drainage.
- 10.) The Contractor shall be responsible for applying grass seed and straw (including tackifier) to the disturbed area on the property.
- 11.) The Contractor shall ensure that the work process does not create a hazard to other persons or property or the traveling public. Contractor will be responsible for adequate traffic control.
- 12.) The Contractor shall repair any damage to streets, curb and gutter, sidewalks or other utilities or property that are damaged during the project as a result of Work.
- 13.) The Contractor shall conform to and follow without exception all federal, state and local safety codes as applicable.
- 14.) The Contractor shall contact an underground utilities locator, at its own expenses, prior to commencing any demolition services. Any existing or abandoned utilities on the site shall be removed and capped to the limits of the site. These service lines shall be fully removed to the extent possible unless noted otherwise.
 - a. Unless otherwise indicated, the Contractor shall disconnect and/or cap off and remove any on-site utilities and not damage any utility and/or street infrastructure. The Contractor shall make all necessary arrangements with utility companies for the disconnecting of all service and the removal of and recovery by them of all meters, telephones and other utility facilities or equipment owned by them. The Contractor shall also arrange for and actually effect the disconnecting/capping off and closing of

water and sewer connections to building, including but not limited to any work that must be done in addition to that normally done by the utility company, in conformity with all applicable codes and regulations.

- i. The Town's understanding is that all electrical and natural gas utilities have been disconnected/capped off. This is for the Contractor's information. However, Contractor has an independent duty to verify these utilities have been disconnected/capped/removed and will independently verify this status.
 - ii. There is a water meter nearby and a sewer service line running under the back/east end of the building to be demolished. Contractor shall not damage the sewer line and, once the Contractor digs down to the sewer line's location, notify the Town if the sewer line needs to be temporarily removed. Town will temporarily remove the sewer line within a reasonable time period from notification if needed and will put sewer line back in place prior to fill dirt being placed back on top of the sewer line. Contractor is encouraged to coordinate with Town utilities staff on this issue. The Contractor shall be aware of and not damage any water/sewer infrastructure.
- 15.) As needed, the Contractor will be responsible for coordinating with and obtaining any necessary approvals from the North Carolina Department of Transportation.
- 16.) All costs incurred in connection with and incidental to this Work shall be at the expense of the Contractor.
- 17.) The Contractor shall be fully and solely responsible for ensuring work is done safely and the complete safety compliance of the Contractor's employees and agents including, but not limited to, subcontractors, and the worksite, in accordance with all applicable federal, state and local laws and regulations that may apply, including but not necessarily limited to OSHA. Contractor shall be solely responsible for ensuring the worksite remains safe to the passing public and authorized visitors including, but not limited to, putting up temporary fencing.
- 18.) The Contractor will be responsible for coordinating and securing any or all permits/approvals that may be required for demolition work and for paying all fees or charges for such permits/approvals. The Contractor shall give all notices required by any federal, state or local laws and shall comply with all applicable laws and ordinances at his own expense.
- 19.) The Contractor will be responsible for conforming to all applicable state, local, and federal safety codes for demolition work and all other stages of the work.
- 20.) All demolition debris shall become property of the Contractor unless noted otherwise. It shall be the Contractor's responsibility to remove and dispose of, from the site, all materials in accordance with federal, state and local guidelines, ordinances, laws, and codes.
 - a. Prior to work commencing, the Town will remove a portion of the back (east) portion of the main building that will not become the property of the Contractor. The portion removed shall generally consist of the metal roofing, roofing supports, steel beams, insulation, and related internal framework. This does not include flooring, foundation, brickwork, walls, or anything else.
- 21.) The Contractor is responsible for collecting and transporting all debris. All truck hauling must comply with State Department of Transportation regulations. After being loaded in the work area, trucks shall have their loads trimmed so that no debris extends horizontally beyond the

bed in any direction. Contractor is solely responsible for the safety of transportation and all proper related measures.

