



Village of Algonquin

The Gem of the Fox River Valley

DEMOLITION OF BUILDING PROPOSAL REQUEST

FOR 7 S. MAIN STREET

1. Demolition of 7 S. Main Street Overview
 - a. The scope of work for the demolition of the building at the referenced address will be performed under a single contract that will include, at a minimum, all items listed in the scope of work. Asbestos abatement will be completed prior to demolition under separate contract. The demolition contractor shall satisfy itself that all asbestos-containing materials have been removed prior to mobilization for demolition purposes. If the demolition contractor notes any suspect asbestos-containing materials that remain in the building and have not been previously tested, the demolition contractor shall notify the Village. The prospective contractor shall include any additional details/costs that will be needed to complete the demolition. The amount submitted by the prospective contractor will be a “not to exceed” amount. Contract Amendments will only be authorized due to contract changes that extend the duration of the contract by a minimum of 30 days or increase the cost of the project by more than 10% of the awarded bid amount.
2. Scope of Work
 - a. Contractor will submit the required State of Illinois NESHAP demolition notification in accordance with State regulations. In addition, the Contractor shall obtain a Village of Algonquin demolition permit. The permit fee for the Village demolition permit shall be waived for this project.
 - b. Contractor will provide a 6-foot-tall temporary construction fence for security around the perimeter of the building during removals. The fence must be maintained to the satisfaction of the Village at no additional cost to the contract.
 - c. Contractor will demolish 1(one) story commercial building.
 - d. Contractor will remove existing slab on grade and foundations systems 1’ below surrounding elevation. Basement slab will be cracked for drainage and foundations will be removed 1’ below final grade.
 - e. All concrete will be hauled to a recycling facility generated from the removals.
 - f. Contractor shall fill basement with granular fill in 8-inch lifts and cap with 1-foot of CA-6. All lifts to be compacted to Village standards. CA-6 material shall be from a virgin source (with documentation from provided confirming such) or meet IEPA TACO Tier I soil remediation objectives as provided in 35 IAC 742 for the target compound list parameters. Documentation regarding the source and analytical results (as applicable) shall be provided to the Village for review and approval prior to import. Contractor assumes basement is up to 9-feet tall.
 - g. Contractor shall take title to all salvage derived from the removal work.
 - h. Contractor will remove, haul, and legally dispose of all combustible material and metallic debris to an off- site location.
 - i. Contractor shall remove all mechanical and electrical connections from main building and apartments.
 - j. Contractor is responsible for capping and sealing any water or sanitary pipe/services at the main building. Coordination with the Village may be required to verify whether or not water services are active.
 - k. Existing parking lot and sidewalk along Main Street to remain. Any damage caused to the existing parking lot, pavement, or retaining walls to remain shall be repaired to the satisfaction of the Village at no additional cost to the contract.
 - l. Contractor is responsible for any and all landscape restoration as a result of demolition operations. It should be noted that along the south side of the building native plants and grasses exist. Care should be taken to avoid this area during demolition. Any disturbance to the native planting area shall be



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restored to Village Standard Specification for Native Seeding. All landscape restoration shall be incidental to the contract. Photos have been attached for reference.

- m. All efforts and care must be taken with regard to the brick pavers, parking lot, and all infrastructure within the Village's right-of-way. Any damage to said infrastructure will be replaced by the contractor to the Village's satisfaction at no cost to the Village. Photos have been attached for reference.
3. Restrictions
 - a. Demolition shall be in accordance with applicable provisions of the Building Code of the State of Illinois.
 - b. In no instance can explosives be used at any time during the demolition process. No burning of combustible material will be allowed.
4. Anticipated Construction Schedule
 - a. To be determined with Contactor. Start date must be after December 11th, 2024. Demolition completion shall be no later than April 15th, 2025.
5. Attachments
 - a. Pre-Demolition Asbestos-Containing Material Survey
 - b. Asbestos Abatement Contract
 - c. Aerial
 - d. Street View
 - e. Interior and exterior photos