

REQUEST FOR PROPOSAL
Demolition Project
18115 495th Ave. NW Oslo, MN 56750
(South of Oslo)

Parcel No. 37.00068.01

Below is the assumed specification and scope of assumed work but not necessarily inclusive of all activities for a lump sum proposal on this project. Contractors are welcome to visit the site/ project to make a more competitive quote.

In General the scope of this project is to disconnect all utilities, coordinate with utility companies where and which applicable, remove and dispose of all existing buildings including interior finishes and things and exterior ones, fill the holes either naturally existing or holes from building and foundation removal, fill in suitable material (clean soil), compact, and top soil and seed to natural grass. This proposal will be all inclusive 80% will be paid after demolition and clean up with the remaining 20% to be held until seeding and the final walk through has been completed.

This project is in furtherance of a FEMA grant and salvage of the structures is strictly prohibited.

Demolition and Removal of the following:

Structures – See attached script of the property appraisal report. Contractors can use it to help understand the building character, but should not bind their proposal to this information as their proposal will be all inclusive and lump sum.

Location: 18115 495th Ave. NW Oslo, MN 56750

Demolish, load and haul to the Landfill those building materials from the demolition of the structures, all other debris on the property and items located on the aforementioned property.

The demolition materials, unless otherwise specified, shall be taken to the Polk County Landfill (located at 15764 270th Street SW Crookston, MN 56716). These disposal charges will need to be attached to the invoice not for payment as the payment to the contractor is a lump sum, but as for assurance of the work has been done based on the contract.

Removal of any of the following items within the structure(s) or on the premises: hot water heater(s), water softener(s), fuel oil tank(s), tires, air conditioner, boiler/furnace, and household appliance(s) or other items not acceptable for disposal at the demolition landfill shall be disposed of at the Polk County Transfer Station in Crookston.

Removal and recycling of all scrap metal located on the property and associated with the completion of the project. All scrap metal shall be hauled to a metal recycling facility of the County's choice, the proceeds of which shall be paid to the Watershed District.

Removal and disposal of all antennae, lawn ornaments, burn barrel(s), misc block & debris in yard and mail box. Any non-structural items (Municipal Solid Waste, or MSW) for disposal shall be separated from the structural items (Demolition Debris) and said items shall be aggregated and hauled to the appropriate cell at the Polk County

Landfill. The Contractor shall keep a copy of each MSW tip ticket and furnish it to the Watershed District with the final project invoice/bill.

All concrete, brick or block from the pilings, forms, slabs, driveway, sidewalk, basement and/or crawl-space walls or other foundation materials to be entirely removed from the property. Said materials shall be segregated from the other demolition materials and hauled to the Polk County Landfill and deposited in an area designated by the Landfill Operator.

All excavation areas to be filled and compacted level with adjacent land, sloped in a manner to avoid settling and ponding of storm water on the excavated area sites. Fill used shall be free of contamination including MSW, demolition debris, lawn/tree waste, stone or rock that would work up through the soil and pose issue for future lawnmowing activities.

Minimum of 6 inches of topsoil (black dirt) to be spread over unvegetated areas of the property, and seeded to adequately establish permanent vegetative cover. The property shall be seeded in a manner which will not allow wind or water erosion to impact adequate vegetative cover from establishing next growing season (straw/mulch, degradable fabric, bonding material, etc.). Seed with a fast-growing, hearty, perennial species of grass seed.

(Should seasonal constraints prohibit completion of topsoil grading and vegetative cover, 20% of proposed price will be withheld until completed in spring of 2026.)

Railings or barriers to be put up around excavation area(s) or other potential hazards located on the property when work is not in progress or contractor is not on premises to limit unauthorized entry to the work area.

The location of any cisterns or septic systems serving the property are unknown but there must be a septic system present on the site. Septic tank pumping, crushing, and filling of any sub-grade tanks is required. There is a deep well on the site and it must be sealed in accordance to MN Dept of Health requirements. Certificate of well sealing shall be furnished to the Watershed District with invoice for work. This should be anticipated in the proposal as there is a private well and septic system servicing the home.

Utility cut-offs to be made in compliance with the utility providers requirements. All necessary notifications (Gopher One Call), utility accommodations (pulling meters, rural water disconnections, etc.) and permits to be arranged and/or obtained by the contractor before demolition.

All work to be completed by January 31st 2026 or within 3 weeks from date of project award, whichever occurs first. Payment may be reduced by 1% for each consecutive day, beyond the deadline date, that work has not been completed. Invoice for work shall include copy of tip tickets from the Polk County Landfill.

Due to the size of the project, one payment will be made upon completion of construction, and one will be made at the end when the seeding is done and project completion is certified through a joint walkthrough.

Due to project funding being partially from FEMA, more documentation may be required and shall be furnished by the contractor upon request.

