



Because People Matter

REQUEST FOR PROPOSAL

RFP # 27-DEV-01

Property Abatement, Demolition, Cleanup and Removal of Items

Release Project Date	August 13, 2026
Question Submission Deadline	September 7, 2026, 5:00pm
Question Response Deadline	September 10, 2026, 5:00pm
Response Submission Deadline	September 17, 2026, 1:30pm
Estimated Board of Supervisor Approval	October 21, 2026
Contract Start Date	November 6, 2026

1. UNIFORM INSTRUCTIONS FOR OFFERS

1.1. GENERAL INFORMATION

Location for Submission: The County requires electronic submission of Proposals. Please submit electronic responses via the OpenGov Procurement Portal. All submissions made through the OpenGov Procurement Portal will be locked and digitally encrypted until the submission deadline.

Submission Opening Details: Proposals are due no later than 1:30 pm (Mountain Standard Time) and will be electronically opened at 2:00 PM (Mountain Standard Time) on Thursday, September 17, 2026, on the OpenGov Procurement Portal. Arizona does not observe Daylight Saving Time.

In accordance with Yavapai County procurement policies and Arizona law, competitive sealed Proposals for the materials and services specified herein will be received by Yavapai County, at the above specified location, until the time and date cited.

Proposals may be received up to but not later than Thursday, September 17, 2026, 1:30 pm via the OpenGov Procurement Portal. The OpenGov Procurement Portal clock is the official clock for the determination of all deadline dates and times. Responses will not be accepted after the submission deadline regardless of any technical difficulties such as poor internet connections.

OFFERORS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE SOLICITATION. THE SPECIMEN CONTRACT CONTAINS IMPORTANT TERMS THAT BIDDERS AGREE TO UNLESS THEY TAKE EXCEPTIONS ACCORDING TO THIS SOLICITATION.

Yavapai County makes every effort to ensure a successful solicitation process. However, it is ultimately Offeror's responsibility to obtain, complete, and submit the required paperwork and documentation in accordance with this Solicitation. Failure to do so may result in rejection of the Offer, in Yavapai County's sole and absolute discretion. By submitting an Offer, Offeror acknowledges and agrees that: (1) Offeror has read, understands, and agrees to be bound by the terms of this Solicitation; (2) Offeror is solely responsible for submitting a Proposal in compliance with this Solicitation and all Solicitation Addenda as may be posted to the OpenGov Procurement Portal, and (3) if Offeror's Proposal does not comply in all respects with this Solicitation, Offeror shall hold Yavapai County harmless for any and all losses that may result from the rejection of Offeror's Proposal or from Yavapai County awarding the Contract to another individual or entity.

Offerors are encouraged to make inquiries and seek clarification on any item within this Solicitation via the OpenGov Procurement Portal. Please note the deadline for submitting inquiries. All answers to inquiries will be posted on the OpenGov Procurement Portal. Offerors may also click "Follow" on this Solicitation to receive an email notification when answers are posted. It is the responsibility of the Offeror to check the OpenGov Procurement Portal for answers to inquiries. The submission of an Offer indicates that Offeror understands the requirements and specifications and agrees to the terms and conditions set forth herein.

This Request for Proposal (RFP) has been prepared by Yavapai County as the soliciting procurement entity acting on behalf of Yavapai County.

1.2. DEFINITION OF TERMS

As used in these instructions and the Solicitation, the terms listed below are defined as follows:

1.2.1. Award

Means the selection of one or more successful Offerors in connection with this Solicitation.

1.2.2. Business Days

Means days when Yavapai County is open for business and does not include weekends or the following holidays recognized by Yavapai County: New Year's Day, Civil Rights Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, and Christmas Day.

1.2.3. Contract

Means the executed contract entered into pursuant to this Solicitation along with this Solicitation, including any addendum, Exhibits, the Special Requirements of Solicitation, and the Scope of Work; the conforming Offer and any best and final offers; and any amendments to this Solicitation or the Contract; and any terms applied by law.

1.2.4. Contractor

Means any successful Offeror who has entered into a Contract with Yavapai County pursuant to this Solicitation.

1.2.5. County or Yavapai County

Means Yavapai County, a political subdivision of the State of Arizona.

1.2.6. Days

Means calendar days unless otherwise specified.

1.2.7. Exhibits

Means all items attached as a part of this Solicitation.

1.2.8. Finance Director

Means the County employee appointed as Director of the Finance Department of Yavapai County. If no such employee is appointed, the Yavapai County Manager may perform any functions assigned to the Finance Director.

1.2.9. Offer or Proposal

Means an offer, bid, or Proposal in response to this Solicitation.

1.2.10. Offer Deadline

Means the final date and time for submission of Offers to this Solicitation.

1.2.11. Offeror

Means a person or corporate entity who responds to this Solicitation by submission of an Offer.

1.2.12. Procurement Supervisor

Means the County employee appointed as supervisor for the Procurement division of the Finance Department of Yavapai County. If no such employee is appointed, the Finance Director may perform any functions assigned to the Procurement Supervisor.

1.2.13. *Responsible Offeror*

Means an Offeror who has the capability to perform the contract requirements and the integrity and reliability which will assure good faith performance.

1.2.14. *Responsive Offeror*

Means an Offeror who submits an Offer which conforms in all material respects to the Request for Proposals.

1.2.15. *Solicitation, Request for Proposals or RFP*

Refers to this document with the solicitation number listed on the cover page and all terms and conditions and Exhibits herein, including any Solicitation Addendum subsequently issued.

1.2.16. *Solicitation Addendum*

Refers to written addendum validly issued by Yavapai County in accordance with the terms and conditions of this Solicitation.

1.2.17. *Solicitation Contact Person*

Means LaTona Jones, Yavapai County Procurement Department, who may be contacted during the Solicitation process for questions and answers on the Solicitation. If the Solicitation Contact Person is unavailable, any supervisor in the Solicitation Contact Person's department may perform the functions assigned to the Solicitation Contact Person.

1.2.18. *Solicitation Number*

Refers to the unique number designated on the cover page to this Solicitation.

1.2.19. *Subcontract*

Means any agreement, expressed or implied, between Contractor and another party or between a subcontractor and another party for performance of any work or furnishing of any material or any service required for the performance of the Contract.

1.3. *PRE-OFFER INQUIRIES*

1.3.1. *Duty to Examine*

It is the responsibility of Offeror to examine the entire Solicitation, seek clarification in writing, consult with Offeror's legal, financial, tax, and technical experts and check its Offer for accuracy before submitting an Offer. Lack of care in preparing an Offer shall not be grounds for withdrawing an Offer after the Offer Deadline.

1.3.2. *Solicitation Contact Person*

Any inquiry related to this Solicitation, including any requests for or inquiries regarding standards referenced in this Solicitation, must be submitted via the OpenGov Procurement Portal. Offeror shall not contact or direct inquiries concerning this Solicitation to any employee or agent of County unless directed to do so by Solicitation Contact Person.

1.3.3. *Submission of Inquiries*

All questions and inquiries must be submitted via the OpenGov Procurement Portal. Please note the deadline for submitting inquiries. All answers to inquiries will be posted on the OpenGov Procurement Portal. Offerors may also click "Follow" on this Solicitation to receive an email notification when answers are posted. It is the responsibility of the Offeror to check the OpenGov Procurement Portal for answers to inquiries.

1.3.4. *Requests for Exceptions*

An Offeror may submit via the OpenGov Procurement Portal, a request for an unsubstantial, nonmaterial exception or deviation to a specific term, condition, or other provision in this Solicitation. Requests for an exception must identify the specific condition, term, or other provision to be excepted or modified and clearly state any proposed substitutions or modifications.

A requested exception that substantially or materially alters a term, condition, or other provision shall be rejected. Solicitation Contact Person shall determine, in his or her sole discretion, whether an exception is substantial or material and advise Offeror of the decision. If an Offeror submits a preprinted contract, the preprinted contract shall be rejected.

A request for exceptions in an Offer will be considered by County when evaluating the Offer. If the request for exceptions is not acceptable, County may reject the Offer in County's sole and absolute discretion. Proposals taking exception to the Special Requirements of Solicitation stated within this Solicitation may cause the Proposal to be considered nonresponsive and rejected. A request for exceptions shall not be accepted, in whole or in part, unless accepted in writing, including email, by Solicitation Contact Person.

1.3.5. *Timeliness*

Any inquiry shall be submitted no later than 5:00 pm on Monday, September 7, 2026. Failure to do so will result in the inquiry not being accepted.

