

# HOUSE REMOVAL PROJECT



## Information

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The City of River Falls is accepting proposals for the purchase and removal of the houses at the following addresses:

- 716 North Main Street
- 456 Hanson Drive
- 1325 East Division Street

Any proposal will be considered an offer to purchase the structure at that address even if no money is exchanged. No land is included.

Once written award is made by the City Administrator, the house becomes property of the purchaser, and security of the property is the responsibility of the purchaser.

The structure must be removed from the property and all restoration completed by **June 1, 2020**.

Any proposal may include the full removal from the site of all foundation walls, footing, sidewalks, driveway and abandonment of underground utilities to the property line. Burial of these items on-site will not be allowed.

If included in the proposal, these standards apply:

- Abandonment of existing water and sewer from the structure to the property line, in accordance with City of River Falls standards.
- 1325 East Division Street and 456 Hanson Drive – After the basement foundation/footings have been removed, the hole can remain unfilled with all slopes graded at 4:1. All other excavations for utility removal, etc. shall be backfilled with excavated soils. All backfill shall be placed in thin lifts and compacted to 95 percent modified proctor dry density. All disturbed soils shall receive four inches depth of topsoil, seed, and mulch.
- 716 North Main Street - After the basement foundation/footings have been removed, the hole shall be backfilled with granular material having less than 12 percent passing No. 200 sieve. All other excavations for utility removal, etc. shall be backfilled with excavated soils. All backfill shall be placed in thin lifts and compacted to 95 percent modified proctor dry density. All disturbed soils shall receive four inches depth of topsoil, seed, and mulch.

The purchaser is responsible for relocation of any utility lines, including electric and communication, that need to be altered along the path of travel of the move.

The purchaser is responsible for attaining any permits, permissions or escorts that may be necessary along the path of travel, or ultimate placement of the structure, including any required with the City of River Falls. All contractors performing work at the properties shall comply with the City's insurance requirements (see insurance requirements).

The City of River Falls reserves the right to reject any or all proposals, to waive informalities, and to accept the proposal deemed most advantageous to the City.

Each proposal should include:

- Name of purchaser
- Name of moving contractor
- The address of the house purchaser intends to buy and move
- Address of the location where the house is being moved to
- A map indicating the route the house will be transported on
- Planned move date
- Any proposed site restoration or existing utility abandonment at the existing site

***Proposals must be received by 5 p.m. on January 31, 2020.*** Proposals can be submitted by mail to the City of River Falls, Attention: Tom Schwalen, 222 Lewis Street, River Falls, WI 54022; or by email to [tschwalen@rfcity.org](mailto:tschwalen@rfcity.org) or in person at City Hall. For more information, contact Tom Schwalen at 715-426-3450 or [tschwalen@rfcity.org](mailto:tschwalen@rfcity.org).

#### Proposal Evaluation:

The City will evaluate submitted proposals using the following criteria:

- Impact on City services to facilitate or assist with moving the house off the lot, on City streets, to the City limits. This includes moving power or communication cables, barricade placement and police escort. Other overhead utilities in the City include AT&T and Comcast.
- Any costs to City to restore the lot once the house is moved (if not included in the proposal).
- Timing of the house being removed.
- Income from sale of house.

## House Information – 716 N. Main Street

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*All measurements are approximate.*

- About 1,750 square feet of house over basement, lots of closet space.
- Three main floor bedrooms:
  - 10'-8" x 12'-6"
  - 10'-2" x 11'-8"
  - 11' x 13'-8"
- Kitchen & Dining (roughly): 10' x 23'-4"
- Living Room: 15'-5" x 19'-9"
- Bathroom (tub only): 7' x 9'
- Entry foyer: 9' x 10'
- Attached two car garage and breezeway on slab.



## *House Information – 716 N. Main Street*

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## House Information – 456 Hanson Drive

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**All measurements are approximate.**

456 Hanson Drive, about 1,250 square feet living space over basement.

- Four main floor bedrooms (all have closets, hardwood floor):
  - 11' x 12'
  - 9'-2" x 10'
  - 9'-7" x 10'
  - 9' x 9'
- Kitchen/Dining: 12'-6" x 19'
- Living Room: 12' x 19'
- 675 square foot attached garage



## House Information – 1325 East Division Street

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*All measurements are approximate.*

1325 East Division Street, about 988 square feet living space over basement.

- Three main floor bedrooms (all have closets, hardwood floor):
  - 10' x 12'
  - 9'-5" x 12'
  - 7'-6" x 11'
- Kitchen/Dining: 9'-8" x 16'-9'
- Living Room: 11'x6" x 16'-9"
- 330 square foot attached garage



# INSURANCE REQUIREMENTS FOR ALL CITY OF RIVER FALLS CONTRACTS

The Contractor shall indemnify and hold harmless, to the fullest extent allowed by law, the City of River Falls, Wisconsin, its agents, employees and representatives from all claims, demands, suits, actions, payments, liability, judgments and expenses (including court-ordered attorney's fees), arising out of or resulting from the performance of the contract that results in bodily injury, sickness, disease, death, civil rights liability, or damage to or destruction of tangible property, including the loss of use resulting therefrom, that are caused in whole or in part by the Contractor, any subcontractor, or any agents or representatives, either directly or indirectly employed by them. The insurance coverage must include and the insurance certificate must indicate waivers of subrogation on all policies in favor of the City of River Falls, and all policies (except for workers compensation insurance) must include the City of River Falls as additional insureds.

