



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 6.b

Title:	Recommendation to Approve Agreement for Demolition, Abatement and Exterior Improvements for the Renovation to City Owned Building at 107-109 East Main Street (Former George’s Sport) to Schramm Construction
Presenter:	Peter Suhr

Meeting: Government Services Committee

Date: September 24, 2018

Proposed Cost: \$137,755

Budgeted Amount: \$900,000

Not Budgeted:

Executive Summary (if not budgeted please explain):

Earlier this month, the City Council approved an agreement for Design, Construction Documents and Construction Services for renovation to the George’s Building. As was noted in the associated project schedule, demolition and abatement work will be completed first in preparation for exterior and interior improvements later this Fall and Winter.

Schramm Construction has been hired by the City to help manage the design and construction project. Schramm received three competitive bids for the proposed work and are recommending the lowest proposal as per the attached letter dated 08/15/2018.

After demolition and abatement, the next phase of the project will include renovations to the exterior. In preparation for that work, we met with the Historic Commission to review the proposed improvements. The Historic Commission unanimously agreed with the proposed work as presented and issued a Certificate of Appropriateness (COA) on September 5, 2018. Please find attached the approved COA and associated improvements to the exterior façade. City staff would appreciate your feedback and approval of the proposed work before bidding that work.

For your information, please note the following project schedule and associated upcoming approvals:

- ~~Concept Design/ Architecture~~ ~~August 2018~~
- **Demolition/ Abatement Bid** **September 2018** Note: 09/24 GSC Meeting
- **Exterior Improvements Design** **September 2018** Note: 09/24 GSC Meeting
- Exterior Improvements Bid October 2018 Note: 10/22 GSC Meeting
- Interior Improvements Design October 2018 Note: 10/22 GSC Meeting
- Interior Improvements Bid November 2018 Note: 11/26 GSC Meeting
- Construction Complete June 2019

Attachments (please list):

*Schramm Construction Proposal *Certificate of Appropriateness *Exterior Improvements

Recommendation/Suggested Action (briefly explain):

Recommendation to Approve Agreement for Demolition, Abatement and Exterior Improvements for the Renovation to City Owned Building at 107-109 East Main Street (Former George’s Sport) to Schramm Construction.

Peter Suhr
City Of St Charles
2E. Main Street
St Charles, Illinois 60174

8/15/2018

Georges Sports
109 East Main Street
St Charles, Illinois 60174

Dear Peter,

Based on the TEM Environmental report dated August 24th & September 11th, 2017, our walk-through of the building and our discussions, Schramm Construction shall coordinate abatement and demolition per the following scope or work.

SCOPE OR WORK


- Complete all abatement and remediation work per TEM Environmental report
- Provide air sampling and work area clearance
- Cut & cap electrical, mechanical and plumbing, provide temp power and lighting
- Remove all remaining merchandise, shelving, furniture etc.
- Remove all flooring to subfloor
- Remove all non-load bearing partitions and lathe/plaster furring
- Remove storage mezzanine
- Remove all ceilings to joists on the first floor
- Remove all MEP piping, duct, equipment, fixtures & devices
- Remove exterior windows, doors & storefront
- Remove exterior wood paneling
- Remove front entry concrete step
- Remove exterior rear stairs & platform
- Remove greenery from rear of building
- Temp board up and safety railings as required

We exclude any permit and inspection fees
We exclude temp heat or winter conditions

Total cost \$137,755.00

We appreciate the opportunity. Please do not hesitate to contact me with questions we look forward to working with you on this project.

Sincerely


Dennis Tynan
Schramm Construction

Acceptance of proposal
Peter Suhr
City of St Charles

_____ Date _____

We received 3 competitive bids for abatement & demolition as follows;

Bid #1 Interior abatement & demo	\$68,700
Bid #1 Exterior demo	\$14,950
Bid #2 Interior abatement & demo	\$76,162
Bid #2 Exterior demo	\$25,000
Bid #3 Interior abatement & demo	\$142,000
Bid #3 Exterior demo	\$19,000

All 3 bidders visited the site and bid the same scopes

Total Bid Breakdown:

Interior abatement & demo	\$68,700
Exterior demo	\$14,950
Monitoring/Air Clearance	\$4,550
Board-up/safety railings/temp stairs	\$8,400
MEP disconnect/temp power/lighting	\$3,800
General Conditions/PM/Supervision	<u>\$6,650</u>
Subtotal	\$107,050
10% OH&P	\$10,705
Contingency	<u>\$20,000</u>
Total	\$137,755

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: 18 - 28804 Date Submitted: 8/30/18 COA # 18 - 35 Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 107-109 E. MAIN ST. (FORMER GEORGE'S SPORT)

Use of Property: Commercial, business name: _____ ↗

Residential Other: _____

Project Type:

Exterior Alteration/Repair

Windows

Doors

Siding - Type: WOOD

Masonry Repair

Other _____

Awnings/Signs

New Construction

Primary Structure

Additions

Deck/Porch

Garage/Outbuilding

Other _____

Demolition

Primary Structure

Garage/Outbuilding

Other _____

Relocation of Building

Description:

SEE ATTACHED EXECUTIVE SUMMARY

Applicant Information:

Name (print): CITY OF ST. CHARLES

Address: 2 E. MAIN ST.

Phone: 630.377.4916

Email: PSUHR@STCHARLESIL.GOV

Applicant is (check all that apply):

Property Owner

Business Tenant

Project contractor

Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE


I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: Peter Suhr Date: 08/30/2018
PETER SUHR, DIRECTOR OF PUBLIC WORKS

THIS PAGE IS TO BE FILLED OUT AT THE HISTORIC COMMISSION MEETING

HISTORIC COMMISSION APPROVAL:

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work in accordance with the attached plans and any approval conditions, if attached hereto.


Chairman Signature

SEP 5 2013
Date

- Approved:**
- As presented
 - Subject to conditions below
 - Complete project scope only (all elements must be included)

CONDITIONS OF APPROVAL

Project Specific Conditions:

1. _____
2. _____
3. _____

General Conditions:


1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project.
2. Design, materials and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
3. The COA approval is limited to the scope of work documented in the plans.
4. No visible or concealed structural elements or historic features may be modified or removed unless identified in the COA approval.
5. Any historic materials that are inadvertently lost or damaged during construction without COA approval must be replaced to the preconstruction condition at the expense of the owner.

What to do if you encounter unforeseen issues during construction, or if a change to the project is being considered:

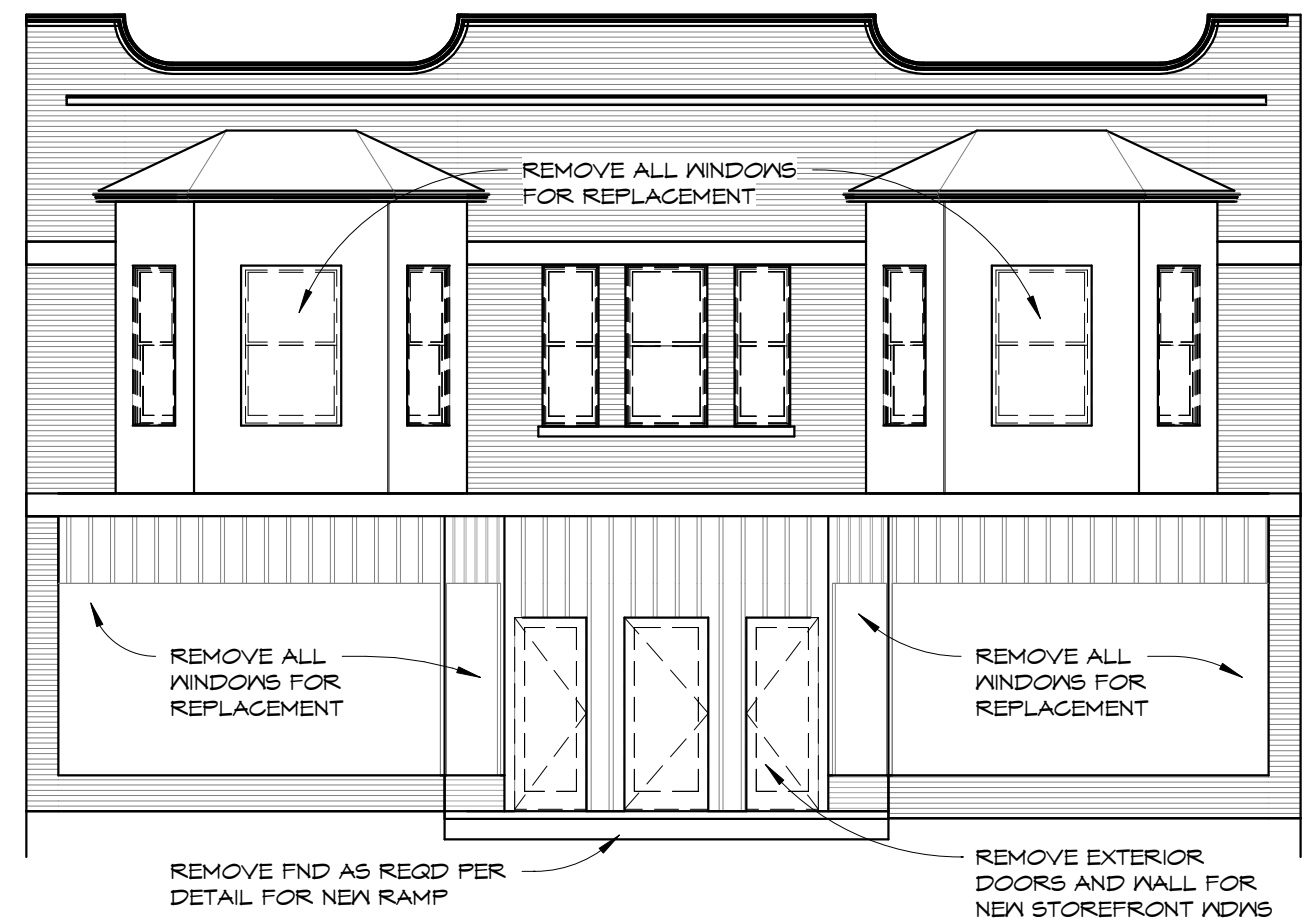
1. Stop work until a revised COA approval is received. Do not discard any materials- All materials must be stored on site until a new COA review is conducted.
2. Contact the City of St. Charles Community Development Division immediately- 630-377-4443. City staff can contact the Historic Preservation Commission Chairman to seek direction. If the issue is of an urgent nature, a special commission meeting can be scheduled at the discretion of the Chairman. The Historic Commission can meet with a minimum of 48 hour notice.
3. Removal of structural elements or historic features without a COA approval is only permitted where the City has determined there is an imminent safety risk. This determination must be made by the City's Building and Code Enforcement Division- 630-377-4406.
4. In the event that any structural elements or historic features must be, or have been removed or dismantled for safety reasons:
 - a. Any deterioration of structural elements or historic features shall be documented by physical or photographic evidence.
 - b. All materials shall be stored on site until a COA review is conducted – do not discard any materials.

