PO Box 2293
Medford Lakes,
New Jersey, 08055

September 18, 2026

Ricco Demolition
1749 Delsea Drive
Deptford, NJ 08096
riccodemolition@gmail.com

Caravella Demolition Inc
40 Defirest Avenue
East Hanover, NJ 07936
DinaC@caravellademo.com

Hargrove Demolition
1507 State Street
Camden, NJ 08105
kelly@whargrove.com

TTL Services LLC
236 Jeffer Street
Ridgewood, NJ 07450
ttlservicesllc@gmail.com

PMY Construction Corp
124 Park Avenue
Lyndhurst, NJ 07071
pmyconstruction@gmail.com

WJV General Contractors
93 Pennsgrove Pedricktown Rd
Pedricktown, NJ 08067
office@wjvcontractors.net

Hook Constructions, LLC
16 South Hook Rd
Pennsville, NJ 08070
hookconstructions@gmail.com

Lopes Construction and Demolition
751 Tomlin Station Rd
Mullica Hill, NJ 08062
kip@lopesconstruction.com

Pro Rock Construction, LLC
212 East Lake Road
Pilesgrove, NJ 08098
derek@prorockpaving.com

Re: **Demolition of 25 New Market Street**
City of Salem, County of Salem, State of New Jersey
Request for Quote

To Whom it May Concern:

This office formally requests a quote for **emergency demolition** work at 25 New Market Street in Salem City, New Jersey. The proposed work includes the following major items:

- Building Demolition, Complete
- Incidental repair of damaged curb and apron

Please review the attached general specifications. A location map and building layout plan are provided in this link: https://spaces.hightail.com/space/KG6aE2KMH2 as a reference to the proposed work. Should your company be interested in submitting a quote, we request that the proposal form be signed and submitted to this office via email no later than **Thursday, October 1, 2026 at 10:00 AM**.

Should you want to meet in the field to further review the existing conditions or if you have any questions, please do not hesitate to contact this office.

INTRODUCTION

The City of Salem is issuing this RFQ for competent firms to conduct controlled demolition at 25 New Market Street, City of Salem, County of Salem, New Jersey 08079 ("the Site"), see Site Location Map in Attachment A. It is known to the City of Salem Tax Assessor as Lot 12 of Block 57.01 but was formerly known as Lot 12 of Block 57.

The site occupies a 0.19-acre lot and consists of one two-story building constructed of bricks and concrete masonry unit (CMU) blocks, plus a partial basement. It has been vacant since November of 1992. Historical operations at the site include an orchard, an automobile dealership, garage, and repair shop, a vocational school, and a dress manufacturer.

Graffiti is present along exterior walls and most of the second-floor windows are broken. Vegetation is growing along the building, however it is most prominent along the western exterior wall. Visual indications of potential structural problems are noted. The parapet wall in certain areas of the building leans outward over the sidewalk. Inside, the concrete is spalling, and some rusted rebar is exposed. Since the site has been unoccupied the state of the buildings and other structures have significantly deteriorated, and the Site has been subject to dumping of debris.

Due to the confirmed presence of asbestos-containing materials (ACMs), this process must adhere to stringent state and local regulations to ensure environmental safety and public health. The Asbestos Report is available in the link below. The sampling resulted in confirmation of friable asbestos in the 1st floor main room related to corrugated pipe insulation and safe door and wall insulation. The 2nd floor main room contains friable asbestos related to the corrugated pipe insulation. The boiler room contains ACM related to the stack and tank insulation.

Under the Asbestos Control and Licensing Act (ACLA) (N.J.S.A 34:5A-32 et seq.) and Regulations (N.J.A.C. 12:120) any asbestos abatement companies must obtain New Jersey State-issued licenses and individuals performing asbestos work must obtain State-issued asbestos worker or supervisor performance identification permits.

Bid costs will be used to determine the extent of demolition based on available resources. The primary goal of this bid with the City of Salem is to ensure demolition of the two-story building.