- 22.) The Contractor shall remove all HVAC units following EPA guidelines for the proper disposal of refrigerants.
- 23.) The Contractor shall remove below-grade construction, including foundation walls, footings, and walkways. All footings should be removed except in limited sections which may protrude under the sidewalk.
- 24.) Below-grade areas and voids resulting from the demolition of the structure shall be filled with selected back-fill and graded to surface level. The Contractor shall seed and straw all back-fill areas utilizing a mixture of fescue and winter rye grass seed.
- 25.) All relevant streets and street side appurtenance including fire hydrants, street signs, and sidewalks shall be left undamaged during demolition and debris removal. Damaged, disconnected and/or out-of-place street side appurtenance, such as fire hydrants, manhole covers and street signs shall be collected, unless otherwise directed by the Town's representative. Locations of previously damaged and undamaged appurtenance shall be reported to the Town's representatives prior to beginning work. The Contractor may move such street side appurtenance prior to and/or during the course of the work provided that it puts the appurtenance back in its original location/position and condition and also receives permission from the Town for such action.
- 26.) The use of burning at the project site for the disposal of refuse and debris will not be permitted. The use of explosives will not be permitted.
- 27.) The Contractor is not responsible for the removal of any unforeseen underground storage tank(s). If such a tank(s) is found to be present, the Contractor shall notify the Town immediately.
- 28.) The Contractor is not responsible for the closing of any wells that may or may not be on the property. If the property has a well(s) located on it, the Contractor shall notify the Town immediately.
- 29.) Total cost shall include mobilization, demobilization, transportation, grading and seeding.
- 30.) All debris including any asbestos containing materials and lead containing materials shall be disposed of in a landfill in accordance with applicable federal, state, and local laws.
- 31.) There is approximate building footprint is estimated at 6,325 square feet and the building is two stories. The smaller back building is estimated at approximately 700 square feet.
- 32.) The Contractor shall furnish all electrical and water services as needed at their own expense.
- 33.) Contractor shall be responsible for the proper abatement, removal, and disposal of all asbestos containing materials before demolition. Contractor will be responsible for coordinating with the appropriate entities, filing any necessary paperwork, and achieving any required permits as it relates to lead containing materials; bid price shall include the cost of any asbestos abatement by a properly licensed asbestos abatement contractor and any related work including described herein. Asbestos-containing materials were detected. See attached report for specifics on known type and location of asbestos containing materials.
- 34.) Contractor shall be responsible for the proper abatement, removal and disposal of all lead containing materials in accordance with all applicable regulations, laws, and codes. As relating to lead-based materials, the Contractor shall be responsible for maintain a safe work environment for its workers/agents, subcontractors, Town staff, all entities on the worksite, and

the nearby public in accordance with all applicable regulations, laws, and codes. Contractor will be responsible for coordinating with the appropriate entities, filing any necessary paperwork, and achieving any required permits as it relates to lead containing materials; bid price shall include the cost of any lead containing materials abatement by a properly licensed abatement contractor and any related work including that described herein. There is intact and deteriorated lead paint on the property that is part of this contract. See attached report for the known specifics.

35.) Contractor is responsible for keeping a relatively clean worksite given the nature of the Work and for performing a final clean-up once Work is finished to the satisfaction of the Town.

36.) All other provisions of the Contract Documents are hereby incorporated by reference.

SECTION C – SPECIAL PROVISIONS

1. TIME OF COMMENCEMENT AND COMPLETION.

Contractor shall successfully complete entire Work contemplated herein no later than 60 calendar days after the Contractor receives the Notice to Proceed. The Work shall not be considered satisfactorily complete nor applicable payments rendered until the Town, in its sole discretion, is satisfied with the services provided. If Contractor has not satisfactorily completed the Work within the times specified, the Town may declare such delay a material breach of contract and may pursue all available legal and equitable remedies. In the alternate, the Town in its sole discretion may for each calendar day past the contract completion date contemplated herein receive \$1,000 per day as liquidated damages. Any changes to the schedule(s) provided in the Contract must be agreed to in writing by the Town and the Contractor. Time is of the essence in this contract.