1.3.6. *No Reliance on Verbal Responses*

Any inquiry that results in changes to this Solicitation shall be answered solely through a Solicitation Addendum via the OpenGov Procurement Portal. An Offeror may not rely on verbal responses from Solicitation Contact Person to inquiries.

1.4. OFFER PREPARATION

1.4.1. *Forms*

It is Offeror's responsibility to download this Solicitation from the OpenGov Procurement Portal. County will not supply Offeror with hard copies of this Solicitation, except for cause and in the sole and absolute discretion of Yavapai County. It is Offeror's responsibility to check the OpenGov Procurement Portal for any inquiries, responses to inquiries, Solicitation Addendums, amendments, revisions, and other changes or clarification to this Solicitation. An Offer must comply with this Solicitation and be submitted with all information requested in this Solicitation. If a substitute document is used for any supplied documents or forms such as the questionnaire or any exhibits to this Solicitation, then the substitute documents must be legible and contain the same information requested in any such supplied documents or forms.

1.4.2. *Errors in Offer Preparation*

Negligence in preparation of a Proposal confers no right of withdrawal. Offeror is solely responsible for seeking clarification of any requirement and presenting accurate information in the Proposal response. The County shall not reimburse any costs for a Proposal, or its submission, presentation or withdrawal, for any reason. Failure to read, examine and understand the solicitation and any of its addenda will not excuse any failure to comply with the requirements of the solicitation or any resulting contract, nor shall such failure be a basis for claiming additional compensation.

1.4.3. Electronic Signatures

The County follows State and Federal guidelines for electronic signatures. An electronic signature shall be unique to the person using it, shall be capable of reliable verification and shall be linked to a record in a manner so that if the record is changed the electronic signature is invalidated. The electronic signature shall have a date/time stamp.

1.4.4. Acknowledgement and Acceptance

The Acknowledgement and Acceptance of the terms and conditions of this Solicitation must be submitted with an Offer by an authorized representative of Offeror who represents and warrants that representative is authorized to execute the Offer on behalf of Offeror and to bind Offeror.

All exceptions or modifications requested by Offeror, regardless of whether County previously accepted the requested exceptions or modifications requested by Offeror, must be clearly set forth in the Acknowledgement and Acceptance. Any exceptions or modifications set forth in the form that have not been previously accepted by County may be rejected if County determines, in its sole judgment, that a requested exception or modification would substantially or materially alter a term, condition, or other provision of this Solicitation. Unacceptable exceptions or modifications may remove an Offer from consideration for Award.

1.4.5. Non-Collusion Affidavit

The Non-Collusion Affidavit within this Solicitation shall be submitted with an Offer through the submittals section and shall include a signature by a person authorized to sign the Non-Collusion Affidavit. Failure to submit this form may result in rejection of the Bid, in County's sole and absolute discretion.

1.4.6. Subcontractors

An Offeror shall clearly list any proposed subcontractors and the subcontractor's proposed responsibilities in the Offer.

1.4.7. Cost of Offer Preparation

To the fullest extent permitted by law, County will not reimburse an Offeror for the cost of responding to this Solicitation.

1.4.8. Incurring Costs

Yavapai County is not liable for any costs, expenses, fees, etc. incurred by Offeror prior to issuance of a Contract.

1.4.9. Solicitation Addendum

Unless otherwise stated in this Solicitation, each Solicitation Addendum shall be acknowledged via the OpenGov Procurement Portal no later than the Offer Deadline. Failure to acknowledge Solicitation Addendum or to follow the instructions for acknowledgement of the Solicitation Addendum may result in rejection of an Offer, in the sole and absolute discretion of County.

1.4.10. Tax Identification Numbers

An Offeror must provide his or her Arizona Transaction Privilege Tax number and/or Federal Employer Identification number, if applicable, in the space provided in the vendor questionnaire and provide the tax rate and amounts where applicable in the Offer.

1.4.11. Taxes

County is exempt from paying federal excise tax and state property taxes. County is not exempt from state and local transaction privilege (sales) taxes. The amount of any applicable transaction privilege or use tax of a political subdivision of the State is not a factor in determining an Award.

1.4.12. Order of Precedence

This Solicitation includes the following documents listed in their order of precedence:

1. Solicitation Addenda;
2. Special Requirements of Solicitation;
3. Specimen Contract;
4. Scope of Work;
5. Solicitation Attachments and Exhibits; and
6. Uniform Instructions for Offers.

In the event of conflicts or discrepancies among the foregoing Solicitation documents, the document having a higher position (lower number) on the above order shall control.

1.4.13. Form of Contract

The Contract will be in substantially the form of the included Specimen Contract. Any proposed contracts submitted with Offers or Proposals will be rejected. If an Offeror objects to any term in the Specimen Contract, that Offeror must present that objection as an exception in the Offer for that objection to be considered.

1.5. SUBMISSION OF OFFERS

1.5.1. Required Submission

The County requires electronic submission of all Proposals via the OpenGov Procurement Portal. All submissions made through the OpenGov Procurement Portal will be locked and digitally encrypted until the submission deadline.

1.5.2. Offer Amendment or Withdrawal

Offeror may amend or withdraw an Offer any time prior to the Offer Deadline. The Offer may not be amended or withdrawn after the Offer Deadline, except as otherwise provided by law or court order.

1.6. ADDITIONAL OFFER INFORMATION

1.6.1. Late, Unsigned and/or Incomplete Proposal

A late, unsigned and/or materially incomplete Proposal will be considered nonresponsive and will be rejected.

1.6.2. Unit Price Prevails

In the case of discrepancy between the unit price or rate and the extension of that unit price or rate, the unit price or rate shall govern.

1.6.3. Clarifications with Offerors and Revisions to Proposal

Clarifications may be made with any Offeror at any time during the evaluation phase of this procurement. Clarifications are not negotiations and may be utilized by the County to ensure thorough and complete understanding of, and responsiveness to, the solicitation requirements. The purpose of clarifications is to allow the County and the Offeror(s) to revise initial offers through an exchange or series of exchanges. Should the County elect to call for best and final offers, Offerors shall be accorded fair and equal treatment with respect to any opportunity for clarifications and revision of Proposals, and such revisions may be permitted after submissions of original offer and prior to best and final offer and award.

1.6.4. Offer Acceptance Period

Offeror shall hold its Offer open for a minimum of ninety (90) days from the Offer Deadline.

1.6.5. Rights of Waiver, Rejection, and Cancellation

Notwithstanding any other provision of this Solicitation, County may waive any formal deficiency, reject any and all Offers or portions thereof, or cancel this Solicitation completely in the sole and absolute discretion of County.

1.7. CONFIDENTIAL INFORMATION

1.7.1. Request for Confidentiality

If an Offeror believes that its Offer contains confidential trade secrets or other proprietary information that should not be disclosed, such information shall be so identified wherever it appears in the Offer and Offeror shall state its basis under Arizona law for the requested confidentiality and complete the Request for Confidentiality of Proprietary Information. Offeror acknowledges that County is subject to Arizona Public Records Law found in Arizona Revised Statutes (A.R.S.) §§ 39-121 et seq. and any exemptions thereto. Upon receipt of a public records request or other request to release certain information identified by Offeror as Confidential, County shall make an internal determination as to whether Offeror's request for confidentiality is supported by Arizona law. If County determines that certain requested information is not confidential under Arizona Public Records Law, County shall advise Offeror of receipt of the request for the information and allow Offeror ten (10) business days to file for and obtain a protective order from a court prohibiting disclosure of the information. If Offeror fails to request or obtain a protective order in the time indicated, the information shall be disclosed.

1.7.2. Pricing is not confidential

All pricing and cost information submitted with an Offer is not confidential and any request for confidentiality of pricing or cost information submitted to Solicitation Contact Person shall not be protected from disclosure after Award notification. Requests to protect pricing information or the entire Offer from disclosure will be denied.

1.7.3. Public records

All contents of an Offer submitted in response to this Solicitation, other than those items confidential by law or determined by County to be confidential, are subject to disclosure under Arizona Public Records Law (ARS § 39-121, et. seq.) after Award notification.