Enclosure: Quotation Form, & Pictures

Script of Property Appraisal Report

SITE	Dimensions	961.0' / N & S x 630.0' / E & W		Area	13.90 ac	Shape	Basically Rectangular	View	B;Res;Wtr			
	Specific Zoning Classification	A-1, Aq and Rural Res		Zoning Description	Rural Residential - Single Family Development							
	Zoning Compliance	☒ Legal	☐ Legal Nonconforming (Grandfathered Use)	☐ No Zoning	☐ Illegal (describe)	Rural Residential; Agricultural; verified by Polk County						
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?											
	☒ Yes ☐ No If No, describe The highest and best											
	use of the subject property is a rural residential, single family dwelling; there is no other financially conceivable use at this time.											
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private			
	Electricity	☒	☐ 200 Amps	Water	☒	☐ Marshall-Polk Rural	Street	Gravel	☒	☐		
	Gas	☐	☒ Propane	Sanitary Sewer	☐	☒ Private Septic System	Alley	None	☐	☐		
	FEMA Special Flood Hazard Area	☐ Yes	☒ No	FEMA Flood Zone	X500	FEMA Map #	27089C1080D	FEMA Map Date	03/23/2021			
Are the utilities and off-site improvements typical for the market area?												
☒ Yes ☐ No If No, describe Utilities and mechanicals were on and working at time of inspection.												
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?												
☐ Yes ☒ No If Yes, describe												
There are no adverse easements, encroachments or special assessments of public record. The subject site is currently improved with a 1999, manufactured home, a one (1) story addition added in 1999 and a two (2) car garage added in 2004. The manufactured home and addition are constructed over a crawl space. There is also a rear wood deck, a rear paver patio and a loading dock.												
IMPROVEMENTS	General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
	Units	☒ One ☐ One with Accessory Unit	☐ Concrete Slab	☒ Crawl Space	Foundation Walls	Poured Concrete / Good		Floors	Carpet-Vinyl / Good			
	# of Stories	1	☐ Full Basement	☐ Partial Basement	Exterior Walls	Vinyl / Good		Walls	Drywall-Panel / Good			
	Type	☒ Det. ☐ Att. ☐ S-Det/End Unit	Basement Area	0 sq.ft.	Roof Surface	Steel / New		Trim/Finish	Wood-Stained / Good			
	☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish	0 %		Gutters & Downspouts	Aluminum / Good		Bath Floor	Vinyl / Good			
	Design (Style)	DT1;Mnfctrd Home	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Single Hung / Good		Bath Wainscot	Fiberglass / Good			
	Year Built	1999	Evidence of	☐ Infestation	Storm Sash/Insulated	Vinyl / Good		Car Storage	☐ None			
	Effective Age (Yrs)	15	☐ Dampness	☐ Settlement	Screens	Inserts / Good		☒ Driveway	# of Cars	4		
	Attic	☒ None	Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) # 0		Driveway Surface	Gravel & Concrete			
	☐ Drop Stair ☐ Stairs	☒ Other Multiple	Fuel	Gas-Wd-Elec	☐ Fireplace(s) #	0	☐ Fence	None	☒ Garage	# of Cars	2	
	☐ Floor ☐ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck	Both	☐ Porch	None	☐ Carport	# of Cars	0		
	☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ Pool	None	☒ Other	Out Bldgs		☒ Att.	☐ Det.	☐ Built-in		
	Appliances	☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☒ Microwave ☒ Washer/Dryer ☒ Other (describe)	Exhaust Fan									
	Finished area above grade contains:	8 Rooms	4 Bedrooms	2.0 Bath(s)	1,932	Square Feet of Gross Living Area Above Grade						
	Additional features (special energy efficient items, etc.).											
	he subject site is currently improved with a 1999, manufactured home, a one (1) story addition added in 1999 and a two (2) car garage added in 2004. The manufactured home and addition are constructed over a crawl space. There is also a rear wood deck, a rear paver patio and a loading dock.											
	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).											
	C3;No updates in the prior 15 years;The subject property has suffered less than normal Physical Deterioration based on age and condition; no Functional Obsolescence noted for floor plan; External Obsolescence was noted for the subject properties rural location. The subject property was updated with a wood burning stove in 2019, roof was updated in 2021, the paver block patio/wood deck was installed in 2022 and the central air conditioning / furnace were updated in 2023. Also, the earthen levee has been updated and rebuilt several times over the last few years, but continually fails due to the movement of the earth/ground near the Red River of the North (slope failure).											
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?											
	☒ Yes ☐ No If Yes, describe											
Physical deficiencies or adverse conditions were noted that affect livability, soundness or structural integrity caused by the shifting of the earth near the subject improvements. See limiting conditions #5 on page three related to appraiser's definition of "complete visual inspection." The subject property will be appraised with the "Extraordinary Assumption" that the present site condition or deficiency found on the subject property (slope failure) does not exist.												
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?												
☒ Yes ☐ No If No, describe												
The subject property conforms to the subject neighborhood.												

Rural Oslo Demo Project
18115 495th Ave. NW Oslo, MN 56750













Main Floor Garage Rear Entry



Main Floor Laundry Room



Main Floor Dining Room / Office



Main Floor Kitchen



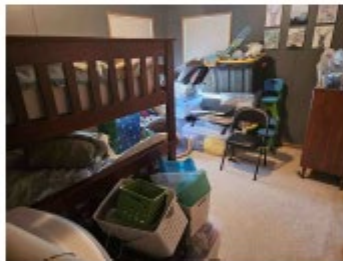
Main Floor Dining Room



Main Floor Front Foyer



Main Floor Living Room



Main Floor Bedroom



Main Floor Bedroom



Main Floor Primary Full Bathroom



Main Floor Full Bathroom

Proposal Form

Demolition Project – Rural Oslo

Parcel# 37.00068.01

ALL PROPOSALS DUE BY 1:00 P.M. – December 12, 2025

by e-mail to info@mstrwd.org

or

in person to 453 N McKinley St Warren, MN 56762

Total Proposed Amount: \$ _____.

Contractor's Business Name: _____.

Contractor's (State) and License #: _____.

Bidder's Address: _____.

Bidder's Phone No.: _____.

Bidder for this Proposal certifies that he/she is bidding and acting as an independent contractor, and has reviewed the specifications. They acknowledge that they are familiar with the character of the property, as well as the nature and scope of the project.

SIGNED: _____

DATED: _____