2. CONSIDERATION AND PAYMENT OF SERVICES.

a.) In consideration for the satisfactory completion of the Work contemplated herein, the Town will pay the Contractor the total sum of \$_____ in accordance with the payment schedule listed herein.

b.) The Town will pay 75% of this total sum to the Contractor within 15 days of the determination of substantial completion of all Work. The Town will determine when the Work is substantially complete. Prior to the Town's determination that the Work is substantially complete, the Contractor should submit a written request for payment to the Town Public Services Director. The Town Public Services Director may require further documentation to determine if the Work is substantially completed.

c.) The Town will pay remaining 25% of this total sum within 15 days of when the Contractor has satisfactorily contemplated the Work in full. The Work shall not be considered satisfactorily complete nor applicable payments rendered until the Town, in its sole discretion, is satisfied with the services provided. Prior to the Town's determination that the Work is satisfactorily complete in full, the Contractor should submit a written request for payment to the Town Public Services Director. The Town Public Services Director may require further documentation to determine if the Work is satisfactorily complete in full.

i.) Any work, materials, fabricated items, or other parts of the work which have been condemned or declared not in accordance with the contract by the Town Public Services Director shall be promptly removed from the work site by the Contractor, and shall be immediately replaced by new work in accordance with

the contract at no additional cost to the Town. Work or property of others or the Town, damaged or destroyed by virtue of such faulty work, shall be made good at the expense of the Contractor.

ii.) Correction of condemned work described above shall commence within twenty-four (24) hours after receipt of notice from the Town, and shall make satisfactory progress until completed. The Town may withhold payment until the Contractor has made the required corrections.

iii.) If during the progress of the Work or during the period of guarantee, the Contractor fails to prosecute the Work properly or to perform any provision of the Contract, the Town, after fifteen (15) days written notice sent by certified mail return receipt requested to the Contractor, may perform or have performed that portion of the work. The Cost of the work may be deducted from any amounts due or to become due to the Contractor. Should the cost of such action of the City exceed the amount due or to become due to the Contractor, then the Contractor or his surety, or both, shall be liable for and shall pay to the Town the amount of said excess.

d.) The Town may withhold payment for the following reasons:

i.) Faulty work not corrected.

ii.) The unpaid balance on the contract is insufficient to complete the Work in the judgment of the Town Public Services Director.

iii.) To provide for sufficient contract balance to cover liquidated damages that are to be assessed or likely to be assessed.

iv.) Claims filed against the Contractor or evidence that a claim will be filed including, but not limited to, a claim by Town or others of property damage.

v.) Evidence that subcontractors have not been paid.

vi.) When grounds for withholding payment have been removed, payment will be released. Delay of payment due to Contractor without cause will make the Town liable for payment of interest to the Contractor as provided in G.S. 143-134.1.

e.) Acceptance and Final Payment – When the Contractor has completed the Work in an acceptable manner in accordance with the terms of this Contract, the Town Public Services Director shall make a final inspection for acceptance of the Work by the Town. The making and acceptance of final payment shall constitute a waiver of all claims by the Contractor and/or its Subcontractors except those claims previously made and remaining unsettled.

f.) Correction of Work After Final Payment – Neither final payment, nor use of the premises, nor any provision of the contract, nor any other act or instrument of the Town, shall relieve the Contractor from responsibility for negligence, or faulty material or

workmanship, or failure to comply with the contract. Contractor shall correct or make good any defects due thereto and repair any damage resulting therefrom which may appear during the guarantee period following final acceptance of the Work except as stated otherwise. The Town will report any defects as they may appear to the Contractor and establish a time limit from completion of corrections by the Contractor. The Town will be the judge as to the responsibility for correction of defects.