1.8. CERTIFICATIONS OF OFFEROR

By certifying the Acknowledgement and Acceptance, Offeror certifies the following:

- A. Offeror has examined, understands, and agrees to be bound by the terms, conditions, scope of work, and all exhibits of this Solicitation.
- B. The Offer is genuine and not made in the interest of, or on behalf of, any persons not herein named. Offeror, including its owners, employees, and agents, have not directly or indirectly induced or solicited:
 - 1. An Offeror to put in a sham Offer;
 - 2. Any other person, firm, or corporation to refrain from submitting an Offer; or
 - 3. In any other manner sought to secure for itself an advantage over any other Offeror or to produce a deceptive show of competition in the matter of the Offer or Award of a Contract under this Solicitation.
- C. Offeror has not given, has not offered to give, or does not intend to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to any official or employee of County in connection with this Solicitation.
- D. Offeror, including its owners, employees, and agents directly involved in obtaining contracts with the State of Arizona, or any agency or subdivision of the State of Arizona, has not been convicted of false pretenses, attempted false pretenses, or conspiracy to commit false pretenses, bribery, attempted bribery, or conspiracy to bribe under any state or federal laws for acts or omissions after January 1, 1985.
- E. If awarded a Contract, Offeror shall provide the equipment, commodities, and/or services in accordance with the terms, conditions, scope of work, specifications, and Exhibits of this Solicitation.

1.9. AWARD

1.9.1. Basis of Award

An Award will be made to the Offeror whose Offer is determined to be the most advantageous to County based on the requirements of this Solicitation and evaluation factors set forth in the Special Requirements of Solicitation. Price is not the sole determining factor in determining which Offers are most advantageous to County.

All Offers will be evaluated in accordance with this Solicitation. The amount of any applicable transaction privilege or use tax of a political subdivision of the State shall not be a factor in determining the most advantageous Offer.

1.9.2. Formation of Contract

A submitted Offer in response to this Solicitation is an offer to contract with County based upon the terms, conditions, scope of work, and specifications contained in this Solicitation. An Offer does not become a Contract unless and until County makes an Award. A Contract is formed when the Yavapai County Board of Supervisors signs the Award and Contract documents on behalf of County. No work may commence, or products be delivered until a work order has been issued to Contractor.

1.10. PROTESTS

- A. Any Offeror may file a protest. In order to be timely, a protest must be submitted, in writing, to the Finance Department no later than 5:00 p.m. on the tenth calendar day after the date that the notice of intent to award was sent.

An Offeror may request an extension of the time limit for filing a protest by submitting in writing a request for extension for good cause. The Finance Director shall approve or deny the request in writing. If the extension is approved, a new date for submission should be determined. Protests that are not submitted in a timely manner to the Finance Director shall be rejected.

A protest shall contain all of the following (failure to provide any of the following is grounds for the Finance Director to reject a submitted protest):

1. Name, mailing address and telephone number of the Offeror;
 2. Identification of the solicitation or contract giving rise to the protest;
 3. A detailed statement of the legal and factual grounds of the protest including copies of relevant documents;
 4. The signature of the Offeror or the Offeror's representative; and
 5. The form of relief requested.
- B. The Finance Director shall not consider a protest unless the protest contains facts and evidence that, if true, would establish one or more of the following:
1. A material violation of the issued solicitation;
 2. A material violation of this Section;
 3. A failure to correctly apply the criteria set forth in the solicitation
 4. A failure to correctly apply or calculate the scoring of responsive Proposals that were not rejected by either the evaluation committee or the Procurement Supervisor; and/or
 5. A bias exercised by one or more of the evaluation committee members or the Procurement Supervisor in the solicitation process, excluding a bias that arose during the evaluation process due to how well one or more Proposals met the criteria established in the solicitation.
- C. The Finance Director shall not consider a protest if:
1. The protest is based on a rejection by the evaluation committee or the Procurement Supervisor for failure to conform in all material respects to the requirements of the issued solicitation or other reasonable grounds set forth by the evaluation committee or the Procurement Supervisor; or

2. The protest is based on a rejection by the Procurement Supervisor for failure to attend a mandatory pre-Proposal conference.
- D. If the Finance Director determines that a protest is timely and otherwise complies with this Section and other applicable law, the Finance Director shall:
1. Dismiss the protest without holding a hearing and issue a corresponding written dismissal if the Finance Director determines that the facts and/or evidence in the protest, even if true, are insufficient to uphold the protest;
 2. Uphold the protest without holding a hearing and issue a corresponding written decision if the Finance Director determines that the undisputed facts of the protest establish that the protest should be upheld; or
 3. Hold a hearing on the protest if there are genuine issues of fact or law that need to be resolved in order to determine whether the protest should be denied or upheld, and, subsequently, issue a written decision in response to the protest.
- E. If the Finance Director dismisses or denies a protest pursuant to this section or other applicable law, Yavapai County may enter into a contract with the vendor who was issued the applicable notice of intent to engage in contract negotiations.

If the Finance Director upholds a protest, the Finance Director shall also determine how Yavapai County shall proceed regarding the issued solicitation, including, but not limited to, directing the evaluation committee or the Procurement Supervisor to engage in the evaluation process once again with specific directions to engage in or omit certain actions, re-issue the solicitation, or cancel the solicitation.

The Finance Director shall promptly issue a written decision regarding any protest and disseminate the written decision by mail, email, or otherwise furnish a copy of the written decision to the protestor.

Notwithstanding anything in this Section to the contrary, Yavapai County and the protestor may settle a protest by mutual agreement.

2. SPECIAL REQUIREMENTS OF SOLICITATION

2.1. SPECIAL INSTRUCTIONS

The following special instructions, terms and conditions are in addition to the Uniform Instructions for Offers and General Terms and Conditions of Contract. All defined terms in the Uniform Instructions for Offers shall have the same meanings when used in the Special Requirements of Solicitation.

2.1.1. PRICING

Submitted pricing must identify and include all costs of the proposed project including but not limited to: all equipment, supplies, and labor, site assessment, project management,

documentation, travel, and taxes. All taxes, including sales and/or transaction privilege taxes, must be identified separately. All capital and nonrecurring costs must be disclosed up front and identified in the Offer.

2.1.2. CONTRACT AWARD

Contract Award(s) will be made to one or more responsive and responsible Offer(s) based on this Solicitation and the evaluation criteria set forth in this Solicitation which are determined to be the most advantageous to County. Solicitation Contact Person shall recommend an Award or no Award, subject to approval of a majority vote of the County Board of Supervisors. Evaluation criteria is more particularly described in the Award Criteria and Scoring Method. The procurement file shall contain the basis on which the Award is made.

2.1.3. MULTIPLE AWARDS

County may issue a single Award to one Offeror under this Solicitation or County may Award multiple contracts if it determines, in its sole and absolute discretion, that doing so is the most advantageous and in the best interests of County.

2.1.4. TERM OF CONTRACT

The term of the Contract shall commence on the date of Award and shall continue for a period of three (3) years thereafter, unless terminated, canceled or extended as otherwise provided herein. If all conditions are met during this period, the contract may be extended for up to two (2) additional one-year terms by mutual agreement of the parties via a contract amendment.

2.1.5. QUESTIONS

All questions and inquiries must be submitted via the OpenGov Procurement Portal. Please note the deadline for submitting inquiries. All answers to inquiries will be posted on the OpenGov Procurement Portal. Offerors may also click "Follow" on this Solicitation to receive an email notification when answers are posted. It is the responsibility of the Offeror to check the OpenGov Procurement Portal for answers to inquiries.

2.1.6. NON-EXCLUSIVE CONTRACT

Any Contract resulting from this Request for Proposal shall be awarded with the understanding and agreement that it is non-exclusive and entered into for the sole convenience of the County. The County reserves the right to obtain like goods or services from another source.

2.1.7. OFFER FORMAT

A. Submit Electronic Responses via the OpenGov Procurement Portal

1. Statement of Understanding
2. Qualifications and Experience
3. Compliance and Licensing
4. Capacity and Operational Approach
5. Cost/Pricing Proposal
6. Non-Collusion
7. Sub-Contractors list

- B. Failure to submit any of the above required documents may result in rejection of the Offer, in County's sole and absolute discretion.

2.2. ESTIMATED PROCESS TIMELINE

Release Project Date:	August 13, 2026
Question Submission Deadline:	September 7, 2026, 5:00pm
Question Response Deadline:	September 10, 2026, 5:00pm
Response Submission Deadline:	September 17, 2026, 1:30pm
Estimated Board of Supervisor Approval:	October 21, 2026
Contract Start Date:	November 6, 2026

Please review the enclosed requirements, specifications, and terms of the entire Solicitation carefully. County reserves the right to accept or reject, cancel, postpone any or all offers, waive minor irregularities, and/or accept any Offer deemed to be in the best interest of County according to the evaluation criteria disclosed herein.

