NOTICE OF REQUEST FOR QUOTATIONS (RFQ)
BUILDING DEMOLITION AND SITE RESTORATION
437-439 Ridge Road, Munster, Indiana 46321

The Town of Munster is requesting quotations from qualified contractors for the demolition of the building and associated site improvements located at 437-439 Ridge Road, Munster, Indiana.

The project generally includes demolition of the building, removal of foundations, parking lot pavement, sidewalks and other site improvements, removal and disposal of demolition debris, backfilling, grading, and site restoration.

The complete Request for Quotations (RFQ) is available on the Town of Munster website at Munster.org

Quotations will be accepted until **3:00pm CST 11/18/2026**

Questions regarding this RFQ shall be directed to:

Dan Reyes
Assistant Town Manager
Town of Munster
1005 Ridge Road
Munster, Indiana 46321
dreyes@munster.org

The Town of Munster reserves the right to reject any or all quotations, waive informalities and minor irregularities, request additional information from respondents, and award the contract in the best interest of the Town.

Note: This document RFQ has been revised by Addendum #1 to clarify that references to 437 Ridge Road include the entire building located at 437-439 Ridge Road.

REQUEST FOR QUOTATIONS (RFQ)

Building Demolition and Site Restoration
Issue Date: October 21, 2026
Quote Due Date: November 18, 2026
Project Location: 437- 439 Ridge Road, Munster, Indiana
Owner: Town of Munster

Note: This document RFQ has been revised by Addendum #1 to clarify that references to 437 Ridge Road include the entire building located at 437- 439 Ridge Road.

1. Purpose

The Town of Munster is soliciting quotations from qualified demolition contractors for the demolition and removal of an existing structure located at **437- 439 Ridge Road, Munster, Indiana 46321.**

The selected contractor shall provide all labor, materials, equipment, permits, transportation, disposal, and supervision necessary to complete the work described herein.

2. Project Description

The work generally includes:

- Demolition of existing buildings and associated structures.
- Removal of foundations, slabs, footings, and other below-grade structures unless otherwise directed.
- Removal of all concrete, including parking lot.
- Removal and lawful disposal of all demolition debris.
- Backfilling and grading of the site with suitable fill material.
- Restoration of the site to a safe, level condition.
- Installation, maintenance, and removal of erosion and sediment control measures as necessary.
- Final site cleanup.

The Town has coordinated the disconnection of all known utility services to the structure. Contractors shall verify site conditions prior to commencing work.

A site visit is required prior to submission of a quotation. Submission of a quotation shall constitute certification by the contractor that it has visited the site, inspected existing conditions, and included all costs necessary to complete the work in its quotation.

3. Scope of Work

The contractor shall:

1. Obtain all permits required for demolition work.
2. Provide traffic control and pedestrian safety measures as necessary.
3. Install and maintain dust control measures.
4. Comply with all applicable federal, state, and local regulations.
5. Protect adjacent properties, sidewalks, streets, and utilities.
6. Remove all demolition materials from the site.
7. Restore disturbed areas upon completion.
8. Provide disposal receipts, landfill tickets, or other documentation demonstrating proper disposal of demolition debris upon request by the Town
9. Upon completion of grading activities, all disturbed areas shall be stabilized to prevent erosion and sediment runoff. Stabilization may include seeding, mulch, erosion control blanket, or other accepted methods.
10. Upon completion, the site shall be left in a clean, graded, and safe condition suitable for routine maintenance operations.
11. The contractor shall be responsible for any damage to public infrastructure, utilities, sidewalks, curbs, pavement, landscaping, or adjacent property resulting from demolition activities and shall restore such damage to the satisfaction of the Town at no additional cost

4. Environmental Conditions

The Town has completed preliminary environmental testing and reviews of the property. Based on the results of those reviews, no environmental remediation is anticipated as part of this project. Should the contractor encounter any suspected hazardous materials or previously unidentified environmental conditions during demolition activities, work in the affected area shall cease immediately and the Town shall be notified for further direction.

The contractor shall comply with all applicable federal, state, and local environmental regulations related to demolition, transportation, and disposal of materials.

5. Contractor Qualifications, Safety, and Insurance Requirements

Contractors submitting a quotation shall provide the following information and documentation:
Qualifications

- Company name, address, and primary contact information.
- Description of the firm's experience performing building demolition projects of similar size and complexity.
- A minimum of three references from projects completed within the past five (5) years.

- Identification of any subcontractors proposed for the work and a description of their responsibilities.
- Disclosure of any OSHA citations, safety violations, or regulatory enforcement actions issued within the past three (3) years, including a brief description of corrective actions taken.
- Proposed project superintendent or primary on-site contact, including relevant demolition experience.

Demolition and Safety Plan Contractors shall submit a brief demolition and safety plan that includes:

- Proposed demolition methodology and equipment to be used.
- Estimated project duration and completion schedule.
- Procedures for securing the site and protecting adjacent properties.
- Dust suppression and debris control measures.
- Traffic and pedestrian control measures, if applicable.
- Emergency response procedures and contact information.
- Worker and public safety measures.
- Procedures for handling and disposing of demolition debris.
- Proposed work hours and anticipated schedule.

