



AGENDA ITEM # 13B

**AGENDA ITEM EXECUTIVE SUMMARY
Village Board Meeting
August 26, 2019**

Item Title: History Museum Remediation Improvements

Staff Contact: Karen R. Young, P.E. Public Works Director

VILLAGE BOARD ACTION

Adopt a resolution authorizing the Mayor to execute a contract for the History Museum Remediation Improvements between the Village of Roselle and Holian Asbestos Removal and Encapsulation Corp.

Executive Summary:

Environmental testing was completed at the three History Museum buildings. As a result of this testing there are a few remediation improvements that will be completed at the Coach House and Sumner House. The scope of this work can be found in the attached proposal.

Proposals were solicited from the following contractors:

- Holian Asbestos Removal & Encapsulation Corp. - \$7,300.00
- Cove Remediation - \$8,800.00
- Luse Environmental Services - \$8,800.00

Staff recommends approving the contract to Holian Asbestos Removal & Encapsulation Corp. in the amount of \$7,300.00.

Implications:

Is this item budgeted? No. There are funds available in account 10312120-61360 for this project.

Any other implications to be considered? Staff will coordinate this work with the History Museum.

Attachments:

Contract
Proposal
Resolution

RESOLUTION NO. 2019-

**A RESOLUTION AUTHORIZING THE MAYOR
TO EXECUTE A CONTRACT FOR
THE HISTORY MUSEUM REMEDIATION IMPROVEMENTS
BETWEEN THE VILLAGE OF ROSELLE AND
HOLIAN ASBESTOS REMOVAL & ENCAPSULATION CORP.**

WHEREAS, the corporate authorities of the Village of Roselle deem it in the best interests of the Village to enter into an agreement with Holian Asbestos Removal & Encapsulation Corp., 7504 Meyer Road, Spring Grove, Illinois 60081 for \$7,300.00; and

WHEREAS, both parties agree to the terms and conditions set forth in the bid proposal and agreement for the History Museum Remediation Improvements as described in Exhibit A.

NOW, THEREFORE, be it resolved by the Mayor and Board of Trustees of the Village of Roselle that the Mayor is hereby authorized to sign and the Village Clerk is hereby directed to attest that certain Contract for the Public Works Fleet Garage Heater Replacement between the Village of Roselle and History Museum Remediation Improvements, which is attached hereto and incorporated as fully set forth as Exhibit A.

ADOPTED this ____ day of _____, 2019

AYES:

NAYS:

ABSTAIN:

ABSENT:

Andrew J. Maglio, Mayor

ATTEST:

Patricia Burns, Village Clerk

CONTRACT FOR HISTORY MUSEUM REMEDIATION IMPROVEMENT PROJECT

THIS CONTRACT is made and entered into by and between the Village of Roselle, a body politic and corporate (hereinafter the "Village"), and Holian Asbestos Removal and Encapsulation Corp. (hereinafter "Contractor").

WITNESSETH:

WHEREAS, the Village determined that Remediation Improvements are needed at the History Museum Buildings in the Village is in need of replacement; and

WHEREAS, the Village has determined that it is reasonable, necessary and desirable to obtain the services of a contractor to complete the project; and

WHEREAS, Contractor desires to provide the necessary services upon the terms set forth herein.

NOW, THEREFORE, in consideration of the mutual promises, terms and conditions set forth herein, the parties agree as follows:

1. Scope of Services. Contractor shall perform the services described in its proposal dated August 7, 2019, which is attached hereto and incorporated herein as Exhibit A. Contractor represents and warrants that it shall perform its services in a manner consistent with the level of care and skill customarily exercised by other contractors under similar circumstances at the time the services are performed. Where this Agreement is inconsistent with any provision of Exhibit A, this Agreement shall control.

2. Compensation. The total amount to be paid Contractor for the services under this Contract and expenses incurred in connection therewith is \$7,300.00. Contractor shall submit its payment requests, and the Village shall pay contractor in accordance with the Local Government Prompt Payment Act.

3. Additional Services. Contractor shall perform only those services specified herein. In the event Contractor or the Village determines that additional services are required to complete the

project, such additional services shall not be performed unless directed in writing by the Village. Payment for additional services shall be as mutually agreed upon by the parties.

4. Hold Harmless and Indemnification. Contractor shall defend, hold harmless and indemnify the Village, its officers, agents, employees and elected officials, from any loss, damage, demand, liability, cause of action, fine, judgment or settlement, together with all costs and expenses related thereto (including reasonable expert witness and attorney fees), that may be incurred as a result of bodily injury, sickness, death or property damage or as a result of any other claim or suit of any nature whatsoever arising from or in any manner connected with, directly or indirectly, the negligent acts, errors, omissions, or intentional acts or omissions of Contractor in performing the services provided for in this Contract or the negligent acts, errors, omissions or intentional acts or omissions of any agent, subcontractor or contractor hired to perform any service on behalf of Contractor. The obligation on the part of the Contractor to defend, hold harmless and indemnify the Village shall survive the expiration or termination of this contract.

5. Insurance. Unless otherwise authorized in writing by the Village Administrator, Contractor and each of its agents, subcontractors and contractors hired to perform any services provided for herein shall purchase and maintain during the term of this Contract insurance coverage which will satisfactorily insure Contractor and, where appropriate, the Village against claims and liabilities which may arise out of the services referred to in this Contract. Such insurance shall be issued by companies authorized to do business in the State of Illinois and approved by the Village. The insurance coverages shall include, but not necessarily be limited to, the following:

(A) Worker's Compensation insurance with limits as required by the applicable statutes of the State of Illinois. The Employer's Liability coverage under the Worker's Compensation policy shall have limits of not less than \$500,000 each accident/injury; \$500,000 each employee/disease; \$500,000 policy limit.

(B) Commercial general liability insurance protecting Contractor against any and all public liability claims which may arise in the course of performance of this Contract. The limits of liability shall be not less than \$1,000,000 each occurrence bodily injury/property damage combined single limit and \$2,000,000 aggregate bodily injury/property damage combined single limit. The policy of commercial liability insurance shall include contractual liability coverage and an endorsement naming the Village as an additional insured.

(C) Commercial automobile liability insurance covering Contractor's owned, non-owned and leased vehicles which protects Contractor against automobile liability claims whether on or off of the Village's premises with coverage limits of not less than \$1,000,000 per accident bodily injury/property damage combined single limit. The policy of commercial liability insurance shall include contractual liability coverage and an endorsement naming the Village as an additional insured.

(D) Umbrella or Excess liability insurance with limits of not less than \$1,000,000 per occurrence bodily injury/property damage combined single limit. The Umbrella or Excess coverage shall apply in excess of the limits stated in subparagraphs (B) and (C) above, and shall either include an endorsement naming the Village as an additional insured or provide "following form" coverage for the primary insurance.

6. Evidence of Insurance. Contractor shall furnish the Village with a certificate of insurance and, upon the Village's request, copies of all insurance policies and endorsements thereto evidencing the coverages stated above. The insurance certificates and policies shall provide that no cancellation or modification of the policies shall occur without at least 30 days' written notice to the Village. Contractor shall not commence any services under this Contract until evidence of the required insurance is received and approved by the Village. The Village shall be named on the policies required by Section 5 subsections (B) and (D) as additional insured. No policy shall require contribution by the Village's insurance.

7. Compliance with Laws. Contractor shall comply with all applicable federal, state and local laws, rules and regulations, and with all Village ordinances, rules and regulations now in force or hereafter enacted in the performance of the services required under this Contract. This contract calls for the construction of 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 current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department’s web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

8. Control of Services. The Village shall not be responsible for or have control over the means, methods, techniques or procedures with respect to the performance by Contractor of the services in this Contract.

9. Termination of Contract. If the Village concludes that the Contractor is not performing in accordance with the terms set forth herein, the Village Administrator, or his designee, may issue a stop work order requiring an immediate cessation of all work except that necessary to secure project protection and safety. If the Contractor fails to remediate its breach within forty eight (48) business hours the Village administrator may terminate this Agreement. In the event of a termination, the Village shall pay Contractor for the services performed and expenses incurred as of the effective date of termination, less any sums attributable, directly or indirectly, to Contractor’s breach. Stop work orders may be issued by the Village Administrator or his designee orally or by e-

mail to the Contractor. All oral stop work orders shall be confirmed by e-mail but e-mail shall not be a prerequisite to the stop work order becoming effective.

10. Recovery of Costs. In the event the Village is required to institute any proceeding or action, whether legal or equitable, to enforce any provision of this Contract, the Village shall be entitled to recover all costs and expenses incurred as a result of said action or proceeding, including reasonable expert witness and attorney fees.

11. Ownership of Documents & Release of Information. All records, reports, tests, studies, documents, data or other information, regardless of whether in written, electronic or other format, prepared or generated by Contractor in connection with performing the services provided for herein shall be regarded as the sole and exclusive property of the Village and shall not be utilized by Contractor in any manner on other projects or distributed to third parties without the prior written consent of the Village. In addition, any information provided by the Village to Contractor in connection with Contractor's performance of the services provided for herein and all information associated with Contractor's work product shall remain confidential and shall not be disclosed to any third party without the prior written consent of the Village.

