



City of Aurora

Purchasing Division • Finance Department • 44 E. Downer Place • Aurora, Illinois 60507-2067
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Jolene Coulter
Director of Purchasing

DATE: April 19, 2019
TO: Prospective Bidders
FROM: Jolene Coulter, Director of Purchasing
RE: **CITY OF AURORA INVITATION TO BID 19-27 – Addendum #2**
Asbestos Abatement at Masonic Temple, Fox Valley Inn and Motel 6

This notice forms a part of the Invitation to Bid 19-27: Asbestos Abatement at Masonic Temple, Fox Valley Inn and Motel 6. All other information pertaining to the Invitation to Bid shall remain the same.

Bidders are hereby instructed to submit their bid on Revised Schedule of Prices included with this Addendum in lieu of the original form issued with the Invitation to Bid documents. Failure to submit on the attached forms may be considered non responsive.

Sealed Bid Proposals will be received at the office of the City Clerk, 44 East Downer Place, Aurora, Illinois 60507, until **2:00 p.m., CST, Wednesday, April 24, 2019. Please acknowledge this addendum with your bid.** Failure to do so may subject Bidder to disqualification.

Responses/clarifications to questions received by 5:00 pm, Wednesday, April 17, 2019:

1. The 36,600 square feet of ceiling material indicated in the Inspection Results Summary Table contained in the Asbestos and Lead Assessment report provided by Asbestos Control & Demolition Company was incorrectly interpreted to be the quantity on each of the three floors (for a total indicated in the RFB of 109,800 SF). The City has subsequently been informed that the TOTAL square footage of all three floors is 36,600 SF, which is the quantity that should be priced for removal and included in bids submitted.
2. After discussing internally, the City has elected to **remove the Masonic Temple from the scope of this Invitation to Bid.** The City anticipates the subsequent publication of a stand-alone bid for asbestos removal at the Masonic Temple in the future. A revised Schedule of Prices is included with this Addendum 2 and should be submitted with final bids in-lieu of the Schedule included with the original bid.
3. Please provide copies of the sign in sheets from the walk through held on Tuesday, April 16, 2019.
Sign in sheets are attached.
4. The Temple has some lead that was detected. Would you happen to have any information or lead testing results on the lead?

The Temple has been removed from the scope of this Invitation to Bid.

5. Pricing sheets had a breakout for each building and a total. Is it the intent of the City to award to multiple contractors or only one?

Considering the removal of the Temple and the immediate proximity of the two remaining motels to each other, the City plans to award the contract for both hotels to the single lowest responsible bidder.

6. Where there be a separate walkthrough for the demolition part or is this it?

Yes, a separate RFB for demolition of the motels will be published and will include a pre-bid meeting and walkthrough of the sites.

7. Are the Water & Electric cut off? If not, who is responsible to take care of it prior to work?

Yes, the City will ensure that water and electric are off prior to commencement of removal. Should the contractor prefer one or both remain active at either location, arrangements may be able to be made to accommodate that as well.

8. Are there hydrants nearby? If so, can the contractor tap into? If yes, is there a cost to do so and how is it handled?

Contractors may utilize any of the City hydrants shown on the map below as long as the connection and line connected do not create unreasonable obstructions to the public or adjacent property owners. If the line connected is traversing other, non-city owned properties, arrangements shall be made between the contractor and property owner as necessary.



If the contractor elects to utilize a hydrant, a water meter must be obtained from the City. In addition to the cost of water utilized, a refundable \$1,600 deposit will be collected.

9. Are the windows coming out? If lead or asbestos, usually windows are removed but if demolition won't occur right away, they would need to be boarded up until demolition.

The windows to be removed at the Fox Valley Inn shall be set aside next to the opening and left onsite. It is the City's intention that the demolition contractor will install temporary fencing around the site prior to commencement of window removal for asbestos abatement.

In order to facilitate this and minimize site congestion, the City is mandating the removal of the windows at Fox Valley Inn be the FINAL task performed at either location under this contract.

10. Who is responsible for the Air Quality Monitoring?

Ongoing Air Quality Monitoring was listed on both the original Schedule of Prices. However, based on feedback received at the site walkthrough, this line item has been revised to request only Final Air Quality Clearance. Utilization of a subcontractor for determining Final Air Quality Clearance is acceptable.