APPLICANT/AUTHORIZED AGENT SIGNATURE

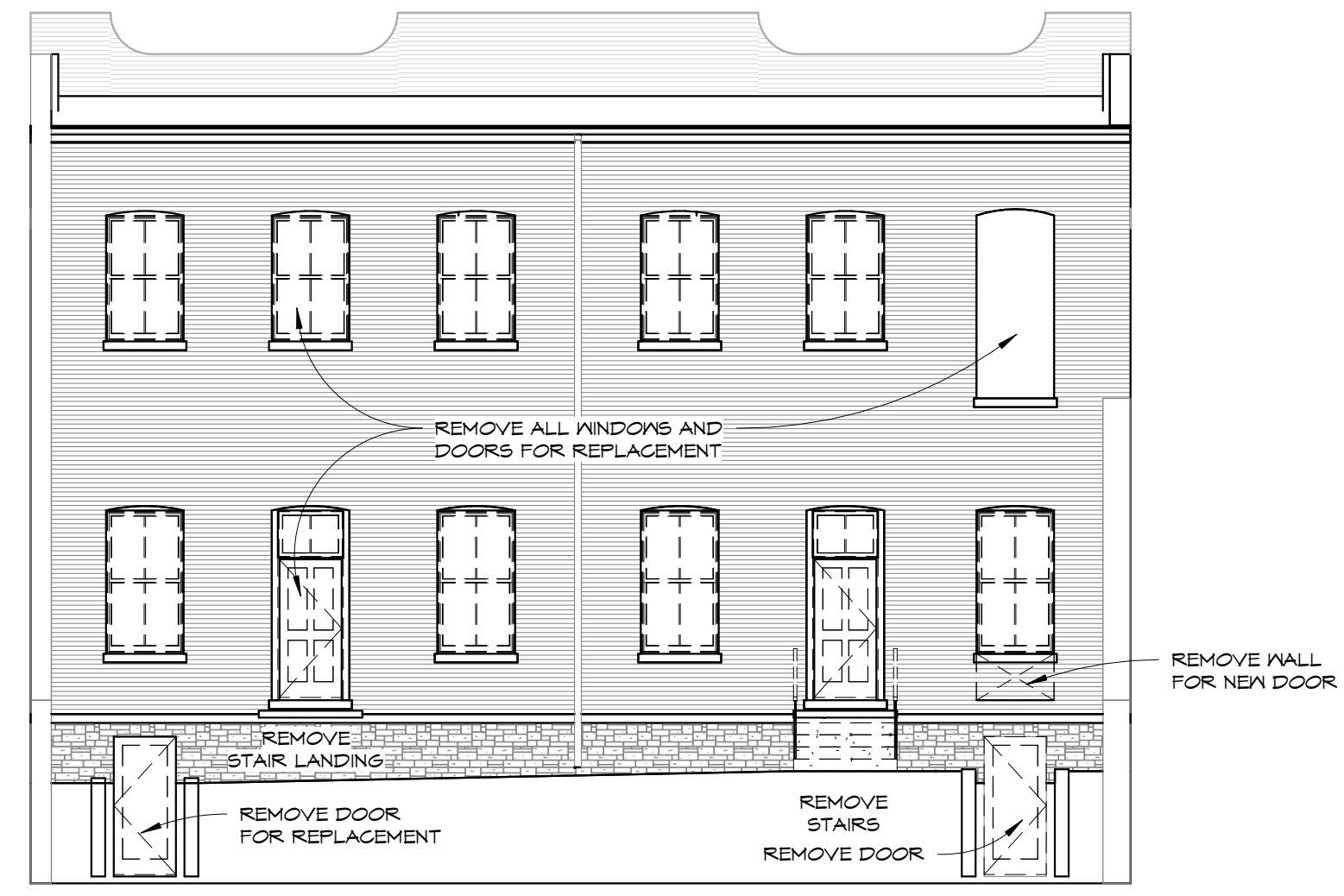
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General and Project Specific Conditions.

Signature:  Date: 9/5/13

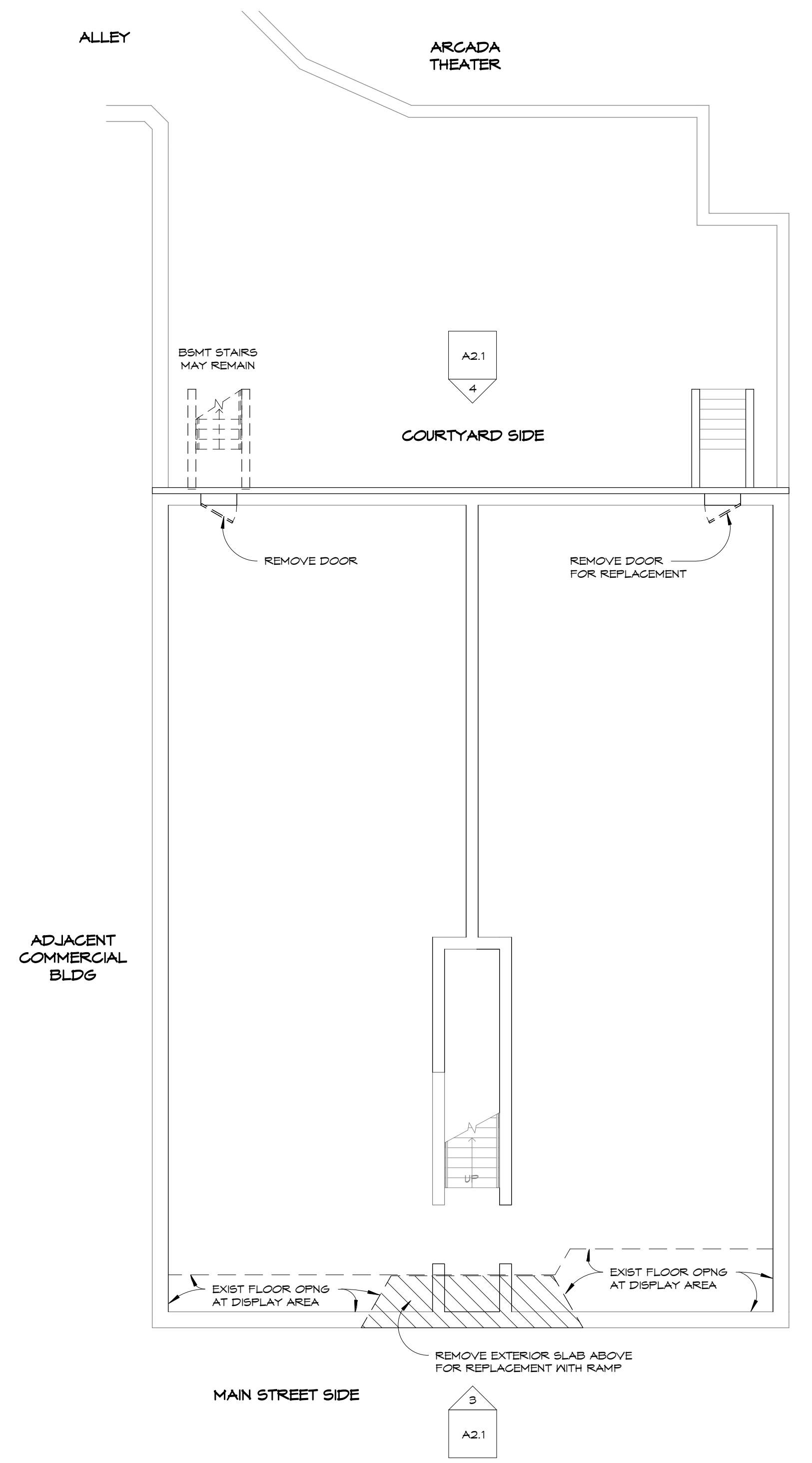
If you have any questions on the information listed above, contact the Community Development Division at 630-377-4443.



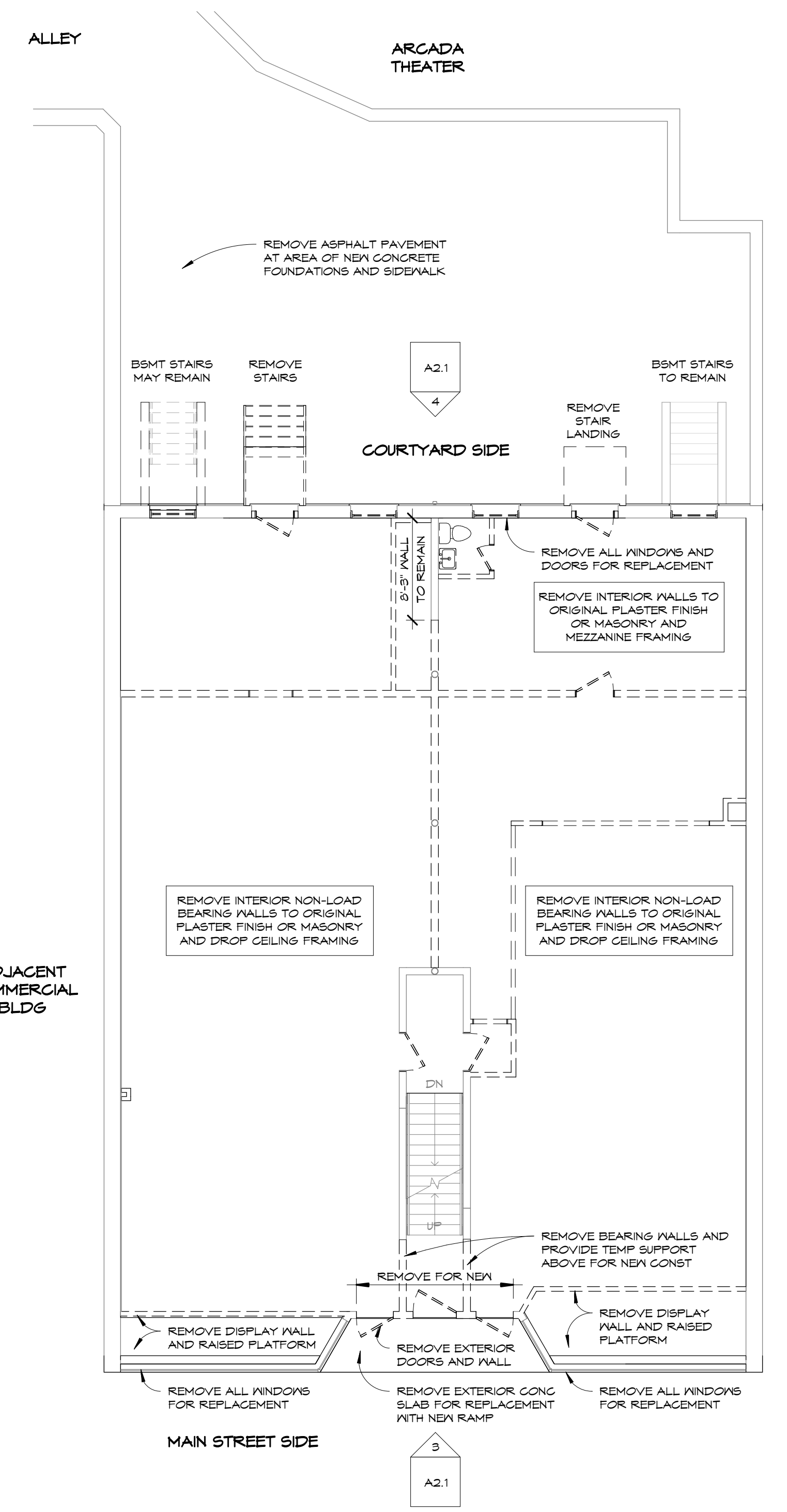
3 NORTH (MAIN STREET) ELEVATION DEMO
1/8" = 1'-0"



