



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve Contracts for Demolition of Little Woods School

Presenter: John Lamb

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input checked="" type="checkbox"/>	Government Services 10.24.11
<input type="checkbox"/>	Planning & Development	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost:	\$200,000.00	Budgeted:	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
-----------------	--------------	-----------	-----	-------------------------------------	----	--------------------------

If NO, please explain how item will be funded:

Executive Summary:

City staff has hired Hygieneering, Inc. to assist with the abatement and demolition of the Little Woods School. Services performed so far include site assessment and sampling for lead and asbestos, estimating costs for abatement and demolition, writing scope for these services and conducting bid process. Bids were opened on October 10th.

Demolition Costs are as follows:

Hygieneering Services (project management, air sampling and analysis, report generation)	\$ 26,900.00
Building Demolition (includes demolition, backfilling, final grading and restoration)	\$138,200.00
Abatement (removal of asbestos materials prior to demolition)	\$ 48,200.00
Capping of Private Well (IEPA requirement)	\$ 2,000.00
Total	\$215,300.00

Once the project is awarded the building will be demolished and the site will be backfilled, graded and restored.

Attachments: *(please list)*

Bid Summary
Letter of Recommendation
Resolution for Hygieneering, Inc.
Resolution for Alpine Demolition

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approving a contract and a Resolution authorizing the Mayor and Clerk to execute the contract on behalf of the City of St. Charles to Hygieneering Services for project management at a cost of \$26,900.00. Staff recommends approving a contract and a Resolution authorizing the Mayor and Clerk to execute the contract on behalf of the City of St. Charles to Alpine Demolition for abatement and demolition services at a cost of \$188,400.00.

For office use only: Agenda Item Number: 3.c

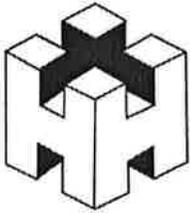


**CITY OF ST. CHARLES
FORMER LITTLE WOODS SCHOOL
ABATEMENT AND DEMOLITION
BID TABULATION**

PROJECT: Former Little Woods School

DATE: October 10, 2011 2:00 P.M.

Contractor	Total Cost Abatement	Total Cost Demolition	Alternate # 1 Total Add Cost	Addendums Received (*)
Alpine Demolition	\$48,200.00	\$138,200.00	\$2,000.00	Yes
Bechstein Demolition	\$43,817.00	\$267,000.00	\$7,500.00	Yes
National Wrecking Company	\$49,700.00	\$144,000.00	\$1,800.00	Yes
EHC Industries	\$89,880.00	No Bid	No Bid	Yes



Hygieneering, Inc.

Industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527

(630)654-2550/FAX:(630) 789-3813

October 11, 2011

Via E-Mail

Mr. John Lamb
Environmental Services Manager
City of St. Charles
2 East Main Street
St. Charles, IL 60174

Re: Asbestos Abatement/Demolition Bid Review – Former Little Woods School Project

Dear John:

This letter summarizes the asbestos abatement/demolition bids submitted for the fall 2011 abatement of designated asbestos containing materials and demolition of the former Little Woods School site as identified in the Hygieneering specifications dated September 30, 2011 in St. Charles, Illinois.

Alpine Demolition is the apparent low bidder for this project, with a total of \$188,400.00 for the tasks identified in the scope of work including the Alternate #1 add to cap the well. National Wrecking Company was the second low bidder for this work at \$195,500.00.

We have reviewed the bid documents submitted by the two low bidders. I contacted Mr. Karsten Pawlik, Alpine, to verify that he was comfortable with his bid price and that the bid included all of the work identified in the project specifications. Mr. Pawlik assured me that he was comfortable with his bid price for the project.

Based upon the interview with Mr. Pawlik, we recommend that they be awarded the work as the low bidder for the project. Upon City of St. Charles approval of this contract, and per our agreement with City of St. Charles, Hygieneering will proceed with this project as scheduled to ensure its successful completion. The start date will tentatively be October 31, 2011 at 7:00 AM depending on City of St. Charles approval of the Hygieneering proposal dated October 11, 2011.

Thank you for this opportunity to serve your environmental, health and safety needs at City of St. Charles.

Sincerely,

HYGIENEERING, INC.

Michael J. Bartos

Michael J. Bartos
Director, Environmental Services

City of St. Charles, Illinois
Resolution No. _____

**A Resolution Approving the Execution of a Contract from Hygieneering,
Inc. for Project Management Services in regard to the Demolition of
Little Woods School**

**Presented & Passed by the
City Council on November 7, 2011**

BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the Mayor and City Clerk be and the same are hereby authorized to execute a Contract from Hygieneering Inc., for Project Management Services in regard to the Demolition of Little Woods School at a cost not to exceed \$26,900.00.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 7th day of November 2011.

PASSED by the City Council of the City of St. Charles, Illinois, this 7th day of November 2011.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 7th day of November 2011.

Donald P. DeWitte, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

**City of St. Charles, Illinois
Resolution No. _____**

**A Resolution Approving the Execution of a Contract from Alpine
Demolition for Abatement and Demolition Services in regard to the
Demolition of Little Woods School**

**Presented & Passed by the
City Council on November 7, 2011**

BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the Mayor and City Clerk be and the same are hereby authorized to execute a Contract from Alpine Demolition, Abatement and Demolition Services in regard to the Demolition of Little Woods School at a cost not to exceed \$188,400.00.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 7th day of November 2011.

PASSED by the City Council of the City of St. Charles, Illinois, this 7th day of November 2011.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 7th day of November 2011.

Donald P. DeWitte, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain: