



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 5.d

Title:

Recommendation to Award the Bid for the Demolition of Nine Residential Structures

Presenter:

AJ Reineking

Meeting: Government Services Committee

Date: October 23, 2017

Proposed Cost: \$247,999

Budgeted Amount: \$0

Not Budgeted:

Executive Summary (if not budgeted please explain):

Item 5.c includes a budget addition to fully fund the 7th Avenue Creek Demolition as proposed below.

Throughout the summer, the City’s Engineering Division has acquired nine strategic properties adjacent to the 7th Avenue Creek for the purposes of mitigating flooding issues and for future capital improvements.

On October 6, 2017, the City publicly opened and read aloud bids received for the demolition of the residential dwellings at the following addresses:

- 15 South 9th Avenue
- 107 South 10th Avenue
- 112 South 8th Avenue
- 116 South 8th Avenue
- 304 South 7th Avenue
- 718 Indiana Avenue
- 801 Illinois Avenue
- 804 Indiana Avenue
- 904 Fern Avenue

These properties are each located within the 7th Avenue Creek project limits and the proposed Federal Emergency Management Agency (FEMA) Floodplain map modification area.

This project includes the complete demolition and removal of all structures, fences, foundations, and driveways, as well as the subsequent restoration of the sites with clean fill, dirt and seed to restore the sites to an original, pre-development state. No additional grading will be performed on-site outside of the grading required to fill the foundation areas to the level of the adjacent grade.

The City received eight qualified bids to perform this work with KLF Enterprises of Markham, IL being the lowest responsive, responsible bidder.

Attachments (please list):

* Bid Tabulation * Bid Specifications * KLF Enterprises Bid Sheet

Recommendation/Suggested Action (briefly explain):

Recommendation to award the bid for the Demolition of Nine Residential Structures to KLF Enterprises in the amount not to exceed \$247,999.

**City of St. Charles
Invitation to Bid
Residential Demolition Services**

The City of St. Charles [City] is seeking a Contractor to perform demolition services to nine (9) residential dwellings located within St. Charles, Illinois. The projects shall consist of demolishing the all structures located on the subject properties, disposing of all debris, and restoring the sites to a pre-developed state. The project shall include all permitting, preparation, utility coordination, labor, materials, equipment and supplies necessary to complete the project.

Mandatory Pre-Bid Meeting

There will be a mandatory Pre-Bid Meeting in the field to review the sites and existing conditions. Proposers are to meet at the Public Works Complex located at 200 Devereaux Way on **Monday, September 25, 2017 at 1:00 PM.**

Timeline

The City anticipates the following timeline for award.

Bids Due	Friday, October 6, 2017 at 2:00 PM
Government Services Committee Consideration	Monday, October 25, 2017
City Council Approval	Monday, November 6, 2017
Notice to Proceed	Wednesday, November 6, 2017

Demolition

1. Project Sites & Conditions

The City has assumed ownership of the following properties, which are the subject properties of this bid.

- a) 112 South 8th Avenue
- b) 904 Fern Avenue
- c) 718 Indiana Avenue
- d) 107 10th Avenue
- e) 15 9th Avenue
- f) 801 Illinois Avenue
- g) 804 Indiana Avenue
- h) 304 7th Avenue
- i) 116 8th Avenue

The properties are vacant, and the buildings are within the controls of the City. Prior to issuance of notice to proceed for this demolition project, each structure may be utilized for training by emergency services staff, and the City disclaims any responsibility that representations made by the City regarding conditions or quantities of materials will remain as they were when reviewed by the bidders during the bidding period, prior to

award of the contract, or during the course of the work. The City disclaims any responsibility for any such changes.

2. Summary of Scope of Work

a. Permitting, Notifications, and Landfill Approvals.

The Contractor shall procure and pay for all permits necessary to carry out the work, including those necessary while the streets or alleys are obstructed either by operations or by the storage of equipment or materials.

The contractor will determine whether any state or local permits or notifications are necessary to perform this work, and will be responsible for any associated fees. A City of St. Charles demolition permit will be required, but the City fees will be waived, as the work is being done for the City.

A Kane County Stormwater Permit will be required. The City of St. Charles Public Works Department will submit the permit for these properties and no fees will be charged to the contractor for this permit. The Contractor shall be responsible for complying with all requirements of this permit.

Proper disposal of materials is required, including the hauling and disposal at a licensed subtitle D landfill. The contractor is responsible for obtaining landfill approval and for paying the landfill tipping fees, as well as any Clean Construction Debris Disposal (CCDD) testing.

b. Erosion Control shall be provided in accordance with all local, county and State requirements. These sites are adjacent to a creek and within the floodplain and/or floodway.

c. Site Security – The Contractor shall install a fence around the perimeter of each work zone to prevent unauthorized access.

d. Utility Termination

Contractor shall remove all utilities at each site.

- Gas disconnect will be completed by Nicor. Work is not permitted to commence until Nicor has completed this work.
- City Water shall be disconnected at the B-box.
- Private Storm Sewer services shall be cut and capped on the resident side of the sidewalk.
- Private Sanitary Services shall be cut and capped on the resident side of the sidewalk.
- Electric will be disconnected to the utility pole by the City.

AS AN ALTERNATE, The City is also requesting line item pricing for the disconnection of all City utilities at the main (water, sanitary sewer, storm

sewer). **This pricing should include appropriate couplings, materials, roadway repairs and restorations. This option will be exercised at the sole discretion of the City.**

e. Demolition

This contract calls for the demolition of nine (9) wood framed construction residential dwellings, as well as any and all garages, outbuildings, concrete foundation footings and pads, driveways, residential sidewalks, and all other hardscapes on the properties. Upon completion, each property shall be restored to a pre-developed state. All public sidewalks are to remain undisturbed, intact.

The contractor shall haul and properly discard all materials that require landfill disposal. Asbestos and lead containing materials will be removed from the property independent of this contract, prior to demolition commencing. The contractor will line up landfill pricing and approvals, and the price must include payment of all landfill tipping fees and taxes. The price sheet includes a requirement to indicate the quantity of material the contractor estimates will require disposal at the landfill. This information will be used to help interpret bids.

