Demolition of Two Small Homes:

Delivery/Service Location: 1815 & 1817 Castelar Street Omaha, NE 68108

SCOPE OF WORK

The work under this specification shall include all labor, materials, and services necessary for the utility disconnect demolition, grading, and soil compaction of houses located at 1815 and 1817 Castelar Street, Omaha, NE 68108.

Demolish and remove houses, all concrete sidewalks, and any and all debris. Apply grass seed to barrier areas when demolition is completed. All work shall be done in accordance with Omaha City codes.

Protection of Property

The Contractor shall protect from damage city sidewalks, driveways from curb cuts to city sidewalks, fences, trees, neighboring property, telephone and electrical wiring, water, sanitary sewer, storm drainage, service and gas piping, or other items that may be encountered during the progress of work.

Drainage controls and silt fencing to protect city and adjacent properties are the responsibility of the Contractor.

The Contractor shall repair or replace any damaged items at no additional expense to the Owner.

The Contractor shall erect suitable barriers around all excavations.

Backfilling

Backfilling (can use on-site dirt) shall be done with excavated materials approved by Owner for backfilling, consisting of earth, loam, sandy clay, or other approved materials free from large clods of earth, vegetation, broken concrete, or stones, and at a proper moisture content to facilitate backfilling. Sand will not be allowed as backfill material.

All backfill material brought on site needs to be tested for lead at OPS's expense. The demolition contractor will need to let an OPS representative know where the backfill soil is being sourced from so it can be tested before it is brought onto OPS property.

Recompaction

The backfilling shall be mechanically tamped or compacted with a suitable roller, or a combination of both methods. The compaction should be not less than 90% of the maximum dry density, as determined by ASTM D-698 (90% Standard). Moisture content shall not exceed +4%. The owner shall hire an independent testing firm to verify compaction requirements.

Clean up

On completion of the work, the contractor shall remove from the building site all construction materials and rubbish resulting from their work.

Asbestos

The structures have been tested for asbestos and are asbestos-free. An asbestos-free letter will be sent to the contractor.

TIMELINE

Mandatory Pre-Bid Walk-Through: November 24, 2026 @ 1:30 pm
Prospective contractors will meet at 1817 Castelar Street, Omaha, NE 68108

Bid Deadline: December 1, 2026, by 2:00 p.m.
Prospective contractors who attended the mandatory pre-bid walk-through must submit their proposed quote by the deadline

Start of Work: December 21, 2026

Completion of Work: January 1, 2027

Please submit your quote estimation. It must include all the following information for consideration:

Required Quote Details:

- Total cost inclusive of all charges and fees (e.g., labor, materials, shipping, handling, taxes, surcharges, etc.)
- Itemized cost breakdown (where applicable)
- Ability to meet Insurance Requirements (found in appendix)
- Warranty information (if applicable)
- Any assumptions, exclusions, or limitations
- Contact information for questions or clarifications

Submit your quote electronically to Dave Fannon david.fannon@ops.org no later than December 1, 2026 by 2:00 p.m.

This contracting opportunity solicits quotes for a contract on behalf of Omaha Public Schools. Omaha Public Schools is a separate and distinct entity from the City of Omaha. The City of Omaha is in no way responsible for the content of this solicitation. All questions pertaining to the opportunity, and all bids and quotes pertaining to the opportunity, shall be directed OPS, not the City of Omaha.

INSURANCE REQUIREMENTS:

PERFORMANCE AND PAYMENT BOND

If the amount of the Contractor's Contract exceeds $10,000, the Contractor shall furnish within ten (10) days of the award of the Contract a Contractor's Performance, Labor and Material Payment Bond for the full and faithful completion of the work required by the Contract Documents in a sum equal to the full amount of the Contract price executed by a corporate bonding company licensed to transact such business in the State of Nebraska and acceptable to the District. To be valid, the Performance, Labor and Material Bond submitted must be signed by both the Contractor and the surety on the Bond, and if signed by an attorney-in-fact for the surety, a valid power of attorney from the surety must be attached to the Bond. The expense of such bond shall be borne by the Contractor. If at any time, in the judgement of the District, a surety on such a bond becomes unable to perform its commitments under such bond, or is otherwise unacceptable to the District, the Contractor shall furnish a substitute bond, with acceptable surety, within ten (10) calendar days after receipt of written notice to do so. There shall not be a lapse in any bond furnished by Contractor. The bond must be provided on the bond form attached to these Bid Documents.