3. SAFETY & INDEMNIFICATION.

a.) The Contractor is solely responsible for ensuring a safe work environment for all parties related to the Work including but not limited to employees, subcontractors, Town staff, visitors, and the general public. The Contractor is solely responsible for initiating, maintaining, and supervision of all safety precautions and programs in connection with the work contemplated herein. Contractor is solely responsible for ensuring all applicable safety laws, regulations, and industry best practices are followed. Contractor is solely responsible for and will take all necessary precautions for the safety of, and will provide the necessary protection to prevent any damage, theft, injury or loss to all employees, subcontractors, Town staff, visitors, and the public as related to the Work, either directly or indirectly, and all materials or equipment to be incorporated therein, whether in storage on or off the site, and other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation or replacement in the course of construction.

b.) The Contractor will supervise, direct, and is solely responsible for all work related to the project contemplated herein. Contractor will be solely responsible for the means, methods, techniques, sequences and procedures of construction. The Contractor will employ and maintain on the projects a qualified supervisor or superintendent. The supervisor shall have full authority to act on behalf of the contractor and all communications given to the supervisor shall be as binding as if given by the Contractor.

c.) In emergencies affecting the safety of persons or the work or property at the site or adjacent or related thereto, the Contractor, without special instruction or authorization from the Town, shall act to prevent threatened damage, injury or loss.

d.) To the fullest extent permitted by law, the Contractor shall defend, pay on behalf of, indemnify, and hold harmless the Town of Wadesboro, its elected and appointed officials, employees, agents, and volunteers, from and against all alleged claims, damages, losses and expenses, including, but not limited to, attorneys' fees, allegedly arising out of or resulting from the performance or failure of performance of the Work, provided that any such alleged claim, damage, loss or expenses (1) is allegedly attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the approved demolition Work itself) including the loss of use resulting therefrom, and (2) is allegedly caused in whole or part by any alleged

negligent (or intentional) act or omission of the Contractor, the Contractor's subcontractor, or the agents of either the Contractor or the Contractor's subcontractor.

e.) The Contractor shall be responsible for any damage to the Town's property or that of others on the job by them, their personnel, or their subcontractors, and shall make good such damages. The Contractor shall be responsible for and pay any claims against the Town.

f.) The Contractor shall provide all necessary safety measures for the protection of all persons on the work site at all times during the prosecution of the Work, regardless of whether the worker is an employee of the Contractor or subcontractor. The Contractor is required to comply with the provisions of the North Carolina Occupational Safety and Health Standards for the Construction Industry and revisions thereto. The Contractor shall be solely responsible for all measures related to the performance of the Work off of the work site including, but not limited to, transportation.

g.) Contractor shall be responsible for understanding the surrounding areas and to take appropriate action not to damage the Town or others' property, and keeping the surrounding area safe as it relates to the performance of the Work.

4. APPLICABILITY OF LAWS AND REGULATIONS.

The Contractor shall adhere to all laws, ordinances, and regulations of the United States, the State of North Carolina, the County of Anson, and the Town of Wadesboro in the performance of the services outlined in this contract and any attached specifications.

5. GUARANTEE.

The Contractor shall guarantee and warrant all labor and material for the project against defect due to faulty material, workmanship, and/or negligence for a period of ONE YEAR from the date the Work is deemed satisfactorily complete. Where items of equipment or material carry a manufacturer's warranty for any period in excess of twelve (12) months, the manufacturer's warranty shall apply for that particular piece of equipment or material. The Contractor shall respond to any repair request from the Town within 48 hours of notice received by telephone or letter. The Contractor shall replace defective materials, equipment, or workmanship without cost to the City within the stipulated guarantee period.

6. UTILITY CONFLICTS.

It shall be the responsibility of the Contractor to contact all affected utility owners and determine the precise location of all utilities prior to beginning construction. Utility owners shall be contacted a minimum of 48 hours prior to the commencement of operations. Special care shall be used in working around or near existing utilities, protecting them when necessary to provide

uninterrupted service. In the event that any utility service is interrupted, the Contractor shall notify the utility owner immediately and shall cooperate with the owner, or its representative, in the restoration of service in the shortest time possible. Existing fire hydrants shall be kept accessible to the Wadesboro Fire Department at all times.

The Contractor shall adhere to all applicable regulations and follow accepted safety procedures when working in the vicinity of utilities in order to ensure the safety of construction personnel and the public.

