



**CITY OF GRANDVIEW**  
1200 Main Street  
Grandview, MO 64030  
(816) 316-4800

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## PROJECT DATA SHEET

**Project Name: Dangerous Building Demolition and Removal and Exterior Repair of Adjoining Structures, 14001 Dunham Street**

**Description:** The City of Grandview, Missouri is accepting sealed bids for the demolition and removal of the vacant multi-family residential unit at 14001 Dunham Street, and the exterior repair of the adjoining properties. Scope of Work is specified in this document. Bids shall include all labor and equipment necessary to complete the project.

**All inquiries or contacts related to this Request For Bids are required to be made exclusively through Randy Dunn, Community Development Director, by email at [rdunn@grandview.org](mailto:rdunn@grandview.org) or at (816) 316-4820.**

## CITY OF GRANDVIEW, MISSOURI INVITATION FOR BIDS

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The City Clerk of the City of Grandview, Missouri, will receive sealed bids for the demolition and removal of the vacant, multi-family residential unit at 14001 Dunham Street until 10:00 A.M. on the 5th day of January, 2026, at City Hall, 1200 Main Street, Grandview, Missouri 64030, at which time all bids received will be publicly opened and read aloud.

The Bid submission process begins, and bids can be submitted, Wednesday, December 17 at 10:00 AM.

A. Interested firms are invited to submit sealed bids for consideration until **10:00 A.M. on Monday, January 5, 2026** at City Hall, 1200 Main Street, Grandview, Missouri, 64030, to the attention of Randy Dunn, Community Development Director.

B. Bids must be furnished **on the bid forms enclosed (Exhibits 1 through 3)** and delivered prior to the time and at the place indicated above. Each proposal shall be placed in a *sealed envelope* labeled:

**"Dangerous Building Demolition and Removal, 14001 Dunham Street"**

*Electronic (e-mail) or fax bids **WILL NOT BE ACCEPTED**. Bid proposals received after the 10:00 A.M. deadline **WILL NOT BE ACCEPTED**.*

C. **Proposal forms and bid specifications** are available in City Hall, 1200 Main Street, 64030, and may be obtained upon request or may be obtained from the City's web site:

D. Invitation For Bid Number: CD-DB2025:03

The City of Grandview, Missouri (“CITY”) wishes to contract with a qualified Company (“CONTRACTOR”) for demolition and removal of the vacant, multi-family residential unit at 14001 Dunham Street, and the exterior repair of the adjacent structures.

The Purpose of this **Request for Bids** is to establish a contract, subject appropriation, with a qualified Company who can provide all necessary transportation, supervision, labor, licenses, tools, equipment, services and expertise to perform the demolition and removal of a vacant, residential building.

## INSTRUCTIONS TO BIDDERS

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1. The CITY reserves the sole right to reject any or all proposals and to waive, or not to waive, any irregularities in the proposal, and to determine the best and most responsive proposal for the work. The proposals become the property of the CITY upon receipt.
2. Each proposal shall be legibly written or printed in ink. No alterations in proposals, or in the printed forms therefore, by erasures, interpolations, or otherwise will be acceptable unless each such alteration is signed or initialed by the bidder; if initialed, the owner may require the bidder to identify any alteration so initialed. Any and all addenda to the Contractor Documents on which a proposal is based, properly signed by the bidder, shall accompany the proposal when submitted.
3. Each bidder shall **carefully examine the Specifications and other Contract Documents**, shall **visit the site and fully inform themselves of all conditions affecting the work or the cost thereof**, and *shall be presumed to have done so and their bid shall be based upon their own conclusions from such examination*. Each bidder shall be informed concerning all Federal, State and local laws, ordinances or regulations which may in any manner affect CONTRACTOR’s proposed operations of construction, or those engaged or employed on the work or the material or equipment. Should bidder find discrepancies in or omissions from Specification or other Contract Documents, CONTRACTOR should at once notify the Community Development Director to obtain clarification or interpretation prior to submitting any bid. Any interpretation of the proposed Contract Documents will be made only by addendum duly issued, and a copy of such addendum will be mailed or delivered to each person obtaining a set of such documents from the Community Development Director. The CITY will not be responsible for any other explanations or interpretations of the proposed Contract Documents.
4. No bidder may submit more than one proposal. Two proposals under different names will not be received from one firm or association.
5. No bidder may withdraw their proposal for a period of forty-five (45) days after the date and hour set for the opening herewith. A bidder may withdraw their proposal at any time prior to the expiration of the period during which proposals may be submitted, by written request of the same persons or person who signed the proposal.
6. The CITY reserves the right to accept the bid which, in its judgment, is the most responsive bid; to reject any or all bids; and to waive irregularities or informalities in any bid submitted. Bids received after the specified time of closing will be returned unopened.