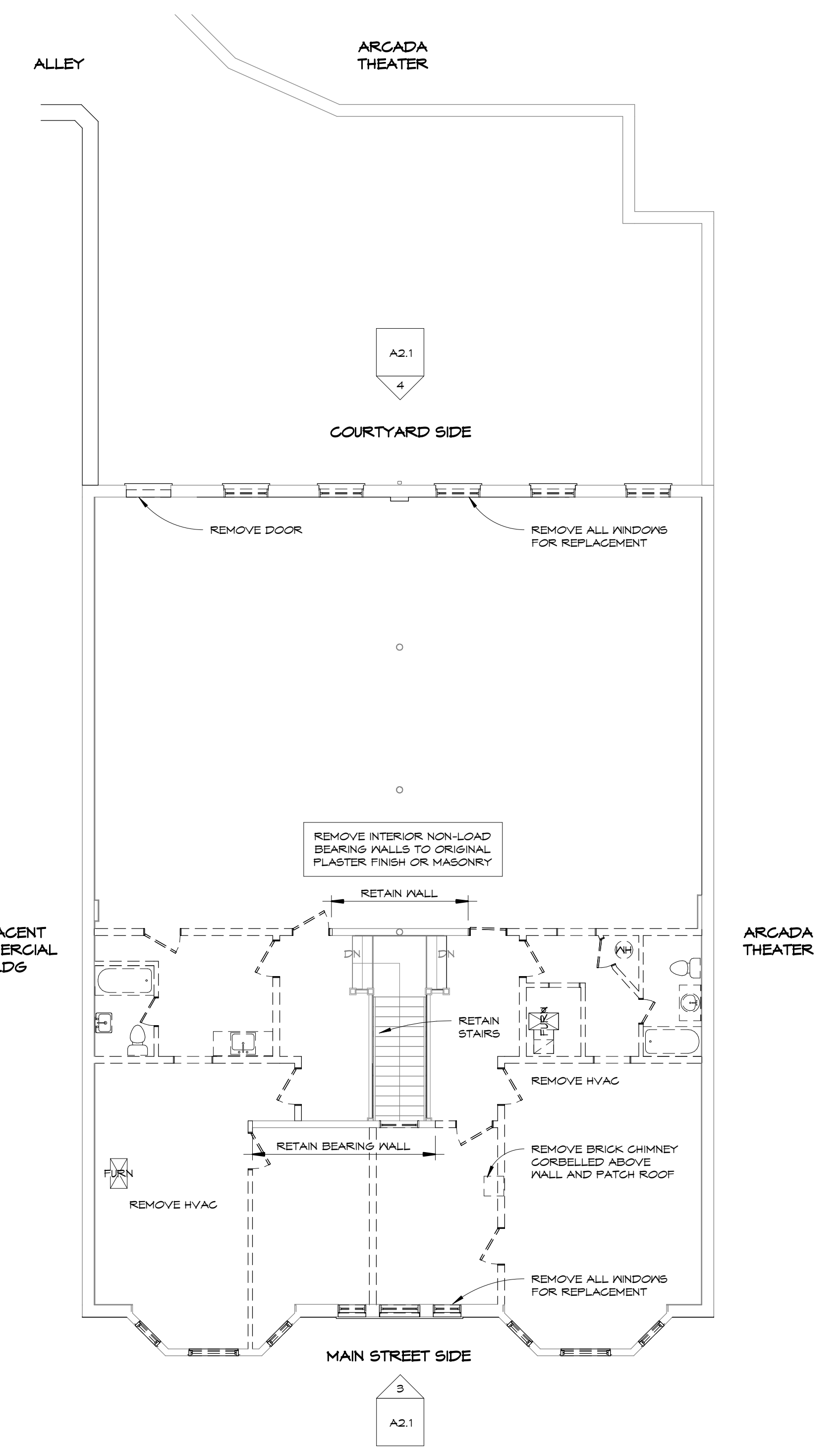
4 SOUTH ELEVATION DEMO
1/8" = 1'-0"



B BASEMENT DEMOLITION PLAN
1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

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PHASE 1 BUILDING ALTERATIONS AT
109 E. MAIN STREET ST. CHARLES, IL
OWNER - THE CITY OF ST. CHARLES, ILLINOIS
CONTRACTOR - SCHRAMM CONSTRUCTION CORP
3520 SWENSON AVE, ST. CHARLES ILLINOIS 60114
630-584-1200

ISSUED FOR CLIENT REVIEW

These plans were drawn by me or under my direct supervision, and to the best of my knowledge comply with all applicable building codes listed (seal must be affixed for permit)

signed _____
license expires 11/30/2018
drawings dated _____
Illinois Design Firm #184.006916

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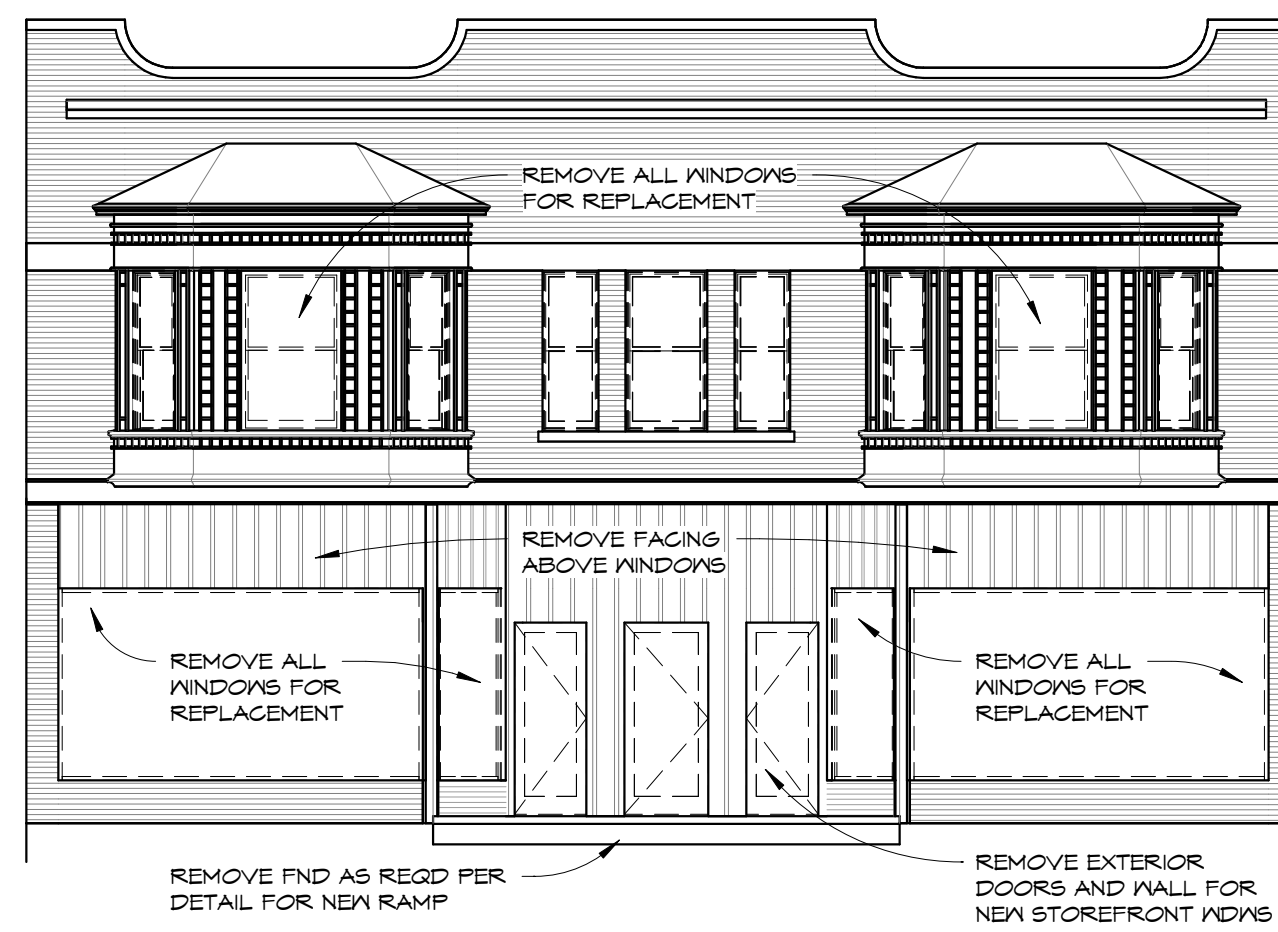
REVISION SCHEDULE		
ID	DATE	DESCRIPTION

ISSUE DATE 8/07/2018
DRAWN BY PRL
CHECKED BY PRL
PROJECT NUMBER 18011

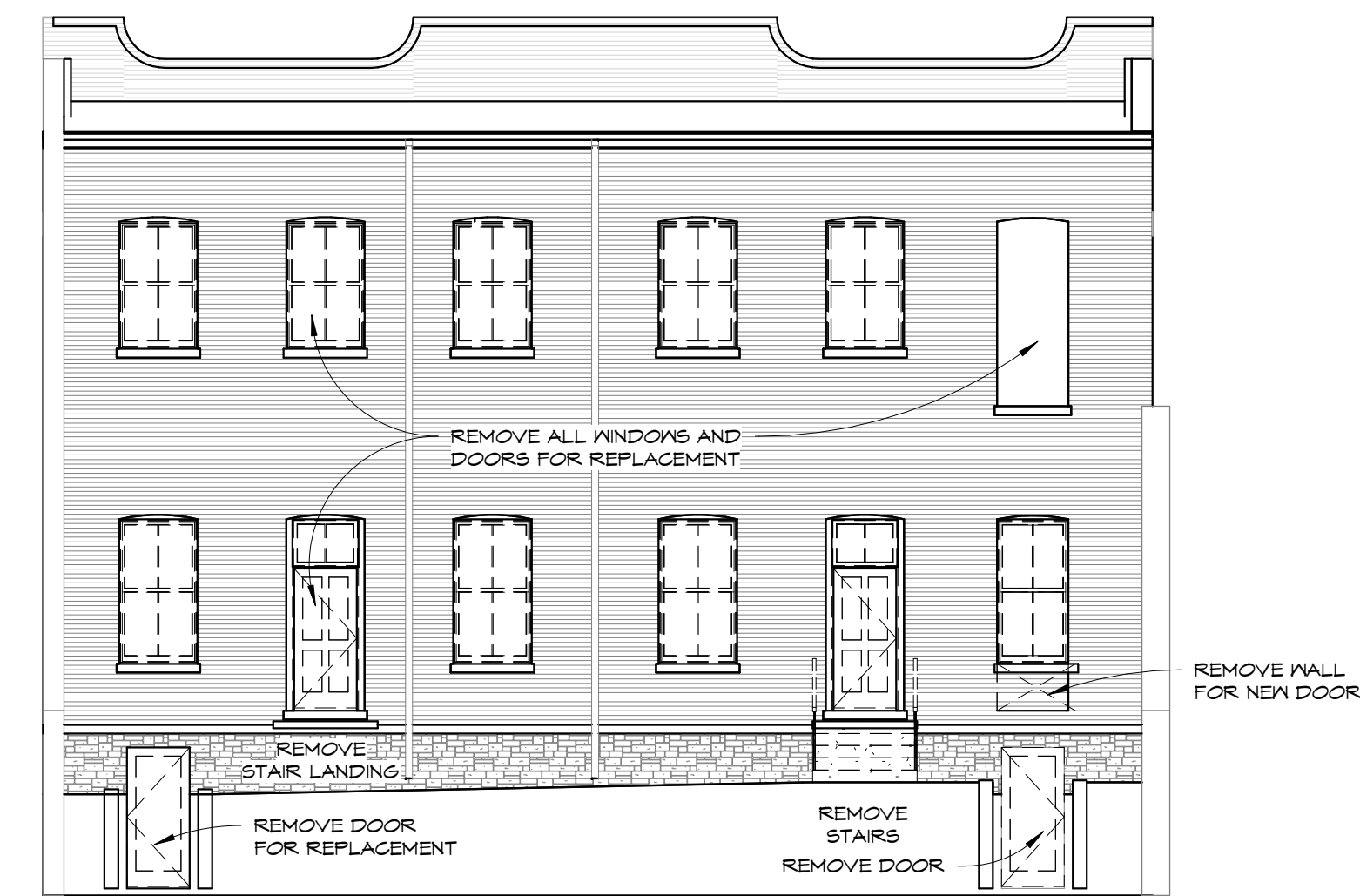
DEMOLITION PLANS
A2.1

C:\Users\Paul\Lankenau Architecture PC\Clients\Schramm Construction\Main Street St Charles\Revit Model\109 E Main Street St Charles.rvt

