


**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**  
**Bids and Proposals**

TO : President and Village Board of Trustees  
FROM : Scott Neihaus, Village Manager  
DATE : February 20, 2017 Agenda Date March 2, 2017  
TITLE : Waiver of Bids - American Demolition Corporation  
Demolition of Well House #11  
SUBMITTED BY: Brian M. Jack, Utilities Superintendent 

**RESULTS:**

Date Bids Were Published \_\_\_\_\_ Bidding Closed \_\_\_\_\_  
Total Number of Bids Received \_\_\_\_\_  
Total Number of Bidders Meeting Specifications \_\_\_\_\_  
Bid Security Required \_\_\_\_\_ Yes \_\_\_\_\_ No  
Performance Bond Required \_\_\_\_\_ Yes \_\_\_\_\_ No  
Were Any Bids Withdrawn \_\_\_\_\_ Yes \_\_\_\_\_ No  
Explanation:  
Waiver of Bids Requested? \_\_\_\_\_ X Yes \_\_\_\_\_ No  
If yes, explain: Purchase is directly from manufacturer.  
Award Recommended to Lowest \_\_\_\_\_ Yes \_\_\_\_\_ No  
Responsible Bidder?  
If no, explain:

**FISCAL IMPACT:**

Engineer's estimate/budget estimate \$40,000.00 Amount of Award \$65,650.00  
Water & Sewer Capital Reserve Fund: 520.790.715.75420 Proj: WA 17 03 Construction

**BACKGROUND/RECOMMENDATION:**

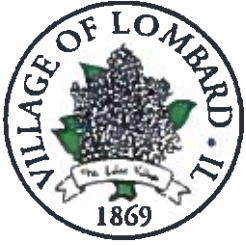
WTWWP developed a plan that would abandon the well 11 in 2016 and demolish the existing building in 2017. The existing location would then be home to an estimated 500,000 gallon, above ground concrete or steel storage tank.

Has Recommended Bidder Worked for Village Previously \_\_\_ Yes X No  
If yes, was quality of work acceptable \_\_\_ Yes \_\_\_ No  
Was item bid in accordance with Public Act 85-1295? \_\_\_ Yes X No  
Waiver of bids - Public Act 85-1295 does not apply X Yes



**REVIEW (as needed):**

Village Attorney XX \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director XX \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager XX \_\_\_\_\_ Date \_\_\_\_\_

**NOTE: All materials must be submitted to and approved by the Village Manager's Office by 4:30 pm, Wednesday, prior to the Board Agenda distribution.**



## MEMORANDUM

**To:** Scott Niehaus, Village Manager  
**From:** Brian Jack, Utilities Superintendent   
**Through:** Carl Goldsmith, Director of Public Works   
**Date:** February 21, 2017  
**Subject:** **American Demolition Corporation  
Demolition of Well House #11**

### *Executive Summary/Background*

The Well 11 building and well are located at 1990 South Springer Drive in Lombard and is one of four emergency backup wells that could be used in the event there was a disruption of service from DuPage Water Commission. It was originally installed in April of 1981 at a depth of 356 ft. This particular well also had an iron removal system inside of the building which is adjacent to the well. The filter vessel, back wash controls, and underdrainage system would be used when the well was operating due to the high mineral content in the water. Over the years, the well was raised due to the high iron content in the water and now sits at a depth of 85 ft below the surface.

Per the Illinois Environmental Protection Agency (IEPA), all Village owned wells are required to be operated and sampled on a monthly basis. The Water Treatment and Wastewater Pumping (WTWWP) Division take samples of the well water and ensure they are ready to operate in the event of an emergency. The four Village owned deep wells are also used to calculate the minimum available storage capacity that communities must maintain in order to sustain a water system after a major fire or during a major disruption of service.

When Lake Michigan water came to Lombard in 1992, the iron removal system at Well 11 was turned off, decommissioned and never maintained. In order to test the well, WTWWP operators must bypass the iron removal facility and discharge the water from the deep well to a local storm sewer on the property before sampling the water.