7. None of the Instructions to Bidders, Proposal, Performance and Payment Bonds, Contract Agreement, General Provisions, Special Provisions, Job Special Provisions or Specifications shall be removed from the bound copy of the Contract Documents prior to filing the proposal contained therein. Bids by LLCs shall be signed with the company name followed by the signature of the managing member or a member authorized to sign on behalf of the LLC.
8. Each bidder shall sign their proposal, giving their usual signature and giving their full business address. Bids by partnerships shall be signed with the partnership name followed by the signature of one of the members of the partnership or by an authorized representative and designation of the person signing. Bids by corporations shall be signed with the name of the corporation, followed by the signature and designation of the president, secretary, or other person authorized to bind it in the matter. The names of all persons signing shall also be typed or printed below the signature. A bid by a person who affixes to their signature the word "president", "secretary", "agent", or other designation, without disclosing their principal, may be held to the bid of the individual signing. When requested by the CITY, satisfactory evidence of the authority of the officer signing on behalf of a corporation shall be furnished.
9. Each bidder shall include in their proposal the following information: Partners/Principals Names, Partners/Principals Complete Home Addresses; the Firm Name, Treasury Number, Complete Business Address and Telephone Number.
10. The *Notice to Proceed* shall be issued within ten (10) days of the execution of the Agreement by the CITY. Should there be reasons why the Notice to Proceed cannot be issued within such period, the time may be extended by mutual agreement between the CITY and the CONTRACTOR.
11. All applicable laws, ordinances, and the rules and regulations of all authorities having Jurisdiction over construction of the project shall apply to the contract throughout. Including It is Safety and Health Administration (OSHA) construction safety regulations for its on-site employees. This means Contractor shall provide a ten-hour OSHA safety program for its on-site employees unless such employees have previously completed the required program, which includes a course in construction safety and health approved by OSHA or a similar program approved by the Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program.
12. All prospective bidders shall submit with their proposal, or within five calendar days of submittal, CONTRACTOR shall deliver to the CITY substantially in the form of Exhibit 4 (1) a sworn Affidavit of Enrollment in a Federal Work Authorization Program stating the CONTRACTOR is enrolled and participates in a Federal Work Authorization Program with respect to the employees working in connection with the contracted services and (2) CONTRACTOR does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. The sworn affidavits, substantially in the form of the enclosed "WORKER ELIGIBILITY VERIFICATION AFFIDAVIT FOR ALL CONTRACT AGREEMENTS IN EXCESS OF \$5,000", assure that the bidder and all known subcontractors participate in E-Verify or other federal work authorization program as defined in RSMo Sec. 282.525(6).
13. **Occupational License:** Required for the contractor to do business in Grandview. The CONTRACTOR shall obtain licenses and permits required to work with the CITY at CONTRACTOR's own expense.

**14. INSURANCE:** The CONTRACTOR shall maintain, throughout the duration of the Contract, insurance coverage not less than the types and amounts specified below as stated below. In the event that additional insurance, not specified herein, is required during the term of this Agreement, CONTRACTOR shall supply such insurance, if available, at CITY's cost. Policies containing a Self-Insured Retention are unacceptable to CITY.

It shall be the CONTRACTOR's responsibility to maintain adequate insurance coverage at all times, and their failure to do so shall not relieve them of any contractual obligation or responsibility. Failure on the part of the CONTRACTOR to maintain adequate insurance in full effect will be considered as failure in Contract performances and will be treated as such by the CITY.