Structures, such as fence posts, existing on the creek bank may be cut down to grade and left in place to prevent the erosion of the bank.

Fencing that provides a mutual benefit to adjacent property owners shall be left in place at the City's discretion. Prior to removal, the designated City representative shall make a determination if a fence stays or is removed.

The contractor shall mobilize all necessary material and labor for the job. Equipment can be left at the job site at the contractor's sole risk. The City will not be responsible for lost, stolen, damaged, or vandalized equipment. The contractor may stage equipment at the Public Works Garage where access is restricted, at the contractor's sole risk.

f. Disposal of Materials

All materials removed from the buildings, including fixtures and appurtenances shall be the property of the Contractor and shall be entirely removed from the premises. The entire premises shall be cleared of all junk, refuse, debris, and materials resulting from the removal of the buildings and contents, down to the building floor. Upon completion of the work, the site shall be left in orderly condition.

The contractor shall follow all applicable local, state, and federal laws, regulations and requirements for the disposal of lead, asbestos, and other routinely encountered hazardous substances.

With the contractor invoices, documentation of the quantities of materials handled and their destination will be provided. Copies of landfill disposal load listing will be provided with the contractor invoices, with a breakdown by waste type (asbestos demolition debris or lead containing brick/block). An estimate of the quantity of material (cubic yards or tons) removed for beneficial reuse will be provided with each contractor invoice. A summary of the scrap metal pounds recovered by type (copper, iron, etc.) will be provided with the contractor final invoice.

- g. Backfill all work site depressions with clean mixed clay to drain. *(Source ticket required).
- h. Restoration shall include a cap of clean, pulverized black dirt, seed, and erosion control blanket. Restored ground shall be free of all large rocks as well as any and all demolition debris.
- i. Disturbance of the site shall be limited to the area of the structures being removed. No additional grading shall be performed.

3. Work Progress & Completion

- a. The work schedule shall be coordinated by the City and the Contractor.
- b. A written work schedule shall be agreed upon by the City and the Contractor prior to the notice to proceed.
- c. All specified work shall be completed no later than sixteen (16) weeks from the issuance of the City's Notice to Proceed to the Contractor.
- d. The Contractor may not commence work before 7:00 AM Monday through Friday.
- e. All work must be completed by 6:00 PM. *(Additional hours prior to 7 AM and after 6 PM must be approved in advance by the designated City representative).
- f. The Contractor may be restricted with respect to work hours each day depending on special events in the area and/or weather events.
- g. Weekend hours [Saturday and Sunday] must be approved in advance by the designated City representative.
- h. Upon commencement of the work specified herein, the Contractor shall work in consecutive regular work days, without delay, until completion of the specified work.

- i. The public streets and sidewalks shall be kept free of debris, litter, and mud throughout the performance of work under this contract.
- j. The public sidewalks and curbs that may serve as access for heavy equipment shall be planked with suitable timbers or plywood sheeting to prevent any damages from occurring.
- k. Any damage to public streets, sidewalks and curbs shall be repaired or replaced at the expense of the Contractor in accordance with the City of St. Charles construction specifications.
- l. Equipment use shall be limited to the footprint of the structure(s) and the most direct path to the structure from the road. Any additional earth disturbance shall be kept to the minimal amount required to perform the work.

4. Custody of the Properties, Buildings

Upon receipt of written order by the City to commence work, the buildings and their surroundings shall be under the custody of the Contractor.

5. Supervision & Documentation

- a. The City of St. Charles reserves the right to supervise the Demolition site however they see fit.
- b. The contractor will perform work to the satisfaction of the City and their designated representatives.

6. Asbestos Abatement

Asbestos abatement services will occur prior to demolition as part of another contract, independent of the scope of this project. All material containing friable asbestos will be removed and properly disposed of.

7. Site and Traffic Control

- a. Pedestrian and vehicular traffic shall be maintained on the streets adjacent to the premises through the life of this Contract.
- b. The Contractor shall provide and maintain the necessary barricades and traffic control necessary for the protection of the public during the progress of this work.
- c. The site shall remain secure at all times through the utilization of construction fencing.
- d. Erosion control in accordance with State and County specifications shall be utilized and inspected daily to protect all on-site catch basins, public storm sewer inlets and the creek located near these sites, eliminating contamination from soil run-off and demolition debris.

- e. Silt collecting fabric or baskets shall be installed in all open grate storm sewer structures near the selected job sites and are to be removed by the contractor upon completion of the demolition work once all other equipment and materials have been removed.

8. Courteous Neighbor

- a. Site cleanliness is absolutely necessary at all times. The Contractor shall be responsible for maintaining a clean work-site.
- b. Keep the property adjacent to buildings clean and free of debris.
- c. Do not store or permit removed materials and equipment to accumulate at the site.
- d. All materials and construction debris shall be removed as it is generated.
- e. The City will reserve the right to routinely inspect the job-site conditions and make recommendations based on observations and site conditions. These recommendations shall be mitigated immediately.
- f. Maintain fencing so that it is safe and functions as intended.
- g. Utilize water to keep the job-site free from dirt and dust.
- h. The Contractor shall not track spoils or demolition materials beyond the fenced in work zone. The roadway adjacent to the work-sites shall remain clean at all times.
- i. The contractor shall notify adjacent property owners of the work to be performed by letter or door hanger prior to mobilization. The notification shall include the address of the work to be performed as well as an anticipated start and end timeframe.

9. Liquidated Damages

- a. After notice to proceed had been granted to the contractor, work shall commence within two weeks of permit issuance.
- b. Once temporary fencing has been installed around a property work shall commence within 48 hours and continue until demolition, seeding/blanketing is completed.
- c. Demolition work shall be continuous on the property such to not leave a partially demolished home. If left uncomplete for a period greater than 72 hours, there will be liquidated damages assessed in the amount of \$500 per day that each property is left uncomplete from non-continuous work.