7. ASSIGNMENT AND SUBCONTRACTING.

- a.) Neither the Contractor nor the Town shall sell, transfer, assign or otherwise dispose of the Contract or any portion thereof, or of this right, title or interest therein or his obligations thereunder, without the written consent of the other party. **At no time shall the Contractor subcontract more than 49% of the work on this project.**
- b.) The Contractor shall be fully responsible to the Town for the acts and omissions of Contractor's Subcontractors, and of persons either directly or indirectly employed by the Subcontractors, as Contractor is for the acts and omissions of persons directly employed by him.
- c.) The Contractor shall cause appropriate provisions to be inserted in all Subcontracts relative to the Work to bind Subcontractors to the Contract by the terms of the Contract Documents insofar as applicable to the Work of Subcontractors and to give the Contractor the same power as regards terminating any subcontract that the Owner may exercise over the Contractor under any provision of the Contract Documents.
- d.) Nothing contained in this Contract shall create any contractual relationship of any kind between any Subcontractor and the Town.
- e.) Contractor shall promptly make payments to all subcontractors, all entities supplying materials in the prosecution the Work, and to all laborers and others employed thereby.

8. ROYALTIES, LICENSES AND PATENTS

It is the intention of the contract documents that the work covered herein will not constitute in any way infringement of any patent whatsoever unless the fact of such patent is clearly evidenced herein. The Contractor must notify the City immediately of any claim or infringement of any patent in connection with the performance of this Contract.

The Contractor shall pay all royalties and/or license fees required on account of patented articles or processes, whether or not the patent rights are evidenced hereinafter.

The Contractor shall hold harmless and save the City, its officers, agents, servants, and employees from liability of any nature or kind for or on account of the use of any patented or

unpatented invention, article, appliance, or process furnished or used in the performance of this contract the use of which the Contractor does not control.

9. CONTRACTOR'S RIGHT OT STOP WORK/TERMINATE CONTRACT

Should the work be stopped by order of a court having jurisdiction, or by order of any other public authority for a period of three (3) months, due to cause beyond the fault or control of the Contractor, the Contractor may suspend operations on the work or terminate the contract. The Town shall be liable to the Contractor for the cost of all materials delivered and work performed on this contract.

10. E-VERIFY COMPLIANCE.

The Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). Contractor shall require all of the Contractor's subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). The Town shall comply with North Carolina General Statute §160A-169.1 (E-Verify). The Parties agree to provide documentation or sign affidavits or any other documents requested by either party demonstrating such compliance.

10. IRAN DIVESTMENT ACT CERTIFICATION

As of the date of the Contract, the Contractor certifies that it is not listed on the Final Divestment List created by the State Treasurer pursuant to N.C.G.S. 143-6A-4.

11. NON-APPROPRIATION CLAUSE

Notwithstanding any other provisions of this agreement, all obligations of the Town under this agreement which require expenditure of funds are conditioned on the availability of funds appropriated for that purpose.

12. INSURANCE.

a.) The Contractor shall not commence work under this Contract until he has obtained all insurance required under this paragraph and received approval by the Town, nor shall the Contractor allow any subcontractor to commence work on its subcontract until all similar insurance has been so obtained an approved.

b.) The Contractor shall maintain valid general liability insurance in the minimum amount of \$1,000,000, commercial automobile liability insurance in the minimum

amount of \$1,000,000 and provide a certificate of such insurance naming the Town of Wadesboro as additional insured by endorsement to the policies. If the policy has a blanket additional insured provision, the contractor's insurance shall be primary and non-contributory to other insurance. Additionally, the contractor shall maintain and show proof of workers' compensation and employer's liability insurance.

c.) The Contractor shall provide notice of cancellation, non-renewal or material change in coverage to the Town of Wadesboro within ten (10) days of their receipt of notice from the insurance company.

d.) All insurance policies shall be written by insurers licensed to do business in North Carolina.