INSURANCE REQUIREMENTS:

The Contractor shall maintain such insurance as will protect themselves, any subcontractor, and the District, from claims arising from property damage liability, and from claims for damages because of bodily injury, including death, which may arise from and during the operations under and during the life of this Contract, whether such operations be by the Contractor or by any subcontractor or anyone directly or indirectly employed by either of them. This insurance shall be written in accordance with the limits of liability specified in the Contract Documents as outlined as follows and shall be written on an occurrence basis only. This insurance shall be written in accordance with the limits of liability specified in the following paragraphs. District shall be an additional insured on all insurance policies provided by Contractor. Contractor must at all times maintain the following insurance coverages:

Employer's Liability

$500,000 per accident
$500,000 disease, policy limit
$500,000 disease, each employee

Commercial General Liability

Bodily injury and property damage liability
$1,000,000 per occurrence
$2,000,000 general aggregate
$2,000,000 completed operations aggregate
$1,000,000 personal and advertising injury

General Liability Coverage must include the following:

1. General Aggregate to apply on a per project basis.
2. District shall be named as Additional Insured on a primary and non-contributory basis including completed operations.
3. Contractor agrees to waive its rights of recovery against District. Waiver of Subrogation in favor of (District) shall be added to the policy.

4. Contractual liability coverage shall be on a broad form basis and shall not be amended by any limiting provisions or endorsements.
5. Products and completed operations shall be maintained for duration of work and shall be further maintained for a minimum period of two (2) years after final acceptance and payment.

Automobile liability coverage insuring both bodily injury and property damage with limits of liability per occurrence of at least $1,000,000 combined single limit. This insurance shall cover owned, non-owned and hired vehicles. Automobile liability insurance must also include insurance covering liability for transportation of asbestos containing materials.

Umbrella/Excess policy with limits of at least $2,000,000. Policy shall provide liability coverage in excess of the specified Workers Compensation/Employers Liability, Commercial General Liability and Auto Liability. Waiver of Subrogation in favor of the District shall be added to the policy. Policy limits shall apply on a per project basis.

All insurance required must be written by a company or companies licensed to transact such business either on an admitted or non-admitted basis in the State of Nebraska which are acceptable to the District. District shall be named as an additional insured on all such policies on a primary and non-contributory basis. All required policies of insurance and the certificates must provide for at least thirty (30) days written notice to District of any change in or cancellation of or termination of the coverage or coverages. All liability insurance to be furnished by Contractor shall provide “occurrence” coverage for any liability arising out of the Contract. Contractor shall maintain such liability insurance, including products and completed operations coverage, for a period of two (2) years after final acceptance of the Work and shall provide District with certificates evidencing such coverage.

All projects where price quotes were solicited by bid or proposal must submit an individual insurance certificate noting all required coverages in place for that particular project prior to commencing any work on the project. Contractors or vendors who respond to small projects that are initiated by verbal request such as emergencies may submit an insurance certificate for general coverage in the amounts listed in this Section in force for a period of one-year.

WORKER’S COMPENSATION INSURANCE

Each Contractor shall maintain at its own expense until completion of this Project and acceptance thereof by the District, Workers’ Compensation Insurance coverage, covering the obligations of the Contractor in accordance with the provisions of the laws of the State of Nebraska. In case any Work is subcontracted, the Contractor shall require subcontractors similarly to provide such insurance covering the subcontractor’s obligations to its employees. Each Contractor shall furnish the District with a certificate on or before the date the Agreement is signed, that such Contractor is covered by Worker’s Compensation insurance for protection of their employees as required by law.

RIGGERS COVERAGE (if applicable)

If the Contractor will be using a crane or other equipment to rig or lift equipment or materials as part of this Project, the Contractor will maintain Riggers Coverage equal to the most expensive item rigged and lifted as part of the installation.