Coordination with Police & Fire Training Exercises

The Contractor shall be accommodating to Police and Fire training schedules if requested. It is the City's intention to not allow any training once Notice to Proceed has been issued.

Work Delay – Cost of Labor and Materials

Any change in the above-referenced work schedule must be agreed upon by both parties. The contract price will remain fixed from the execution of the contract by the City and the Contractor through the completion of the specified work.

Professional Standard

The Contractor is required to have at least five (5) years of experience in demolition industry. They shall provide no less than five references for similar projects in other communities in the past two years, and have a demonstrated safety record.

Safety Officer

The Contractor shall provide a designated Safety Officer contact for the City Inspector to address any safety related concerns that arise on the job. The Safety Officer will be required to respond and address such concerns in a timely manner or within at least one (1) business day.

Job Show Up

The City's Public Works facility, upon request, may be utilized as a job show up location. Utility trucks and private cars may be parked within the Public Works fenced-in yard. The City reserves the right to revoke this privilege. The Public Works yard is open Monday through Friday from 6:00 a.m. until 5:00 p.m. and locked at all other times.

Prevailing Wages

The Contractor shall abide by the Illinois Prevailing Wage Act, 820 ILCS 130, and must submit certified payroll records with all payment requests. Any request for payment submitted without certified payroll records will not be processed by the City Accounts Payable Department.

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, ILLINOIS 60174

Bid Opening: Friday, October 6, 2017 at 2:00 PM

Bidder Information

Company Name: _____ Telephone: _____
Address: _____ Fax: _____
City, State, Zip: _____ Email: _____
Contact Person: _____

BID PRICE: Residential Dwelling Demolition

**The pricing submitted for the addresses below shall include all permitting, preparation, utility coordination, labor, materials, equipment and supplies, as well as any items listed, or not listed, in the above scope of work necessary to successfully complete the demolition projects.*

1. **112 South 8th Avenue** \$ _____
OPTIONAL City Utilities Termination at Main \$ _____
Anticipated tons of material removed from site: _____ tons

2. **904 Fern Avenue** \$ _____
OPTIONAL City Utilities Termination at Main \$ _____
Anticipated tons of material removed from site: _____ tons

3. **718 Indiana Avenue** \$ _____
OPTIONAL City Utilities Termination at Main \$ _____
Anticipated tons of material removed from site: _____ tons

4. **107 10th Avenue** \$ _____
OPTIONAL City Utilities Termination at Main \$ _____

Anticipated tons of material removed from site: _____ tons

5. **15 9th Avenue** \$ _____

OPTIONAL City Utilities Termination at Main \$ _____

Anticipated tons of material removed from site: _____ tons

6. **801 Illinois Avenue** \$ _____

OPTIONAL City Utilities Termination at Main \$ _____

Anticipated tons of material removed from site: _____ tons

7. **804 Indiana Avenue** \$ _____

OPTIONAL City Utilities Termination at Main \$ _____

Anticipated tons of material removed from site: _____ tons

8. **304 7th Avenue** \$ _____

OPTIONAL City Utilities Termination at Main \$ _____

Anticipated tons of material removed from site: _____ tons

9. **116 8th Avenue** \$ _____

OPTIONAL City Utilities Termination at Main \$ _____

Anticipated tons of material removed from site: _____ tons

List any and all deviations from minimum specifications:

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of St. Charles the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.

Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

Name of Authorized Representative

Title

Company Name

Street Address

City

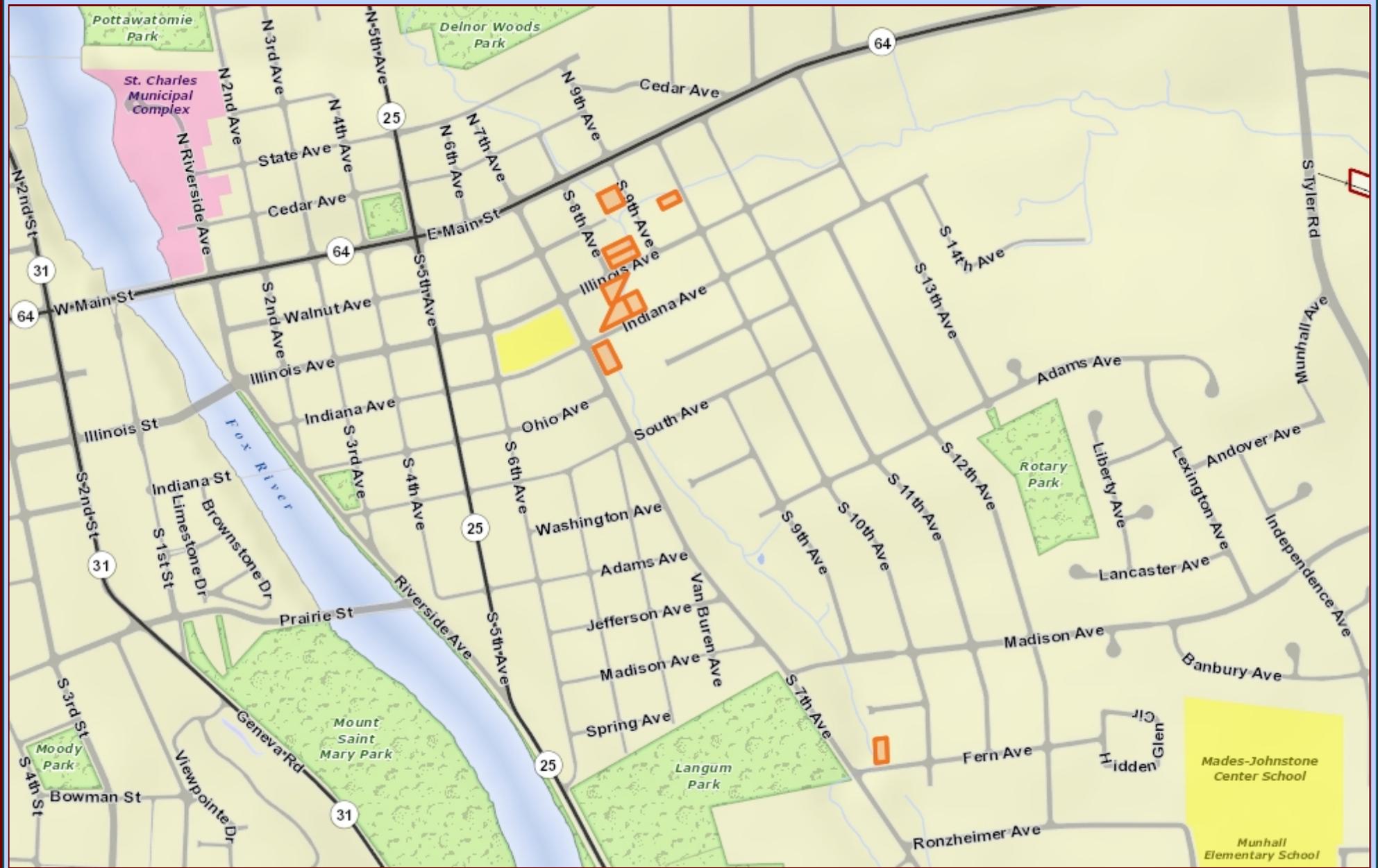
State

Zip Code

(Area Code) Phone Number



House Demolition Locations



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Utilities: Blue = Water Main, Green = Sanitary Sewer

Note: Locations of service lines are approximate.

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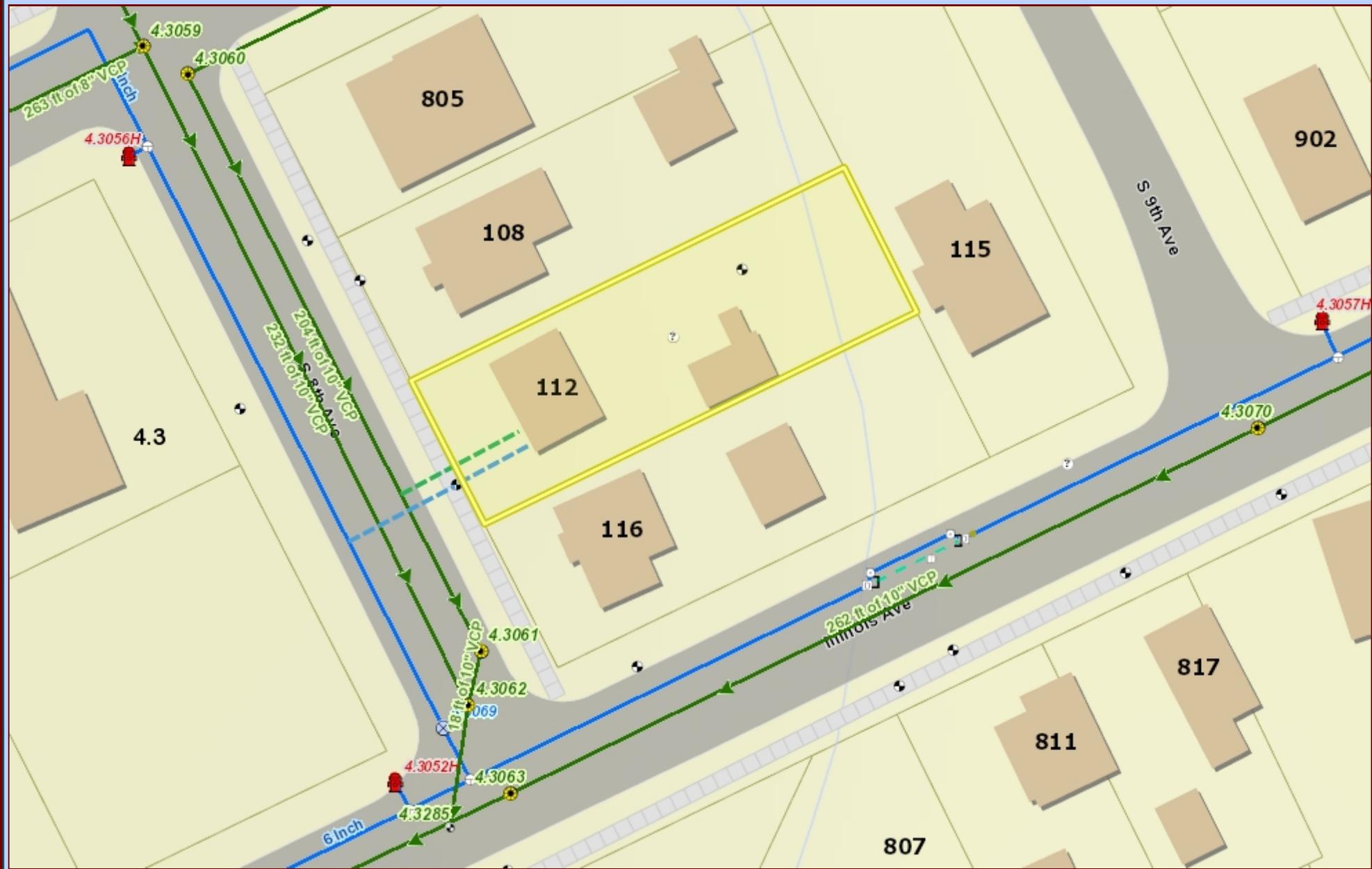
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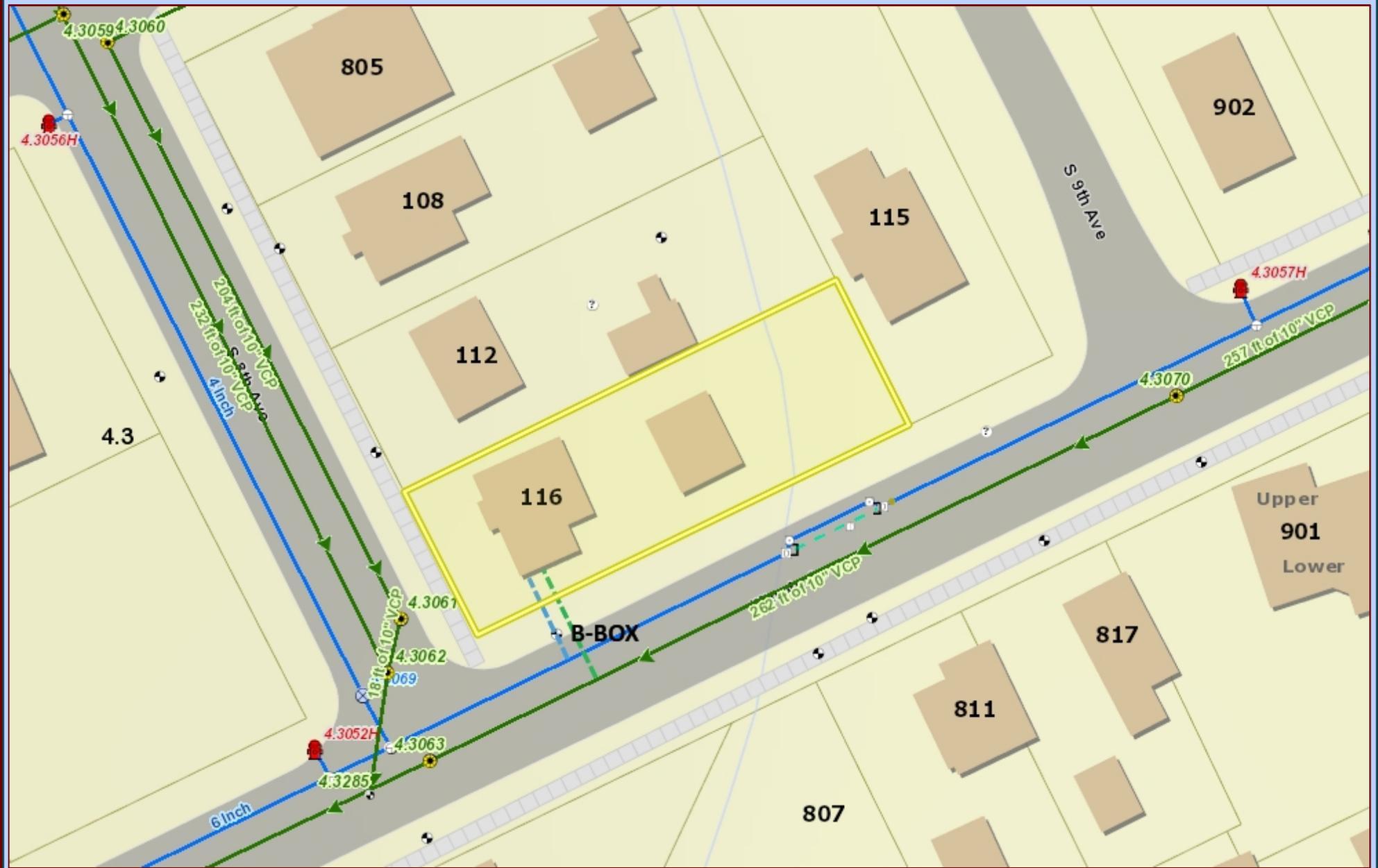
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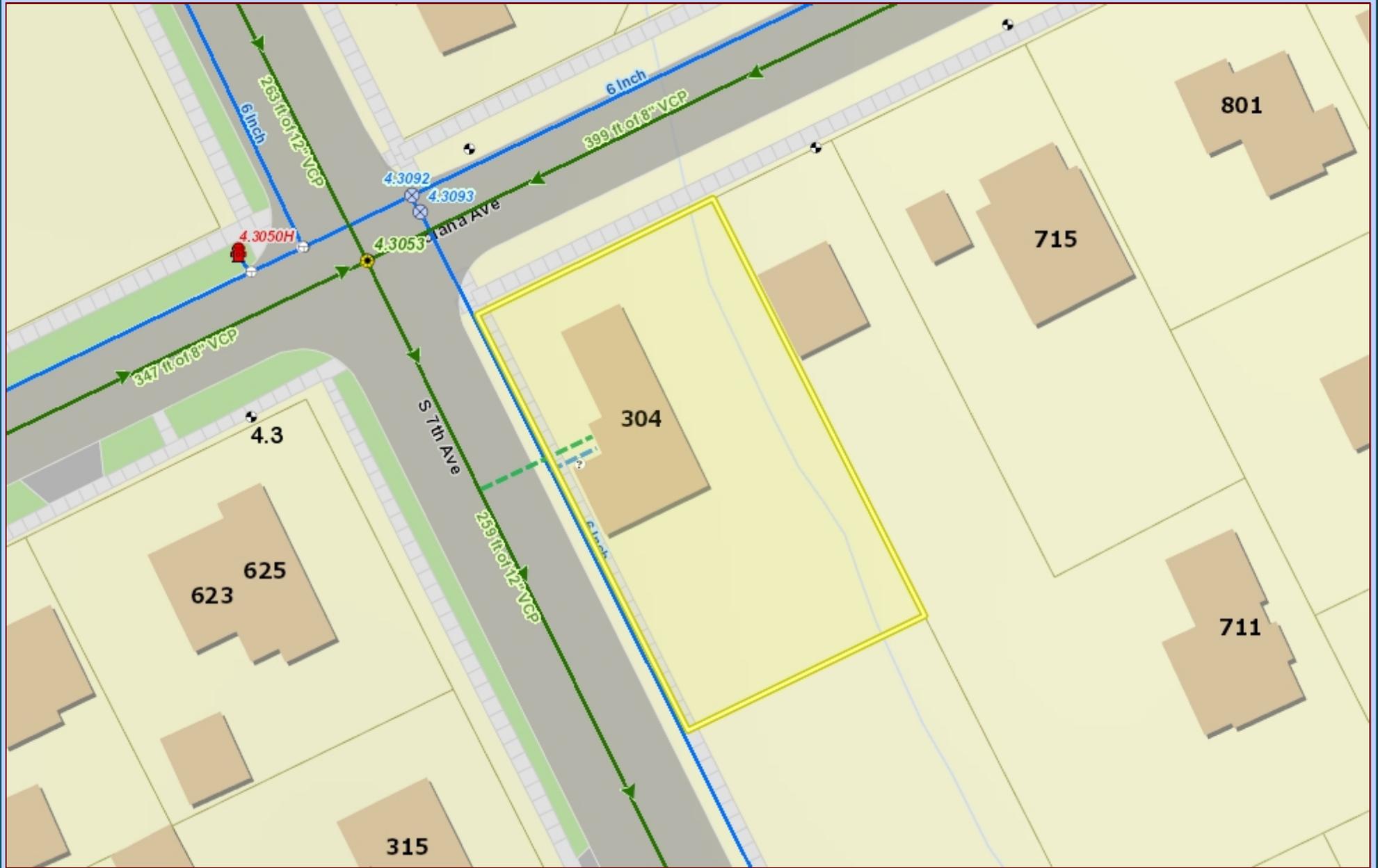