Contractor shall not commence work under this contract until he has obtained all insurance required under this Section and such insurance has been approved by the City of River Falls, nor shall the Contractor allow any subcontractor to commence work on his subcontract until all similar insurance required of the subcontractor has been so obtained and approved.

## Minimum Requirements

- A. Workers' Compensation Insurance and Employer's Liability Insurance: The Contractor shall take out and maintain during the life of this contract the applicable statutory Worker's Compensation Insurance, and in the case of any work sublet, the Contractor shall require the subcontractor similarly to provide statutory Worker's Compensation Insurance for the latter's employees. Coverage shall be provided by an insurance company authorized to write such insurance in all states where the Contractor will have employees located in the performance of this contract, and the Contractor shall require each of his subcontractors similarly to maintain Employer's Liability Insurance similarly to the Contractor.

Workers' Compensation - Required limits:

Coverage A - Coverage will include Statutory requirements Coverage B -

Employers Liability

\$500,000 Each Person

\$500,000 Each Person by Disease

\$500,000 Policy Limit - Disease

- B. General Liability Insurance

1. The Contractor shall maintain during the life of this contract, Commercial General Liability Insurance, naming and protecting contractor and the City of River Falls against claims for damages resulting from (a) bodily injury, including wrongful death, and (b) property damage which may arise from operations under this contract whether such operations be by contractor or by any subcontractor or anyone directly or indirectly employed by either of them. The insurance requirements are:

Commercial General Liability (form CG0001 or equivalent) with limits of:

\$2,000,000 Each Occurrence

\$2,000,000 Personal Injury

\$2,000,000 Products/Completed Operations

\$2,000,000 General Aggregate

and:

2. Coverage shall include Contractual Liability coverage insuring the contractual exposure as addressed in this contract.
3. There shall be no exclusion or limitation for the Explosion (X), Collapse (C) and Underground (U) hazards.

City of River Falls Insurance Requirements  
June, 2016

4. Coverage shall also include Products/Completed Operations (CG2037 or equivalent)
  5. City of River Falls shall be named as Additional insured (CG2010 or equivalent).
  6. The Commercial General Liability coverage shall be endorsed with the Designated Construction Project(s) General Aggregate Limit endorsement (CG 2503 or equivalent).
- C. Automobile Liability Insurance: The Contractor shall take out and maintain during the life of the contract such Automobile Liability Insurance as shall protect contractor against claims for damages resulting from (a) bodily injury, including wrongful death, and (b) property damage which may arise from the operations of any owned, hired, or now-owned automobiles used by or for contractor in any capacity in connection with the carrying out of this contract. The minimum acceptable limits of liability to be provided by such Automobile Liability Insurance shall be as follows:
- |                                   |                                 |
|-----------------------------------|---------------------------------|
| Bodily Injury and Property Damage | 1,000,000 Combined Single Limit |
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- D. Builder's Risk Insurance: (**For Building Construction Contracts Only**) Unless otherwise specified where buildings are to be constructed under this contract, the Contractor shall provide coverage for all direct physical loss (also known as "Special Causes of Loss"). Such insurance shall be written on a Replacement Cost basis covering such building in the amount equal to one-hundred percent (100%) of the contract amount (minimum) as specified herein. Losses, if any, shall be made payable to the City of River Falls and Contractor as their interest may appear. A certificate of insurance evidencing such insurance coverage shall be filed with the City of River Falls by the time work on the building begins and such insurance shall be subjected to the approval of the City of River Falls.
- E. Minimum Scope of Insurance: All Liability Insurance policies shall be written on an "Occurrence" basis only. All insurance coverage are to be placed with insurers authorized to do business in the State of Wisconsin and must be placed with an insurer that has A.M. Best's Rating of no less than A:VII unless specific approval has been granted by the City of River Falls.
- F. Certificate of Insurance: All Certificates of Insurance shall be filed with the City of River Falls on the standard ACCORD CERTIFICATE OF INSURANCE form showing the specific limits of insurance, coverage modifications and endorsements required by the preceding Sections A, B, C, D and showing the City of River Falls is an additional insured where required. Such certificate shall specifically state that insurance policies are to be endorsed to require the insurer to provide the City of River Falls thirty days, notice of cancellation non-renewal or any material reduction of insurance coverage.

Other Insurance as Requested by City:

- G. Environmental
  1. Contractors pollution liability form (if scope demands)
- H. Professional
  1. Architect & Engineers errors & omissions (if scope demands)
  2. Contractors professional liability (if contractor is responsible for original design)
- I. Installation & transit floater (if scope demands) – relevant when original property policy does not include this coverage