

BID SPECIFICATIONS FOR THE DEMOLITION
OF
131 SOUTH SYCAMORE STREET
GENOA, ILLINOIS 60135

Bid Submittal Deadline on August 15th at 10 AM CST
Hard Copy Only

Bid Opening on August 15th at 10 AM
Council Chambers
333 East 1st Street
Genoa, IL 60135

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SPECIFICATIONS

1.0 Scope.

Bid Option 1: The City of Genoa requests bids from qualified companies to provide all labor, materials, equipment, supplies and removal necessary for the demolition of the building located at 131 South Sycamore Street, Genoa IL 60135, including the removal of asbestos, scrub trees and bushes around the house necessary to perform the work within the property lines and restoration of the property.

1.1 Bid Option 2: Removal of asbestos only from property specified

1.2 Bid Option 3: Demolition after asbestos removal by third party

2.0 General Requirements.

2.1 Contractor Qualifications. All bidders on this project must be designated as a licensed Class A demolition Contractor unless the property qualifies to be done by a Class B demolition contractor prior to submitting a bid (see Appendix A for Class descriptions). All bidders must demonstrate to the City the appropriate class of license for the property being demolished prior to bidding.

2.1.1 Process Schedule. Successful bidder(s) will deliver executed agreement forms within 10 days of the notice of award. Council award approval will take place at the next scheduled meeting. The successful contractor shall commence demolition within 30 days of award and demolition shall be completed no later than 60 days from the date of the award. Once a property is started for demolition, the contractor shall complete the demolition within 30 days thereafter. Failure to comply with any of these specifications may result in the revocation of the contractor's license, or cancellation of the City's contract. Asbestos abatement shall constitute the commencement of demolition.

2.1.2 Safety. All work shall be done in a workmanlike manner, in compliance with all local, state and federal codes applicable thereto, and said work shall be performed by workmen trained and skilled in the craft involved.

2.2 Basis of Award. The Contract will be awarded to the lowest priced, qualified, and responsible bidder(s) based on the lesser of the Base Bid (Bid Option 1) or the sum of Bid Option 2 and Bid Option 3. The City reserves the right to request any information necessary to determine a contractor's ability to complete the work desired. This may include standard specification information and references from other clients. The City reserves the right to reject any and all bids for any reason.

2.3 Questions and Interpretations. No binding interpretation of the meaning or intent of specifications of bidding documents will be made to any bidder orally. Requests for questions and interpretation shall be made to the City Administrator of the City of Genoa in writing or email. Requests received less than 7 days prior to the bid deadline may not be answered. Interpretations or clarifications considered necessary by the City of Genoa in response to such requests will be issued by addenda mailed or delivered to all parties

recorded by the City of Genoa having received the bidding documents. All addenda so issued shall become part of the bidding documents and shall be acknowledged with the bid. Failure of any bidder to receive any such addendum or interpretation shall not relieve such bidder from any obligation under this bid as submitted.

2.4 Evaluation of Bids. Contract award will be recommended for the most qualified and responsible bidder that is able to deliver the product specified in this document for the lowest price.

2.5 Examination of Site. Bidders shall carefully examine the project site(s) to eliminate misconceptions, verify dimensions, elevation, working conditions, transportation, and storage facilities. Bidders shall give due consideration to same in preparing their proposals as no exceptions will be considered after awarding the contract; nor will the contractor be entitled to any extra compensation for his/her failure to verify conditions at the site. No exceptions will be considered after awarding the contract; nor will the Contractor be entitled to any extra compensation for his/her failure to verify conditions at the existing site. Bidders must contact the Director of Public Works between the hours of 9 AM and 3 PM Monday – Friday at (815) 784- 7123 to be granted access to examine the site.

The City assumes no responsibility for the condition of existing buildings and structures, nor their continuance in the condition existing at the time of issuance of the contract price or allowance for any change in conditions which may occur after issuance of the Invitation for Bids has been issued will be made.