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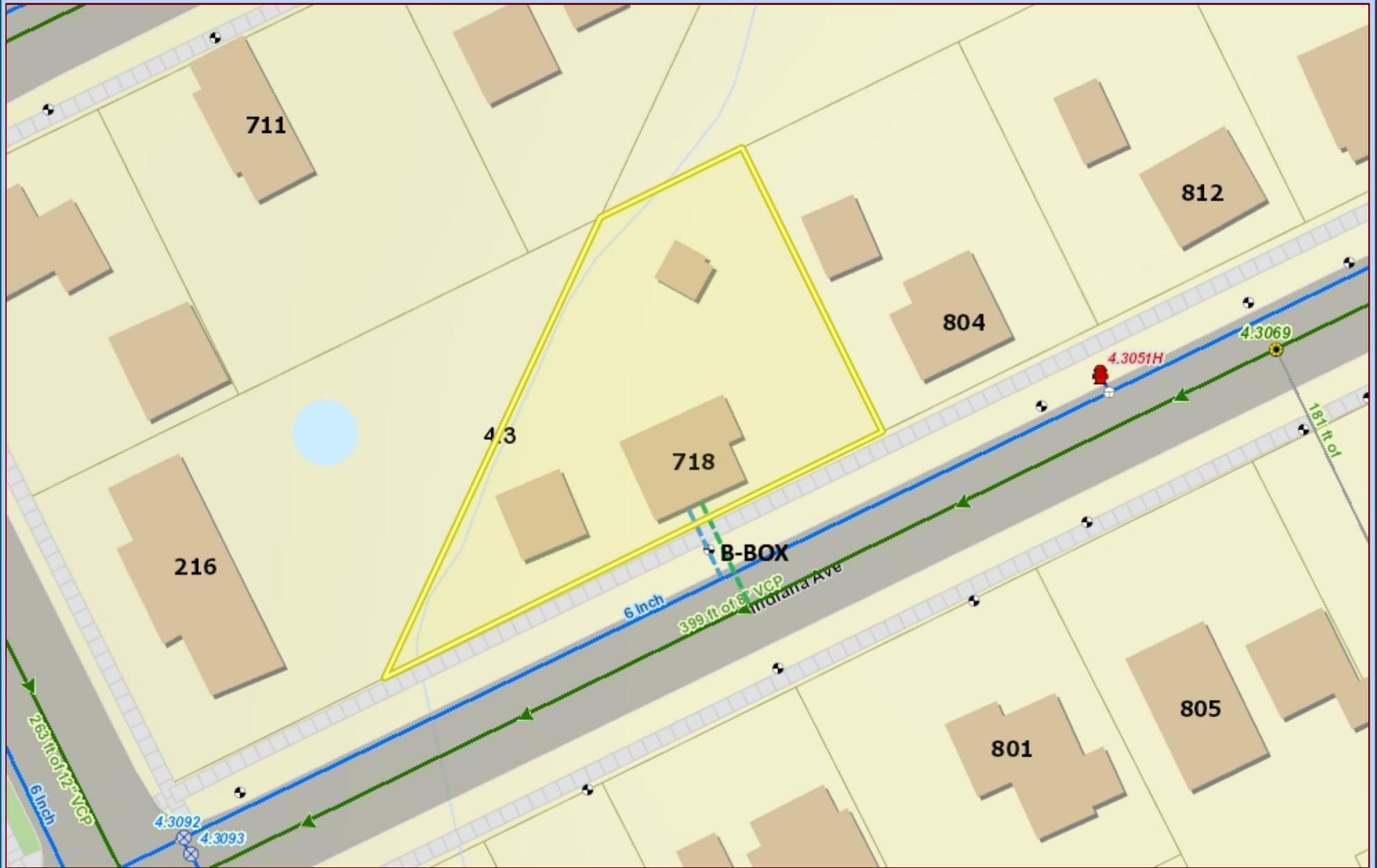
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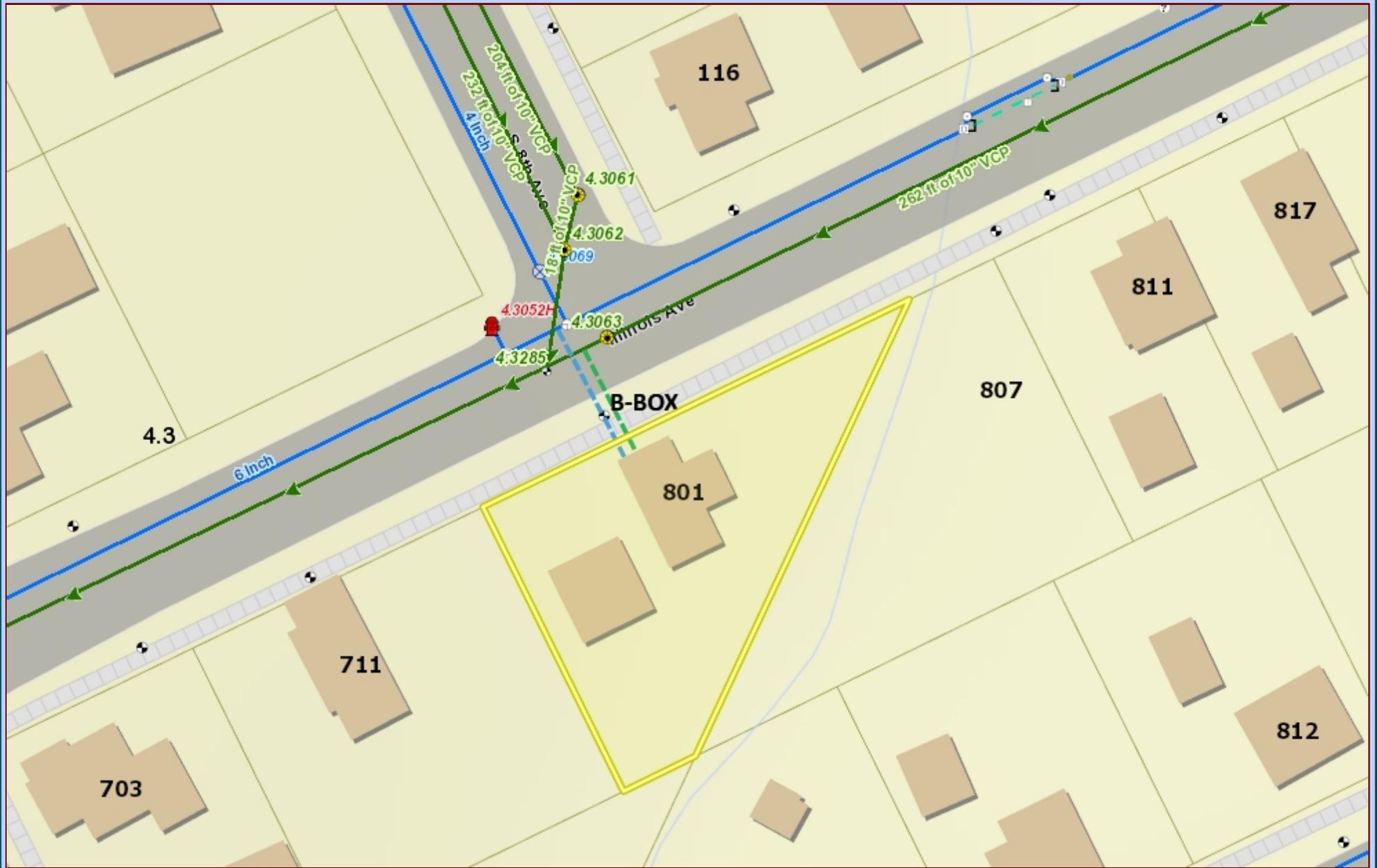
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Utilities: Blue = Water Main, Green = Sanitary Sewer

