

CLEVELAND SCHOOL DISTRICT

BID DOCUMENTS / SEALED BID PACKET

DILAPIDATED BUILDING DEMOLITION AND ASBESTOS ABATEMENT

The Old Dilapidated High School
South Merigold, Mississippi

Bid Number	CSD2026-DEM-001
Owner	Cleveland School District, 305 Merritt Drive, Cleveland, MS 38732
Project Site	The Old Dilapidated High School, South Merigold, Mississippi
District Contact	Charles Johnson, Deputy Superintendent, cjohnson@cleveland.k12.ms.us
Issue Date	May 26, 2026
Deadline for Written Questions	June 05, 2026
Final Addendum Date	June 08, 2026
Bid Opening Date / Time	June 16, 2026
Bid Delivery Address	305 Merritt Drive, Cleveland, MS 38732

Packet Contents

1. 1. Advertisement for Bids / Notice to Bidders
2. 2. Instructions to Bidders
3. 3. Procurement Schedule and Communications
4. 4. Scope of Work and Technical Specifications
5. 5. Bid Submittal Requirements and Checklist
6. 6. Bid Form
7. 7. Bidder Qualifications and References
8. 8. Certifications, Affidavits, and Addenda Acknowledgment
9. 9. Agreement Form
10. 10. Performance Bond Form
11. 11. Payment Bond Form
12. 12. Insurance and Closeout Requirements

1. Advertisement for Bids / Notice to Bidders

ADVERTISEMENT FOR BIDS

The Cleveland School District will receive sealed bids for the project titled Dilapidated Building Demolition and Asbestos Abatement, Bid No. CSD2026-DEM-001, until 3:00 PM on June 12, 2026 at 305 Merritt Drive Cleveland, MS 38732. Bids received after the stated deadline will not be opened or considered.

Project Location: The Old Dilapidated High School, South Merigold, Mississippi.

The work generally consists of furnishing all labor, supervision, materials, tools, equipment, transportation, permits, notifications, containment, asbestos abatement, demolition, lawful disposal, site clearing, site stabilization, cleanup, documentation, and incidentals necessary to complete demolition and environmental work at the project site.

The work includes, without limitation: site clearance of trees, overgrown weeds, and debris necessary to gain access to the building; abatement, removal, transportation, and lawful disposal of state-regulated asbestos-containing materials; demolition and removal of remaining building materials and debris; protection of adjacent property and utilities; erosion and dust control; final grading and stabilization; and complete closeout documentation.

Asbestos-containing materials identified for bidder planning include: floor tile/mastic throughout; ceiling board throughout; pipe insulation; vent duct insulation; and roof materials throughout. Bidders shall perform all required field verification and shall not rely solely on this summary.

Bidding documents may be obtained from 305 Merritt Drive Cleveland, MS 38732/

<https://www.cleveland.k12.ms.us/departments/technology/district-bids-rfps> / Charles Johnson, Deputy Superintendent, cjohnson@cleveland.k12.ms.us]. Questions shall be submitted in writing to Charles Johnson at cjohnson@cleveland.k12.ms.us no later than June 5, 2026, at 1:00PM. Answers, clarifications, or changes will be issued only by written addendum.

Bidders are responsible for inspecting the site and verifying all conditions affecting the work.

Each bid shall be submitted in a sealed envelope clearly marked: SEALED BID - CSD2026-DEM-001 - DILAPIDATED BUILDING DEMOLITION AND ASBESTOS ABATEMENT.

Each bid shall include all documents required in the bid packet, including the executed Bid Form, bid security, contractor licensing information, asbestos abatement credentials, certifications, addenda acknowledgment, proof of insurance ability, and other required submittals.

The successful bidder shall furnish performance and payment bonds in the full amount of the contract before the notice to proceed is issued.

The contract will be awarded to the lowest responsive and responsible bidder whose bid complies with the bidding documents, subject to board approval and all applicable Mississippi procurement requirements. The Cleveland School District reserves the right to reject any or all bids, waive informalities, investigate bidder responsibility, and accept the bid that is in the best interest of the Cleveland School District as permitted by law.

May 27, 2026, and June 3, 2026

2. Instructions to Bidders

2.1 Bid Format

- Submit one signed original, 5 copies, and one electronic PDF copy on USB drive unless the District authorizes another method.
- Use only the forms included in this packet unless the District issues an addendum authorizing another format.
- Clearly mark the sealed envelope with the project title, bid number, bidder name, and bid opening date/time.
- Bids must be signed by a person authorized to bind the bidder.
- Bids shall remain firm for sixty (60) calendar days after bid opening unless the advertisement states a longer period.