Historical reports associated with the Site and proposed work activities include but are not limited to:

- NJ Preliminary Assessment Report, prepared by BRS, dated October 2025
- Asbestos Containing Materials Survey, prepared by Criterion, dated February 12, 2026
- Lead Based Inspection, prepared by Criterion, dated February 11, 2026
- Site Location Map, prepared by BRS
- Building Layout Map, Prepared by BRS, dated September 19, 2025

The above listed documents can be accessed through the following link:
https://spaces.hightail.com/space/KG6aE2KMH2

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SPECIFICATIONS

The Bid should consist of, at a minimum, the following information:

1. Proposed project schedule.
2. Fee Proposal: Firms wishing to participate in this Bid are required to indicate the cost for services for the project listed herein. (See bid sheet) Please note:
   - A Certificate of Insurance naming the City of Salem and the U.S. Environmental Protection Agency as an additional insured is required upon award of contract. See minimum insurance requirements below.
3. Funding for this project is partially or wholly through the U.S. Environmental Protection Agency (EPA) Brownfield Grant. The Contractor must adhere to all applicable federal requirements as identified in the Grant's Cooperative Agreement Terms and Conditions, which are attached to the Bid Specifications and shall be made a part of the Contract. These requirements include, but are not limited to:
   - The Contract will be subject to those conditions of the cooperative agreement that relate to eligibility of costs and to contracts, including the administrative cost prohibition.
   - The Contract will be subject to regulations that govern contracts under cooperative agreements (such as, but not limited to, 40 CFR Part 31 requirements for accounting and record keeping, 40 CFR Part 30 requirements for financial reporting, and 40 CFR Part 35 Sub part O).
   - The Contract will be subject to general Federal requirements for contracts under cooperative agreements, including mandatory steps for contractors to follow related to areas such as the Davis-Bacon Act (DBA).
   - All contractors and all of their subcontractors must verify that they are not debarred from receiving Federal funds. All Bidders and all of their subcontractors must provide a properly executed "Federal Debarment Certification" form (attached) ensuring that they are not debarred from receiving Federal funds. The Agency will consult the most current "List of Parties Excluded from Federal Procurement or Non-procurement Programs" to ensure that the Bidders and their subcontractors are not prohibited from participation in Federal assistance programs. The Agency will comply with the requirements regarding sub-awards to debarred and suspended parties described in 40 CFR 31.35 or 40 CFR 30.13.
4. The Contractor shall comply with all applicable sections of the following specifications as they relate to the Davis-Bacon Act (40 U.S.C. §§ 3141–3148, formerly 40 U.S.C. §§ 276a to a-7) as supplemented by Department of Labor Regulation (29 CFR Part 3) (DBA). The Davis-Bacon Act requires that all Contractors and subcontractors performing on Federal contracts (and contractors or subcontractors performing on federally assisted contracts under the related Acts) in excess of $2,000 pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits listed in the contract's Davis-Bacon wage determination for corresponding classes of laborers and mechanics employed on similar projects in the area. Davis-Bacon labor standards clauses must be included in covered contracts.

   As required to be stated in this Bid Specification pursuant to 40 U.S.C. § 3142, the minimum wages to be paid various classes of laborers and mechanics under the Contract of this project shall be based on the wages the Secretary of Labor determines to be prevailing for the corresponding classes of laborers and mechanics employed on Projects of a character similar to the contract work in the civil subdivision of the State in which the work is to be performed.

   Applicable Davis-Bacon Rates for this project are available at the following link:
   https://spaces.hightail.com/space/KG6aE2KMH2

5. Pursuant to the New Jersey Prevailing Wage Act, N.J.S.A. 34:11-56.25 et seq., contractors on applicable public works projects must adhere to New Jersey prevailing wage requirements. The Contractor shall submit a certified payroll record to the Owner's Representative within ten (10) days of wage payment. The Contractor is also responsible for obtaining and submitting all subcontractors' certified payroll records within the same period. Payroll records must be submitted in accordance with New Jersey Department of Labor requirements. It is the contractor's responsibility to ensure compliance with all applicable rules and to obtain the necessary forms from the NJ Department of Labor and Workforce Development, Division of Workplace Standards.