Furthermore, during the 2011 Public Water Supply Sanitary Survey, the IEPA requested that the Village remove the piping between the Well 11 supply line and the iron removal system. The work required the addition of new pipes to from the well to the storm sewer in order to have a location to send the well water during monthly testing as mentioned above. This means that in order to put the station online, crews would have to reconfigure the piping inside the station so water could be sent through the filter prior to being pumped to the distribution system. It would also require the Village to make substantial capital improvements to the iron removal system itself as it is not functioning at this time. Without making these repairs/modifications, sending Well 11 water directly to the distribution system without first treating the water would cause significant taste and odor problems. Preliminary discussions with area contractors and well professionals put the cost of fully rehabbing this facility at several million dollars.

## *Discussion*

During the 2001 Water System Hydraulic Study, it was noted that the high pressure zone south of Roosevelt Road was below the minimum threshold for adequate storage by having the one elevated tank behind Fire Station 2. It was noted that the high pressure zone was about 2.0 million gallons short on available storage and the Village should consider adding additional capacity to meet firefighting flows and system demand.

Subsequently, South Booster Station located at 919 East 14<sup>th</sup> Street was constructed to alleviate some of this problem at a cost of \$1.2 MM. This inter-zonal transfer station would operate in tandem with Main Street Booster Station located at 1301 South Main Street to supply water from the low pressure zone to the high pressure zone if the elevated tank behind Fire Station 2 was out of service or there was a major pressure loss. In addition to South Booster Station, the 16” transmission main from Civic Center to South Booster Station currently being installed will improve the ability to transfer water between the 2 pressure zones and was a much needed improvement to the distribution system.

With upcoming improvements to Yorktown Mall and the growing number of multifamily condos and retail businesses being constructed, demand will continue to rise. WTWWP anticipates that water usage will increase in the high pressure zone and continue to put strain on the Highland Avenue Water Pumping Facility.

Due to the need to ensure there is adequate storage in the high pressure zone, WTWWP developed a plan that would abandon the well 11 in 2016 and demolish the existing building in 2017. Layne Christenson of Aurora, IL abandoned and removed the well in 2016 in preparation for the building demolition in 2017. All documentation for the abandonment is documented with the IEPA. The existing location would then be home to an estimated 500,000 gallon, above ground concrete or steel storage tank with associated booster pumps in a building adjacent to the tank. This new station would work in conjunction with Main Street Booster, South Booster, Civic Center, the newly installed 16” transmission main, and the Highland Water Station.

In 2015, Well 10 at the Civic Center Reservoir facility was rehabbed and the pumping capacity was increased allowing for the abandonment of Well 11 as to not impact the minimum available storage volume as the Village still maintains what it is required to have in reserve.

The plan below was proposed and appropriate funding was included in the 2017 CIP:

- 2016 – Abandon well 11 – completed.
- 2017 – Raze the existing building; perform system analysis of high pressure zone with an engineer to determine exact size of reservoir/pumping station needed for future demand.
- 2018 – Select design engineer and finalize plans and specs.
- 2019 – Contractor selection with engineering oversight to construct new facility.

The Public Works Department requested Well 11 building demolition proposals American Demolition Company, Robinette Demolition, and Site Recovery Services. Brandenburg Demolition was contacted but declined to provide a proposal because the job was too small for

them to consider. WTWWP developed a scope of work and discussed the project with all 3 firms. All proposals met the requirements for the well 11 building demolition.

The following THREE (3) firms submitted the following proposal:

SUPPLIER	PROJECT	TOTAL
American Demolition Corp – Elgin, IL	Well 11 Demolition	<b>\$65,650.00</b>
Site Recovery Services – Elmhurst, IL	Well 11 Demolition	<b>\$69,960.00</b>
Robinette Demolition – Oakbrook Terrace, IL	Well 11 Demolition	<b>\$88,975.00</b>

Attachment A are the current proposals received for this work.

All proposals were checked to ensure that the Contractor was meeting the proposed scope and providing the needed and necessary equipment to safely and properly complete the job. The lowest responsible proposal for the items requested is American Demolition Corporation of Elgin, IL. The firm has performed numerous demolition projects over the past decade for numerous Villages’ throughout the Chicagoland area and was recommended by a large construction firm Boller Construction. That work has been satisfactory American Demolition Corporation is considered a reliable, responsive contractor.

**Recommendations:**

Please request the Board of Trustees to waive the formal bidding process and accept the lowest, responsible proposal for the demolition of the Well 11 building as submitted by American Demolition Corporation of Elgin, IL and authorize an agreement in an amount not to exceed \$65,650.00 at their March 2, 2017 BoT meeting. Funds exist in the current budget for the proposed expenditure.

