
**REQUEST FOR QUALIFICATIONS (RFQ) for
DEMOLITION SERVICES FOR
VILLAGE OF BROADVIEW**

REQUEST FOR QUALIFICATIONS (RFQ)
Demolition Services for The Village of Broadview

September 20, 2022

Due Friday, October 14, 2022 at 4:00 P.M.

The Village of Broadview (the “Village”) is requesting qualifications to identify vendors to assure that it is receiving the optimum level of services at a competitive price.

Responses shall be returned on or before Friday, October 14, 2022 at 4:00 P.M.
to:

Village of Broadview
Attn: David Upshaw, Building Commissioner
Village of Broadview Municipal Building
2350 South 25th Avenue, Broadview, Illinois 60155
dupshaw@broadview-il.gov

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Section I. General Requirements

A. Introduction and Mandatory Terms

The Village will receive responses Monday through Friday, 9:00 A.M. to 4:00 P.M. at 2350 South 25th Avenue, Broadview, Illinois, 60155. Each service provider shall provide four (4) hard copies of their response in a sealed envelope titled "RFQ-2022 - Demolition Services" or via email to dupshaw@broadview-il.gov.

Submissions will be accepted until the close of business on Friday, October 14, 2022 at 4:00 P.M.

Submissions received after the submittal time will be rejected. There is no pre-bid conference currently scheduled.

All additional questions must be submitted via email to dupshaw@broadview-il.gov no later than Friday, October 7, 2022 at 4:00 P.M.

Responses will be reviewed and evaluated in private, and all information regarding status will be kept confidential until a decision is made and a recommendation provided to the Village Board for approval. A successful respondent must provide proper insurance and a Performance Bond acceptable to the Village. Each respondent is to submit their bid as indicated in the Specifications and include all signed supporting documents.

B. Presentation of Request for Qualifications

The Village reserves the right to select a short list of respondents at its own discretion to present their qualifications, respond to questions, and supply supplemental information.

C. Respondents Notification

All registered respondents will be notified in writing of further questions and/or decisions, if any. Any potential respondent wishing to receive notifications must register their name and contact information with the Building Commissioner, David Upshaw, not later than October 7, 2022.

D. Award of Contract

A contract or equivalent agreement may be executed once one or more respondents are found to be qualified; selection of the most qualified is determined by the evaluation committee, and the Village Board approves of the award. Any agreement with a selected respondent is subject to review by the Village Attorney, approval and authorization by the Village of Broadview Board of Trustees, and execution by the Village President. The respondent is advised that neither the Village staff nor any member of the Board of Trustees have the authority to sign agreements or modify existing agreements on behalf of the Village and that any such agreements are null and void. All agreements must be approved by the Village Board and executed by the Village President.

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E. Listing of Subcontractors and/or Subconsultants

In order that the Village may be assured that only qualified and competent subcontractors and/or subconsultants will be employed on the proposed project, each respondent shall submit with their response a list of subcontractors and/or subconsultants who would be called upon to perform the work. The service provider shall have determined to their own satisfaction that a listed subcontractor and/or subconsultant has been successfully engaged in this particular type of work for a reasonable length of time and is qualified both technically and financially to perform that pertinent phase of the work for which they are listed.

F. Term of Agreement

The contract term shall be for six (6) months, unless extended by mutual written agreement.

G. Registration and Bonding

Any respondent that is awarded work under this RFQ, as well as any and all subcontractors or consultants, must be registered with the Village, licensed by the Village (if required), and file a bond with the Village (if required).

H. Payments

Payment for services will be negotiated with the successful respondent pursuant to the RFQ process. The Village of Broadview will maintain a ten percent (10%) holdback to be released thirty (30) days after completion of the Project. Further, payments and any late charges shall subject to the Local Government Prompt Payment Act, 50 ILCS 505/1.

I. Hold Harmless and Indemnity

Notwithstanding any limitations or restrictions applicable to any insurance or bonds required hereunder, the respondent shall agree to defend, indemnify and hold the Village of Broadview and its officers, officials, employees, and agents harmless from and against any and all liability, loss, damage, claim, payment or expense, including attorney fees, which the Village or its officers, officials, employees, and agents may incur resulting from or arising out of any error or omission in the performance of the agreement by the respondent, including, without limitation, errors or omissions in the handling, accounting for, or transferring of funds, or to work, services or systems or products provided in the performance of the agreement by the respondent or its employees, agents, servants, associates, contractors, subcontractors, or assignees.

