



626 State St., Rm 107
Erie, PA 16501
(814) 870-1540

REQUEST FOR PROPOSALS
Demolition & Site Restoration – 2656 Cochran Street, Erie, PA
August 5, 2025

The Erie Land Bank (ELB) is accepting proposals from qualified firms to provide structure demolition, site clearance, and site restoration at 2656 Cochran Street in the City of Erie.

Proposals should be prepared using the form provided and submitted to the Erie Land Bank offices (c/o Redevelopment Authority of the City of Erie, 626 State St., Room 107, Erie, PA 16501 or fax to 814.870.1331) by 2:00 pm on Thursday, August 21, 2025.

SCOPE OF WORK

Work to be conducted includes the complete demolition of all existing structure(s), removal and disposal of all debris from the site, backfill, grading, and site restoration. Work shall be performed in accordance with the General Requirements and Technical Specifications outlined below, and all applicable laws.

AWARD OF CONTRACT

ELB intends to award a single contract to the lowest responsible bidder who demonstrates the experience, skill and competence required to perform the required services in the most efficient, cost-effective, and professional manner.

The agreement between the Erie Land Bank and the successful bidder will incorporate all of the General Requirements and Technical Specifications outlined in this Request for Proposals.

GENERAL REQUIREMENTS

Proposal Form – All bids must be made on the form provided with this Request. No bid will be considered responsible unless the proper form is completed and properly signed.

Inclusive of All Costs – Bids shall be inclusive of all costs including permits, site work, disposal, equipment, and materials necessary for contractor to provide a complete project. The contractor shall be responsible for applying for and securing all permits and providing copies of those permits to the Erie Land Bank for confirmation of same.

Time for Completion – The contractor will have forty-five (45) days from the date a contract is executed to complete all work required hereunder.

Insurance – The selected contractor shall provide Certificates of Insurance evidencing coverages not less than specified below and specifically naming the Erie Land Bank as an additional insured.

- Workmen's Compensation Insurance coverage in compliance with the statutory requirements of the Commonwealth of Pennsylvania.

- General Liability insurance with limits no less than –
 - Personal Injury, including Death - \$1,000,000 per occurrence
 - Property Damage - \$1,000,000 per occurrence

General Liability coverage shall also include an endorsement covering all equipment to be used in the performance of the work.

Indemnification – The selected contractor shall be solely responsible for any loss of life, personal injury, or property damage of any kind resulting from contractor's performance, including, but not limited to, all liability claims in addition to any and all environmental claims arising from the actions and conduct of the selected contractor.

The contractor shall hold harmless, indemnify, and defend the Erie Land Bank and its directors, officers, employees, agents, and successors against any and all claims, suits, losses, and costs of liability on account of injury or death to persons or damage to property caused in connection with contractor's performance.

Contractor Eligibility - The selected contractor shall be in good standing with the City of Erie and Commonwealth of Pennsylvania; this includes being current for all City of Erie taxes, fines, and assessments, and not being debarred from entering into contracts with agencies of the Commonwealth of Pennsylvania.

TECHNICAL SPECIFICATIONS

Demolition – Masonry walls shall be demolished in small sections. Structural steel, cast iron, and heavy timber framing members shall be removed individually and lowered carefully. All basement floors and foundation walls are to be removed completely. Open basements shall be backfilled or fenced at the end of each work day. All driveways, walkways, sidewalks, garages, sheds, and any other item should be removed from the property. The only items that may remain are the main sidewalk and any driveway apron.

Site Protection – Contractor shall make all efforts to protect pedestrian sidewalks, neighboring properties and trees (not being removed during demolition). Pedestrian sidewalks should be protected from further damage by using materials such as dirt, plywood, etc. Replacement of damaged sidewalk or drive approach is not required; provided no further damage occurs.

Dust Control - Throughout demolition and site clearance activities, the contractor shall provide water, along with necessary connections, and shall keep the work thoroughly wet to prevent the spread of dust.

Removal and Disposal of Debris – All rubbish and debris found on the site at the start of the work, together with any debris resulting from the demolition activities shall be removed and legally disposed of by the contractor. Trash burning on the site is **prohibited**.

Disposal of Materials – The contractor shall comply with all applicable regulations of the Pennsylvania Department of Environmental Protection, including but not limited to, the Pennsylvania Solid Waste Management Act.

Construction/Demolition waste (including, but not limited to, wood, plaster, metals, asphaltic substances, bricks, block, and unsegregated concrete) must be disposed of at any landfill approved to accept construction/demolition waste. Municipal waste shall be disposed of at one of the following landfills approved by Erie County -

Lakeview Landfill
851 Robison Road East
Erie, PA 16509
Greentree Landfill, LLC
635 Toby Road
Kersey, PA 15846
Seneca Landfill

421 Hartman Road
Evans City, PA 16033

Chautauqua County Landfill
3889 Towerville Road
Jamestown, NY 14701

McKean County Landfill
Hutchins Road
Mt. Jewett, PA 16740

Northwest Sanitary Landfill
1322 West Sunbury Road
West Sunbury, PA 16061

The contractor shall keep the site and public rights-of-way reasonably clear at all times. Upon completion of the work, the contractor shall remove all temporary construction, equipment, salvaged materials, trash, and debris of all kinds, leaving the site in a neat condition.

Backfilling – **Sewer cap inspection required by City of Erie, Demolition Coordinator.** All basements and other below-grade excavations shall be backfilled and graded to adjacent ground level. Prior to backfilling, the sanitary sewer shall be capped with an approved watertight plug. All fill materials shall be earthen materials free of clay, loam, glass, metal, herbaceous, combustible, or unstable materials. Fill materials shall also not include sand, but may include a sandy soil approved by the Erie Land Bank.

Site Restoration – At the completion of demolition activities (which shall include the removal of all basement walls and floor), the contractor shall backfill and then grade the site with a finish course of not less than two inches (2") of top soil. Topsoil shall be free of any pulverized asphalt, concrete, building materials, or other construction debris. The final grade shall permit mowing of the site with a reel-type mower and the entire disturbed area shall be seeded with annual rye grass at a rate of twenty (20) pounds per square acre, and promptly mulched with straw at the rate of one (1) pound per square yard. The site, sidewalks, and adjacent streets shall be left in a neat and clean condition at the conclusion of the work.

Final Inspection – The contractor shall notify the Erie Land Bank when demolition and site clearance activities are substantially complete and provide a date on which the work will be ready for final inspection.

Traffic Control – The contractor shall not close or obstruct public or private rights-of-way unless specifically authorized. Any anticipated road closures shall be coordinated with and approved by the City of Erie Bureau of Traffic Engineering and shall comply with any requirements or restrictions imposed by the Traffic Engineer.



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BIDDER INFORMATION & PROPOSAL FORM

DEMOLITION & SITE RESTORATION

2656 Cochran Street

Bids Due: August 21, 2025 by 2 p.m.

REQUIRED FOR ALL PERSONS OR ORGANIZATIONS RESPONDING TO A REQUEST FOR PROPOSAL (RFP):

Name of Company: _____

Address: _____

Phone: _____

Person Responsible for

Proposal: _____

Title: _____

Email address: _____

Federal Tax ID (or SS# if

Individual): _____

PRICE QUOTE: _____

(Lump sum amount to provide complete demolition, and site restoration services, as detailed in the Request for Proposals.)

Authorized Signature

NOTE: The Erie Land Bank reserves the right to reject any or all bids and to award a contract that is in the best interests of the Land Bank.