2.6 Insurance Requirements. Upon execution of the contract, and prior to the Contractor commencing any work or services with regard to the project, the Contractor shall carry commercial general liability insurance, umbrella liability insurance, and automobile liability insurance on ISO form CG 00 01 10 01 (or a substitute form providing equivalent coverage) and the vendor shall provide the City with a Certificate of Insurance and Additional Insured Endorsement on ISO form CG 20 10 11 85 (or substitute form providing equivalent coverage) or on the combination of ISO forms CG 20 10 10 01 and CG 20 37 10 01 (or substitute forms providing equivalent coverage) naming the City, its elected officials, employees, contractors and agents as additional insured for all coverages. Additional insured coverage shall apply as primary insurance and be noncontributory with respect to any other insurance afforded to the City. All coverage shall be placed with an insurance company duly admitted in the State of Illinois and shall be reasonably acceptable to the City. All contractor insurance carriers must maintain an A.M. Best rating of “A” or better. Coverage shall be afforded to the additional insured whether or not a claim is in litigation. The insurance coverage required above shall be of sufficient type, scope and duration to ensure coverage for the City for liability related to any manifestation date within the applicable statutes of limitation and/or repose which pertain to any work performed by or on behalf of the City in relation to the contract. **These requirements are also applicable to any subcontractors.** The following insurance requirements shall apply to the successful firm for the duration of the contract:

2.6.1 Commercial General Liability. The coverage available to the City, its officials, employees, agents and contractors as Additional Insured, shall not be less than \$1 million each occurrence, \$2 million general aggregate (subject to a per project

general aggregate provision applicable to the project), \$2 million products/completed operations aggregate and \$1 million personal and advertising injury limits. Such insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

- 2.6.2 Umbrella Liability. The coverage available to the City, its officials, employees, agents, and contractors as Additional Insured, shall not be less than \$2 million each occurrence, \$2 million general aggregate. Such insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).
- 2.6.3 Automobile Coverage. The coverage available to the City, its officials, employees, agents and contractors as Additional Insureds, shall include comprehensive automobile bodily injury and property damage liability coverage for a minimum amount of \$1 million each occurrence, \$2 million general aggregate
- 2.6.4 Workers Compensation. Contractor shall maintain during the life of this contract statutory workmen's compensation and employer's liability insurance for all his employees engaged in work on the job site.
- 2.6.5 Insurance Certificates. Each Certificate of Insurance shall provide that the insurer must give the City at least 30 days prior written notice of cancellation and termination of the City's coverage thereunder. Not less than two weeks prior to the expiration, cancellation or termination of any such policy, the vendor shall supply the City with a new and replacement Certificate of Insurance and Additional Insured endorsement as proof of renewal of said original policy. Said new and replacement endorsements shall be similarly endorsed in favor of the City as set forth above.
- 2.7 Performance Bond. Contractor shall, if awarded the contract, submit a performance bond which shall remain in effect for one year after acceptance of the work and component parts by the City. Said bonds shall be a 125% Performance Bond in the amount of the Bid. Payment under this Bond will be due and payable upon default of Contractor within 30 calendar days after by Bidder of written notice of default from the City, which notice will be given with reasonable promptness, identifying this Bond and the project and including a statement of the amount due.
- 2.8 Progress Schedule. Within 10 days after the bid is awarded, the Contractor must submit a progress schedule for starting and completing the various stages of the work, including any requirements of the contract. Criteria for acceptable delays should be included and must be signed off on by the City. This schedule becomes part of the contract.
- 2.9 Permits and Notices. Before obtaining a permit for demolition, the Contractor shall provide documentation of disconnection of all utilities and shall provide verification/affidavit and copies of all notices sent to adjoining property owners of proposed demolition which are

required by law. Contractors will comply with all laws and regulations of any public authority having jurisdiction over the work. The Contractor will also, at its own expense, and in its own name, obtain all permits, certificates, and licenses required by the City, County, or State; shall carry on all work under this contract in strict conformity therewith.

- 2.10 Protection of Persons and Property. Contractor shall be diligent in protecting all workers, visitors, and spectators as required by law. The use of explosives is prohibited.
- 2.11 Temporary Structures. The Contractor shall furnish and erect all temporary sidewalks, barricade covers and other temporary structures necessary for the proper and safe conduct of the work as required by law and shall remove all such temporary structures upon the completion of the work under contract, all without additional compensation therefor. Fencing must be installed around the perimeter of the project site for the duration of the work and removed before the project is considered complete.
- 2.12 Competent Superintendent. The Contractor shall have a competent superintendent on the site at all times that work is in progress with full authority to act for the Contractor.
- 2.13 Liquidated Damages. If the Contractor fails to perform the services within the time specified in the contract per section 2.1.1 the Contractor shall pay to the City liquidated damages for each calendar day delay in the amount of \$200 per day. The City may terminate this contract in whole or part as provided in the default provisions. In that event, the Contractor will be liable for such liquidated damages accruing until such time as the City may reasonably obtain performance of similar services.
- 2.14 Payment. All work included in these specifications and related necessary tasks to prosecute this work to completion and to the satisfaction of the City of Genoa shall be limited to the total bid price. Ten percent (10%) of the total contract amount will be set aside prior to the percentages being calculated and paid. Requests for payments shall be sent to the City Administrator after the following milestones are met:

If Asbestos Removal included in Bid:	If Asbestos Removal Not included in Bid:
10% following asbestos removal and disposal	-
50% following the completion of demolition of the structure	60% following the completion of demolition of the structure
Remaining 40% following the completion of the site work (seeding, grading, etc.) and inspection and approval by City that work is complete	40% following the completion of the site work (seeding, grading, etc.) and inspection and approval by City that work is complete

3.0 Detailed Specifications.

- 3.1 Bidders. Each bidder shall be qualified, properly licensed and bonded to operate the business of a Demolition Contractor in the City of Genoa. Each Bidder must provide a cover letter describing similar work done in the past and current contact information for the entity for which the work was done: Company Name, address, phone, email, printed

representative's name. Names and resumes of the Company contact and site supervisor must also be submitted with the bid materials.

3.2 Subcontractors. Any Subcontractor(s) must be listed and included company name, address, phone number, email, printed representative's name, and the signature of the representative. The scope of work to be performed by the subcontractor(s) must be defined. The subcontractor(s) must follow the insurance requirements as outlined in this bid document.

3.3 City Contacts.

3.3.1 Bid Contract: City Administrator Art Osten Jr., (815) 784-2327,
aosten@genoa-il.com

3.3.2 Site Work: Public Works Director Rich Gentile, (815) 784-2271,
rgentile@genoa-il.com

3.4 Utilities. The Contractor shall make arrangements with the City's Public Works Department and all public utilities for the discontinuance of all utilities that serve the building(s) in accordance with the respective requirements and regulations of the City and utilities involved. The contractor shall disconnect and properly seal in an approved manner all such connections. **When exposing and cutting off sanitary service, fill service with a material backing and plug the line with grout.** Water service lines shall be disconnected at the B-Box and the water shut-off by the City. This work shall include all excavation, pavement removal and subsequent replacement and necessary granular backfill to complete the work. Any charges by the City Water Division for this work shall be included in the bid price. This work will be considered mandatory unless specific instructions are given in writing to the contrary. The cost for this work will not be paid separately but considered incidental to the price bid for building removal. The Contractor shall keep the Public Works Director informed of his plans for the performance of any work in connection with the sealing off of such utilities in order that proper inspection can be provided at the time the work is performed. All work in the public right of way requires an excavation permit from the City's Public Works Department.

3.5 Inspection. The successful bidder shall, before sealing sewer line, have the City's Public Works Department make inspections before any back filling is started. On-site inspections shall be made as the City of Genoa deems necessary by the Director of Public Works and City Engineer. The completed project shall be inspected before final payment is made.

3.6 Asbestos Removal. As part of the bid documents, the City of Genoa has completed an asbestos building survey. Attached are copies reflecting asbestos in the building. The bidder may include the cost of asbestos abatement as an alternate to this bid. The specifications for asbestos removal are as follows: Do not proceed with asbestos removal until a purchase order is received. Contractor is responsible for abatement requirements. All related EPA notices and the **10-day notification of demolition required by the EPA must be sent to the City before demolition.** A fee of \$150 is to be paid to the Illinois EPA with each initial 10-working day notice required to be filed to perform demolition of asbestos-containing structures. **When asbestos abatement is required, confirmation must be provided to the City, by the licensed asbestos abatement contractor, that the abatement**

has been completed prior to the beginning of any demolition. The licensed State of Illinois Asbestos Abatement Contractor shall remove and dispose of any identified asbestos in accordance with OSHA, EPA, DNR, Federal, State and local requirements, including Asbestos Abatement Act 105 ILCS 105/. The City may request, and the bidder must furnish, proof of current state license and necessary insurance for the selected Asbestos Abatement Contractor.