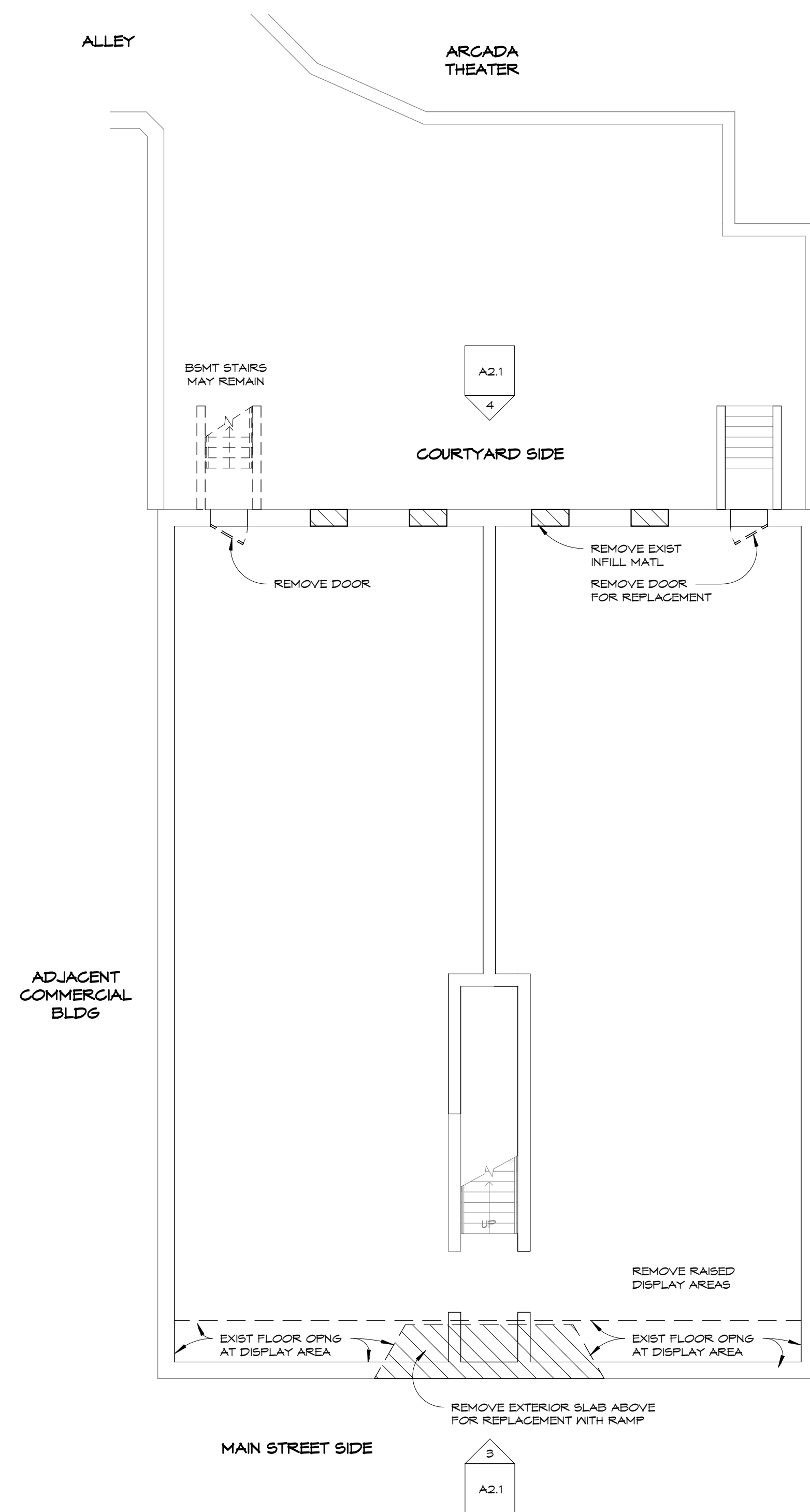
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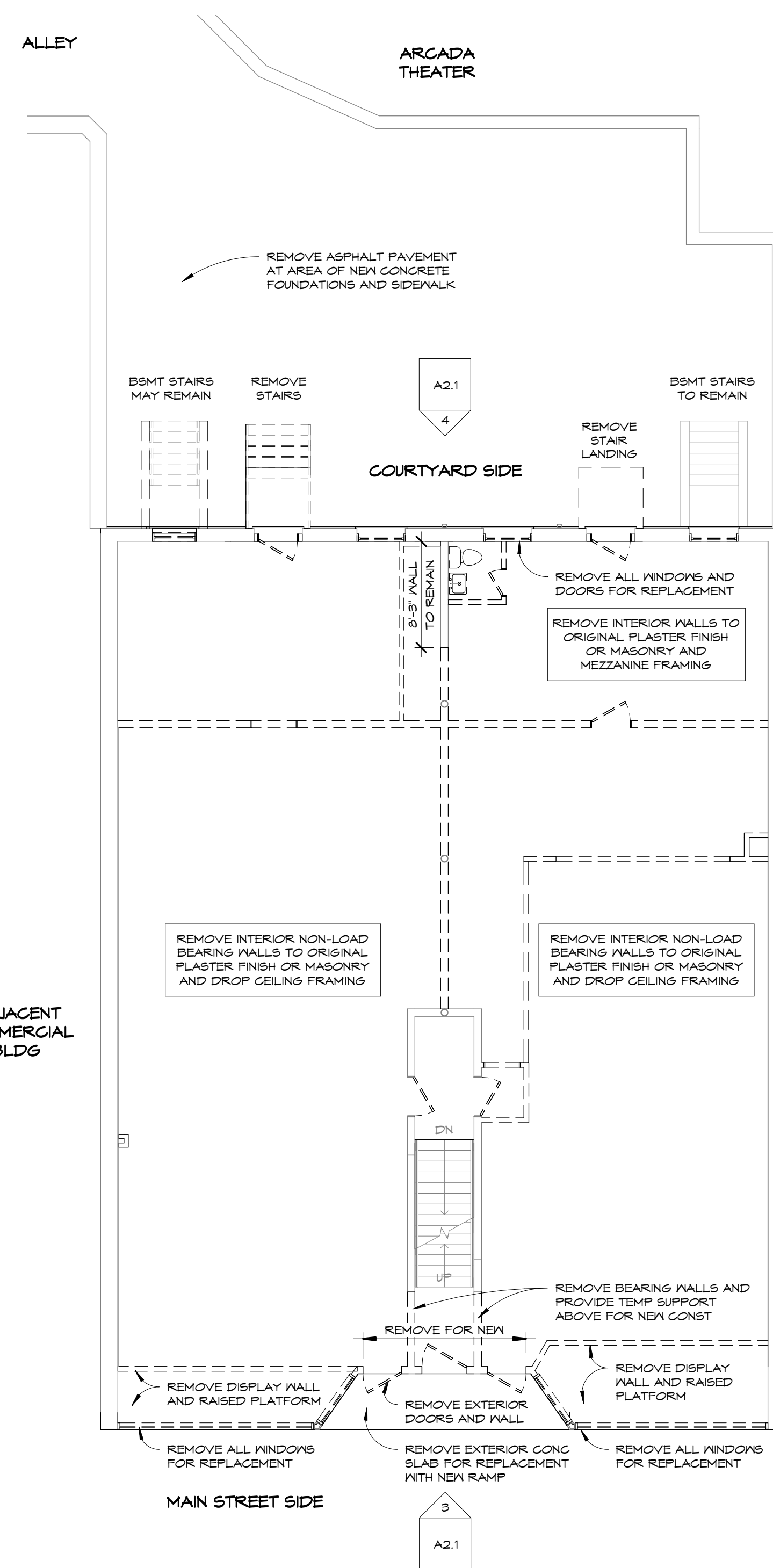
3 NORTH (MAIN ST) ELEVATION DEMO
1/8" = 1'-0"



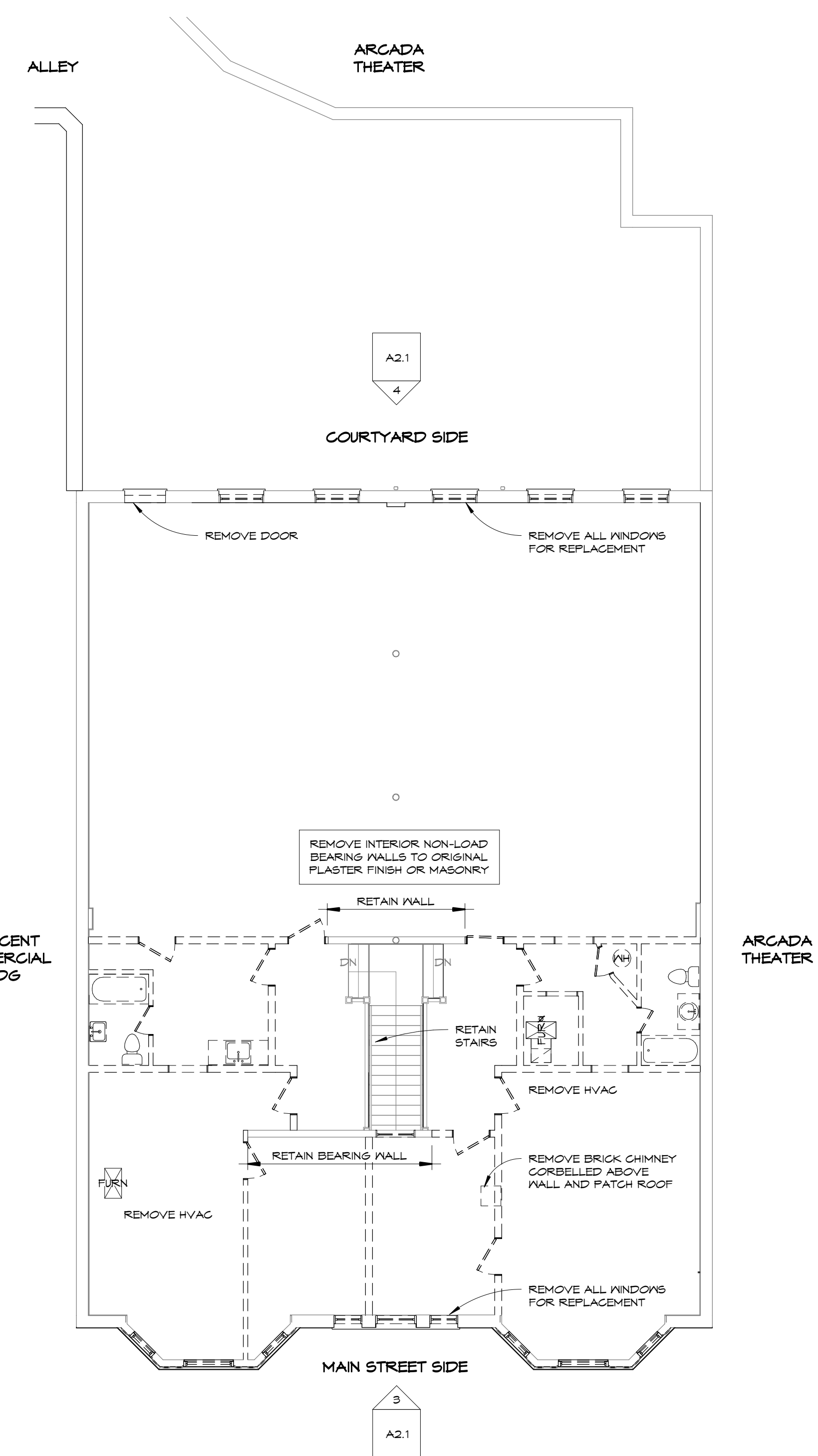
4 SOUTH ELEVATION DEMO
1/8" = 1'-0"