## VILLAGE OF LOMBARD

### Contract for the Demolition of Well 11 Building

This agreement is made this 2<sup>nd</sup> day of March, 2017, by and between, and shall be binding upon, the Village of Lombard, an Illinois municipal Corporation hereinafter referred to as (the "Village") and (American Demolition Corporation) hereinafter referred to as (the "Contractor").

Witnesseth That in consideration of the mutual promises of the parties delineated in the Contract Documents, the Contractor agrees to sell and the Village agrees to pay for the following described items as set forth in the Contract Documents:

Demolition of Well 11 Building in an amount not to exceed \$65,650.00

1. This Contract shall embrace and include all of the applicable Contract Documents listed below as if attached hereto or repeated herein:
  - a. The Contractor's Proposal dated February 20, 2017
  - b. Required Certificate of Insurance, Indemnification, Venue, Other Contractor Responsibilities
2. The Village agrees to pay, and the Contractor agrees to accept as full payment for the items which are the subject matter of this Contract the total sum of \$65,650.00 paid in accordance with the provisions of the Local Government Prompt Payment Act and the provisions of the Contract Documents.
3. Risk of loss, destruction or damage of or to goods under this Contract shall be on contractor until delivery of the goods to the Village and acceptance of the goods by the Village.
4. The Contractor agrees to perform the terms of this Contract according to the following schedule set forth in their quotation after the Notice to Proceed has been delivered. Time is of the essence of this Contract.

IN WITNESS WHEREOF, the Village of Lombard, Illinois by Village Manager, and the Contractor have hereunto set their hands this 2<sup>nd</sup> day of March, 2017.

If an individual or partnership, all individual names of each partner shall be signed or if a corporation, an officer duly authorized shall sign here:

Accepted this \_\_ day of \_\_\_\_\_, 20\_\_.

Individual or Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

\_\_\_\_\_  
By Position/Title

\_\_\_\_\_  
By Position/Title

\_\_\_\_\_  
Print Company Name

THE VILLAGE OF LOMBARD, ILLINOIS

Accepted this 2<sup>nd</sup> day of March, 2017.

\_\_\_\_\_  
Scott Niehaus  
Village Manager

**VILLAGE OF LOMBARD  
CONTRACTOR'S CERTIFICATION**

\_\_\_\_\_, having been first duly sworn, depose and states as follows:

I \_\_\_\_\_, (Officer or Owner of Company)  
am \_\_\_\_\_ the \_\_\_\_\_ for  
\_\_\_\_\_  
(Title) (Name of Company)

(the "Contractor"), which has submitted a proposal for Demolition of Well 11 Building to the Village of Lombard and, having personal knowledge of the matters certified to herein, and being authorized by the Contractor to make the certifications set forth herein, hereby certifies that said Contractor:

1. has a written sexual harassment policy in place, in full compliance with 775 ILCS 5/2-105(A) (4);
2. is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:
  - a. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate revenue Act; or
  - b. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement;
3. is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382, and that

\_\_\_\_\_  
(Name of employee/driver or "all employee drivers")

is/are currently participating in a drug and alcohol testing program pursuant to the aforementioned rules; and

4. is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3 or 33E-4 of Article 33E of the Illinois Criminal Code of 1961.

By: \_\_\_\_\_  
Authorized Agent of Contractor

Subscribed and sworn to  
before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2017.

Notary Public



## AMERICAN DEMOLITION CORPORATION

**BREAKING INTO THE FUTURE**

305 Ramona Avenue

Elgin, IL 60120

P: (847) 608-0010

F: (847) 608-0060

February 20, 2016

Village of Lombard  
1051 S. Hammerschmidt Ave.  
Lombard, IL 60148-3926

Re: Well 11 Building Demolition RFP 2017  
1993 Springer Road  
Lombard, IL  
Contract # WA 17 03

American Demolition Corporation proposes Budget pricing to furnish labor, material and legal disposal for demolition/removal of areas and items per Village of Lombard RFP, Contract Document WA 17 03 our site visit and the following scope of work.