e.) Contractor assumes entire responsibility and liability for losses, expenses, demands and claims in connection with or arising out of any injury, or alleged injury (including death) to any person, or damage, or alleged damage, to property of the Town of Wadesboro or others sustained or alleged to have been sustained in connection with or to have arisen out of or resulting from the negligence of the Contractor, his subcontractors, agents, and employees, in the performance of the work/service set forth in the Contract and, any changes, addenda, or modifications including losses, expenses or damages sustained by the Town of Wadesboro, and agrees to indemnify and hold harmless the Town of Wadesboro, its officials, employees or volunteers from any and all such losses, expenses, damages, demands and claims and agrees to defend any suit or action brought against them, or any of them, based on any such alleged injury or damage, and to pay all damages, cost and expenses in connection therewith or resulting therefrom. As an integral part of this agreement Contractor agrees to purchase and maintain during the life of this contract contractual liability insurance in the amount and form required herein and to furnish proper evidence thereof.

f.) The policies are to contain, or be endorsed to contain, the following provisions of Commercial General Liability Coverage:

i) The Town of Wadesboro, its officials, employees and volunteers are to be covered as additional insured as respects: Liability arising out of activities performed by or on behalf of the Contractor including but not limited to demolition work; products and completed operations of the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Town, its officials, employees or volunteers for the work contained herein.

g.) Contractor shall include all subcontractors as insureds under its policies OR shall furnish separate certificates and endorsements for each subcontractor. The policies shall not contain: CG 22 94 10 01, Exclusion-Damage To Work Performed By Subcontractors On Your Behalf.

h.) Any insurance coverage required by the terms of this contract shall not be deemed a contract of insurance purchased by the Town nor a waiver of the Town's immunity pursuant to NCGS 160A-485.

i.) The Town Attorney shall review and approve any insurance policies prior to work commencing.

13. COOPERATION OF CONTRACTOR REQUIRED

The Contractor shall give the work his constant attention to facilitate the progress thereof and shall cooperate in every way.

14. STAGING AREAS & USE OF PREMISES

The Contractor shall confine his apparatus, the storage of materials and the operations of his workmen to limits indicated by law, ordinances, permits, or directions of the Town and shall not exceed those established limits in his operations.

The Contractor shall be required to secure staging areas for storing materials, equipment, etc. All costs including, but not limited to, rent, restoration, site maintenance, erosion control measures, and permit feeds, if any, shall be the responsibility of the Contractor. Prior to commencing Work, the Contractor shall submit a staging area plan for review and comment by the Town including:

- 1.) The layout of each staging area clearly identifying use areas and sufficient in detail and scale to indicate the proximity of activity to adjacent residents and businesses;
- 2.) Transportation plan including routes for both ingress and egress;
- 3.) Dust control measures both on site and along transportation routes necessary to minimize the transmission of material onto streets used for ingress and egress; and
- 4.) Hours of operation and noise mitigation measures.

In an effort to minimize the inconvenience, if any, of a staging area to the neighborhood, the Town shall have the right to reject the proposed location of any staging area that will endanger the surrounding areas and/or creates a substantial burden on a residence or business. However, the Town recognizes that Work is temporary and that there may be some inconvenience to surrounding areas and will not reasonably withhold its approval by the Contractor. Likewise, the Contractor will strive to take into consideration concerns and act reasonably. The Contractor is responsible for complying with all applicable local, state, and federal regulations related to the operation of staging areas including safety measures. All staging areas are subject to inspection by the Town for compliance with this Contract without prior notice. Any deficiencies will be documented by Owner and written notice will be given to Contractor in accordance with the contract conditions. Contractor must rectify deficiencies in a reasonable time frame. Failure to do so will result in a material breach of contract.

15. EQUIPMENT, MATERIALS, WORKMANSHIP

The Contractor shall supply and pay for any and all materials, tools, labor, transportation, apparatus, supervision, permits, lights, power, heat, water, sanitary facilities, utilities, scaffolding, temporary construction of any nature, equipment, and all other services, actions, facilities, and incidentals necessary for the completion of the Work, and shall install, maintain and remove all equipment of the construction, other utensils or incidentals, and be responsible for the safe, proper and lawful construction, maintenance and use of same, and shall construct in the best and most workmanlike manner, a complete job and everything incidental thereto in accordance with this Contract.