2.2 Questions, Interpretations, and Addenda

- All questions must be submitted in writing by the stated deadline.
- Oral statements or site comments are not binding unless confirmed by written addendum.
- Bidders must acknowledge all addenda on the form provided.
- The District may extend the bid opening or change the scope only by written addendum.

2.3 Site Conditions and Field Verification

Each bidder is responsible for visiting the site, reviewing access, utilities, building conditions, debris, asbestos conditions, disposal requirements, safety requirements, and all other conditions necessary to submit a complete fixed-price bid. Submission of a bid is acknowledgment that the bidder has satisfied itself as to site conditions affecting the work.

2.4 Licenses and Responsibility

- Bidder shall hold all licenses and certificates required to perform demolition and asbestos abatement work in Mississippi.
- Bidder shall identify its Mississippi contractor license / Certificate of Responsibility number and asbestos abatement license or qualified abatement subcontractor.
- Bidder shall provide evidence of prior successful work on similar public-sector demolition and asbestos abatement projects.
- The District may investigate financial capacity, safety record, licensing status, references, debarment status, and past performance.

2.5 Bid Security and Bonds

The successful bidder shall provide performance and payment bonds in the full contract amount before contract execution or notice to proceed.

2.6 Award and Rejection

- Award, if made, will be to the lowest responsive and responsible bidder, subject to board approval.
- The District may reject any or all bids, waive minor informalities, request clarifications that do not alter price or competitiveness, and take other actions permitted by law.
- No contract exists until approved by the Board and signed by authorized representatives of both parties.
- No work may begin until all required bonds, insurance, licenses, permits, notifications, and written notice to proceed are in place.

3. Procurement Schedule and Communications

Milestone	Date / Time
Issue bid packet	May 26, 2026
First advertisement	May 27, 2026
Second advertisement	June 03, 2026
Deadline for written questions	June 05, 2026
Final addendum issued	June 06, 2026
Bid due date and public opening	June 12, 2026
Board action / award	June 16, 2026
Contract execution and bonds due	TBA
Anticipated notice to proceed	July 2, 2026
Substantial completion deadline	70 DAYS AFTER NTP
Final completion / closeout deadline	90 OF DAYS AFTER NTP

All communications regarding this solicitation shall be directed to the District Contact listed on the cover page. Bidders shall not contact board members or other District personnel regarding the procurement except through the authorized process.

4. Scope of Work and Technical Specifications

4.1 General Turnkey Scope

The successful bidder shall furnish all labor, materials, equipment, transportation, supervision, tools, permits, environmental notifications, waste manifests, testing, closeout documentation, and incidentals necessary to complete the work as a fixed-price turnkey project.

- Secure and mobilize the site, including temporary fencing, barricades, warning signage, dust control, erosion control, and traffic/control measures as needed.
- Clear trees, overgrown weeds, and debris necessary to gain safe access to the school building and the work area.
- Coordinate utility locate, disconnect, isolation, and capping before demolition. Protect utilities and improvements that are not scheduled for removal.
- Perform asbestos abatement, removal, packaging, transportation, disposal, and clearance activities in accordance with all applicable federal, state, and local requirements.
- Demolish and remove the dilapidated building and associated debris after required abatement and clearance conditions are satisfied.
- Load, haul, and lawfully dispose of all debris and regulated materials at permitted facilities. Provide disposal tickets, manifests, and closeout records.
- Backfill, grade, stabilize, and leave the site safe, drainable, and free from demolition debris.
- Provide final cleaning, closeout documents, lien releases, warranties for any required site stabilization work, and final acceptance materials.

4.2 Asbestos-Containing Materials Identified for Planning

No.	Material	Location / Notes
1	Floor tile and mastic	Throughout building
2	Ceiling board	Throughout building
3	Pipe insulation	As encountered
4	Vent duct insulation	As encountered
5	Roof materials	Throughout building

The bidder shall verify all regulated materials and quantities before performing abatement. The District may require a project-specific asbestos inspection, abatement design, or consultant oversight before notice to proceed. The contractor shall not perform demolition that disturbs regulated material until all required abatement and clearance conditions are satisfied.

4.3 Environmental and Safety Requirements

- Comply with OSHA, EPA/NESHAP, Mississippi Department of Environmental Quality, Mississippi Department of Health, local permitting, and all other applicable requirements.
- Provide all regulatory notices required for demolition and asbestos abatement.
- Use licensed/credentialed asbestos personnel and required competent persons.
- Maintain daily logs, exposure monitoring records where required, air monitoring/clearance documentation where required, and waste shipment records.
- Protect students, staff, neighbors, and the public from unauthorized access, dust, debris, noise, traffic hazards, and unsafe conditions.
- Coordinate schedule with District operations and do not disrupt school functions without written authorization.