1. Bodily injury \$1,000,000 per person, \$1,000,000 per occurrence
2. Property damage \$1,000,000 per occurrence, \$1,000,000 aggregate
3. Worker's compensation - \$500,000 per person, \$500,000 per accident
4. Auto liability – bodily injury same as above, property damage \$50,000 per occurrence; Combined Bodily & Property Damage, Limit of \$2,000,000
5. Personal injury \$2,000,000 per person, \$2,000,000 per occurrence; Combined Single Limit of \$2,000,000

The policies listed above may not be canceled until after thirty (30) days written notice of cancellation to CITY, ten (10) days in the event of nonpayment of premium. The Commercial General and Automobile Liability Insurance specified above shall name the CITY and its agencies, officials, officers, and employees, while acting within the scope of their authority, as an additional insured on all insurance policies required by the Agreement. CONTRACTOR shall provide to CITY at execution of this Agreement a certificate of insurance showing all required endorsements and additional insureds.

The certificate shall be on a form acceptable to CITY. Certificates evidencing such insurance shall be furnished to the CITY prior to the selected company commencing the work. The insurance evidenced by the certificate shall indicate that it will not be cancelled or altered, except that it may be cancelled or altered upon twenty days prior written notice to the CITY.

All insurance coverage must be written by companies that have an A.M. Best's rating of "B+V" or better and are licensed or approved by the State of Missouri to do business in Missouri.

Regardless of any approval by CITY, it is the responsibility of CONTRACTOR to maintain the required insurance coverage in force at all times; its failure to do so will not relieve it of any contractual obligation or responsibility. In the event of CONTRACTOR's failure to maintain the required insurance in effect, CITY may order CONTRACTOR to immediately stop work, and upon

ten (10) days' notice and an opportunity to cure, may pursue its remedies for breach of this Agreement as provided for herein and by law.

Should the CONTRACTOR hire a subcontractor for performance of services hereunder, said subcontractor shall maintain at least the same minimum insurance amounts and terms listed above.

## MINIMUM SPECIFICATIONS

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- A. The bidder will provide all labor and materials for the scope of work specified within this bid. Generally, all quality of work details are spelled out in the specifications.
- B. City recommends that Contractor perform a review of the site, prior to submitting bids. It is the bidder's responsibility to fully understand the project scope of work.
- C. City Staff will provide on-site, routine inspections of work throughout the process.

## JOB SPECIAL PROVISIONS

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### I. SCOPE OF SERVICES

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#### A. Service Specifications:

##### 1. Dangerous Building Demolition and Removal:

- a. **Estimated total cost for demolition and removal of the building**, *Bids should be for the total cost for demolition and removal of the vacant residential building, excavation and removal of foundation, driveway, patios and any other hard surface areas at 14001 Dunham Street, Grandview, Missouri.*
- b. **Estimated total cost for exterior repair of adjacent properties**, *Bids should include total cost for exterior repair of adjacent properties where 14001 Dunham Street directly abuts the adjacent properties.*
- c. **Estimated total cost to fill and grade parcel**, *Bids should include the total cost to fill and grade the parcel.*
- d. **Clean up and remove all demolition debris.**
- a. **E-Mail Notification of Work Orders.** Contractor is required to have a valid, operating e-mail address to which City staff may communicate with.
- b. **Work Order Return to City with Bill.** All invoices for work are to be submitted to the City with work order(s) attached. ***The City cannot process billing requests unless the related work order is attached to the bill.***
- c. **Contractor Invoicing.** All invoices from the Contractor, for work ordered by the City and completed within that month, are to be submitted to the City within 7 days after the close of the month.
- d. **Unauthorized Work.** The City will only pay for work specified in the work order. Any work not included in the work order, but completed by the Contractor, shall be the sole responsibility and expense of the Contractor. The City reserves the right to inspect work performed prior to payment to ascertain completion of the work order and compliance with the Contract and Contract Documents.

- e. **Contractor Identification.** Primary Contractor and/or employees shall prominently display on their person the Primary Contractor name when providing the service approved by City Staff. Vehicles shall have the company name prominently displayed on both sides as approved by City Staff.
- B. **Communication with City Staff.** Communications by the Contractor with City Staff shall be limited to Community Development Department Staff and, preferably, the Community Development Director. The Contractor is not to contact other departments in the course of performing work covered by these specifications.

## II. SELECTION CRITERIA

The quality of the provided services is important to the City of Grandview and its citizens. The City will consider the contractor's approach to developing and completing the services of the highest quality as part of the bid evaluation to ensure the contractor's ability to meet or exceed our citizens' expectations.