B BASEMENT DEMOLITION PLAN
1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

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630-584-1200

ISSUED FOR DESIGN REVIEW

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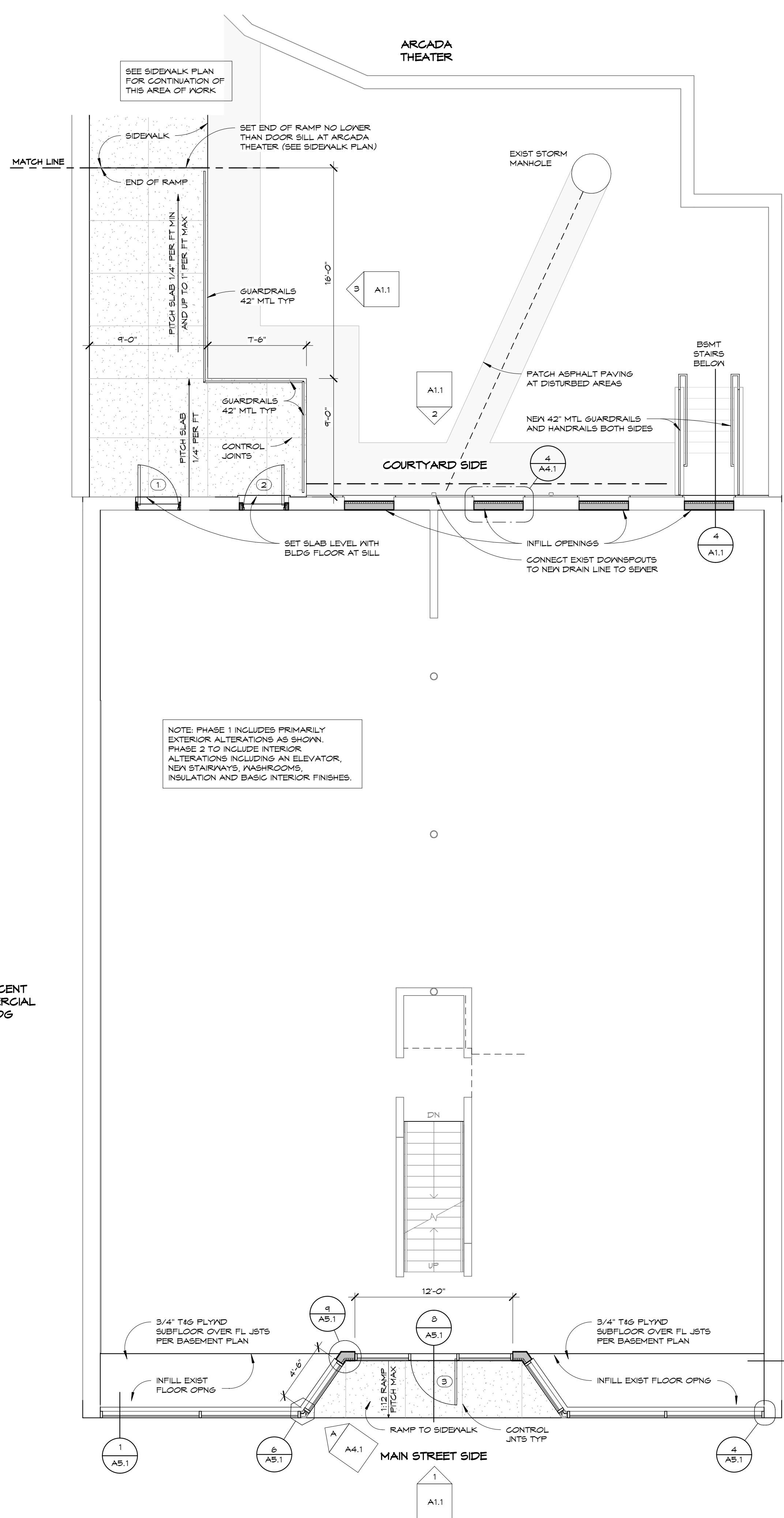
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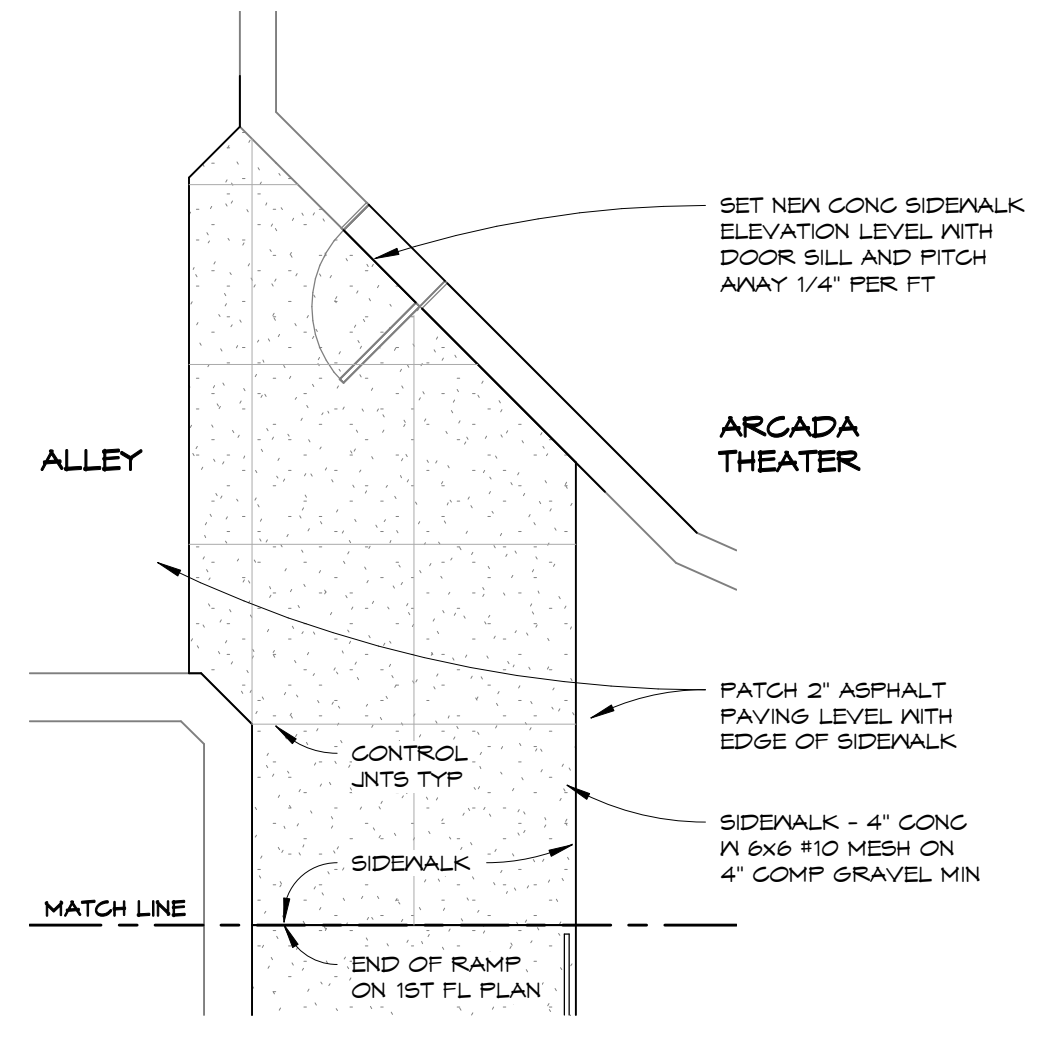
ISSUE DATE 8/29/2018
DRAWN BY PRL
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DEMOLITION PLANS
A2.1