The Contractor shall furnish such equipment as is considered necessary for the prosecution of the Work in an acceptable manner and at a satisfactory rate of progress. Equipment used on any portion of the Work shall be such that no injury to adjacent work or property or person(s) will result from its use.

Workmanship shall at all times be of a grade accepted as the best practice of the particular trade involved, and as stipulated in written standards, laws, rules, codes or regulations of recognized organizations or institutes of the respective trades except as exceeded or qualified by this Contract.

All Work under this Contract shall be performed in a skillful and workmanlike manner. The Town may require, in writing, at any time during the construction and completion of the Work covered by this Contract, the removal of any employee of, or person connected with, the Contractor who shall use profane or abusive language to a Town representative and/or inspector, or otherwise interfere with him or her in the performance of his/her duties, or who shall disobey or evade instructions or who is careless, incompetent, or considered a nuisance or detriment to the Work. The Contractor shall order such parties removed immediately from the grounds and shall not allow their return except by written consent of the Town Manager.

16. EQUAL OPPORTUNITY CLAUSE

The Contractor shall not discriminate based on protected class or disability. The Contractor will comply with all applicable laws including laws on historically underutilized businesses. The Town encourages the good faith efforts to give historically underutilized businesses every opportunity.

17. TRAFFIC & LIGHTS, BARRICADES, & SIGNS

The Contractor will be required to maintain traffic within the limits of this project, including all existing roadways which cross or intersect unless otherwise approved by the Town representative in writing. The Contractor shall provide continuous safe vehicle and pedestrian access to all properties, both public and private, and shall conduct its operations in such a manner that inconvenience to the property owners will be held to a minimum.

The Contractor will utilize complete and proper traffic controls and traffic control devices during all operations. All traffic control devices required for any operation shall be functional and in place prior to the commencement of operations. Signs for temporary operations shall be removed during periods of inactivity. The Contractor is required to leave the project in a manner that will be safe to the traveling public, both in vehicles and on foot.

The Contractor shall maintain all traffic control measures in accordance with all industry best practices and legal/regulatory requirements (including, but not limited to OSHA requirements) to ensure a safe environment for the public, Town representatives, and workers onsite. Nothing in this section is to be construed that anyone other than the Contractor is solely responsible for safety in traffic control and on the jobsite and adjoining areas.

The Contractor shall provide, erect, and maintain all necessary barricades, and suitable signage and danger signals. The Contractor shall also provide a sufficient number of watchmen and take all precautions for the protection of the Work and safety of the public, Town representatives, and workers.

17. PRESERVATION & RESTORATION OF PROPERTY, ETC.

The Contractor shall protect carefully from disturbance or damage all land and property outside the strict area designated for demolition. When any direct or indirect damage or injury is done to public or private property, or utility by or on account of any act omission, neglect or misconduct in the execution for the Work, or in consequence of the non-execution thereof on the part of the Contractor or subcontractor, the Contractor shall restore at its own expense, such property to a condition equal to that existing before such damage or injury was done or Contractor shall make good damage or injury in an acceptable manner. \

18. CONTRACTOR'S DUTY & OBLIGATION TO THE PUBLIC

The Contractor shall so schedule his work as to keep all storefronts open to their prospective customers, and shall at Contractor's expense construct any necessary ramps, boardwalks, or other means to maintain pedestrian traffic. The Contractor shall at all times cooperate with the public and merchants affected by his operations to minimize the impact of the performance of the Work and shall endeavor to maintain good public relations at all times. Any lighting or other special facilities required to carry on work shall be furnished by the Contractor.

19. CHANGE ORDERS

The Town may have changes made in the work covered by the Contract Documents. These changes will not invalidate and will not relieve or release the Contractor from any guarantee given by him pertinent to the contract provisions. These changes will not affect the validity of the guarantee bond and will not relieve the surety or sureties of any bond (if applicable). All extra work shall be executed under conditions of the original contract.

Except in an emergency endangering life or property, no changes shall be made by the Contractor except upon written order from the Town Manager authorizing such change, and no claim for adjustments of the contract price shall be valid unless this procedure is followed.