REQUEST FOR QUALIFICATIONS (RFQ) for DEMOLITION SERVICES FOR VILLAGE OF BROADVIEW

INTRODUCTION

Through this Request for Qualifications ("RFQ"), the Village of Broadview seeks proposals from qualified building demolition contractors to assist the Village of Broadview in the demolition of a vacant, commercial property located at 2412 South 9th Ave., Broadview, Illinois 60155. Demolition work will include the demolition and removal of building, asbestos removal, landscaping removal, collection and removal of any debris, and removal of site improvements as more particularly described herein. The firm selected must have qualified personnel who can represent the Village of Broadview in all aspects of property demolition.

PROJECT SPECIFICATIONS

QUALITY ASSURANCE: Contractor shall comply with all applicable EPA, state and local notification regulations before starting demolition. Contractor shall comply with hauling and disposal regulations of all authorities having jurisdiction; all other codes, standards, regulations, and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, and DOT) or state agencies (State OSHA, DEM, DOH, etc.); and any other local regulations and standards (i.e. building codes) that may apply. The demolition contractor must secure all local permits. By submitting a proposal, Contractor affirms that they have familiarized themselves with the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and other conditions which may affect performance of this Scope of Work.

PROJECT CONDITIONS: The building to be demolished is vacant. Contractor will not be permitted to store any removed items or materials on-site.

EXAMINATION: Contractor must survey existing site conditions and make an independent determination as to the extent of demolition required and the existence of any hazardous materials or conditions. Contractor must survey the condition of the buildings to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition. Contractor must perform regular site examinations as the work progresses to detect hazards resulting from demolition activities.

PREPARATION: Contractor must secure all necessary permits to cut and/or cap all utilities including water, gas, electricity, and sewer; contact JULIE and coordinate identification of all underground utilities; and consult with Com Ed to coordinate the protection of power lines adjacent to the building, if necessary. Contractor must make all preparations to secure and protect the following components, which shall survive all demolition work and remain on the Property: (1) the existing foundation; (2) fences at the South, North, and West of the Property. Contractor must drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, acids, flammables, or other dangerous materials before proceeding with demolition operations. Contractor must employ a certified, licensed exterminator to treat the building and to control rodents and vermin before and during demolition operations. Contractor shall not obstruct streets, walks, or other adjacent occupied or used facilities without permission from the Village of Broadview. Contractor shall provide alternate routes around closed or obstructed traffic ways

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if required by governing regulations. Contractor must erect temporary protection such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction. The use of explosives will not be permitted.

POLLUTION CONTROLS: Under the authority of Section 112 of the Clean Air Act, as amended, 42 U.S.C. 1857 (C-7) (the "Clean Air Act"), the U.S. Environmental Protection Agency ("EPA") promulgated National Emission Standards for Hazardous Air Pollutants. See 38 F.R. 8820. Asbestos was designated a hazardous air pollutant, and standards were set for its use and to control asbestos emissions. It was determined that one significant source of asbestos emissions was the demolition of certain buildings and structures. In keeping with the Clean Air Act, Contractor shall cooperate with EPA personnel and allow EPA personnel to freely enter the demolition site, review any records, inspect any demolition method, and sample or observe any omissions. All demolition operations conducted by Contractor are to be in compliance with applicable provisions of Section 112 of the Clean Air Act and 40 C.F.R. Part 61. By responding to this RFP Contractor acknowledges that Sections 113(c)(1) and (2) of the Clean Air Act carry penalties and fines for non-compliance. Contractor must use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Contractor must comply with all applicable environmental protection regulations. Contractor must not create hazardous or objectionable conditions, such as ice, flooding, and pollution, when using water. Contractor must remove and transport debris only in a manner that will prevent spillage on adjacent surfaces and areas. Contractor must clean adjacent buildings and improvements of dust, dirt and debris caused by demolition operations, and return adjacent areas to the conditions existing before the start of demolition.

HOURS OF OPERATION: The Contractor shall accomplish all demolition work required under the contract during the hours allowed by the Village code which are 7:00 A.M. to 5:00 P.M. Monday through Friday and 8:00 A.M. to 4:00 P.M. on Saturday excluding observed holidays. Holidays shall be the legal holidays of New Year's Day, Dr. Martin Luther King Jr. Day, Presidents' Day, Memorial Day, Juneteenth, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day and the day after Thanksgiving Day, Christmas Eve and Christmas Day. The Director may grant permission to perform contract maintenance at other hours. All work shall be completed in a continuous manner before leaving the job site.

PUBLIC SAFETY: All equipment, safety devices and machinery shall be maintained in accordance with existing Illinois State Law (including OSHA) and all technicians should be trained and certified according to their job description.

- a) The importance of following correct safety procedures is emphasized. The Village reserves the right to disallow payment for any work performed where the proper safety precautions are not followed.
- b) The safety of the public and the convenience of traffic shall be regarded as prime importance. Unless otherwise provided herein, all portions of streets shall be kept open to traffic.