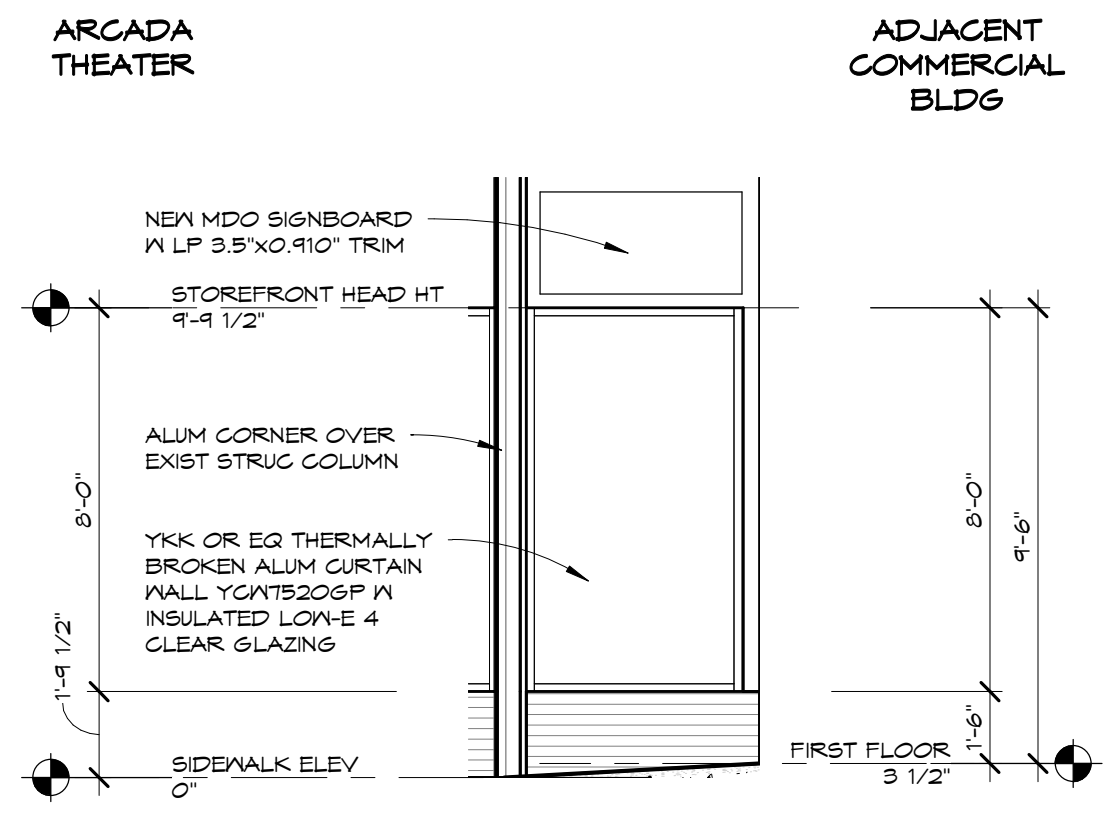
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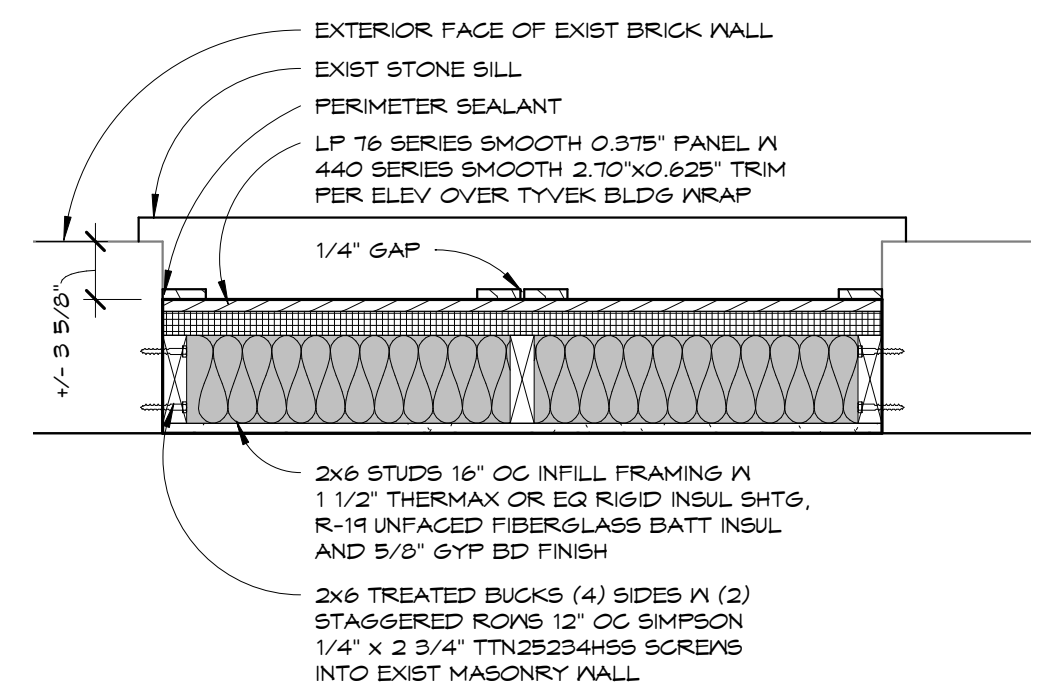
1 FIRST FLOOR PLAN
3/16" = 1'-0"



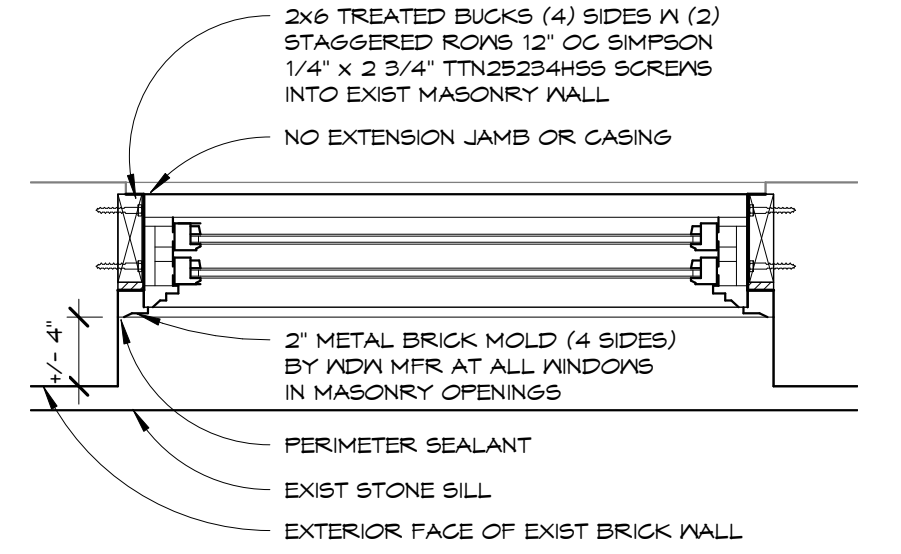
3 SIDEWALK PLAN
3/16" = 1'-0"



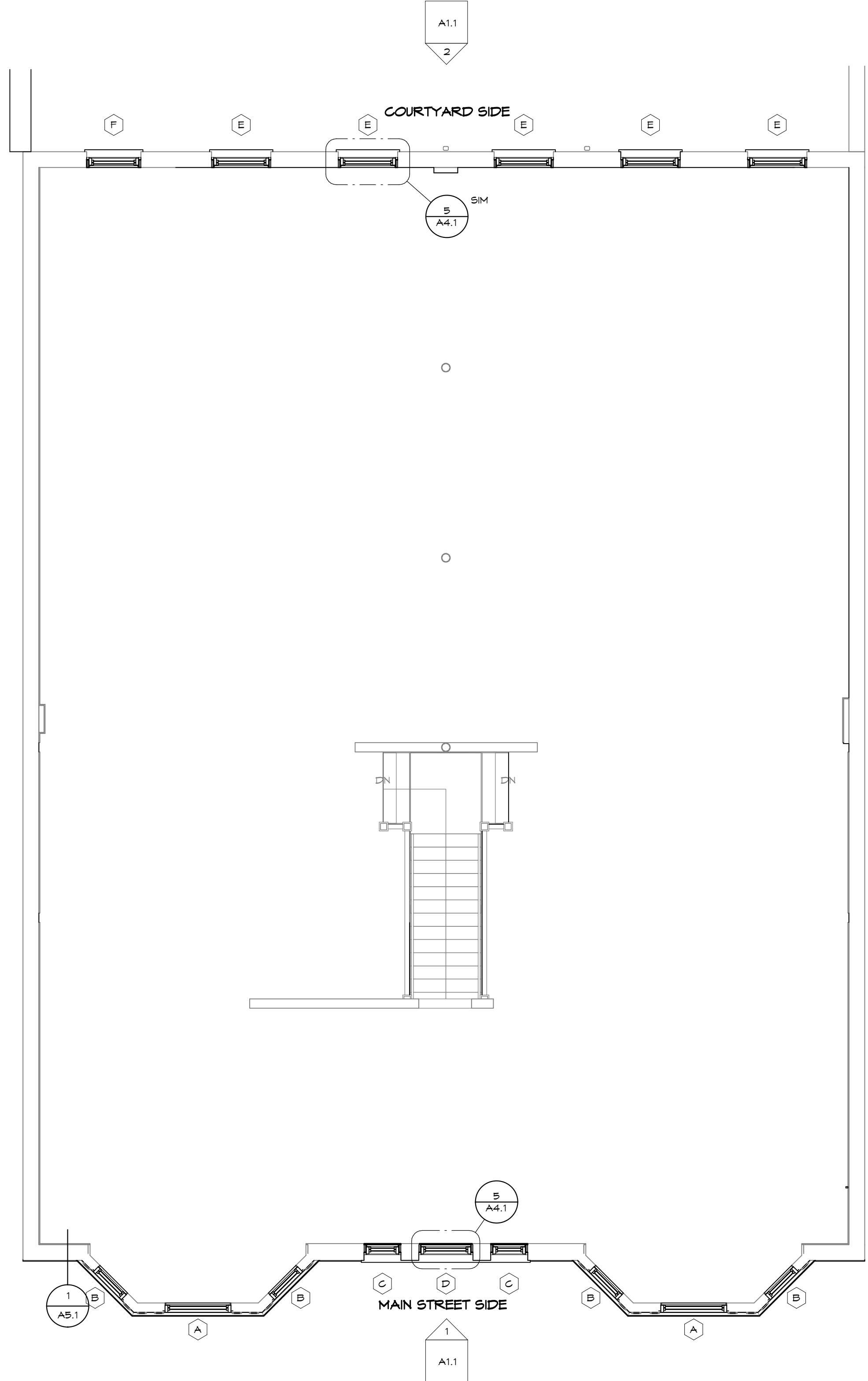
A RETURN WALL ELEV
1/4" = 1'-0"



4 OPNG INFILL DETAIL
1" = 1'-0"



5 WDW DETAIL PLAN
1" = 1'-0"



2 SECOND FLOOR PLAN
3/16" = 1'-0"

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signed _____
license expires 11/30/2018
drawings _____
dated _____
Illinois Design Firm #184.006916

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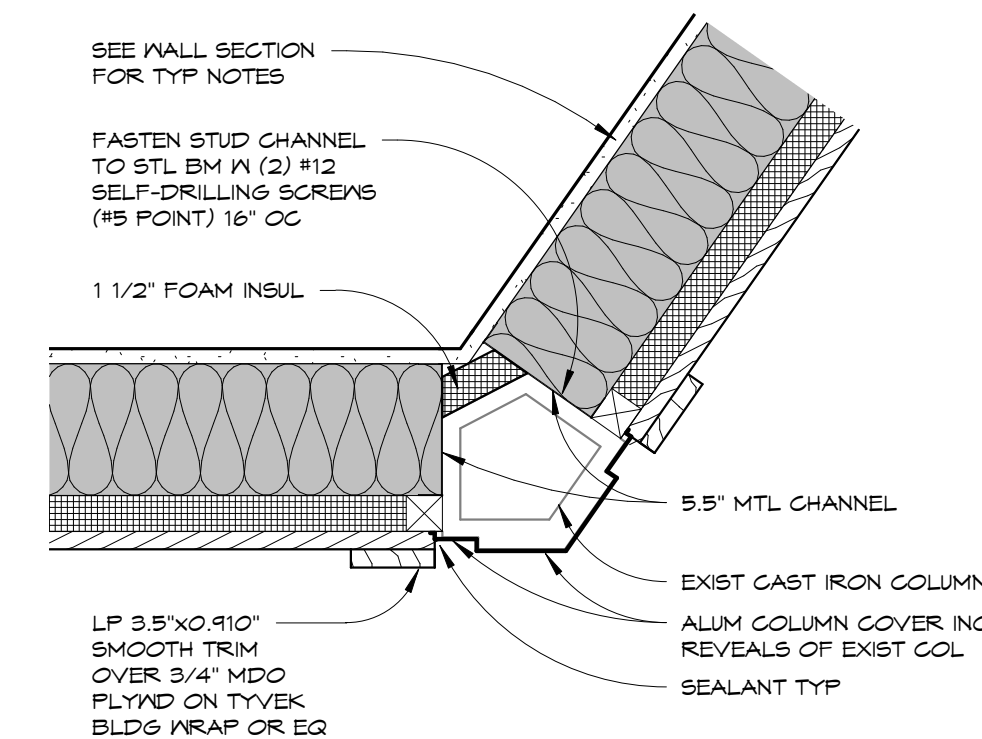
FIRST AND SECOND FLOOR PLANS
A4.1