4.4 Disposal and Closeout

- All non-regulated debris shall be transported to a lawful disposal or recycling facility.
- All asbestos-containing waste shall be packaged, labeled, transported, and disposed of at a facility authorized to receive the waste.
- Provide final waste manifests, disposal tickets, clearance reports, regulatory closeout documentation, and photographs of completed work.
- Final payment may be withheld until closeout documentation is complete and the District accepts the site.

5. Bid Submittal Requirements and Checklist

Include the following items in the sealed bid package. The District may reject a bid as nonresponsive if required items are missing.

Included	Required Item
☐	Signed Bid Form with base bid and alternates/unit prices completed
☐	Mississippi contractor license / Certificate of Responsibility information
☐	Asbestos abatement license or qualified abatement subcontractor information
☐	Evidence of ability to provide performance bond and payment bond
☐	Evidence of insurance ability meeting the minimum requirements
☐	Project approach, safety plan summary, and environmental compliance narrative
☐	Proposed project schedule showing abatement, demolition, disposal, grading, and closeout
☐	At least three similar project references
☐	Non-collusion affidavit
☐	Conflict-of-interest certification
☐	Debarment/suspension certification
☐	E-Verify / employment eligibility certification
☐	Addenda acknowledgment
☐	Exceptions/clarifications, or statement of None

6. Bid Form

Project: Dilapidated Building Demolition and Asbestos Abatement - The Old Dilapidated High School, South Merigold, Mississippi

Bid No.: CSD2026-DEM-001

To: Cleveland School District

The undersigned bidder, having examined the bidding documents, visited the site or had the opportunity to do so, and being familiar with the conditions affecting the work, proposes to furnish all labor, materials, equipment, supervision, environmental compliance, disposal, closeout, and incidentals necessary to complete the work for the following prices:

Item	Description	Amount
1	Site clearance of trees, overgrown weeds, debris, access preparation, and related mobilization	\$_____
2	Asbestos abatement, removal, transportation, and lawful disposal of regulated asbestos-containing materials	\$_____
3	Building demolition after required abatement/clearance, hauling, non-regulated disposal, grading, stabilization, cleanup, and closeout	\$_____
4	Bid Total - Items 1 through 3	\$_____

Bidder Representations

- The base bid includes all ordinary costs required for a complete turnkey project as described in the bidding documents.
- The bidder has included the cost of permits, regulatory notices, disposal fees, manifests, testing, supervision, safety measures, and closeout documentation unless expressly stated otherwise by addendum.
- The bidder will complete substantial completion within 70 calendar days after notice to proceed and final completion within 90 calendar days after notice to proceed.
- The bid remains firm for sixty (60) calendar days after bid opening unless the District states a longer period.

Bidder legal name	_____
Authorized signature	_____
Printed name and title	_____
Address	_____
Phone	_____
Email	_____
MS contractor license / COR no.	_____
Asbestos license / abatement subcontractor	_____
Date	_____

7. Bidder Qualifications and References

Legal company name	_____
Physical address	_____
Mailing address	_____
Primary contact	_____
Phone / email	_____
Years in business	_____
Mississippi contractor license / COR number	_____
Asbestos abatement license number	_____
Safety contact / competent person	_____
Surety company and agent	_____
Insurance agent	_____

Similar Project References

Project	Owner	Location	Year	Contract Amount	Contact Name / Phone / Email

8. Certifications, Affidavits, and Addenda Acknowledgment

8.1 Non-Collusion Affidavit

The undersigned certifies that the bid is genuine, not sham or collusive, and has not been made in the interest of or on behalf of any undisclosed person, firm, or corporation. The bidder has not directly or indirectly induced or solicited any other bidder to submit a false or sham bid, and has not sought by collusion to secure an advantage against the District or any other bidder.

Bidder	_____
Authorized signature	_____
Printed name/title	_____
Date	_____
Notary public	_____
My commission expires	_____

8.2 Conflict-of-Interest Certification

The bidder certifies that no District board member, employee, or immediate family member has an undisclosed financial interest in the bidder or the proposed contract, except as disclosed below. The bidder shall disclose any actual or potential conflict of interest.

Disclosure, if any: _____

Bidder	_____
Authorized signature	_____
Printed name/title	_____
Date	_____

8.3 Debarment / Suspension Certification

The bidder certifies that it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department or agency. If federal funds are used, the bidder shall provide any additional certification required by the District.

Bidder	_____
Authorized signature	_____
Printed name/title	_____
Date	_____

8.4 E-Verify / Employment Eligibility Certification

The bidder certifies that it will comply with all applicable employment eligibility verification requirements for employees performing work on the project and will require the same of subcontractors to the extent required by law.

Bidder	_____
Authorized signature	_____
Printed name/title	_____
Date	_____

8.5 Addenda Acknowledgment

Addendum No.	Date Issued	Bidder Initials

8.6 Exceptions / Clarifications

List any exceptions, clarifications, assumptions, or exclusions. If none, write None. Open-ended exclusions inconsistent with a complete turnkey demolition and abatement scope may cause bid rejection.

