

**AGENDA
CITY OF ST. CHARLES
GOVERNMENT OPERATIONS COMMITTEE
ALD. TODD BANCROFT, CHAIR**

**MONDAY, DECEMBER 4, 2017
IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET**

- 1. Call to Order**
- 2. Roll Call**
- 3. Omnibus Vote**
- 4. City Administrator**
 - a. Recommendation to award contract to Schramm Construction Corporation for partial building demolition (George's) and waive the public bid process.
- 5. Executive Session**
 - Personnel – 5 ILCS 120/2(c)(1)
 - Pending Litigation – 5 ILCS 120/2(c)(11)
 - Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
 - Property Acquisition – 5 ILCS 120/2(c)(5)
 - Collective Bargaining – 5 ILCS 120/2(c)(2)
 - Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)
- 6. Additional Items from Mayor, Council, Staff, or Citizens.**
- 7. Adjournment**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4a

Title:

Recommendation to Award Contract to Schramm Construction Corporation for Partial Building Demolition (George's) and waive the public bid process.

Presenter:

Mark Koenen

Meeting: Government Operations Committee

Date: December 4, 2017

Proposed Cost: \$31,693

Budgeted Amount: \$40,000

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

Schramm Construction Corporation was retained to assist the City with receiving quotations for George's building clean-up/demolition (basement and 2 levels). Initial costs varied from approximately \$39,000 to \$55,000. Our scope of work was then refocused to what was necessary to understand the level of maintenance required to weather tighten the roof. Accordingly, Schramm provided a cost for clean-up/demolition including ceiling removal for only level 2. The "non-prevailing wage" cost for this completed work was \$17,640. The final cost for this work was \$31,693 based on using "prevailing wage" requirements. The City, for a Public Works project, is required to pay at the prevailing wage standard for clean-up/demolition.

Finally, the City advance this work based on our comfort with the proposal and our check for reasonableness based on other quotes received for the larger scope of work initially contemplated.

Attachments *(please list):*

- Demolition quotations
- Proposal for 2nd level demolition

Recommendation/Suggested Action *(briefly explain):*

Recommendation to award the bid for contract to Schramm Construction Corporation for Partial Building Demolition (George's) and waive the public bid process.

Project: 109 E. Main St. (Formerly Georges Sports)
Owner: City of St. Charles
2 E. Main St.
St Charles, IL 60174

Demolition & Roofing Pricing

| | Demolition | Remove Vines | Roofing |
|-------|------------|-------------------------|---------------------|
| Bid#1 | \$39,200 | \$1,300 | \$38,600 |
| Bid#2 | \$51,690 | \$4,000 | \$39,900 |
| Bid#3 | \$54,875 | \$1,450 | \$45,950 |

SCHRAMM CONSTRUCTION CORPORATION
3520 Swenson Avenue
St. Charles, Illinois 60174
TEL: (630) 584-1200 FAX: (630) 584-1550

PROPOSAL

Schramm Construction Corporation ("Contractor") hereby proposes to perform the scope of work described below in accordance with the following terms and conditions:

Customer: City of St Charles

Project: Georges Sports 109 East Main Street , St Charles

Date of Commencement of Work: September 2017 **Date of Substantial Completion:** October 2017

Price: \$17,640.00 **Proposal Number:** N/A

Scope of Work:

Second floor demolition at 109 east Main Street in St Charles, Illinois

Provide supervision, scaffold, equipment required to perform the following:

Remove the entire plaster ceiling beneath the roof including the lath. The ceiling and roof framing will be left intact and is not included in the cost to remove. Remove all of the interior non load bearing walls south of the wall demising the apartments from the rear portion of the building see attached sketch. Remove the wall framing and plaster on the south wall and the west wall south of the demising wall. (See the attached sketch for clarity.) Remove all flooring leaving the existing hardwood floor intact. Remove all materials from the site and legally dispose of the materials the second floor and stairwell will be left in a broom clean condition as it is now. The demo contractor will protect the wood flooring, stair railings, stair, and wood trim in the apartment area we understand the owner may want to salvage /restore the trim in the front area. We are not removing any of the plumbing fixtures or cabinets in the apartments. The plaster wall on the entire east wall will be left intact as is. The demolition contractor will do the best to not damage the hardwood flooring but cannot be responsible for damage such as dents, scratches.

Excluded from Work:

No permit or inspection fees/ no asbestos or lead paint abatement.

Payment Terms:

30 days

ACCEPTANCE OF PROPOSAL

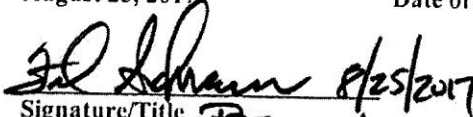
The prices, specifications and conditions provided on this proposal (the "Proposal"), and the terms and conditions appearing on the reverse side hereof, are satisfactory and are hereby accepted by Customer. Contractor is authorized to perform the scope of work described herein as specified, subject to the instructions appearing on the face of this Proposal and the terms and conditions appearing on the reverse side hereof. Payment by Customer to Contractor shall be made as outlined above, subject to the instructions appearing on the face of this Proposal and the terms and conditions appearing on the reverse side hereof.

CONTRACTOR:

CUSTOMER:

Date of Proposal: August 25, 2017

Date of Acceptance: _____

By: 
Signature/Title PRESIDENT

By: _____
Signature/Title

Printed Name: Fred Schramm

Printed Name: _____

Note: This Proposal may be withdrawn by Schramm Construction Corporation if not accepted by Customer within ten (10) days. (Must be signed by an officer or partner)