   Applicable Prevailing Wage Rates for this project are available at the following link:
   https://spaces.hightail.com/space/KG6aE2KMH2

6. The Contractor shall acknowledge to and for the benefit of the City of Salem and the Funding Authority that it understands the goods and services under this Agreement are being funded with federal monies and have statutory requirements commonly known as "Build America, Buy America;" (BABA) Act that requires all of the iron and steel, manufactured products, and construction materials used in the project to be produced in the United States ("Build America, Buy America Requirements") including iron and steel, manufactured products, and construction materials provided by the Contactor. The Contractor will provide any verified information, certification or assurance of compliance with the BABA Act to the Owner or the Funding Authority, as may be required. The Contractor acknowledges that a certification letter shall be provided in accordance with the BABA Act for the goods supplied, a sample letter shall be provided by the Owner's Representative to the Contractor upon Notice to Proceed with the contract. The Owner or Funding Authority shall recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney's fees) incurred by the Owner or Funding Authority resulting from any failure to comply with the BABA Act, including without limitation any impairment or loss of funding, whether in whole or in part, from the Funding Authority or any damages owed to the Funding Authority by the Owner.
7. All respondents must hold a current A-901 License, pursuant to the provisions of N.J.S.A. 13:1E-126 et seq., and a Certificate of Public Convenience and Necessity (CPCN) pursuit to N.J.S.A.48:13A-1 et seq.. Respondents shall provide a copy of the A-901 License and proof of CPCN with their bid. Failure to submit this shall be cause for rejection of the bid.
8. Any contingency allowance included on the Bid Sheet belongs to the City of Salem and will be released as needed by the Owner's Representative and used by the Contractor only as directed by the City of Salem to address unknown or unforeseeable conditions.

Detailed Specifications

The proposal must include the cost for the demolition, removal of debris and site restoration/protection of the work area. Please prepare and provide a total cost for the demolition, removal and site restoration. Please account for belongings left behind due to damages by isolated events. Contractor shall obtain and pay for all licenses, fees and other charges required for local, county, state and/or utility companies' regulations. Contractor shall furnish all labor, material, and equipment necessary to remove the entire designated building(s) as designated. The means and methods of performing demolition operations are the sole responsibility of the Contractor; however, equipment used, and methods of demolition shall be subject to the approval of the local building inspector.

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Other Requirements

1. The work shall comply with all applicable Federal, State and local laws, ordinances and regulatory requirements.
2. Upon award of contract, contractor must coordinate with the applicable building department before any work is to begin. A building demolition permit may be required and may have a timed expiration date. The Building Departments will have final approval of completed work prior to payment.
3. It will be the responsibility of the contractor to obtain all necessary permits from all the appropriate agencies. It is also the responsibility of the contractor to make all necessary disconnections of utilities (i.e. water, sewer, electric, etc.) or connections to tanks, and to inspect for structural hazards prior to demolition.
4. ***The City of Salem requests that the contractor prepare necessary documentation for the demolition of an abandoned structure using controlled, wet demolition procedures in accordance with all applicable New Jersey asbestos regulations. The contractor shall be responsible for identifying any variations, deviations, or other approvals required to perform the work as proposed and shall prepare and submit all necessary documentation and obtain the required approvals prior to commencing demolition.***
5. The transportation and disposal of asbestos waste shall be in accordance with N.J.A.C. 7:26-3.5(d) and local solid waste management rules. The contractor must hold an A-901 and CPCN license and ensure all vehicles are registered New Jersey solid waste vehicles, packaged in accordance with 40 C.F.R. 61.150. Additional guidance can be found here: https://dep.nj.gov/dshw/techman/asbestos/#management
6. The Contractor shall prepare a workplan outlining their approach to demolition, transportation and disposal. The workplan shall be reviewed and approved by the Owner's Representative for the project prior to mobilizing to Site. The workplan shall identify the regulated waste materials that will be handled at the Site and the engineering controls and techniques to be implemented to safely accomplish abatement of these materials. The Contractor is responsible for the means and methods of the removal work as well as the Contractor's workers and subcontractors' workers' health and safety; however if the Owner's Representative identifies missing required content, the Contractor must revise and resubmit without additional expense. Work may not commence until the workplan has been approved. The workplan must include at minimum the following information:
    - Regulation: Applicable Federal, State and Local Codes, Regulations and Standards.
    - Permits: Identify and provide copies of all required Federal, State and Local permits, certifications, licenses or approvals.
    - Supervision: Provide the name and qualifications of the Contractor's personnel that will oversee, manage and be responsible for Waste Management operations.
    - Quality Assurance/Quality Control: Provide 1) credentials and copies of all licenses of the CIH or other qualified environmental professional that will provide planning, oversight and interpretation of waste characterization 2) the name, address, and License Number for the certified environmental testing laboratory that shall complete all required waste characterization sample analyses.
    - Waste Characterization and Identification: Indicate anticipated types and quantities of waste materials generated by the Work. Include estimated quantities and assumptions for estimates. Provide means and methods for waste classification including collection and analysis of waste characterization samples.