20. DISCOVERY OF DEFECTS

The Town reserves the right, should an error be discovered in the estimate or conclusive proof of defective work or materials used by or on the part of the Contractor be discovered either before or after

the final payment has been made, to claim and remove by process of law such sum or sums as may be sufficient to correct the error or make good the defects in the work and materials.

All work which has been rejected or condemned shall be remedied, or if necessary removed and replaced in an acceptable manner by the Contractor at his own expense.

Should the Contractor fail or refuse to remove and renew any defective materials or work performed previously or to make any necessary repairs in the acceptable manner and in accordance with the requirements of these specifications, within a reasonable time given the required completion date will not change and all other provisions including, but not limited to, the liquidated damages clause of this contract will remain in effect.

21. LICENSING

The Contractor must be properly licensed to do the work in accordance with the law.

22. INSPECTION OF WORK

It is a condition of this contract that the work shall be subject to inspection during normal working hours by the Town's designated official representatives, and those persons required by State law or local ordinance to test special work for official approval. The Contractor is solely responsible for providing safe access and a safe environment to the work at all times for such inspections. If work is not found in accordance with the Contract Documents, the Contractor shall pay all such costs and expenses unless it is found that this condition was caused by the Town in which event the Town or the separated Contractor shall be responsible for the payment of such costs.

23. DISPUTES

To prevent disputes and litigation or claims, the Town Manager shall in all cases be the point of contact and shall act as negotiator to resolve any questions concerning the performance of Work or amounts to be paid under this contract. The Town Manager will strive to resolve any questions or claims concerning the performance of the contract. All decisions shall be final and conclusive except as allowed as follows. All claims, disputes and other matters in question arising out of, or relating, this contract not resolved by the aforementioned negotiation shall be resolved by legal action instituted and tried in the General Courts of North Carolina under North Carolina law with venue for trial being Anson County.

24. CONTRACT TERMINATION FOR CAUSE

If the Contractor fails to begin the work under the contract within the time specified, or fails to perform the work with sufficient workers and equipment or with sufficient materials to ensure the prompt completion of the said work, or with sufficient materials to ensure the prompt completion of the said work, or shall perform the work unsuitably or shall discontinue the prosecution of the work, or if the Contractor becomes insolvent or be declared bankrupt, or commits any act of bankruptcy, or allows any final judgment to stand against him unsatisfied for a period of forty-eight (48) hours, or shall make an assignment for the benefit of creditors, or from any other cause whatsoever shall not carry on the work in

an acceptable manner, the Town Manager shall give notice in writing to the Contractor and his surety (if applicable) of such delay, neglect or default, specifying the same.

If the Contractor within a period of ten (10) days after such notice shall not proceed in accordance therewith, then the Town shall have full power and authority, without violating the contract to take the prosecution of the Work out of the hands of said Contractor, to appropriate or use any or all materials and equipment on the ground as may be suitable and acceptable and may enter into an agreement for the completion of contract according to the terms and provisions thereof or use such other methods as in its opinion shall be required for the completion of said contract in an acceptable manner.

All costs and charges incurred by the Town, together with the costs of completing the Work under contract, shall be deducted from any monies due or which may become due said Contractor. In case the expense so incurred by the Town of Wadesboro shall be less than the sum which would have been payable under the contract, if it had been completed by said Contractor, then the said Contractor shall be entitled to receive the difference and in case such expense shall exceed the sum which would have been payable under the contract; then the Contractor and (if applicable) the surety shall be liable and shall pay to the Town of Wadesboro the amount of said excess.

SECTION D – ATTACHMENTS

The below attachments are incorporated by reference:

- 1.) Property Survey
- 2.) Property Survey Showing 2 Buildings to be Demolished
- 3.) Asbestos Survey – 125 S. Washington St. dated 1/19/2009
- 4.) Asbestos Survey – Additional Sampling 125 S. Washington St. dated 10/1/16
- 5.) Lead Inspection Report – 125. S. Washington St. dated 1/19/2009
- 6.) Asbestos Survey – Old Detective’s Building report dated 10/3/2016
- 7.) Lead Inspection Report – Old Detectives Building – dated 10/3/2016