All information will be made available for public inspection after Award except pursuant to the confidentiality provisions of the Solicitation. The above timeline is an estimate only.

3. AWARD CRITERIA AND SCORING METHOD

3.1. INTRODUCTION TO SCORING AND AWARD PROCESS

County will award contract(s) to projects that provide the highest public benefits for the public costs incurred and that meet all technical and statutory requirements. To evaluate the Offer(s) for public benefits and costs incurred County will consider a variety of priorities as discussed in this section.

To fulfill this requirement of reviewing Offer(s) in an objective and fair manner, offer(s) will be reviewed and evaluated by a team composed by County. This team will use the following Award Criteria and associated point values to assist in scoring and awarding contract(s). If Offeror submits an Offer for multiple areas, County may score each area separately and award Offeror less than all the proposed areas unless Offeror otherwise indicates Offeror is not willing to accept a partial award.

These criteria reflect information provided in response to this Solicitation. Complete and comprehensive responses must be provided to all information requested in the Solicitation.

3.2. AWARD CRITERIA

County will award contract(s) to projects that provide the highest public benefits for the public costs incurred and that meet all technical and statutory requirements. To evaluate the Offer(s) for

public benefits and costs incurred County will consider a variety of priorities as discussed in this section.

To fulfill this requirement of reviewing Offer(s) in an objective and fair manner, offer(s) will be reviewed and evaluated by a team composed by County. This team will use the following Award Criteria and associated point values to assist in scoring and awarding contract(s). If Offeror submits an Offer for multiple areas, County may score each area separately and award Offeror less than all the proposed areas unless Offeror otherwise indicates Offeror is not willing to accept a partial award.

These criteria reflect information provided in response to this Solicitation. Complete and comprehensive responses must be provided to all information requested in the Solicitation.

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	Statement of Understanding A brief explanation of how the offeror plans to perform the work, demonstrating their understanding of what is required.	0-100 Points	5 <i>(5% of Total)</i>
2.	Qualifications and Experience • Similar Projects: Provide at least three government or commercial abatement projects from the last three years, including the contracting agency, scope, and client contact. • Corporate Experience: Detail your company's overall experience and how long you have provided abatement services. • Staff Expertise: Identify the proposed project team. Provide any certifications and specify the training of primary supervisors and field staff.	0-100 Points	35 <i>(35% of Total)</i>

3.	Compliance and Licensing • Certifications: Provide copies of all required state, county, and municipal licenses/certifications required for abatement services (e.g., EPA, OSHA, state-specific DEQ or Department of Health certifications). • Regulatory History: Provide a list of any official regulatory enforcement actions, citations, or pending civil actions pursued against your business in the last 5 years. • Safety Record: Detail your firm's OSHA Experience Modification Rate (EMR) and explain your safety and hazard communication protocols.	0-100 Points	35 (35% of Total)
4.	Capacity and Operational Approach • Response Time: How quickly can your team mobilize and arrive at a job site upon receipt of a written Notice to Proceed or an emergency request? • Turnaround Time: Estimate your total turnaround time for an average abatement project, including proper permitting, notifications, physical work, and final disposal reports. • Disposal & Chain of Custody: Describe your procedures for the transportation, tracking, and legal disposal of hazardous materials. Where are the designated disposal facilities located? • Subcontractors: Do you use subcontractors for any part of the abatement or disposal process, or is all work completed by your direct employees?	0-100 Points	20 (20% of Total)

5.	Pricing Based on the Pricing Proposal submitted	0-100 Points	5 (5% of Total)
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4. SPECIFICATIONS

4.1. SCOPE OF WORK

4.1.1. *Property Abatement, Demolition, Cleanup and Removal of Items*

Yavapai County is seeking multiple contractors for property abatement, demolition, cleanup, and removal of items as on-call services. Contractors will provide all labor, materials, management, supervision, services, and coordination required to perform a variety of demolition, well closure and site cleanup services including but not limited to: removal of structures, foundations, patios, sidewalks, fences, walls, asphalt paving, removal and/or filling of pools, septic tanks, basements, etc., capping of utilities at property lines, removal of debris (such as shrubs, limbs, trees, trash, scrap iron, etc.), removal of abandoned homeless camp trash and associated debris, removal of underground storage tanks, the removal of asbestos containing materials. This may include but is not limited to the cleanup and removal of all rubbish, trash, weeds, and debris on the property. This may also include demolition of all structures including homes. Cleanup and removal must include all trash, lumber, unattached home appliances and spare parts. Remove any and all storage sheds, household items, furniture, wooden pallets, trailers, disconnected water heaters and all the items on the property. If requested, all vehicles including but not limited to cars, trucks, forklifts, tractors, golf carts, boats, recreational vehicles, campers, and trailers, running or not, are to be removed and hauled away off property to a location determined by the Yavapai County Development Services Director.

All items removed from properties must be disposed of at an authorized waste management facility with documentation provided to Development Services for each load.

Upon completion of all work, property is to be cleared of all weeds and brushes.

Work will be authorized on an as-needed basis. There is no minimum guarantee of work during the term of the master agreement. The County estimates that \$30,000 to \$100,000.00 per fiscal year (July 1 – June 30) may be available for projects under this Solicitation, but that amount is subject to change.

Project Authorization

The Yavapai County Development Services Director may authorize work on any project resulting from this Contract based on a quote prepared by the Contractor for that project. Such authorization shall be in the form of a purchase order submitted with a copy of the project quote.

Locations

Work may be anywhere in Yavapai County According to the Zone Map, Exhibit "A". Offerors may bid for each zone separately with specific pricing for each zone.

Schedule

The schedule for each project shall be as agreed to in the individual job requested by Development Services and Contractor. All work shall be completed within the term defined by the project.

Disposal Fees

Landfill and disposal fees should be included in the rates provided.

Conformance

All work authorized under this Master Agreement must be performed in conformance with the most recent version of all applicable Federal, State, and local laws, regulations, specifications, and details including, but not limited to, the following:

- Occupational Safety and Health Act
- Clean Water Act
- Clean Air Act
- Department of Transportation Regulations
- Yavapai County Code
- Fire Code
- Arizona Department of Water Resources
- The executed Master Agreement, including the General and Special Conditions and the Supplemental Provisions

Permits and Bonds

The Contractor shall obtain and pay for all permits, licenses, and bonds required for the execution of the work under this Master Agreement. Actual documented cost for National Emission Standards for Hazardous Air Pollutants (NESHAPS) and demolition permits will be reimbursed. The NESHAPS and demolition permits will be a pass-through for the actual cost of the permits only.

The Contractor and personnel shall maintain current status of all professional licenses, contractor licenses, certifications of training, operator licenses, etc. required by law for the activities to be performed.

Inspection

Development Services personnel will review and inspect all work prior to approval of payment.

Pre-Abatement and Post-Abatement Coordination

Prior to commencing any abatement activities, the Contractor is required to coordinate and schedule a pre-abatement meeting with Development Services. This meeting will ensure that all parties are informed of the scope of work, safety requirements, and procedures to be followed during the abatement process.

Upon completion of abatement activities, the Contractor must arrange a final post-abatement inspection with Development Services. This inspection will confirm that all abatement work has been completed in accordance with the applicable requirements and standards.

Site Conditions

Prior to preparation and quotes for each project, the Contractor shall visit the site with a Development Services personnel member to ensure all questions are asked and answered. This is to ensure character and type of work to be done are included, and if structure removal, vehicle removal and distance to drop of site are needed.

The Contractor shall accept the site as they find it. The County assumes no responsibility for the condition of the buildings and structures on the premises. Damage or loss, whether by reason of fire, theft, or other occurrences, shall be at the risk of the Contractor and no such damage or loss to buildings or structures shall relieve the Contractor from any obligation under the contract.

Utilities

If the County requires it, connections to public sewer facilities must be sealed off at the property line in a manner approved by the County. Any septic tanks are to be emptied, caved-in or removed, and backfilled in a manner acceptable to the County.

County will arrange to have all utility services shut off at the meters, if required. The Contractor will be required to cap the water line on the property side of the meter. The Contractor shall preserve in operating condition all utility lines traversing the property. The Contractor shall, at his own expense, repair damage to any utility due to work under this Master Agreement to the satisfaction of the County. Capping/plugging of on-site utilities will be incidental to the demolition of the structures.