- Decontamination Plan: Provide standard operating procedures (SOPs) for decontaminating equipment including heavy construction equipment, sampling apparatus, and transportation vehicles. Include design of a decontamination pad and account for disposal of contaminated and uncontaminated materials used in the decontamination process.
- Disposal Methods: For each waste material-type, identify whether the material will be salvaged (scrapped), reused, recycled, discharged on-site, or disposed off-site. Estimate total quantity of each type of waste, and total quantity for each means of disposal. Provide means and methods for handling, segregating, containerizing, loading, and transportation of waste materials.
- Sampling: All waste characterization sampling and analysis shall be performed by a laboratory certified by the New Jersey Department of Environmental Protection (NJDEP) for the applicable analytical methods. The Contractor shall be solely responsible for completing all required sampling and analysis and for ensuring that all laboratory services comply with applicable NJDEP requirements.
- Waste Transporters: Identify the Registered Solid Waste Transporter(s) that will transport the waste materials off-site with the following information: name of registered transporter; type of transporter registration; address; telephone number; contact person; registration number.
- Transportation Plan: Provide a coordinated plan for site access, truck routes, soil loading and staging, and removal of materials from the Site. There shall be no idling of trucks in the surrounding streets.
- Waste Receiving Facilities: Any chosen disposal facility must be properly permitted and confirm acceptance of the material prior to moving materials off site. Identify the selected licensed off-site disposal, recycling, reuse, or treatment facilities that will receive the waste materials with the following information: Facility Name; Facility Type; Facility Address; Telephone Number; Contact Person; Facility ID Number; EPA ID Number (as applicable).
- Forms: Provide a sample Waste Origin and Disposal (O&D) Form, profile forms from receiving facilities, and any other applicable forms.

7. At least two (2) days before planned removal of regulated material submit: copies of all waste analyses performed for disposal, completed profile form to the receiving facility for the waste materials; approval form or letter from the receiving facility confirming that the facility will accept the waste materials.
8. Within ten (10) days after shipment, submit copies of completed bill of lading, generator's copies of any manifests and waste shipment records, and all supporting documentation of handling and transport of waste materials from the site to approved off-site disposal facilities for each load transported from the site. If material is salvaged or scrapped, receipts must be provided. Progress payments will only be made upon receipt of said documents.
9. The Contractor shall prepare and implement a Site-Specific Health and Safety Plan (HASP). The HASP must comply with Occupational Safety and Health Administration (OSHA) requirements set forth at 29 CFR 1910.120, Hazardous Waste Operations and Emergency Response. As appropriate, utilize personnel that have received 40 hours of training in accordance with OSHA's Hazardous Waste Operations and Emergency Response standard (29 CFR 1910.120). Provide medical surveillance for all personnel who may come in contact with or be exposed to contaminated materials during the course of the work. Provide personnel, including personnel for subcontractors, who are 40-hr. OSHA trained with an 8-hr. OSHA refresher course completed within the previous twelve months. Personnel who have not received training, and who are not equipped with the required protective clothing and equipment, must not be permitted access to the site by the Contractor during the course of the work that may result in exposure to contaminated soil and/or groundwater.