Note: Locations of service lines are approximate.

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Utilities: Blue = Water Main, Green = Sanitary Sewer

Note: Locations of service lines are approximate.



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CITY OF ST. CHARLES

INVITATION TO BID:

Residential Demolition Services

Bids Due: Friday, October 6, 2017 at 2:00 p.m.

ADDENDUM #1 – Wednesday, September 27, 2017

Please Note:

The following clarification points as discussed at the 9/25/17 pre-bid meeting:

1. The concrete retaining wall west of the driveway at 804 Indiana shall be removed.
2. Bushes and shrubbery adjoining to the structure to be demolished are to be removed; all other bushes and shrubbery shall remain.
3. Enclosing two adjacent properties with the same fencing is permitted.
4. Shared concrete driveway at 107 South 10th Avenue shall be saw cut at the lot line as part of the home demo.
5. Driveway aprons shall be removed along with the driveways.
6. Existing curbs/gutters shall remain as-is unless removal is required for the Optional Utility removal at the main. Should the City choose to exercise that option, curbs/gutters shall be removed and replaced to match the existing curb line on the roadway (i.e. v-back, high back, etc.).
7. Estimated tonnage will be used only to compare bids.
8. The September 25th Pre-Bid Meeting Sign-in Sheet is attached.

The following changes to the scope:

9. Asbestos and lead abatement shall be included within the scope of this contract. The successful bidder shall remove all materials, including those containing asbestos, mold, and lead as part of this work. Environmental reports from each property requiring remediation prepared by Midwest Environmental Consulting Services, Inc. are attached. Properties included in this bid that are not contained in the attached report do not require remediation.

Paragraph 2 of Section e. "Demolition" of the Scope of Work section shall be amended as follows:

~~"The contractor shall haul and properly discard all materials that require landfill disposal. Asbestos and lead containing materials will be removed from the property independent of this contract, prior to demolition commencing. The contractor will line up landfill pricing and approvals, and the price must include payment of all landfill tipping fees and taxes..."~~

Section 6. "Asbestos Abatement" shall be amended as follows:

~~"Asbestos abatement services will occur prior to demolition as part of another contract, independent of the scope of this project. All material containing friable asbestos will be removed and properly disposed of. Contractor shall provide asbestos abatement services as part of this contract. All material containing friable asbestos shall be removed and properly disposed of. Refer to property reports from Midwest Environmental Consulting Services, Inc. Upon completion of the asbestos remediation, Contractor shall provide written certification to the City that all asbestos containing materials have been removed."~~

THIS ADDENDUM MUST BE INCLUDED WITH THE SUBMITTED PROPOSAL

*Providing Quality Service
Since 1994*



Midwest Environmental Consulting Services, Inc.