Asbestos Inspections

The Contractor may be asked to perform asbestos inspections on some of the structures prior to being asked to perform the demolition. This work shall be done by an Asbestos Hazard Emergency Response Act (AHERA) certified building inspector and submitted to an accredited laboratory and paid by the hour. The laboratory costs will be paid with no markup.

Asbestos Removal

Asbestos removal shall be done prior to demolition and shall be done in accordance with Section 940 of the Standard Specifications, Federal, and County requirements.

Outside Containment

When asbestos is found on the outside of a structure and requires complete enclosure for the removal of exterior RACM. Enclosure labor and materials will be considered and will be paid as a Flat Rate bid.

Protection of Property and Public Safety

Should the Contractor be unable to demolish at once any building released to him by the County, he shall remove or make safe any condition in the building that Development Services designates as an imminent hazard. The Contractor shall board up and otherwise secure all empty buildings when instructed to do so by the Development Services. The work of demolition and site clearance shall be carried on in a manner so that the adjacent property, property which is occupied, and persons occupying such property will suffer no damages or injuries from falling

debris or other causes, and so that there is no interference with the use of adjacent buildings and structures or with the free and safe passage to and from them.

The Contractor shall take precautions to protect all walks, roads, streets, curbs, pavements, trees, and plantings *off* premises, and all such items in the demolition area which are designated for preservation and shall repair and replace or otherwise make good as directed by Development Services any damage caused by the Contractor.

Traffic Control / Care of the Work Area

The Contractor shall furnish signs, lights, barricades, and other equipment as may be necessary for the safe preservation of his work. The Contractor shall assign a flagger to direct traffic when directed by the County. The Contractor shall furnish and erect signs or markings of bypasses and detours where necessary in compliance with applicable rules and regulations of the State of Arizona, city or town, and Yavapai County.

Use of Explosives

No blasting will be allowed on the project except with prior written permission from the County. Offeror shall also obtain all necessary permits and provide copies to the County prior to any blasting

Dust Control and Abatement

On some projects, the County may request that after the completion of the demolition and grading work the Contractor apply an approved soil stabilizer for dust abatement.

Development Services may also elect to use other methods for control of dust such as hydroseeding or the application of gravel.

Grading and Cleanup

The site shall be left in a clean condition free of debris and trash. No debris shall be dumped in existing trenches/ ditches, nor shall any debris be buried on site. Any grading in excess of 100 cubic yards will require a Grading Permit through Development Services.

Lead Paint Testing Requirements

For any structure built prior to 1978, and where no renovations have been carried out, the contractor is required to conduct testing for the presence of lead paint. This procedure is necessary to ensure compliance with safety regulations and to address potential health hazards associated with lead-based paint.

Arizona Pollutant Discharge Elimination System

Contractor may be required by the County to provide a Storm Water Pollution Prevention Plan/Construction Pollution Prevention Plan. The Contractor is required to implement "Good Housekeeping" practices and as necessary, construction control measures throughout the duration of the work to prevent erosion and pollution of washes, streams, lakes, and reservoirs from pollutants.

If the area of disturbance for any project exceeds one acre, the Contractor will be directed to take specific actions to mitigate the effects of the work on the waters of the United States.

Backfill Material

All backfill material will be aggregate-based course material and compacted to 95% maximum density, unless otherwise approved by Development Services. The County will provide density testing on backfill compaction.

Swimming Pool

The bottom of any pool shall be broken up sufficiently, so that water will not be retained. The top two (2) feet of the sides of the pool shall be removed. This material may be used as fill in the pool, if the pieces are small enough to allow for finer materials to filter around the pieces, thereby reducing the void spaces.

Fill materials needed for backfilling swimming pools shall be provided by the Contractor and paid for as incidental items of work. The "fill" materials shall be aggregate base course material and shall be compacted to 95% maximum density, unless otherwise approved by Development Services. The County will provide density testing on backfill compaction.

Mobilization

Mobilization for Asbestos Abatement, mobilization for demolition, and mobilization for dust abatement will be considered and will be paid within the Flat Rate per job.

Temporary Fencing

Temporary chain link fencing will need to be supplied at the direction of the County when special conditions require additional protection not covered under Protection of Property and Public Safety.

Pricing and Bidding information

Pricing on the bid shall include labor, equipment, administrative work, and anything to complete the line item for a job.

Items 1 - 36 shall include labor, equipment, and disposal to an authorized waste management facility (if required) for these items. The temporary fencing should include the rental fee, installation, and removal.

Equipment Rates shall include the labor and equipment.

Materials shall include the pricing for the materials.

All prices will be firm for the duration of the contract which will be awarded for a three-year term, pricing can be adjusted after the initial 3 years if renewed for an additional year.

The Contractor shall furnish any and all labor, materials, equipment, transportation, utilities, services and facilities, required to perform all work for any project in a good workmanlike and substantial manner and to the satisfaction of the County through its Contractors and under the direction and supervision of the Development Services Director, or his/her properly authorized agents and strictly pursuant to and in conformity with the Plans and Specifications prepared, and with such written modifications of the same and other documents that may be made by the County through the Development Services Director or his properly authorized agents, as provided herein.

Project Quoting and Invoicing Guidelines

When providing a quote for a project, it is essential that all pricing adhere strictly to the rates listed on the Pricing Sheet. Any additional charges may only be included if they pertain to permits or services that are not already covered on the Pricing Sheet; however, if there are any unforeseen costs, these extra costs must not exceed \$5,000.00.

Quotes and invoices provided to the County shall have all line items priced individually. They should show either the hourly or flat rate per line. For materials, include unit price per cubic yard (CY), quantity needed, and total cost.

5. SUBMITTAL

5.1. PRICING PROPOSAL

ZONE 1

Items 1-36 shall include labor, equipment and disposal to an authorized waste management facility or location (if required)

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
1	Demolition of Wood Frame Building	Hourly		
2	Demolition of Wood Frame / Stucco Building	Hourly		
3	Demolition of Brick or Brick Building	Hourly		
4	Demolition of Multi-story Structure	Hourly		
5	Demolition of Commercial Building	Hourly		
6	Demolition of Metal Building	Hourly		
7	Sub-structure/basement excluding backfill	Hourly		
8	Concrete Slabs, Misc. Concrete <6" thick	Hourly		
9	Concrete Slabs / Floor, Misc Concrete >6" thick	Hourly		
10	Below grade Concrete footings	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
11	Asphalt Concrete Paving Less than 6"	Hourly		
12	Concrete Curb or Parking Bumpers	Hourly		
13	Concrete / Block Retaining Walls	Hourly		
14	Removal of fencing, chain link, wire or wood, including post and concrete	Hourly		
15	Removal and Dispose of Misc. Debris, Trash, Rubble, Etc.	Hourly		
16	Removal & Disposal of Vegetation	Hourly		
17	Removal of Trees 6" Diameter or less	Hourly		
18	Removal of Trees >6" to 14" diameter	Hourly		
19	Removal of swimming pools	Hourly		
20	Removal of Septic Tanks and Cesspools	Hourly		
21	Removal of underground Storage Tanks	Hourly		
22	Removal of Railroad Ties	Hourly		
23	Removal of Bollards	Hourly		
24	Yard Cleanup and cleared off of Weeds and Brush	Hourly		
25	Removal of Vehicles (including but not limited to cars, trucks, forklifts, tractors, golf cars, boats, recreational vehicles, campers, and trailers), running or not to an approved destination provided by Development Services.	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
26	Freon Recovery and Disposal	Hourly		
27	Grease Trap/Oil Water Separator	Hourly		
28	Dust Abatement	Hourly		
29	Temporary Fencing (price includes rental fee, installation, and removal)	Hourly		
30	Asbestos Testing	Hourly		
31	Removal of Regulated Asbestos Containing Material (RACM)	Hourly		
32	Outside Containment for RACM	Hourly		
33	Removal of RACM Category I	Hourly		
34	Removal of RACM Category II	Hourly		
35	Removal of Pipe with Asbestos	Hourly		
36	Traffic Control Services	Hourly		

ZONE 2

Items 1-36 shall include labor, equipment and disposal to an authorized waste management facility or location (if required)