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10. The Contractor shall complete necessary traffic control measures. Traffic control measures should be created to minimize pedestrian and vehicle traffic in areas of proximity to the Site. A traffic control plan should be prepared in draft form and provided to the City of Salem for review prior to work activities, which should include details surrounding road and lane closure, sidewalk closure, potential detour routes, City of Salem Police presence at the Site, and methodologies the contractor will utilize in implementing Site traffic controls.
11. The Contractor shall be responsible for all notices, variance, approvals, and documentation required for or related to the handling and/or disposal of ACM, or other contaminants. Wet removal methods shall be utilized to suppress dust, and workers shall be equipped with proper PPE, as deemed necessary within the Contractors Health and Safety Plan.
12. No water supply is available at the Site, and the Contractor is responsible for providing water as needed for wetting down materials, dust suppression, equipment decontamination, and street sweeping. Due to the proximity of a sensitive receptor (school) dust control measures and site housekeeping must be closely monitored and maintained for the duration of the project.
13. Due to the age of the building the structure(s) contain Lead Based Paint (LBP). The Contractor is responsible for handling and managing of all impacted materials in accordance with all Federal, State and local laws and regulations.
14. Due to the presence of a basement, ground disturbance is anticipated for its full removal during the proposed work. Following demolition, backfill all subsurface areas with certified clean fill and provide 6 inches of topsoil and seed to restore the area. The clean fill and topsoil shall be certified clean by the provider in accordance with the provisions set forth in the NJDEP Guidance Document "Fill Material Guidance for SRP Sites" (April 2015). The certifications must be provided to and approved by the Owner's Representative and LSRP prior to bringing the material onsite. Copies of all bills of lading and certification materials must be provided to the Owner's Representative.
15. The site will be secured with fencing, clear signage, and controlled access to prevent unauthorized entry. A fully equipped decontamination unit will be established for personnel and equipment, including clean/change rooms and shower facilities.
16. The Contractor shall be responsible for rodent control during the duration of the project. The Contractor responsibilities are but are not limited to the installation of perimeter bait boxes and rat boxes. Trapping devices shall be checked on a schedule. The Contractor shall be responsible for disposing of all trapped rodents and all rodent carcasses in an appropriate and timely manner. Frequency of bait box servicing shall depend upon the level of rodent infestation. All bait boxes shall be maintained in accordance with EPA (rodent control pesticide safety) regulations, State, and local requirements, with an emphasis on the safety of non-target organisms. All bait boxes shall be securely attached or anchored to the floor, ground, wall, or other surface, so that the box cannot be picked up or moved. Bait shall always be placed in the baffle-protected feeding chamber of the box and never in the runway of the box. All bait boxes shall be labeled with the Contractor's business name and address, and dated by the Contractor's technician at the time of installation and at each servicing.
17. The contractor is responsible for providing an authorized Asbestos Control Monitor to develop an air monitoring plan to be implemented throughout the controlled demolition activities, ensuring that there is no offsite migration. Note that there are sensitive receptors in the surrounding area.
18. All debris within the work area must be removed from Site. All debris loads must be delivered to an approved state facility and delivery receipts must be submitted to the City of Salem with contractor invoice.
19. A final Engineer's Report shall be prepared and submitted to the City of Salem. The report shall include but not be limited to:
    - Summary of work completed and waste disposal that was conducted during the project.
    - Quantities of each regulated material that was removed from each area.