- 3.7 Removal of Material. The successful bidder shall remove all rubbish and waste resulting from the demolition work. The bidder shall use an approved dumpsite for depositing of all inert materials. Dump receipts must be retained and submitted to the City of Genoa within 7 days of completion of the demolition. The Contractor shall also provide receipt of asbestos removal within 7 days of deposit at dump site.
- 3.8 Disposal of Materials. **Each bidder shall provide with their bid the location where the debris from this demolition will be dumped. State licensed site(s) for dumping rubble or any other private site where clean debris and asbestos will be accepted must be listed.** The bidder shall leave the premises and City streets in such condition that it will not constitute a public nuisance.
- 3.9 Basement, Foundation, and Misc. The bidder shall remove all of the foundation walls, slabs, private sidewalks, driveways, parking areas around structure and fences within property lines and basement. Also, removal of scrub trees identified by the City within property lines, remove junk vehicles, remove concrete slabs, foundations, and all debris to provide a clean site.
- 3.10 Fill Material. Openings, holes or basements shall be backfilled with clean fill material up to the surrounding ground level with material capable of compaction for subgrade and acceptable to Director of Public Works. No debris, foundation walls and footing shall be used as fill material. The entire parcel shall be left in a level, neat, safe and sanitary condition.
- 3.11 Site Demolition. The Contractor shall provide all labor, materials, equipment, and supplies necessary to complete all items as described below. Any damage to property outside of what has been described in these specifications shall be restored to its original state or as directed by the City, at the Contractors expense.

Erosion Control and Sediment Control. The Contractor shall provide all materials, labor, equipment and all other incidentals to provide proper Erosion and Sediment Control.

The management practices, controls, and other provisions for erosion and sediment control must comply with City ordinances.

Any deviation of installation practices from the standard details shall be submitted to the City for approval prior to placement.

The Contractor shall take special precautions to avoid tracking or spilling dirt and debris onto the adjacent roadways, sidewalks and other private or public areas. The Contractor

shall remove, clean and/or sweep all debris material in and around the project site at the end of each workday to the satisfaction of the City, and properly dispose of the material.

Manhole protection, inlet protection and silt fencing may be necessary at times during some project operations.

Upon the completion of final grading and seeding, the Contractor shall install an erosion control blanket around the perimeter of all disturbed areas. The installation shall be 8 feet wide and installed to the manufacturer's instructions.

Sidewalks, Driveways, Curbs and Paved Areas. All public sidewalks and curbs shall remain undisturbed. All paved bituminous surfaces and concrete slabs within the demolition site but outside of the building footprints shall be completely removed. This recovered material shall be processed in accordance with Local, State and Federal Regulations.

Miscellaneous Items Onsite or Adjacent. All signs, flagpoles, foundations, patios, fences, garages, sheds, and rubbish within the properties shall be completely removed.

Vegetation. All logs, bushes, saplings, landscaping, shrubs, brush, and stumps of a diameter less than 6" shall be completely removed, unless identified and marked by the City using yellow caution tape. Contact the Public Works Director with any questions.

Site Conditions. At the end of each workday, the Contractor shall leave the premises in such condition that it will not constitute a public nuisance or hazard. This shall include removing debris from public streets, terrace, and sidewalks that are open to the public.

3.12 FINALIZING THE SITE. The Contractor shall provide all labor, materials, equipment, and supplies necessary for the restoration of the site as described below.

Fill Material. Openings, holes, basements or cellars shall be filled up to the surrounding ground level with clean fill material or other approved material compacted to 95% compaction in accordance with ASTM D-698 and acceptable to the City Engineer. The work shall be performed according to Section 207 of the "Standard Specifications": and the following:

A vibratory roller shall be used to roll each lift of material to obtain the desired keying or interlock and necessary compaction. The Engineer will verify that adequate keying has been obtained.

No debris shall be used as fill material. The entire parcel shall be left in a level, neat, safe and sanitary condition.

Final Grade. Upon the completion of the demolition and removal operations, the final grade of the whole properties must consist of a smooth grade consistent with the grades of the surrounding properties.

The Contractor shall complete final grading in such a way to ensure the site has proper drainage, there is no ponding of water, and that run off does not cause damage to adjacent properties.

Site Restoration – Topsoil & Seeding. All areas to be seeded will have a minimum of 6 inches topsoil. Topsoil to be natural, fertile, friable, and free of clay lumps, stones, stumps, roots, or substances 2 inches or more in diameter.

Contractor to seed all disturbed areas, to be accepted by the City. Seed to be a combination of Bluegrass, Perennial Rye, and Red Fescue with the following analysis by weight: 50% Kentucky Bluegrass, 40% Red fescue, and 10% Perennial Rye Grass.

Final grading and seeding shall be approved by the City. The Contractor shall assume maintenance responsibilities for a minimum of 60 days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, reseeding, and other operations necessary to keep all lawn areas in a thriving condition. Upon final acceptance, City shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason, shall be reseeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare spots, none of which are larger than 1 square foot, and when combined do not exceed 2% of total seeded area. The City will not accept areas or assume maintenance until all areas conform with above.

