



# Memorandum

To: City Council  
From: Steve Raasch, Facilities Manager  
CC: Bart Olson, City Administrator, Erin Willrett, Assistant City Administrator,  
Eric Dhuse, Director of Public Works, Public Works Committee  
Date: July 24, 2018  
Subject: Old Jail Demolition and Site Restoration

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## Summary

Bid Summary of the Public Bid Opening for the Old Jail Demolition and Site Restoration, including budget amendment.

## Background

Earlier this year the City Council requested staff to obtain bids to demolish the Old Jail at 111 W. Madison Street. The request resulted from an inspection of the property by Building Code Official Pete Ratos and Director of Public Works Eric Dhuse on April 20, 2018. During that inspection they noted that immediate action is needed by the City to protect the residents in the area of the building. The roof had completely failed at the connection point of the old and new sections of the building. This was allowing water in between the structures and making it almost impossible to move from one section of the building to the other safely, in limited areas. This issue was also causing the new building to drop slightly and it appeared that the old section was being pulled downward with it. The front room in the old section was showing a separation between the floor and wall that was not there last year. The “new” section of the building was full of mold. During their inspection Dhuse and Ratos wore full biological safety suits and respirators and could still feel the adverse effects of the environment. The mold was now spreading into the old building thru the brick and mortar of common walls. They recommended that the building have all windows and doors boarded up immediately. They also recommended that the building be demolished based on their findings.

Staff contracted Tri-County Board Up and Glass to complete the board up of all windows and doors on the building, and this was completed on May 20, 2018.

The mandatory pre-bid meeting was conducted on 6/28/18. Ten contractors attended that meeting. At that time, we were notified that the IEPA regulations had changed, and we were required to complete an environmental study and provide written report(s) of the building before it could be demolished. These reports were also needed for the contractor’s to provide total costs for the demolition. Staff contracted Midwest Environmental Consulting Services, Inc. to complete these items. Based on this added step, staff administratively extended the bid due date from July 12, 2018 to July 17, 2018, to allow contractor’s to provide competitive bids.

During the bid process staff contacted eight salvage companies, in an attempt to salvage any material during the demolition process, and to attempt to offset the cost of this work. Staff received only one response. This company was only interested in interior items, which there very few.

The public bid opening took place on July 17, 2018. Four contractors attended the bid opening, as well as the Assistant City Administrator Erin Willrett and Facilities Manager Steve Raasch. The low bidding company was “D” Construction at \$78,000.00. There were a total of 6 bid submitted and the bids

ranged the other bid amounts were: \$99,500, \$118,000, \$123,700, \$141,000, and \$145,650. The original staff cost estimate for work was \$40,000 to \$80,000.

The Public Works Committee discussed the bid opening summary for this project on July 17, 2018. At that time, it was noted that the bids had not been fully vetted as of the meeting.

Staff completed the contractor bid vetting on July 18, 2018. All bids included the full scope of work, and none contained exclusions from the original RFP. As part of the vetting process, staff also contacted Brock Industrial Services and Midwest Environmental Consulting Services, to obtain environmental quotes for the abatement needed for this project. This was to determine what portion of the total demolition bids were for the environmental work. The environmental costs are 35% of the total demolition and site restoration costs.

On July 17, 2018 at the Public Works Meeting, resident Lisa Wolancevich mentioned at that she had documents showing that there were fuel tanks on this site in the early 1900's. She stated that unless the City has documentation showing that these were removed from the site in the past, per EPA guidelines, that we could not demolish the building until the EPA completed a Level 2 Study. Staff contacted Midwest Environmental Consulting Services Inc. to see if they had any related records. Midwest provided a PHASE I Study report that they provided for Kendall County on October 3, 2008. In that report, it states:

#### **7.2 Hazardous Substance Use/Storage**

MEC observed no use or storage of hazardous substances on the subject property. MEC observed no use or storage of hazardous substances on the adjoining properties.

#### **7.3 Storage Tanks**

MEC observed no evidence of storage tanks (aboveground or underground) on the subject property. No indicators of underground storage tanks such as fill or vent pipes; manholes or pumping equipment was observed. No underground storage tanks are registered with the Office of the State Fire Marshal. MEC observed no evidence of storage tanks (aboveground or underground) on the adjoining properties. No indicators of underground storage tanks such as fill or vent pipes; manholes or pumping equipment was observed on the adjoining properties.

#### **7.4 Other Petroleum Products**

MEC observed no use, storage, or disposal of other petroleum products on the subject property.

The report also notes that this site is not listed on the Summary of Illinois State Agency Database Findings.

This project cost was not included in the 2019 FY Budget, as the priority of the building demolition increased based on the April 20, 2018 staff inspection. Based on this being unbudgeted, the staff prepared a budget amendment for the City Council to review.

### **Recommendations**

**Recommendation # 1**

Staff recommends the review and approval of the budget amendment for \$78,000. The old jail is located within the newly created Downtown TIF II; thus this Fund has been amended to include this expenditure under the Project Costs line item (please see Schedule A of the attached budget amendment ordinance).

**Recommendation # 2**

Staff recommends the contract authorization of the “D” Construction Bid in an amount not to exceed \$78,000.00 for the immediate demolition, environmental remediation, and site restoration, based on the poor condition of the building at the present time. “D” Construction Inc., 1488 S. Broadway Coal City, IL 60418. This bid proposal is guaranteed until 10/15/2018.

**Attachments**

Ord. – Amended Budget No. 9 – FY 2019

Downtown TIF II – Schedule A.

Legal Notice – Beacon News

RFP Building Demolition and Site Restoration 111 W. Madison Street

Jail Demolition Pre-Bid Sign-in

RFP Building Demolition and Site Restoration 111 W. Madison Street Addendum 1

Old Jail – Comprehensive Asbestos Survey 111 W. Madison Street

Old Jail – Lead-Based Paint Inspection 111 W. Madison Street

Jail Demo Bid Opening Sign-In and Recap

D Construction Bid

Allesio and Sons Company Bid

A1 Fowler Inc. Bid

Lite Construction Inc. Bid

J&S Construction and Sewer Inc. Bid

Alpine Demolition Services LLC. Bid

Brock Industrial Services – Abatement, Project Management, and Air Quality Testing Bid

Midwest Environmental Consulting Services – Abatement, Project Management, and Air Quality Testing Bid

Midwest Phase 1 Environmental Site Assessment

Salvage Company Contact Log

Contract