In Exhibit 3, the Contractor will provide an equipment list (Include year, make, and model of all equipment) and Qualifications demonstrating the Contractor's ability to perform the services.

**NOTE:** The Contractor is cautioned that it is their sole responsibility to submit information related to the evaluation criteria. The City is under no obligation to solicit such information if it is not included in the Contractor's original proposal. Failure to provide such information may affect the evaluation of the Contractor's proposal.





EXHIBIT 2: City of Grandview Invitation to Bid.

**"Dangerous Building Demolition and Removal for the City of Grandview, Missouri"**

**BID AFFIDAVIT**

STATE OF \_\_\_\_\_ )

) SS.

COUNTY OF \_\_\_\_\_ )

The undersigned, \_\_\_\_\_ of the City of \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_ ("Affiant"), being duly sworn on her or his oath, deposes and says:

1. I am the \_\_\_\_\_ (Title of Affiant) of \_\_\_\_\_ (Name of Bidder) and have been authorized by said Bidder to make this Affidavit on the Bidder's behalf.
2. No City elected official, City Administrator, nor other City Officer is financially interested in services the Bidder is proposing to offer the City pursuant to Bidder's Invitation to Bid ("Invitation"), nor is the Bidder a City employee or elected official whose bid creates a conflict of interest. A conflict of interest would arise if a City employee or elected official is in a position to affect either the decision to solicit bids or the selection of the successful bidder.
3. Bidder has not participated in collusion or committed any act in restraint of trade, directly or indirectly, which bears upon anyone's response or lack of response to Bidder's Invitation.
4. The authorized signer of this Affidavit certifies that the Bidder and each of its principals are not suspended, debarred or otherwise prevented from performing work for the City of Grandview, State of Missouri, Jackson County, or the Federal government.

\_\_\_\_\_ (Name of Bidder)

By: \_\_\_\_\_ (Signature of Affiant)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC in and for the County of \_\_\_\_\_, State of \_\_\_\_\_.

My commission expires: \_\_\_\_\_ (SEAL)

\_\_\_\_\_

**EXHIBIT 3: AFFIDAVIT BY CONTRACTOR, SUBCONTRACTOR, OTHER BUSINESS ENTITY, OR GRANTEE OF COMPLIANCE WITH RSMo § 285.530**

**WORKER ELIGIBILITY VERIFICATION AFFIDAVIT FOR ALL CITY OF GRANDVIEW CONTRACT AGREEMENTS IN EXCESS OF \$5,000**

(for joint ventures, a separate affidavit is required for each business entity)

STATE OF \_\_\_\_\_ )

) ss

COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be a person whose name is subscribed to this affidavit, who being by me duly sworn, deposed as follows:

My name is \_\_\_\_\_, and I am of sound mind, capable of making this affidavit, and personally certify the facts herein stated, as required by Section 285.530 RSMo, to enter into a contract agreement with the City of Grandview ("City") to perform a certain job, task, employment, labor, personal services, or other activity for which compensation is provided, expected, or due, said contract more particularly described as \_\_\_\_\_ (the "Contract"); and

I am the \_\_\_\_\_ of \_\_\_\_\_ (the "Company"),  
title business name

and I am duly authorized, directed, and/or empowered to act officially and properly on behalf of the Company.

I hereby affirm and warrant that the Company and the subcontractors listed on Exhibit 1 are enrolled in a federal work authorization program operated by the United States Department of Homeland Security as defined by Section 285.525 RSMo to verify information of newly hired employees, and the Company and the listed subcontractors shall participate in said program with respect to all employees working or providing services under the Contract. I have attached documentation to this affidavit to evidence enrollment/participation by the Company and the listed subcontractors in a federal work authorization program, as required by Section 285.530 RSMo.

In addition, I hereby affirm and warrant that the Company and all of its subcontractors do not and shall not knowingly employ, in connection with work or services provided under the Contract, any alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. § 1324a(h)(3).

I am aware and recognize that, unless certain contract and affidavit conditions with respect to subcontractors (both those listed and others that the Company may contract with) are satisfied pursuant to Section 285.530 RSMo, the Company may be held liable under Sections 285.525 through 285.550 RSMo for such subcontractors that knowingly employ any unauthorized alien to work within the City.

I acknowledge that I am signing this affidavit as a free act and deed of the aforementioned business entity and not under duress.