- 3.13 Completion of Demolition. Demolition shall be conducted in a safe manner and suitable protection shall be provided for the public as required and specified by the current City Building code requirements for demolition, protection of the public, protection of existing buildings and protection of adjoining properties.

CITY OF GENOA, ILLINOIS
DEMOLITION
OF
131 SOUTH SYCAMORE STREET
GENOA, ILLINOIS 60135

Cover Sheet

Completed Bids Shall Include:

- Cover letter describing similar work done in the past and current contact information for the entity for which the work was done: Company Name, address, phone, email, printed representative's name. Names and resumes of the Company contact and site supervisor must also be submitted with the bid materials.
- Description of the general process, stages, and timeline for the project.
- Any Subcontractor(s) must be listed and included company name, address, phone number, email, printed representative's name, and the signature of the representative. The scope of work to be performed by the subcontractor(s) must be defined
- Bid Documents:
 - Cover Sheet
 - Appendix A- Base Bid and Alternates
 - Appendix B- Proof of License and Qualifications
 - Appendix C- Deconstruction Plan
- Any alternate methodology proposed with justification and pricing

Appendix A - Bid Form

Company name: _____

Address: _____

Phone: _____

Email: _____

(Bidder shall provide quote for at least one of Bid Option 1, 2, and/or 3):

1. Bidder will complete the Work of Bid Option 1 for the following lump sum price:

_____ Lump Sum
_____ (\$ _____)

2. Bidder will complete the Work of Bid Option 2 for the following lump sum price:

_____ Lump Sum
_____ (\$ _____)

3. Bidder will complete the Work of Bid Option 3 for the following lump sum price:

_____ Lump Sum
_____ (\$ _____)

Printed Representative's Name: _____

Signature of Representative: _____

Contact Phone #: _____

Email Address: _____

Date: _____

Site Supervisor's Name: _____

Contact Phone #: _____

Date bid prices are guaranteed until: _____

APPENDIX B - Demolition Qualifications

Sec. 105-273. - Class of licenses and qualifications.

(a) *Classifications.* There shall be three classes of licenses for demolition that shall be based upon the qualifications, experience and knowledge of the licensee to properly conduct various types of demolitions:

(1) *Class A.* A Class A license shall allow the license holder to perform all types of demolitions subject to the provisions of the city building code and all other applicable City ordinances and other regulations in effect. Applicants for a Class A license must demonstrate five years of experience actively engaged in the business of demolition and three years of experience over that time in the demolition of all of the following types of buildings:

- a. Buildings over two stories in height that shall not include attic space or over 45 feet in height;
- b. Buildings situated on a lot less than ten feet from adjacent buildings or sidewalks;
- c. Buildings with common or party walls shared with an adjacent property or located immediately adjacent to a right-of-way; and
- d. Buildings determined by a qualified person to be structurally unsound.

(2) *Class B.* A Class B license shall allow the license holder to perform the types of demolitions listed in subsections (2)a, (2)b and (2)c of this section. Applicants for a Class B license must demonstrate three years of experience actively engaged in the business of demolition and successful demolition of a minimum of ten buildings.

- a. Buildings two stories or less and less than 45 feet in height;
- b. Buildings in excess of ten feet from the adjacent buildings or sidewalk; and
- c. Buildings listed in subsections (1)a. through (1)d. of this section, under the supervision of, and permit issued to, a Class A license holder.

(3) *Class C.* A Class C license shall allow the license holder to perform the types of demolitions listed in subsections (3)a, (3)b and (3)c of this section. Applicants for a Class C license must demonstrate two years of experience actively engaged in the business of building construction and/or demolition of accessory structures and/or detached garages associated with residential occupancies and successful construction and/or demolition of a minimum of five buildings.

- a. Buildings one story and less than 25 feet in height.
- b. Buildings in excess of ten feet from adjacent buildings or sidewalk.
- c. Detached accessory buildings or garages associated with residential occupancies.

(b) *License expiration.* Contractor is required to ensure that licenses shall be good for the duration of the project.

APPENDIX C - Deconstruction Plan

List materials and/or plan to utilize deconstruction methods on an attached sheet.

1. "Soft stripping" [removal of "NON-STRUCTURAL" items including but not limited to doors (interior and exterior), windows, appliances (stove, refrigerator, dishwasher), furnaces, water heaters, water softener, plumbing fixtures (toilets, tubs, sinks,), kitchen and bathroom cabinets, countertops, trim boards, other fixtures and other miscellaneous salvageable materials from the structures]
2. Construction material salvage:
3. Landfill diversion:
4. Re-use and recycling of materials