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- Certify that all of the removal and disposal conducted was performed in accordance with applicable regulations and requirements.
- Table or spreadsheet of the type and quantity, by weight, of each material salvaged, reused, recycled, treated, or disposed.
- Record Drawings indicating the points of generation of each material.
- Air monitoring results.
- All original disposal documentation including: results of material sampling and analysis, waste facility applications and acceptance documentation, bills of lading, generator's copies of any manifests and waste shipment records manifests, weight tickets, disposal records and recycling receipts.

20. The report shall be reviewed by the Owner's Representative, and the Contractor shall make edits as needed prior to finalizing the document.
21. No final payment for work will be made until job is completed and air quality reports, if required, are approved.
22. All work, whether performed by the Contractor, or by subcontractors engaged by Contractor, shall be completed in a workman-like manner and in compliance with all building codes and applicable laws. To the extent required by law, all work shall be performed by individuals duly licensed and authorized by law to perform said work.
23. Immediately report to the Owner's Representative any questionable or obvious error or omission that may be contained in the contract documents. Do not proceed with work affected by these conditions until the Owner's Representative has addressed or resolved the error or omission.
24. The Contractor will attend project meetings or conference calls to be scheduled by the Owner's Representative throughout the course of the work, as may be required to maintain project progress and schedule.
25. The City of Salem has the right to reject any and all bids and to waive any informalities in the bid and to accept that proposal deemed in its best interests.

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Bid Proposal Form – 25 New Market Street - Demolition Services

Submitted by Company Name: _____

Company Full Address: _____

BASE BID					
Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Total**
1	Permitting	1	L.S.	$	$
2	Mobilization/Demobilization	1	L.S.	$	$
3	Health and Safety Plan	1	L.S.	$	$
4	Building Demolition	1	L.S.	$	$
5	Air Monitoring Plan and Implementation	1	L.S.	$	$
6	Traffic Control and Sidewalk Closure	1	L.S.	$	$
7	Backfill with Certified Clean Fill	85	Tons	$	$
8	Site Restoration – topsoil and seed	1	L.S.	$	$
9	Final Engineer's Report	1	L.S.	$	$
10	Contingency	1	L.S.	$ 15,000.00	$ 15,000.00

Total Quote Amount (Base Bid).....$_____

in numbers

_____

in words

CERTIFICATION OF BIDDER:

I hereby agree to provide the services at the unit prices written on the bid form of which all work will be authorized by contract with a contract delivery time based on standard delivery times promulgated by the market.

Contractor hereby agrees to pay NJ Prevailing Wage Rates/Davis Bacon Rates, and agrees to sign a non-collusion affidavit, herein attached, as well as supplying a current BRC / Contractors License, as well as other documents as required above.

_____ _____

Signature Date

_____

Printed name and title

_____

Company Name and Address

_____

Phone Number & email address

On behalf of the City of Salem, please submit quotes to:

Ben Angeli
Salem City Administrator
125 West Broadway
Salem, NJ 08079

Email to: cityadmin@cityofsalemnj.gov

Please follow-up with signed original in mail to above address. We ask that quotes by submitted via email by Thursday, October 1, 2026 by 10:00 AM.

Should you have any questions or require additional information, please do no hesitate to contact this office.

Very truly yours,
Brownfield Redevelopment Solutions, Inc.

Jennifer Taylor P.E., LEED-AP,PMP

ATTACHMENT 1:

Non-Collusion Affidavit

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of _____

County of _____

_____, being first duly sworn, deposes and say that:

He is _____
(Owner, Partner, Officer, Representative, or Agent)

of _____, the bidder that has submitted the attached bid.

He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid. Such Bid is genuine and is not a collusive or sham Bid;

Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties interest, including this affiant, has in anyway colluded conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, or to fix any overhead, profit or cost element of the Bid price or collusion conspiracy, connivance or unlawful agreement any advantage against the **CITY OF SALEM** or any person interested in the proposed Contract; and

The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement, on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

He further warrants that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bone fide employees or bona fide established commercial or selling agencies maintained by

_____
Contractor

_____
Signature

_____
Title

Sworn to and Subscribed

Before me this _____

day of _____, 20___.

_____
Notary Public