### Demolition

1. Removal/disposal of the well house structure and contents at the above referenced location
  - a. Includes removal of the filter media within the existing steel tank
  - b. Proposal assumes the material is non-special, non-hazardous waste
2. Demolition includes the underground concrete backwash pit, slabs on grade, foundation walls and footings associated with the above structure
3. Demolition debris to be hauled and legally disposed off site.
4. Proposal includes reclaiming, transportation and disposal of the remaining bulbs, ballasts and mercury switches
5. Proposal includes salvage of the motors, pumps and sluice gates within the structure.
  - a. ADC will remove the items from the building and stage on site for transportation by others
  - b. ADC will place the motors and pumps on a flat bed truck provided by others
6. All other salvage to become the property of American Demolition after structure is released for demolition.



7. Import and place clean fill into voids created by demolition to match surrounding grade
  - a. "Clean fill" documentation to be provided
8. Area will be rough graded prior to demobilization
9. 6" of topsoil and seed to be installed over affected areas prior to demobilization
10. Proposal includes removal/disposal of the existing asphalt paving to parking lot entrance

**Items Not Included in Our Scope of Work**

- Removal/disposal of asbestos containing materials and/or other hazardous/special wastes
- Removal/disposal of underground storage tanks and/or contaminated soils
- Hauling/disposal of any soils.
- Utility disconnection/rerouting
- Well Sealing (completed by others)
- Tree Removal

The above will be accomplished for:

**\$65,650.00**

Respectfully submitted,  
**AMERICAN DEMOLITION CORPORATION**



William R. Beaman  
Vice President

**VILLAGE OF LOMBARD  
CONTRACTOR'S CERTIFICATION**

Alfredo Palafox, having been first duly sworn, depose and states as follows:

(Officer or Owner of Company)

I am the President for

American Demolition Corporation

(Title)

(Name of Company)

(the "Contractor"), which has submitted a proposal for Well 11 Demolition Project to the Village of Lombard and, having personal knowledge of the matters certified to herein, and being authorized by the Contractor to make the certifications set forth herein, hereby certifies that said Contractor:

1. has a written sexual harassment policy in place, in full compliance with 775 ILCS 5/2-105(A) (4);
2. is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:
  - a. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate revenue Act; or
  - b. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement;
3. is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382, and that

All Employees

(Name of employee/driver or "all employee drivers")

is/are currently participating in a drug and alcohol testing program pursuant to the aforementioned rules; and

4. is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3 or 33E-4 of Article 33E of the Illinois Criminal Code of 1961.

By:

Alfredo Palafox  
Alfredo Palafox, President  
Authorized Agent of Contractor

Subscribed and sworn to  
before me this 20th  
day of Feb., 2017.

Notary Public

*Robin H Seaver*



no fee for water used and the \$2000 deposit is returned at the completion of the project if the RPZ/Meter is returned in good standing order.

- Time is of the essence so work shall begin as quickly as the contractor can mobilize once utility disconnections are complete. All utility disconnections are scheduled to be completed by mid-March by the Village or other utility agencies.
- The contractor who provides the lowest priced proposal is required to pull a no-fee demolition permit with the Village of Lombard Building Division. The contractor must also go through a registration process with the Village as a demolition contractor. Both processes are no-fee. A picture of the Well 11 site is required for the demo permit and is attached in this RFP.

**NOTES:**

- 1) PREVAILING WAGE PROJECT
- 2) CERTIFICATE OF INSURANCE REQUIRED
- 3) CONTRACTOR TO ASSUME THAT THE MATERIAL IN THE STEEL TANK IS NON-SPECIAL, NON-HAZARDOUS WASTE
- 4) ASBESTOS MATERIAL IS NOT PRESENT IN THE FACILITY – SEE APPENDIX B
- 5) COM-ED UTILITY DISCONNECTION TO BE HANDLED BY THE VILLAGE INCLUDING METER AND SECONDARY SERVICE. OUTSIDE TRANSFORMER AND TORNADO SIREN TO REMAIN IN PLACE
- 6) WATER AND SEWER DISCONNECTIONS TO BE COMPLETED BY THE VILLAGE
- 7) DEEP WELL WAS REMOVED IN 2016 AND CAPPED
- 8) TREE REMOVAL (IF NEEDED) TO BE HANDLED BY THE VILLAGE

**LUMP SUM PRICE :** \$ 65,650.00

**CONTRACTOR:** American Demolition Corporation

Signed: 

Title/Position: Alfredo Paláfox, President

Date: 2-20-17