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
1	Demolition of Wood Frame Building	Hourly		
2	Demolition of Wood Frame / Stucco Building	Hourly		
3	Demolition of Brick or Brick Building	Hourly		
4	Demolition of Multi-story Structure	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
5	Demolition of Commercial Building	Hourly		
6	Demolition of Metal Building	Hourly		
7	Sub-structure/basement excluding backfill	Hourly		
8	Concrete Slabs, Misc. Concrete <6" thick	Hourly		
9	Concrete Slabs / Floor, Mis Concrete >6" thick	Hourly		
10	Below grade Concrete footings	Hourly		
11	Asphalt Concrete Paving Less than 6"	Hourly		
12	Concrete Curb or Parking Bumpers	Hourly		
13	Concrete / Block Retaining Walls	Hourly		
14	Removal of fencing, chain link, wire or wood, including post and concrete	Hourly		
15	Removal and Dispose of Misc. Debris, Trash, Rubble, Etc.	Hourly		
16	Removal & Disposal of Vegetation	Hourly		
17	Removal of Trees 6" Diameter or less	Hourly		
18	Removal of Trees >6" to 14" diameter	Hourly		
19	Removal of swimming pools	Hourly		
20	Removal of Septic Tanks and Cesspools	Hourly		
21	Removal of underground Storage Tanks	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
22	Removal of Railroad Ties	Hourly		
23	Removal of Bollards	Hourly		
24	Yard Cleanup and cleared off of Weeds and Brush	Hourly		
25	Removal of Vehicles (including but not limited to cars, trucks, forklifts, tractors, golf cars, boats, recreational vehicles, campers, and trailers), running or not to an approved destination provided by Development Services.	Hourly		
26	Freon Recovery and Disposal	Hourly		
27	Grease Trap/Oil Water Separator	Hourly		
28	Dust Abatement	Hourly		
29	Temporary Fencing (price includes rental fee, installation, and removal)	Hourly		
30	Asbestos Testing	Hourly		
31	Removal of Regulated Asbestos Containing Material (RACM)	Hourly		
32	Outside Containment for RACM	Hourly		
33	Removal of RACM Category I	Hourly		
34	Removal of RACM Category II	Hourly		
35	Removal of Pipe with Asbestos	Hourly		
36	Traffic Control Services	Hourly		

ZONE 3

Items 1-36 shall include labor, equipment and disposal to an authorized waste management facility or location (if required)

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
1	Demolition of Wood Frame Building	Hourly		
2	Demolition of Wood Frame / Stucco Building	Hourly		
3	Demolition of Brick or Brick Building	Hourly		
4	Demolition of Multi-story Structure	Hourly		
5	Demolition of Commercial Building	Hourly		
6	Demolition of Metal Building	Hourly		
7	Sub-structure/basement excluding backfill	Hourly		
8	Concrete Slabs, Misc. Concrete <6" thick	Hourly		
9	Concrete Slabs / Floor, Misc Concrete >6" thick	Hourly		
10	Below grade Concrete footings	Hourly		
11	Asphalt Concrete Paving Less than 6"	Hourly		
12	Concrete Curb or Parking Bumpers	Hourly		
13	Concrete / Block Retaining Walls	Hourly		
14	Removal of fencing, chain link, wire or wood, including post and concrete	Hourly		
15	Removal and Dispose of Misc. Debris, Trash, Rubble, Etc.	Hourly		
16	Removal & Disposal of Vegetation	Hourly		
17	Removal of Trees 6" Diameter or less	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
18	Removal of Trees >6" to 14" diameter	Hourly		
19	Removal of swimming pools	Hourly		
20	Removal of Septic Tanks and Cesspools	Hourly		
21	Removal of underground Storage Tanks	Hourly		
22	Removal of Railroad Ties	Hourly		
23	Removal of Bollards	Hourly		
24	Yard Cleanup and cleared off of Weeds and Brush	Hourly		
25	Removal of Vehicles (including but not limited to cars, trucks, forklifts, tractors, golf cars, boats, recreational vehicles, campers, and trailers), running or not to an approved destination provided by Development Services.	Hourly		
26	Freon Recovery and Disposal	Hourly		
27	Grease Trap/Oil Water Separator	Hourly		
28	Dust Abatement	Hourly		
29	Temporary Fencing (price includes rental fee, installation, and removal)	Hourly		
30	Asbestos Testing	Hourly		
31	Removal of Regulated Asbestos Containing Material (RACM)	Hourly		
32	Outside Containment for RACM	Hourly		
33	Removal of RACM Category I	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
34	Removal of RACM Category II	Hourly		
35	Removal of Pipe with Asbestos	Hourly		
36	Traffic Control Services	Hourly		

ZONE 4

Items 1-36 shall include labor, equipment and disposal to an authorized waste management facility or location (if required)

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
1	Demolition of Wood Frame Building	Hourly		
2	Demolition of Wood Frame / Stucco Building	Hourly		
3	Demolition of Brick or Brick Building	Hourly		
4	Demolition of Multi-story Structure	Hourly		
5	Demolition of Commercial Building	Hourly		
6	Demolition of Metal Building	Hourly		
7	Sub-structure/basement excluding backfill	Hourly		
8	Concrete Slabs, Misc. Concrete <6" thick	Hourly		
9	Concrete Slabs / Floor, Misc. Concrete >6" thick	Hourly		
10	Below grade Concrete footings	Hourly		
11	Asphalt Concrete Paving Less than 6"	Hourly		
12	Concrete Curb or Parking Bumpers	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
13	Concrete / Block Retaining Walls	Hourly		
14	Removal of fencing, chain link, wire or wood, including post and concrete	Hourly		
15	Removal and Dispose of Misc. Debris, Trash, Rubble, Etc.	Hourly		
16	Removal & Disposal of Vegetation	Hourly		
17	Removal of Trees 6" Diameter or less	Hourly		
18	Removal of Trees >6" to 14" diameter	Hourly		
19	Removal of swimming pools	Hourly		
20	Removal of Septic Tanks and Cesspools	Hourly		
21	Removal of underground Storage Tanks	Hourly		
22	Removal of Railroad Ties	Hourly		
23	Removal of Bollards	Hourly		
24	Yard Cleanup and cleared off of Weeds and Brush	Hourly		
25	Removal of Vehicles (including but not limited to cars, trucks, forklifts, tractors, golf cars, boats, recreational vehicles, campers, and trailers), running or not to an approved destination provided by Development Services.	Hourly		
26	Freon Recovery and Disposal	Hourly		
27	Grease Trap/Oil Water Separator	Hourly		
28	Dust Abatement	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
29	Temporary Fencing (price includes rental fee, installation, and removal)	Hourly		
30	Asbestos Testing	Hourly		
31	Removal of Regulated Asbestos Containing Material (RACM)	Hourly		
32	Outside Containment for RACM	Hourly		
33	Removal of RACM Category I	Hourly		
34	Removal of RACM Category II	Hourly		
35	Removal of Pipe with Asbestos	Hourly		
36	Traffic Control Services	Hourly		

ZONE 5

Items 1-36 shall include labor, equipment and disposal to an authorized waste management facility or location (if required)

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
1	Demolition of Wood Frame Building	Hourly		
2	Demolition of Wood Frame / Stucco Building	Hourly		
3	Demolition of Brick or Brick Building	Hourly		
4	Demolition of Multi-story Structure	Hourly		
5	Demolition of Commercial Building	Hourly		
6	Demolition of Metal Building	Hourly		
7	Sub-structure/basement excluding backfill	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
8	Concrete Slabs, Misc. Concrete <6" thick	Hourly		
9	Concrete Slabs / Floor, Mis Concrete >6" thick	Hourly		
10	Below grade Concrete footings	Hourly		
11	Asphalt Concrete Paving Less than 6"	Hourly		
12	Concrete Curb or Parking Bumpers	Hourly		
13	Concrete / Block Retaining Walls	Hourly		
14	Removal of fencing, chain link, wire or wood, including post and concrete	Hourly		
15	Removal and Dispose of Misc. Debris, Trash, Rubble, Etc.	Hourly		
16	Removal & Disposal of Vegetation	Hourly		
17	Removal of Trees 6" Diameter or less	Hourly		
18	Removal of Trees >6" to 14" diameter	Hourly		
19	Removal of swimming pools	Hourly		
20	Removal of Septic Tanks and Cesspools	Hourly		
21	Removal of underground Storage Tanks	Hourly		
22	Removal of Railroad Ties	Hourly		
23	Removal of Bollards	Hourly		
24	Yard Cleanup and cleared off of Weeds and Brush	Hourly		