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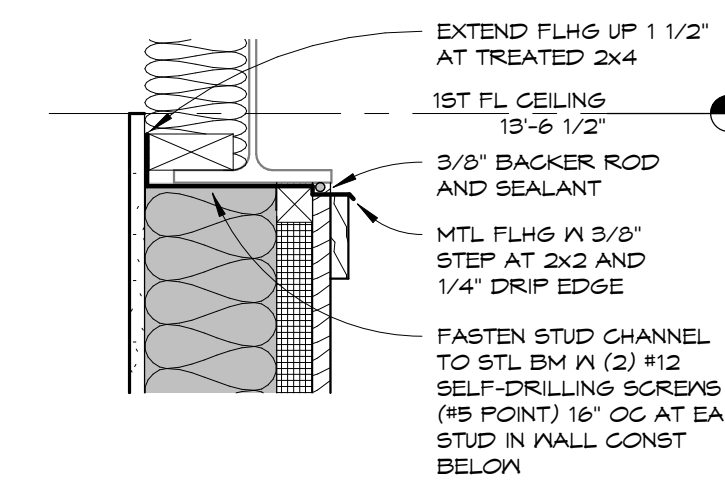
DOOR SCHEDULE								
NUMBER	DOOR SIZE	MODEL	MANUFACTURER	MODEL	FRAME	DOOR MATERIAL	SILL	COMMENTS
1	3'-0" X 7'-0"	HPO 3273	ANDERSEN	E-SERIES OUTSWING	ALUMINUM	ALUM GLAD HD	HANDICAP	CONG VERT ROD EXIT HDWR
2	3'-0" X 7'-0"	HPO 3273	ANDERSEN	E-SERIES OUTSWING	ALUMINUM	ALUM GLAD HD	HANDICAP	CONG VERT ROD EXIT HDWR
3	3'-6" X 7'-0"	SINGLE	TKK	20D NARROW STYLE	ALUMINUM	ALUMINUM	HANDICAP	OFFSET PIVOT, CONG VERT ROD EXIT HDWR
4	3'-0" X 6'-8"	HPO 32610	ANDERSEN	E-SERIES OUTSWING	ALUMINUM	ALUM GLAD HD	HANDICAP	LEVER HDWR, DEADBOLT W PUSH-PADDL

WINDOW SCHEDULE										
MARK	TYPE	MANUFACTURER	MODEL	SIZE		BRK MLD	2' OSE	GLAZING		COMMENTS
				WIDTH	HEIGHT			TYPE	TYPE	
A	ALUM GLAD HD	ANDERSEN	E-SERIES DH	4'-2"	6'-8"			LOW E4 INSUL	4" MAX LIMITED OPNG	BOTT SASH
B	ALUM GLAD HD	ANDERSEN	E-SERIES DH	2'-6"	6'-8"			LOW E4 INSUL	4" MAX LIMITED OPNG	BOTT SASH
C	ALUM GLAD HD	ANDERSEN	E-SERIES DH	2'-0" 3/4"	6'-5" 3/4"	Yes		LOW E4 INSUL	4" MAX LIMITED OPNG	BOTT SASH
D	ALUM GLAD HD	ANDERSEN	E-SERIES DH	3'-1" 3/4"	6'-5" 3/4"	Yes		LOW E4 INSUL	4" MAX LIMITED OPNG	BOTT SASH
E	ALUM GLAD HD	ANDERSEN	E-SERIES DH	3'-5" 3/4"	5'-9" 3/4"	Yes		LOW E4 INSUL	4" MAX LIMITED OPNG	BOTT SASH
F	ALUM GLAD HD	ANDERSEN	E-SERIES DH	3'-1" 3/4"	5'-9" 3/4"	Yes		LOW E4 INSUL	TEMP GLASS	
G	ALUM GLAD HD	ANDERSEN	E-SERIES FIXED	3'-2" 1/2"	1'-10"			LOW E4 INSUL	TEMP GLASS	

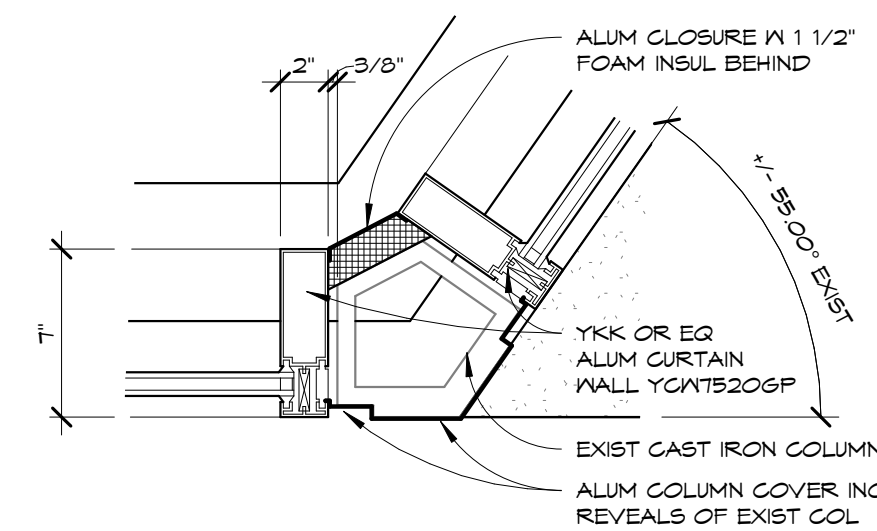
WINDOW SUPPLIER AND CONTRACTOR TO FIELD MEASURE AND VERIFY EACH WINDOW WITH EXISTING OPENINGS PRIOR TO ORDERING



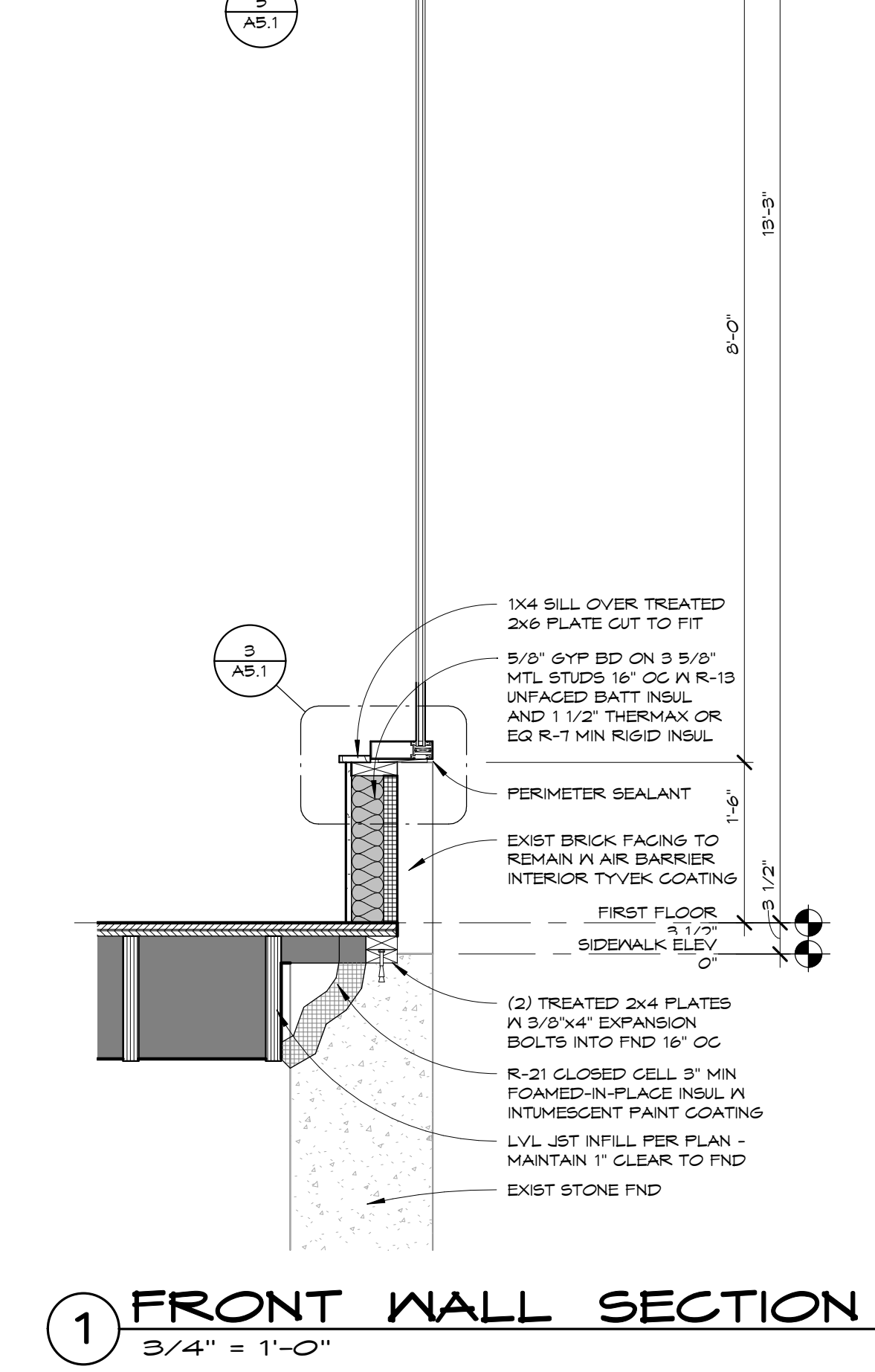
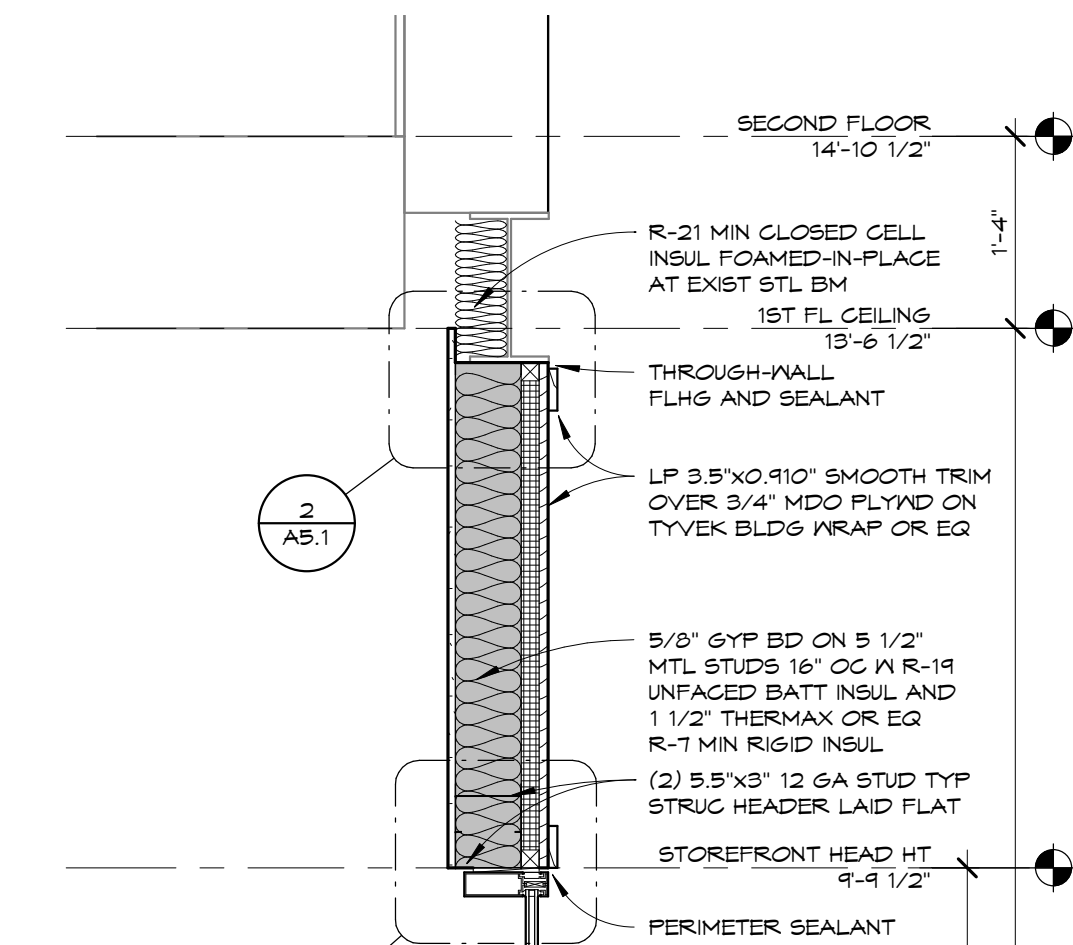
7 COLUMN AT SIGNBOARD
1 1/2" = 1'-0"