Insurance Requirements The successful contractor shall maintain insurance in accordance with Attachment A.
The contractor shall provide certificates of insurance prior to commencing work. The Town shall be named as an additional insured on applicable liability policies.
Licensing and Permits The contractor and subcontractor shall possess all licenses and registrations required, including Town registration, to perform demolition work and shall obtain all permits necessary to complete the project.

The chosen contractor **must** be willing to accept ACH payments.

6. Quote Submission Requirements

Contractors shall submit:

- Lump-sum price for the complete demolition and site restoration project.
- Proposed project schedule, including anticipated start and completion dates.
- All information required under Section 5.
- Any assumptions, exclusions, or qualifications to the quotation.
- Number of calendar days required to complete demolition and site restoration following issuance of a Notice to Proceed.

Questions shall be submitted in writing to the below stated contact.

Quotes shall be submitted to:

Contact Name: Dan Reyes
Title: Assistant Town Manager
Email: dreyes@munster.org
Address: 1005 Ridge Road, Munster, IN 46321

7. Schedule

Milestone	Date
RFQ Issued	10/21/2026
Site Visit (Mandatory)	
Questions Due	11/06/26
Quotes Due	11/18/26
Anticipated Award	12/07/26

8. Evaluation Criteria

Quotations will be evaluated based upon the following factors:

- Price.
- Contractor qualifications and experience.
- Safety record.
- References.
- Ability to meet schedule requirements.
- Completeness and responsiveness of the Quotation.

The Town reserves the right to award the contract to the contractor whose quotation is determined to be in the best interest of the Town, considering price, qualifications, experience, safety record, references, and ability to perform the work within the required timeframe.

9. Reservation of Rights

The Town reserves the right to:

- Reject any or all quotations.
- Waive informalities and minor irregularities.
- Request additional information from respondents.

- Cancel this solicitation at any time.

10.Quote Form

Contractor Name: _____

Primary Contact: _____

Phone: _____

Email: _____

Lump Sum Demolition Price: $_____

Estimated Start Date:_____

Estimated Days to Complete:_____

Acknowledgment of Mandatory Site Visit: Yes ☐

The undersigned certifies that the quotation submitted is valid for a period of sixty (60) days from the quotation due date and that all costs necessary to complete the work described herein have been included.

Authorized Representative: _____

Signature: _____

Date: _____

Attachment A

Insurance Requirements

All coverage should list Town of Munster as an additional insured on a primary and non-contributory basis. Below is an outline of our recommendations.

Commercial General Liability Coverage

1. $1,000,000 Per Occurrence
2. $1,000,000 Personal & Advertising Injury
3. $2,000,000 General Aggregate
4. $2,000,000 Products/Completed Ops Aggregate
1. *The Town should be named as an additional insured on a primary & non-contributory basis*

Commercial Automobile Liability Coverage

1. $1,000,000 Combined Single Limit
1. *The Town should be named as an additional insured on a primary & non-contributory basis*

Umbrella or Excess Liability

1. $5,000,000 Per Occurrence
2. $5,000,000 General Aggregate
2. *Coverage provided should be follow form*

Workers Compensation Coverage

1. Statutory limits
2. Employers Liability Limits of $1,000,000/$1,000,000/$1,000,000
3. *Above coverages shall be from a company authorized to do business in Indiana and with at least an "A VII" rating from A.M. Best Company*
4. *If requested, organization must provide copies of applicable policy endorsements*

ADDENDUM NO. 1
Request for Quotations (RFQ)
Building Demolition and Site Restoration
437 Ridge Road, Munster, Indiana
Issue Date of Addendum: November 4, 2026

This Addendum forms part of the RFQ documents and shall be acknowledged by all respondents. Except as modified herein, all other requirements and provisions of the RFQ remain unchanged.

Clarification of Project Address and Building Identification

Addendum No. 1 – Clarification of Project Address

The Town of Munster wishes to clarify that the structure subject to demolition is the entire building located at **437–439 Ridge Road, Munster, Indiana**. Although the building contains two street addresses, it is a single structure and the intent of the RFQ has always been to solicit quotations for demolition of the entire building and all associated site improvements.

To eliminate confusion and ensure consistency throughout the procurement documents, the RFQ title and references within the RFQ have been revised to identify the project as the **437–439 Ridge Road Demolition Project**. References in the original RFQ to **437 Ridge Road** shall be understood to mean the entire structure located at **437–439 Ridge Road**.

This revision is a clarification of the project location only and does not alter the scope of work, contractor responsibilities, or other requirements of the RFQ.

All respondents shall acknowledge receipt of this Addendum No. 1 with their quotation.

For avoidance of doubt:

- The project includes both the 437 Ridge Road and 439 Ridge Road portions of the building.
- The project is not limited to only the 437 Ridge Road side of the structure.
- The RFQ title may be read as **"437–439 Ridge Road Demolition Project."**
- Contractors shall include all labor, equipment, materials, disposal costs, permits, and associated work necessary to demolish the entire building and restore the site in accordance with the RFQ.

This addendum supersedes any conflicting interpretation of the project address contained in the original RFQ.

Town of Munster

Dan Reyes
Assistant Town Manager