



ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

|            |  |
|------------|--|
| Title:     | Recommendation to Approve Construction Service Agreement for the Demolition of the Former VFW Building (119 N. Third Street) |
| Presenter: | James Bernahl  |

*Please check appropriate box:*

|                        |                                     |                              |
|------------------------|-------------------------------------|------------------------------|
| Government Operations  | <input checked="" type="checkbox"/> | Government Services 06.24.13 |
| Planning & Development | <input type="checkbox"/>            | City Council                 |
| Public Hearing         | <input type="checkbox"/>            |                              |

|                 |             |           |                              |                                       |                             |  |
|-----------------|-------------|-----------|------------------------------|---------------------------------------|-----------------------------|--|
| Estimated Cost: | \$74,750.00 | Budgeted: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> X | <input type="checkbox"/> NO |  |
|-----------------|-------------|-----------|------------------------------|---------------------------------------|-----------------------------|--|

If NO, please explain how item will be funded:

**Executive Summary:**

On June 19, 2013 the City completed the closing documentation and took ownership of the former VFW Building (Memorial Post No. 5036) located at 119 N. Third Street. It is the City's intentions to use this location for the expansion of public parking to better serve the surrounding businesses. As such staff has designed the renovation and expansion of the existing parking lot located to the south of this building. Included with this agenda item is a copy of the proposed parking lot reconfiguration. It is staff's intention to begin construction of the new parking lot on July 15, 2013 with a completion date of October 1, 2013.

As part of the preparation work for the new parking lot it will be necessary to demolish the existing structure. The City's environmental consultant Huff and Huff performed an environmental assessment of this structure and those results were shared with various demolition firms. Staff sought proposals from these firms for the demolition activities and stabilization of the site.

**Attachments:** *(please list)*

Copy of concept parking lot plan.  
Proposal results to be presented at meeting.

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve Construction Service Agreement with American Demolition Corp. for for the demolition of the former VFW building. (719 N. Third Street)

|                             |                                |
|-----------------------------|--------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number: 4.b</i> |
|-----------------------------|--------------------------------|

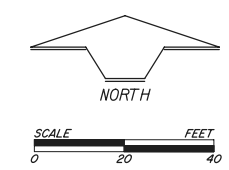


**SITE DATA**

EXISTING ZONING = CBD-2  
 AREA OF SITE = 35,767 S.F. (0.82 AC.)  
 AREA OF GREEN SPACE = 6,600 S.F.  
 PARKING STALLS = 78  
 HANDICAP STALLS = 4  
 SETBACK ALONG STATE STREET = 5.0'  
 SETBACK ALONG 3RD STREET = 5.0'  
 SETBACK ALONG CEDAR STREET = 6.4'  
 SETBACK ALONG WEST LINE = 8.8'

**PLANTINGS**

- [A] BUSH HONEYSUCKLE - SPACE 3'-5' O.C.
- [B] WILD HYDRANGEA - SPACE 5'-8' O.C.
- [C] RED-OSIER DOGWOOD - SPACE 7'-10' O.C.

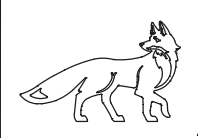


NOTE:  
 PROPERTY DIMENSIONS ARE PER A PLAT OF SURVEY  
 PREPARED BY DALE FLOYD LAND SURVEYING L.L.C.  
 DATED APRIL 30, 2013

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
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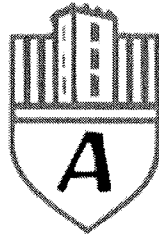
|                                    |      |           |                |
|------------------------------------|------|-----------|----------------|
| PREPARED UNDER THE SUPERVISION OF: |      |           |                |
| P.E. NO.                           |      | EXP. DATE |                |
| DRAWN                              | B.H. | CHECKED   | SCALE 1" = 20' |



**CITY OF ST. CHARLES**  
**ENGINEERING DEPARTMENT**  
 200 DEVEREAUX WAY, ST. CHARLES, ILLINOIS 60174 (630) 377-4486

**VFW SITE**  
**PARKING LOT**  
**LANDSCAPE PLAN**

|              |                    |
|--------------|--------------------|
| PROJECT NO.  |                    |
| DATE:        | JUNE 6, 2013       |
| SCALE:       | 1" = 20'           |
| FILE:        | Landscape Plan.dgn |
| <b>SHEET</b> | <b>X of X</b>      |



**"Breaking Into the Future"**

**American Demolition Corporation**

305 Ramona Ave      Elgin, IL 60120  
P: (847) 608-0010      F: (847) 608-0060

June 19, 2013

City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Attn: Jim Bernahl

PH: (630) 443-3709

FX: (630) 584-6520

Re: Former VFW Hall - Building Demolition  
119 N. Third St.  
St. Charles, IL

American Demolition Corporation proposes to furnish labor, material and legal disposal for the demolition/ removal of the 1-story VFW Hall at the above referenced site. Work will be performed per the following scope of work.

**Demolition Scope of Work**

- Demolition includes removal of 1-story building including building superstructure, basement, slab on grade, footings and foundations with associated building.
- Demolition includes removal of sidewalks and driveways abutted to the building to ROW within parcel. (Parking lot to the south will remain)
- All demolition voids will backfilled to approximately level with surrounding grade prior to demobilization. (No topsoil or seeding is included)
- All utility disconnections are to be completed by others prior to demolition start.
- Site restoration must be completed by others after demolition per city requirements.
  - Silt fencing will remain in place at completion.
- Clean up and dust suppression for demolition work is included. ADC assumes the ability to utilize a City fire hydrant connection.(no utilization of a water truck is included)
- Demolition debris will be hauled and legally disposed of off site.
- All required licenses to be obtained by American Demolition for our work.
- Site perimeter fencing and silt fence will be installed around the project site for the duration of demolition.
- All salvage to become the property of American Demolition after structures are released for demolition.
- Proposal predicated on all building MEP's being intact (i.e. electrical equipment) when building is turned over for demolition.
- ACM removal will be completed per survey provided. All pricing is based on quantities and testing within survey.
- IEPA requires an asbestos survey by a licensed inspector. (By others)
- This project is subject to an IEPA 10 working day wait.
  - Notifications and fees are included

**American Demolition Corporation**  
119 N. Third St. St. Charles, IL  
June 19, 2013  
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**Items Not Included in Our Scope of Work**

- SWPP plan and enforcement by others
- Municipal Demolition Permit
- ROW Site work Removals
- Importation/placement of topsoil/seed
- Environmental Surveys
- Removal of asbestos and/or other hazardous materials outside of survey
- Removal of UST's and/or contaminated soils

**The above work will be accomplished for:**

|                              |                            |
|------------------------------|----------------------------|
| • <b>ACM Removal</b>         | <b>\$ 16,150.00</b>        |
| • <b>Building Demolition</b> | <b>\$ 57,400.00</b>        |
| • <b>P&amp;P Bond</b>        | <b>\$ 1,200.00</b>         |
|                              | <hr/>                      |
|                              | <b>Total: \$ 74,750.00</b> |

Respectfully Submitted,  
**American Demolition Corporation**

*Jeremy Thorud*

Jeremy Thorud  
Project Manager