11. Does the awarded contractor have to be registered with the City Building & Permits?

No, the City of Aurora has no such requirement. Contractor's need only hold those registrations and permits required by the State of Illinois.

12. Who is responsible for getting/paying for the city permits for asbestos removal of these buildings?

There is no City of Aurora permit required for asbestos removal

13. Are we to provide costs based on the quantities in the report?

Yes, the City is confident that the quantities provided for the two motels are accurate. Please base your lump sum bid items on these quantities. Any additional quantities and costs identified should be submitted to the City for approval prior to removal. No change orders will be paid for removal performed without prior written approval from the City.

14. The thirty (30) day timeline is not sufficient to complete abatement of all three (3) sites, especially with the amount of clean up in the Temple just to prepare for abatement.

With the removal of the Temple from the scope, the City is confident that thirty (30) days is sufficient to complete the scope of work described for the two motels.

15. Who is responsible for removing the beds and furniture in the hotels?

The Revised Schedule of Prices included with this Addendum includes a Bid Alternate for removing beds and the minimum amount of other furniture required to complete the removal of asbestos containing ceilings at Motel 6. Should the City elect to include this Alternate, the scope of services will include simply removing the beds, etc. from the room as necessary and discarding them into dumpsters to be provided by the City. Haul off will also be provided by the City and should not be included in this Alternate line item.

16. The abatement contractor will have a lot of equipment on sites will the City secure the sites with fencing?

The City will not provide fencing prior to the removal of windows at Fox Valley Inn. The buildings themselves will be secure throughout this contract, but should additional security measures (such as temporary fencing) be required to protect equipment, it would be the responsibility of the abatement contractor.

17. Are there working hours restrictions? If we choose, can we work on weekends, nights, holidays, etc?

Although the City recommends that contractors adhere to the hours stated under Special Provision A.5 in the RFB, the contractor may perform work at any responsible time or day of the week due to the relatively isolated locations of the motels and their complete lack of occupancy. However, all Local Ordinances (including noise) must be adhered to at all times.

End of Addendum

REVISED SCHEDULE OF PRICES

Asbestos Abatement at Fox Valley Inn and Motel 6

Base Bid:

Please provide lump sum costs for each of the following:

Structure	Location	Task	Cost
Fox Valley Inn	2450 N. Farnsworth Ave	Removal of Asbestos Containing Materials	
		Final Air Quality Clearance	
Motel 6	2380 N. Farnsworth Ave	Removal of Asbestos Containing Materials	
		Final Air Quality Clearance	

Total Cost

Bid Alternate:

Please provide a lump sum cost for the following:

Removal of the minimum necessary furniture (Beds, etc.) from Motel 6



Pre-Bid Meeting Sign In Sheet for

RFB – Asbestos Abatement at Masonic Temple, Fox Valley Inn, and Motel 6

Tuesday,
April 16, 2019 10 A.M.

Name	Company	Email Address	Phone Number
Francisco Lopez	AB ENVIRONMENTAL	AB.Environmental@comcast.net	708 344-0190
Bill Rabelhofer	Holman	tim@holmanind.com	(815) 675-6683
FRANK MUNOZ	TECNICA ENV. SERV. INC.	fmunoz@tecnicaenviro.com	630 655-9455
Ray Sarkis	MIDWEST SERVICE GROUP	RSarkis@MAA-Chi.com	219-228-0558
Jan Coyne	Asbestos Control + Demo	janinspect@usa.com	630-853-4777
Art De Sauto	Tore + Associates		800-344-7876
Spencer Savoie	Bluestone	savoie@bluestonemidwest.com	(312) 296-2187
AKI CORP DAVID GRABOWSKI	AKI CORP	INFO.AKI.CORP@EMT11.com	630 456 8780
Gary Barth	Colfax Corporation	gbarth@colfaxcorp.net	773-489-4170
Tomasz Stopowski	Husar Abatement Ltd	Tomasz.husar@usa.com	708-983 4271
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DANIEL SUCHIA	DDS ENVIRONMENTAL INC	DDS ENV@GMAIL.COM	224-766-1315
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