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c) The Contractor shall take all reasonable precautions for the safety and reasonable protection to all of their employees and other persons and property to prevent damage, injury or loss to same.

d) The contractor shall comply with all applicable EPA, state, and local notification regulations before starting demolition. The contractor shall comply with hauling and disposal regulations of authorities having jurisdiction; all other codes, standards, regulations, and worker's safety rules that are administered by HUD, EPA, DOT, OSHA or state agencies and any local regulations and standards that may apply.

PROTECTION OF PROPERTY: All reasonable precautions shall be taken with the demolition equipment to avoid obstructions such as trees, shrubs, utility boxes, signage, irrigation systems, buildings, etc., and the Contractor shall be responsible for damage caused by its operations. Additionally, care will be taken to protect public and private property such as pavements, sidewalks, lawns, fences, bushes, trees, shrubs, buildings and other property from undue damage. If the Director determines that the Contractor has unnecessarily damaged or destroyed property, the Contractor will be notified in writing of the specific nature of the damage and the cost of repair. Damage shall be repaired or replaced to the satisfaction of the Village at the Contractor's expense. The Village will at its option, reduce payment by the amount of the repairs to the Contractor.

ACCIDENT REPORTING: All accidents occurring on the job which damage public or private property, result in injuries to workers or other persons, or damage to utilities shall be promptly reported to the Village Police Department, Fire Department, Building Department and the Public Works Department. The specifications contained herein describe the minimum requirements of the Village and any omission shall not relieve the Bidder of furnishing quality service in a timely manner.

EQUIPMENT AND VEHICLES: The equipment, vehicles and trailers used by the contractor shall be in good repair and made available to inspection by the Village upon request. All equipment should have the necessary safety features to complete the demolition project. Individuals performing the work shall have adequate training and personal protection equipment to safely complete work outlined in the scope above. All vehicles shall be clearly labeled with the contractor's name and phone number.

DISPOSAL OF DEMOLISHED MATERIALS GENERALLY: Contractor must promptly and properly dispose of demolished materials. Contractor may not allow demolished materials to accumulate on-site, and may not burn demolished materials. Said disposal shall be in compliance with all state, federal and local laws and regulations.

LANDFILL DISPOSAL: Contractor shall transport all demolished materials off-site and legally dispose of them. Contractor must supply the Village of Broadview with copies of all landfill and disposal receipts.

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PREVAILING WAGE ACT: Some or all of the work performed pursuant to this contract is a “public work,” within the meaning of the Illinois Prevailing Wage Act (820 ILCS 130/.01 et seq.) (the “Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the “prevailing rate of wages” (hourly cash wages plus fringe benefits) in the county where the work is performed. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website at: <http://www.state.il.us/agency/idol/rates/rates.HTM>. Unless the Village determines, from time-to-time, that the Act is inapplicable in whole or in part to the Services for which the Village is utilizing the Contractor, all contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage, notice and record keeping duties.

RFQ SUBMITTAL REQUIREMENTS

At a minimum, the following submittal requirements shall be included in the response to the RFQ:

a. Cover Letter: Cover letter signed by an authorized representative of the respondent committing the respondent to provide the services as described in the RFQ in accordance with the terms and conditions of this RFQ and any contract awarded pursuant to the RFQ process. The cover letter must include:

1. The number of years the respondent has been in business.
2. An overview of the experience and background of the respondent.
3. The legal name of the entity, its principal place of business, its legal form (corporation, partnership, limited liability company, etc.), the name of all principals and/or owners and/or partners, and authority to do business in Illinois.
4. The name and telephone number of the principal contact.
5. A commitment to comply with all OSHA and other federal, state, and city safety standards.

b. Narrative: A narrative demonstrating the exact type and nature of the respondent’s proposed services and how they accomplish the objectives of the work as well as the ability to rapidly respond to the needs of the Village. The Village will also evaluate the completeness and reasonableness of the firm’s proposed plan for accomplishing the inspections and plan reviews set forth above. The narrative should describe the role of and introduce each key individual in the respondent’s organization that will actively be involved in the performance of the services requested herein.

c. Professional Licenses: respondents shall provide evidence and copies of any and all required licenses from the State of Illinois. All documents shall be kept current and valid.

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At respondent's sole expense, it shall procure all necessary licenses, certifications and permits needed to conduct the required work.

d. Rate Structure: Provide a sheet showing proposed hourly rates of firm's staff and equipment utilized for providing demolition services to the Village of Broadview.

e. References: Provide at least three (3) references (names and current phone numbers) from recent work (last 3 jobs) that may be contacted for verification of the respondent's experience and qualifications.