Consultants ◀ Engineers ◀ Scientists

Wednesday, August 30, 2017

City of St. Charles
200 Devereaux Way
St. Charles, IL 60174-1984

Scope of Work—804 Indiana Avenue

Removal of approximately 6 linear feet of asbestos containing window glazing from the basement window and approximately 50 linear feet of asbestos containing window glazing from the garage windows from the residence at 804 Indiana Avenue.

EPA Notification Requirement:	Yes
Project Duration:	1 shift
Licensed Contractor Required:	Yes
Background Air Monitoring Included:	Yes

Estimated Contractor Fees:
Air Quality Testing & Project Management:

*Estimated project cost includes one (1) regular shift on site. No overtime or weekend work is included in this budget proposal. Additional time required on site will be billed accordingly.

Scope of Work—718 Indiana Avenue

Removal of asbestos containing exterior window glazing from 5 windows and approximately 100 square feet of asbestos containing exterior caulk from the exterior windows and doors of the residence at 718 Indiana Avenue.

EPA Notification Requirement:	Yes
Project Duration:	1 shift
Licensed Contractor Required:	Yes
Background Air Monitoring Included:	Yes

Estimated Contractor Fees:
Air Quality Testing & Project Management:

*Estimated project cost includes one (1) regular shift on site. No overtime or weekend work is included in this budget proposal. Additional time required on site will be billed accordingly.

Scope of Work—801 Illinois Avenue

Removal of approximately 2,000 square feet of asbestos containing exterior siding and approximately 2 square feet of asbestos containing thermal canvas duct tape from the east, 2nd floor bedroom inside the vent in the residence at 801 Illinois Avenue.

EPA Notification Requirement:	Yes
Project Duration:	2 shifts
Licensed Contractor Required:	Yes
Background Air Monitoring Included:	Yes

Estimated Contractor Fees:
Air Quality Testing & Project Management:

*Estimated project cost includes up to two (2) regular shifts on site. No overtime or weekend work is included in this budget proposal. Additional time required on site will be billed accordingly.

Scope of Work—112 South 8th Avenue

Removal of approximately 50 square feet of asbestos containing linoleum from the basement stairs and approximately 100 square feet of asbestos containing duct tape from the basement of the residence at 112 South 8th Avenue.

EPA Notification Requirement:	Yes
Project Duration:	1 shift
Licensed Contractor Required:	Yes
Background Air Monitoring Included:	Yes

Estimated Contractor Fees:
Air Quality Testing & Project Management:

*Estimated project cost includes one (1) regular shift on site. No overtime or weekend work is included in this budget proposal. Additional time required on site will be billed accordingly.

Midwest Environmental Consulting Services, Inc. will provide an electronic copy of the final reports. No hard copies of the report will be provided unless requested by the Client.

*Providing Quality Service
Since 1994*

Midwest Environmental Consulting Services, Inc.

Consultants ◀ Engineers ◀ Scientists

Wednesday, September 20, 2017

City of St. Charles
2 East Main Street
St. Charles, IL 60174-1984

:

:

Scope of Work—116 South 8th Avenue

Removal of approximately 120 square feet of asbestos containing sheet flooring from the kitchen; approximately 8 linear feet of asbestos containing canvas pipe wrap from the basement storage room; approximately 5 square feet of asbestos containing duct tape from the 2nd floor bedroom, bathroom vents, and basement ducts; approximately 5,000 square feet of asbestos containing plaster from throughout the 1st and 2nd floor; and asbestos containing exterior window glazing from 34 exterior house and garage windows at 116 South 8th Avenue.

EPA Notification Requirement:	Yes
Project Duration:	10 shifts
Licensed Contractor Required:	Yes
Background Air Monitoring Included:	Yes

Project Design & Contractor Bidding:
Estimated Contractor Fees:
Air Quality Testing & Project Management:

*Estimated project cost includes up to ten (10) regular shifts on site. No overtime or weekend work is included in this budget proposal. Additional time required on site will be billed accordingly.

4 Bonnie Lane
Yorkville, IL 60560
P: 630 · 553 · 3989
F: 630 · 553 · 3990

3100 N. Knoxville Ave.
Suite 204
Peoria, IL 61603
P: 309 · 621 · 4680
F: 309 · 621 · 4690

www.mec-us.com

**Scope of Work—304 South 7th
Avenue**

Removal of asbestos containing exterior window caulk from 12 windows; asbestos containing window glazing from 3 exterior basement windows; and asbestos containing door caulk from 4 exterior doors at 304 South 7th Avenue.

EPA Notification Requirement:	Yes
Project Duration:	2 shifts
Licensed Contractor Required:	Yes
Background Air Monitoring Included:	Yes

Estimated Contractor Fees:
Air Quality Testing & Project Management:

*Estimated project cost includes up to two (2) regular shifts on site. No overtime or weekend work is included in this budget proposal. Additional time required on site will be billed accordingly.

7th Avenue Creek - Demolishing of 9 Residential Dwellings

<i>Name</i>	<i>Company</i>	<i>Phone</i>	<i>Email</i>
Russ Stoltz	American Demolition Corp.	(847) 608-0010	khigh@adc-il.com
Rhiannon Smith	RLS Services	(847) 305-0135	rhiannon.smith0614@gmail.com
Charles Smith	CAS Mobile Systems	(847) 417-1795	casmobile59@gmail.com
Jacob Parsons	Ground Crew Inc.	(773) 899-6248	jacob@groundcrewinc.com
Christine Swanson	A-1 Fowler, Inc.	(847) 931-1257	fowerservices@sbcglobal.net
Bill Baxa	K Com Demolition	(312) 888-1081	bbaxa@kcomenvironmental.com
Liz Aderton	Martam Construction	(847) 608-6820	liz@martam.com
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Dan Edmier	Grand Slam Construction	(630) 267-7435	dan.edmier@grandslamllc.com
Barb Hogan	Kendall Excavating	(630) 774-9914	manager@kendallexcavating.com
Joe Masterson	Bechstein Wrecking	(708) 532-3500	bechsteinwrecking@yahoo.com
Kim Bolanowski	Copenhaver Construction	(847) 428-6696	copenhaverkb@gmail.com
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