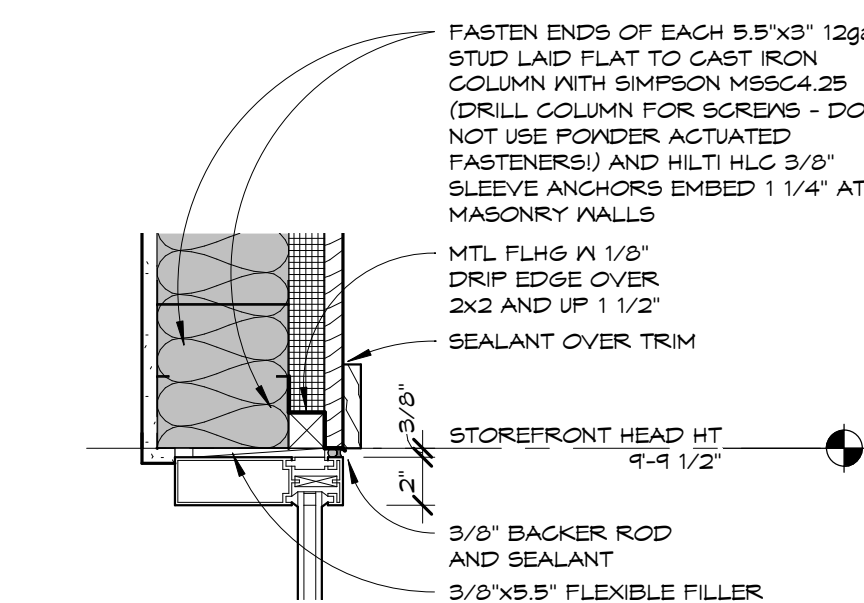
2 DETAIL AT BEAM
1 1/2" = 1'-0"



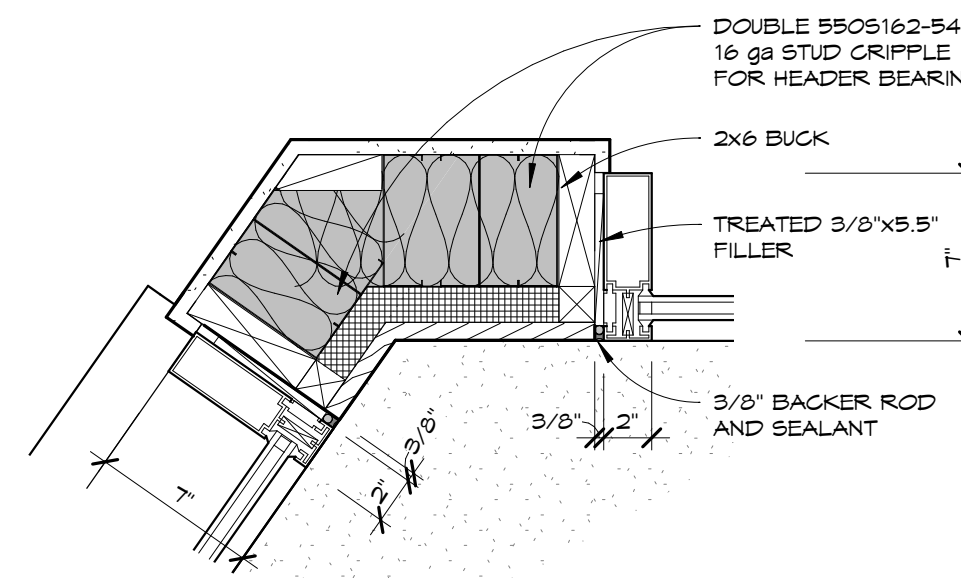
6 COLUMN DETAIL
1 1/2" = 1'-0"



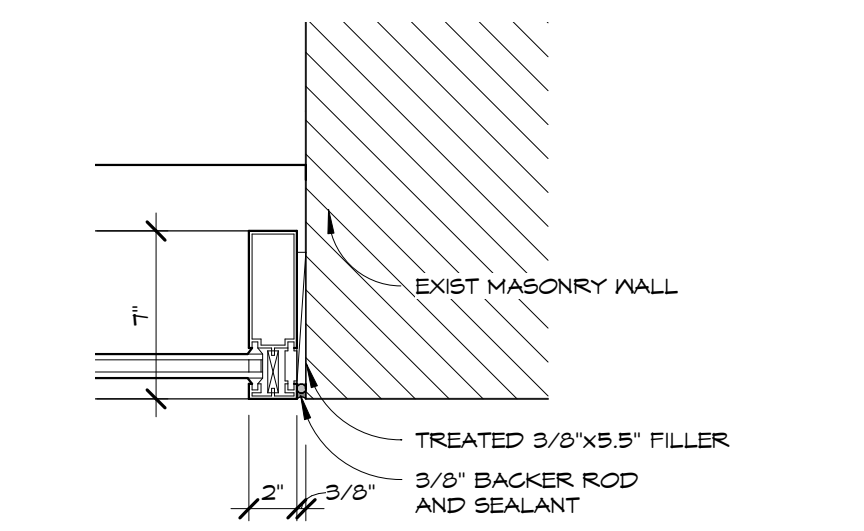
1 FRONT WALL SECTION
3/4" = 1'-0"



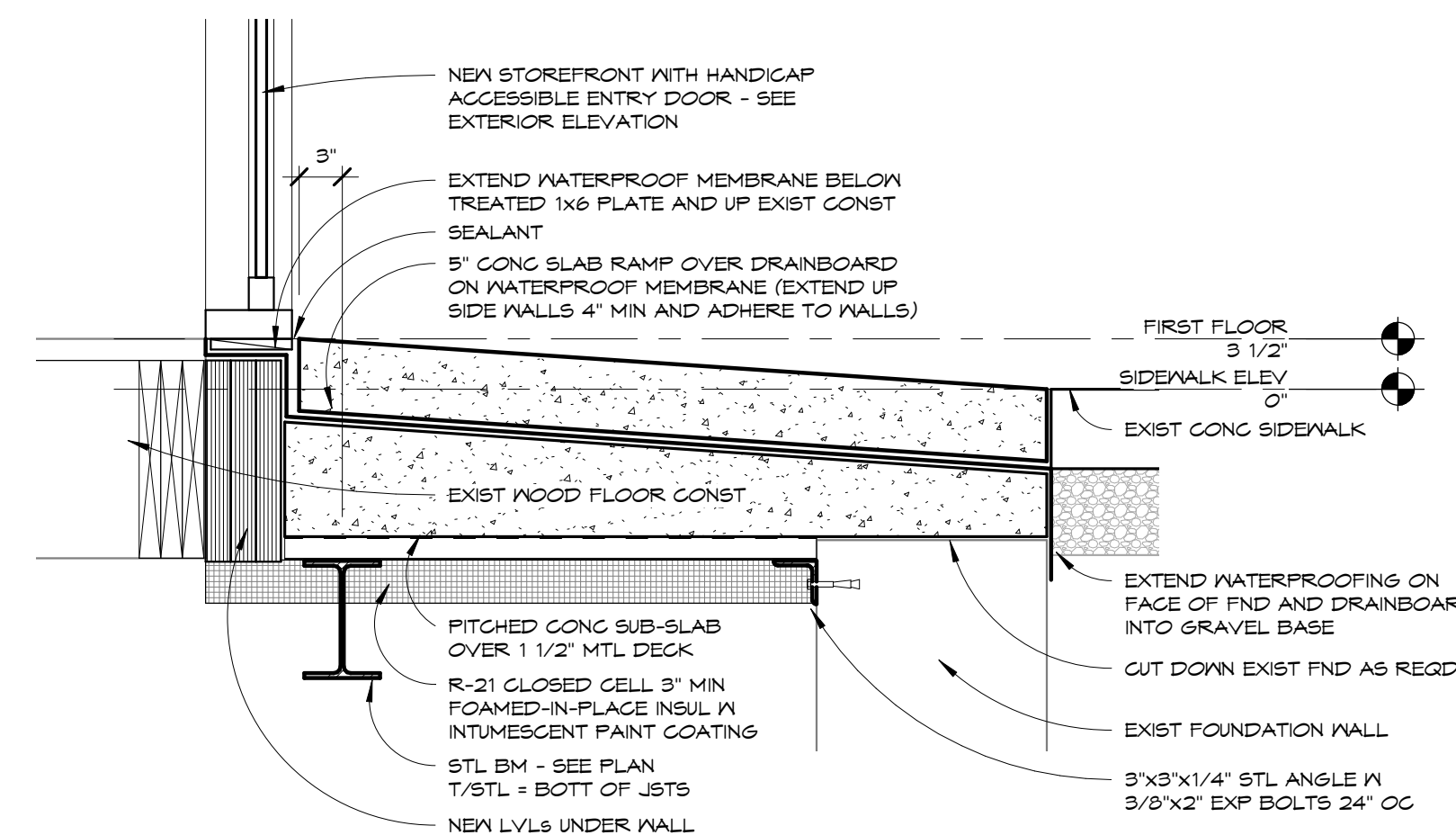
5 HEAD DETAIL
1 1/2" = 1'-0"



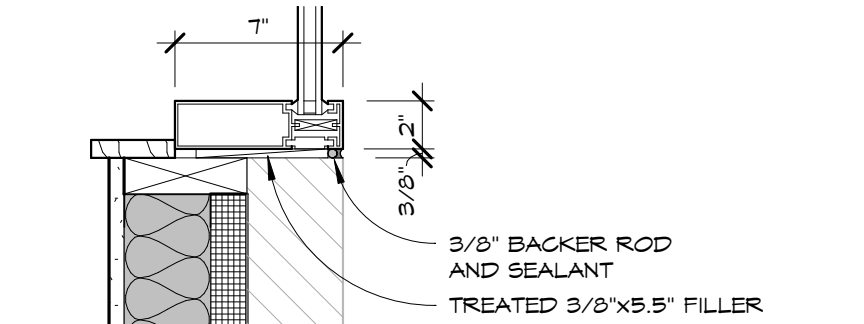
9 CORNER DETAIL
1 1/2" = 1'-0"



4 JAMB DETAIL
1 1/2" = 1'-0"



8 FRONT RAMP SECTION
1" = 1'-0"



3 SILL DETAIL
1 1/2" = 1'-0"

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SECTIONS AND DETAILS
A5.1