12. FOIA. Contractor agrees to furnish all records related to this Agreement and any documentation related to the Village required under an Illinois Freedom of Information Act (ILCS 140/1 et/ seq.) (hereinafter, "FOIA") request within five business days after Village issues notice of such request to the Contractor. Contractor agrees to not apply any costs or charge any fees to the Village regarding the procurement of records required pursuant to a FOIA request except it may request and shall be paid fees authorized by the FOIA. Contractor agrees to defend, indemnify and hold harmless Village and agrees to pay all reasonable costs connected therewith (including but not limited to reasonable attorney's and witness fees, filing fees, and any other expenses) for Village to defend any and all causes of action, disputes, prosecutions, or conflicts arising from Contractor's failure to furnish all documentation related to a request within five days after the Village issues

notice of request that Village utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, Contractor agrees to pay all cost connected therewith (such as reasonable attorney's and witness fees, filing fees and any other expenses) to defend any denial of a FOIA request by the Contractor's request to utilize a lawful exemption to Village.

13. Integration. The provisions set forth herein represent the entire agreement between the parties and supersede all prior agreements, promises and representations, as it is the intent of the parties to provide for a complete integration within the terms of this Contract. This Contract may be modified only by a further written agreement between the parties, and no modification shall be effective unless properly approved and executed by each party.

14. Exclusive jurisdiction for any disputes under this Agreement shall be in the 18th Judicial Circuit Court, Wheaton, DuPage County, Illinois.

IN WITNESS WHEREOF, the parties have entered into this Contract as of the 26th day of August, 2019.

VILLAGE OF ROSELLE
ADMINISTRATOR'S OFFICE
31 S. PROSPECT ST.
ROSELL, IL 60172

HOLIAN ASBESTOS REMOVAL AND
ENCAPULATION CORP.
7504 MEYER ROAD
SPRING GROVE, ILLINOIS 60081

BY: _____

Mayor

BY: _____

Owner/President

ATTEST: _____

ATTEST: _____

HOLIAN ASBESTOS REMOVAL & ENCAPSULATION CORP.

7504 MEYER ROAD
SPRING GROVE, ILLINOIS 60081
TELEPHONE: 815-675-6683
FAX: 815-675-6841

INDUSTRIAL • COMMERCIAL • RESIDENTIAL

JAMES HOLIAN III
DENNIS HOLIAN
DANIEL HOLIAN
TIM HOLIAN
PATRICK HOLIAN

August 7, 2019

Kurt Grapenthin
Roselle Public Works
474 Congress Circle North
Roselle, Illinois 60172

RE: Historical Properties Scope of Work

Dear Mr. Grapenthin

Thank you for calling Holian Asbestos Removal & Encapsulation Corp and allowing us to provide you with a quote. We propose to furnish the necessary labor and materials to remediate mold in the Coach House and Sumner House. Included in our proposal are the following:

Coach House

- 1) Mold growth behind wallpaper in the upstairs men's and ladies rooms
 - a) Remediation Comments:
Strip off old wall paper and paint wall with Kilz paint
- 2) Water staining from water leak upstairs located in the utility room first floor
 - a) Remediation Comments:
Demolish out portions of the ceiling in the utility room (possibly the entire ceiling), clean joists and spray anti-microbial spray or Kilz.
- 3) Testing indicated that material found along west wall of basement to be Richterite containing asbestos
 - a) Abatement Comments:
Vacuum up accessible vermiculite, clean the floor by the west wall and spray foam the joist area where the vermiculite is coming through.
Air sampling is not included

\$5,500.00

Acceptance _____ Date _____

Roselle Public Works
Historical Properties
August 7, 2019
Page Two

Sumner House

- 1) Active roof leak at the chimney area which has caused water damage to the second floor ceiling. This area will require drywall work and possibly mold remediation.
 - a) Please repair the leak at the chimney area as soon as possible.
 - b) Possibly cut a 4'x4' opening once the leak has been repaired and clean joist within the opening. Possibly paint affected area with Kilz paint.

\$1,800.00

Acceptance _____ Date _____

Again, thank you for allowing us to provide you with a quote for the work above. We have the manpower, experience and leadership to do you remediation and asbestos work. We hope that you will look favorably upon our bid. Please feel free to contact us if you have any questions or need further assistance.

Sincerely

Tim Holian
Estimator