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate Amount
25	Removal of Vehicles (including but not limited to cars, trucks, forklifts, tractors, golf cars, boats, recreational vehicles, campers, and trailers), running or not to an approved destination provided by Development Services.	Hourly		
26	Freon Recovery and Disposal	Hourly		
27	Grease Trap/Oil Water Separator	Hourly		
28	Dust Abatement	Hourly		
29	Temporary Fencing (price includes rental fee, installation, and removal)	Hourly		
30	Asbestos Testing	Hourly		
31	Removal of Regulated Asbestos Containing Material (RACM)	Hourly		
32	Outside Containment for RACM	Hourly		
33	Removal of RACM Category I	Hourly		
34	Removal of RACM Category II	Hourly		
35	Removal of Pipe with Asbestos	Hourly		
36	Traffic Control Services	Hourly		

EQUIPMENT RATES ZONE 1

List Hourly Rate and Flat Rate per job

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate (Per Job)	Notes: (other equipment name)
37	580 4WD Tractor - Loader - Backhoe or Equivalent	Hourly			

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate (Per Job)	Notes: (other equipment name)
38	Cat 320 (130 HP) Wheel Mounted Hydraulic Excavator or Equivalent	Hourly			
39	Cat 933C (70 HP) Crawler Loader or Equivalent	Hourly			
40	Skid Seer Loader (38 HP) or Equivalent	Hourly			
41	Highway Truck and Trailer (Flatbed/Cargo)	Hourly			
42	Forklift (8,000 lb Standard)	Hourly			
43	Water Truck (2,000 gal.)	Hourly			
44	Cat 980G (300 HP) 4WD Articulated Wheel Loader or Equivalent	Hourly			
45	Manually Guided Vibratory Compactor	Hourly			
46	Dump Truck (10-12 CY)	Hourly			
47	40 CY Roll Off	Hourly			
48	Pickup Truck (3/4 Ton)	Hourly			
49	Other:	Hourly			
50	Other	Hourly			

EQUIPMENT RATES ZONE 2

List Hourly Rate and Flat Rate per job

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate (Per Job)	Notes: (other equipment name)
37	580 4WD Tractor - Loader - Backhoe or Equivalent	Hourly			
38	Cat 320 (130 HP) Wheel Mounted Hydraulic Excavator or Equivalent	Hourly			
39	Cat 933C (70 HP) Crawler Loader or Equivalent	Hourly			
40	Skid Seer Loader (38 HP) or Equivalent	Hourly			
41	Highway Truck and Trailer (Flatbed/Cargo)	Hourly			
42	Forklift (8,000 lb Standard)	Hourly			
43	Water Truck (2,000 gal.)	Hourly			
44	Cat 980G (300 HP) 4WD Articulated Wheel Loader or Equivalent	Hourly			
45	Manually Guided Vibratory Compactor	Hourly			
46	Dump Truck (10-12 CY)	Hourly			
47	40 CY Roll Off	Hourly			
48	Pickup Truck (3/4 Ton)	Hourly			
49	Other:	Hourly			
50	Other	Hourly			

EQUIPMENT RATES ZONE 3

List Hourly Rate and Flat Rate per job

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate (Per Job)	Notes: (other equipment name)
37	580 4WD Tractor - Loader - Backhoe or Equivalent	Hourly			
38	Cat 320 (130 HP) Wheel Mounted Hydraulic Excavator or Equivalent	Hourly			
39	Cat 933C (70 HP) Crawler Loader or Equivalent	Hourly			
40	Skid Seer Loader (38 HP) or Equivalent	Hourly			
41	Highway Truck and Trailer (Flatbed/Cargo)	Hourly			
42	Forklift (8,000 lb Standard)	Hourly			
43	Water Truck (2,000 gal.)	Hourly			
44	Cat 980G (300 HP) 4WD Articulated Wheel Loader or Equivalent	Hourly			
45	Manually Guided Vibratory Compactor	Hourly			
46	Dump Truck (10-12 CY)	Hourly			
47	40 CY Roll Off	Hourly			
48	Pickup Truck (3/4 Ton)	Hourly			
49	Other:	Hourly			
50	Other	Hourly			

EQUIPMENT RATES ZONE 4

List Hourly Rate and Flat Rate per job

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate (Per Job)	Notes: (other equipment name)
37	580 4WD Tractor - Loader - Backhoe or Equivalent	Hourly			
38	Cat 320 (130 HP) Wheel Mounted Hydraulic Excavator or Equivalent	Hourly			
39	Cat 933C (70 HP) Crawler Loader or Equivalent	Hourly			
40	Skid Seer Loader (38 HP) or Equivalent	Hourly			
41	Highway Truck and Trailer (Flatbed/Cargo)	Hourly			
42	Forklift (8,000 lb Standard)	Hourly			
43	Water Truck (2,000 gal.)	Hourly			
44	Cat 980G (300 HP) 4WD Articulated Wheel Loader or Equivalent	Hourly			
45	Manually Guided Vibratory Compactor	Hourly			
46	Dump Truck (10-12 CY)	Hourly			
47	40 CY Roll Off	Hourly			
48	Pickup Truck (3/4 Ton)	Hourly			
49	Other:	Hourly			
50	Other	Hourly			

EQUIPMENT RATES ZONE 5

List Hourly Rate and Flat Rate per job

Line Item	Description	Unit of Measure	Unit Cost	Flat Rate (Per Job)	Notes: (other equipment name)
37	580 4WD Tractor - Loader - Backhoe or Equivalent	Hourly			
38	Cat 320 (130 HP) Wheel Mounted Hydraulic Excavator or Equivalent	Hourly			
39	Cat 933C (70 HP) Crawler Loader or Equivalent	Hourly			
40	Skid Seer Loader (38 HP) or Equivalent	Hourly			
41	Highway Truck and Trailer (Flatbed/Cargo)	Hourly			
42	Forklift (8,000 lb Standard)	Hourly			
43	Water Truck (2,000 gal.)	Hourly			
44	Cat 980G (300 HP) 4WD Articulated Wheel Loader or Equivalent	Hourly			
45	Manually Guided Vibratory Compactor	Hourly			
46	Dump Truck (10-12 CY)	Hourly			
47	40 CY Roll Off	Hourly			
48	Pickup Truck (3/4 Ton)	Hourly			
49	Other:	Hourly			
50	Other	Hourly			

MATERIAL - ZONE 1

In Other items please list the other materials that could be used

Line Item	Description	Unit of Measure	Unit Cost	Material Name
51	Backfill Materials	Pricer Per CY		
52	Other	Pricer Per CY		
53	Other	Pricer Per CY		
54	Other	Pricer Per CY		
55	Other	Pricer Per CY		

MATERIAL - ZONE 2

In Other items please list the other materials that could be used

Line Item	Description	Unit of Measure	Unit Cost	Material Name
51	Backfill Materials	Pricer Per CY		
52	Other	Pricer Per CY		
53	Other	Pricer Per CY		
54	Other	Pricer Per CY		
55	Other	Pricer Per CY		

MATERIAL - ZONE 3

In Other items please list the other materials that could be used

Line Item	Description	Unit of Measure	Unit Cost	Material Name
51	Backfill Materials	Pricer Per CY		
52	Other	Pricer Per CY		
53	Other	Pricer Per CY		
54	Other	Pricer Per CY		

Line Item	Description	Unit of Measure	Unit Cost	Material Name
55	Other	Pricer Per CY		

MATERIAL - ZONE 4

In Other items please list the other materials that could be used

Line Item	Description	Unit of Measure	Unit Cost	Material Name
51	Backfill Materials	Pricer Per CY		
52	Other	Pricer Per CY		
53	Other	Pricer Per CY		
54	Other	Pricer Per CY		
55	Other	Pricer Per CY		

MATERIAL - ZONE 5

In Other items please list the other materials that could be used

Line Item	Description	Unit of Measure	Unit Cost	Material Name
51	Backfill Materials	Pricer Per CY		
52	Other	Pricer Per CY		
53	Other	Pricer Per CY		
54	Other	Pricer Per CY		
55	Other	Pricer Per CY		

MOBILIZATION & ADMINISTRATION FEES - ZONE 1

Line Item	Description	Unit of Measure	Unit Cost
56	Mobilization	Flat Rate per Job	
57	Asbestos Mobilization	Flat Rate per Job	
58	Asbestos Inspection	Flat Rate per Job	
59	Lead Paint Testing	Flat Rate per Job	
60	Administration Fee	Flat Rate per Job	
61	Permit Administration Fees (Note: All permits will be paid per permit with no mark up)	Flat Rate per Job	