9. Agreement Form

This Agreement is made by and between Cleveland School District (Owner) and _____ (Contractor) for the project known as Dilapidated Building Demolition and Asbestos Abatement, The Old Dilapidated High School, South Merigold, Mississippi, Bid No. CSD2026-DEM-001.

9.1 Contract Sum

The Owner shall pay the Contractor for full performance of the Work, subject to additions and deductions by written change order, the Contract Sum of \$_____.

9.2 Contract Time

The Contractor shall achieve substantial completion within _____ calendar days after the notice to proceed and final completion within _____ calendar days after the notice to proceed.

9.3 Contract Documents

- Advertisement for Bids / Notice to Bidders;
- Instructions to Bidders;
- Scope of Work and Technical Specifications;
- Bid Form and accepted alternates/unit prices;
- Addenda;
- This Agreement;
- Performance Bond and Payment Bond;
- Insurance certificates and endorsements;
- Approved permits, regulatory notifications, abatement plans, and closeout submittals;
- Written change orders approved by the Owner.

9.4 Payment

Progress payments, if any, shall be made only for properly documented work completed and accepted. The Owner may withhold payment for defective work, missing closeout documents, unpaid claims, safety or environmental noncompliance, failure to provide certified documentation, or other grounds permitted by the contract. Final payment requires final acceptance and complete closeout documentation.

9.5 Change Orders

No change order, extra work, or additional cost is valid unless approved in writing by the Owner before the work is performed, except in an emergency where written confirmation is issued as soon as practicable.

9.6 Contractor Responsibilities

- Comply with all laws, codes, ordinances, permits, and regulatory requirements applicable to the work.
- Provide competent supervision and licensed/qualified workers.
- Protect the site, adjacent property, utilities, and the public.
- Perform all asbestos abatement and demolition in a safe and lawful manner.
- Maintain required insurance and bonds throughout the work.
- Indemnify and hold the Owner harmless to the extent permitted by law for claims arising out of the Contractor work.

9.7 Signatures

Owner: Cleveland School District	_____
Authorized owner signature	_____

Printed name and title	_____
Date	_____
Contractor legal name	_____
Authorized contractor signature	_____
Printed name and title	_____
Date	_____

10. Performance Bond Form

KNOW ALL PERSONS BY THESE PRESENTS, that _____, as Principal, and _____, as Surety, are held and firmly bound unto Cleveland School District, as Obligee, in the penal sum of \$_____, for the faithful performance of the contract for Dilapidated Building Demolition and Asbestos Abatement, Bid No. CSD2026-DEM-001.

The condition of this obligation is that if the Principal faithfully performs the contract, including all warranty and closeout obligations, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Principal	_____
By	_____
Title	_____
Date	_____
Surety	_____
By / Attorney-in-fact	_____
Date	_____
Surety address / phone	_____

11. Payment Bond Form

KNOW ALL PERSONS BY THESE PRESENTS, that _____, as Principal, and _____, as Surety, are held and firmly bound unto Cleveland School District, as Obligee, in the penal sum of \$_____, for payment to all persons supplying labor, materials, equipment, or services for the work under the contract for Dilapidated Building Demolition and Asbestos Abatement, Bid No. CSD2026-DEM-001.

The condition of this obligation is that if the Principal promptly pays all persons supplying labor, materials, equipment, or services for the work, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Principal	_____
By	_____
Title	_____
Date	_____
Surety	_____
By / Attorney-in-fact	_____
Date	_____
Surety address / phone	_____

12. Insurance and Closeout Requirements

12.1 Minimum Insurance Requirements

Before contract execution or notice to proceed, the contractor shall provide certificates of insurance and endorsements acceptable to the District. Minimum limits should be confirmed by the District and its insurance/risk advisor before advertisement.

Coverage	Minimum / Notes
Commercial General Liability	\$1,000,000 each occurrence / \$2,000,000 aggregate or District-approved limits
Workers Compensation	Statutory limits
Employer Liability	\$500,000 or District-approved limits
Automobile Liability	\$1,000,000 combined single limit
Pollution / Contractors Pollution Liability	Required for asbestos abatement and demolition; limit to be set by District
Umbrella / Excess Liability	As required by District based on risk review

12.2 Closeout Requirements

- Final lien releases / waivers to the extent applicable.
- All disposal tickets and landfill receipts.
- Asbestos waste shipment records and manifests.
- Regulatory notices and closure confirmations where required.
- Air monitoring and clearance reports where required.
- Photographs of completed work and stabilized site.
- Written certification that all work is complete and the site is safe.
- Final application for payment and contractor affidavit.