MOBILIZATION & ADMINISTRATION FEES - ZONE 2

Line Item	Description	Unit of Measure	Unit Cost
56	Mobilization	Flat Rate per Job	
57	Asbestos Mobilization	Flat Rate per Job	
58	Asbestos Inspection	Flat Rate per Job	
59	Lead Paint Testing	Flat Rate per Job	
60	Administration Fee	Flat Rate per Job	
61	Permit Administration Fees (Note: All permits will be paid per permit with no mark up)	Flat Rate per Job	

MOBILIZATION & ADMINISTRATION FEES - ZONE 3

Line Item	Description	Unit of Measure	Unit Cost
56	Mobilization	Flat Rate per Job	
57	Asbestos Mobilization	Flat Rate per Job	
58	Asbestos Inspection	Flat Rate per Job	
59	Lead Paint Testing	Flat Rate per Job	
60	Administration Fee	Flat Rate per Job	
61	Permit Administration Fees (Note: All permits will be paid per permit with no mark up)	Flat Rate per Job	

MOBILIZATION & ADMINISTRATION FEES - ZONE 4

Line Item	Description	Unit of Measure	Unit Cost
56	Mobilization	Flat Rate per Job	
57	Asbestos Mobilization	Flat Rate per Job	
58	Asbestos Inspection	Flat Rate per Job	
59	Lead Paint Testing	Flat Rate per Job	
60	Administration Fee	Flat Rate per Job	
61	Permit Administration Fees (Note: All permits will be paid per permit with no mark up)	Flat Rate per Job	

MOBILIZATION & ADMINISTRATION FEES - ZONE 5

Line Item	Description	Unit of Measure	Unit Cost
56	Mobilization	Flat Rate per Job	
57	Asbestos Mobilization	Flat Rate per Job	
58	Asbestos Inspection	Flat Rate per Job	
59	Lead Paint Testing	Flat Rate per Job	
60	Administration Fee	Flat Rate per Job	
61	Permit Administration Fees (Note: All permits will be paid per permit with no mark up)	Flat Rate per Job	

5.2. VENDOR QUESTIONNAIRE

1. *Acknowledgement and Acceptance**

Explanatory Note: The purpose of this question is to confirm Offeror's acknowledgement and acceptance of the terms and conditions of the Solicitation, subject to any exceptions or modifications to terms or conditions that are expressly requested and have been approved prior to submission of the Offer.

The Undersigned hereby offers and agrees to furnish the material, service and/or construction in compliance with all terms, conditions, specifications, and amendments in Solicitation No.27-DEV-01, including written exceptions, if any. By confirming below, Offeror also certifies understanding and compliance with Solicitation No. 27-DEV-01, including the Special Requirements and Scope of Work. Offeror certifies that prices offered were independently developed without consultation with any other Offeror or potential Offeror.

Offeror, by and through the submitting representative, acknowledges and accepts all terms and conditions of Solicitation No.27-DEV-01. As used in this form, "Terms and Conditions of Solicitation" means all terms, conditions, specifications, certifications, and warranties set forth in the documents that comprise the Solicitation, including, but not limited to, the Uniform Instructions for Offers, Special Rules for Offers (if any), General Terms and Conditions of Contract, Special Requirements of Solicitation, Scope of Work, Solicitation Addendums (if any).

☐ Please confirm

*Response required

2. *Request for Confidentiality of Proprietary Information**

Explanatory Note: The purpose of this question is to request that County treat as confidential specific information in the Offer that Offeror believes is a trade secret or other proprietary information. All information that is the subject of the request for confidentiality must be designated on the page or pages of the Offer in which it appears. An explanatory statement for the request must be clearly set forth below. Additional pages may be attached to the Offer.

If an Offeror believes that its Offer contains confidential trade secrets or other proprietary information that should not be disclosed, such information shall be so identified wherever it appears in the Offer and Offeror shall state its basis under Arizona law for the requested confidentiality. Offeror acknowledges that County is subject to Arizona Public Records Law found in A.R.S. §§ 39-121, et seq. and any exemptions thereto. Upon receipt of a public records request or other request to release certain information identified by Offeror as Confidential, County shall make an internal determination as to whether Offeror's request for confidentiality is supported by Arizona law. If County determines that certain requested information is not confidential under Arizona Public Records Law, County shall advise Offeror of receipt of the request for the information and allow Offeror ten (10) business days to file for and obtain a protective order from a court prohibiting disclosure of the information. If Offeror fails to request or obtain a protective order in the time indicated, the information shall be disclosed.

Requests to protect pricing information or the entire Offer from disclosure will be denied.

Offeror, by and through the submitting representative, requests that the specific information, described below and identified on the page or pages of the Offer in which it appears, be treated as confidential information and protected from disclosure to the public. Specific sections of the solicitation must be listed.

Note: Mark response with "N/A" for each section, if not applicable.

- A. Description of specific information that is the subject of the request.
2. The reason or reasons why the information should be treated as confidential.

*Response required

3. *Statement of Understanding **

Please upload a brief explanation of how the offeror plans to perform the work, demonstrating their understanding of what is required.

*Response required

4. *Qualifications and Experience**

Please upload the responses to these items:

- **Similar Projects:** Provide at least three government or commercial abatement projects from the last three years, including the contracting agency, scope, and client contact.
- **Corporate Experience:** Detail your company's overall experience and how long you have provided abatement services.
- **Staff Expertise:** Identify the proposed project team. Provide any certifications and specify the training of primary supervisors and field staff.

*Response required

5. *Compliance and Licensing**

Please upload your responses to these items:

- **Certifications:** Provide copies of all required state, county, and municipal licenses/certifications required for abatement services (e.g., EPA, OSHA, state-specific DEQ or Department of Health certifications).
- **Regulatory History:** Provide a list of any official regulatory enforcement actions, citations, or pending civil actions pursued against your business in the last 5 years.
- **Safety Record:** Detail your firm's OSHA Experience Modification Rate (EMR) and explain your safety and hazard communication protocols.

*Response required

6. *Capacity and Operational Approach**

Please upload your response to these items:

- **Response Time:** How quickly can your team mobilize and arrive at a job site upon receipt of a written Notice to Proceed or an emergency request?
- **Turnaround Time:** Estimate your total turnaround time for an average abatement project, including proper permitting, notifications, physical work, and final disposal reports.
- **Disposal & Chain of Custody:** Describe your procedures for the transportation, tracking, and legal disposal of hazardous materials. Where are the designated disposal facilities located?
- **Subcontractors:** Do you use subcontractors for any part of the abatement or disposal process, or is all work completed by your direct employees?

*Response required

7. *Federal Employer Identification No.:**

*Response required

8. *Arizona Transaction Privilege (Sales) Tax License No.:**

*Response required

9. *Is your Company a Corporation? **

☐ Yes

☐ No

*Response required

When equals "Yes"

9.1. *If a corporation provide the following:**

President:

Secretary:

Treasurer:

Corporate Seal:

*Response required

10. *Is your Company a Firm or Partnership?**

☐ Yes

☐ No

*Response required

When equals "Yes"

10.1. *Please provide Name and Address of each Member:**

*Response required

11. *Is your Company a Limited Liability Company?**

☐ Yes

☐ No

*Response required

When equals "Yes"

11.1. *Please provide your Address:**

*Response required

12. *If your Company is not a Corporation, Firm, Partnership, or Limited Liability Company please list your Company's classification below along with your Company Address:**

If not applicable, please type in N/A.

*Response required

13. *Reference #1**

Your reference should each include the following:

Customer:

Contact Person:

Title:

Phone:

Email:

Size of Project:

Year(s) Services Provided:

You may also include Project Description, however it is not required to submit Project Description.

*Response required

14. *Reference #2**

Your reference should each include the following:

Customer:
Contact Person:
Title:
Phone:
Email:
Size of Project:
Year(s) Services Provided:

You may also include Project Description, however it is not required to submit Project Description.

*Response required

15. *Reference #3**

Your reference should each include the following:

Customer:
Contact Person:
Title:
Phone:
Email:
Size of Project:
Year(s) Services Provided:

You may also include Project Description, however it is not required to submit Project Description.

*Response required

16. *Please submit your Non Collusion Affidavit.**

Please download the below documents, complete, and upload.

- [Non-Collusion Affidavit.pdf](#)

*Response required

17. *Fill out the attached subcontractors list, if none put none on the form. **

Please download the below documents, complete, and upload.

- [SUBCONTRACTORS LIST fillable...](#)

*Response required