

CITY OF PETERSBURG PUBLIC NOTICE

REQUESTS PROPOSALS FOR COMMERCIAL ASBESTOS SERVICES

The City of Petersburg (“City”) is requesting proposals from qualified individuals or firms to perform asbestos abatement and/or remediation services at a former school structure located on the property at 207 South 7th Street, Petersburg, IL 62650.

Signed and sealed proposals must be delivered to City Hall, 122 S 6th St., Petersburg, IL 62675 no later than **3:00 p.m. on Friday, February 28, 2025**. Proposals will be opened Monday, March 3, 2025 at 10:00 a.m. with an award to be made by the Petersburg City Council at a subsequent public meeting. The City Council intends to evaluate the submitted proposals and select the proposal that provides the best overall cost for the services provided, expedient delivery of service, highest qualifications, and greatest experience with these types of projects.

Any questions regarding this Request for Proposals (“RFP”) must be submitted in an email to Administrative Secretary Tracy Ciesler at administration@petersburgil.org. Any questions must be submitted no later than five days prior to the submission date (**3:00 p.m. on Friday, February 28, 2025**). All emailed questions must include in the subject line: **207 South 7th Street Asbestos Remediation**. Answers to questions will be transmitted to all parties who have provided email addresses to the City so that all potential applicants will have the same information. If you did not provide contact information to the City when you picked up this RFP, you should email administration@petersburgil.org and provide your contact information to ensure you receive all relevant information related to this RFP.

The party awarded a contract based upon this RFP shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract, and shall comply with the requirements of the Illinois Wages of Employees on Public Works Act (820 ILCS 130/1-12).

For the purposes of this RFP, a qualified individual or firm shall be any party who meets the relevant qualifications contained in the Asbestos Abatement Act (105 ILCS 105), the Commercial and Public Building Asbestos Abatement Act (225 ILCS 207), the administrative regulations related to the aforementioned acts, and who holds the appropriate Asbestos Abatement Contractor’s License from the Illinois Department of Public Health.

Scope of Abatement/Remediation

The work consists of the abatement and/or remediation of all asbestos containing material identified in the “Building Inspection for Asbestos Contained Material (ACM)” report included in this RFP at **Appendix A**. The structure is being prepared for demolition, and subsequent demolition specifications will be structured so that an awarded demolition contractor will have no need to subcontract for abatement/remediation.

Examination of Job Site

Companies desiring to submit a proposal should thoroughly examine the property and review Appendix A to this RFP in order to ensure they are fully informed of the actual conditions and requirements of the work prior to submission. Failure to detect potential problems shall not relieve the selected company of its obligations, nor shall the selected company be allowed any extra compensation due to issues that arise because of its failure to be fully acquainted with the job site prior to submission.

Companies may enter the structure **at their own risk**, but the structure must be re-secured prior to leaving the site. Access to the structure may be scheduled by contacting the City at (217) 632-3600. **Access to the structure must be scheduled at least 48 business hours in advance.** Access will not be granted without a scheduled time.

Information to be included in all proposals submitted to the City:

1. A profile of the company;
2. A narrative describing the specialized experience and technical competence of the firm or persons with respect to working on commercial projects, specifically demolition projects;
3. Evidence of having a minimum of five years building construction and/or trades experience related to asbestos testing, remediation, and abatement;
4. A summary of past performances of the company and personnel with respect to asbestos assessment, remediation, and abatement, including how the company makes itself available to its clients, ability to meet client schedules, methods of communication, and coordination skills;
5. A list of similar projects completed in the last five years;
6. A summary of the company's capacity to carry out all aspects of required asbestos abatement/remediation indicated in Appendix A;
7. Copies of County and/or State licenses and registrations, including but not limited to Asbestos Abatement Contractor's License from the Illinois Department of Public Health;
8. Proof of insurances required by this RFP (General Liability, Workers' Compensation, and Asbestos related coverages);
9. References from previous clients within the past five years; and
10. Price for all services, including but not limited to samples, fees, and any other associated costs. **The price shall be the full, delivered cost to the City with no additions.**

Requirements & Conditions

1. *Contractor Qualifications.* No contract shall be awarded except to responsible companies capable of providing the asbestos related services described in the RFP. Contractors must be licensed as required by the State of Illinois as provided in the Commercial and Public Building Asbestos Abatement Act (225 ILCS 207) and any regulations related thereto.
2. *Abatement.* Any required asbestos abatement demolition work and disposal of hazardous material shall be in compliance with National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations.
3. *Clearance Testing.* Clearance air monitoring shall be performed, and clearance sampling provided in accordance with the regulations related to Asbestos Abatement for Public and Private Schools and Commercial and Public Buildings in Illinois (77 Ill. Admin. 855 *et. seq.*) and in full compliance with all other applicable Federal and State laws and regulations.
4. *Taxes.* No charge will be allowed for taxes from which the City is exempt.
5. *Pricing.* Proposals shall include the price for all items and all other information requested in this RFP. The price shall be the full, delivered cost to the City with no additions or exceptions.
6. *Permits.* Any and all permits that may be required to complete the work outlined in this RFP shall be the responsibility of the selected company.
7. *Prevailing Wage.* Contractors shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under the contract awarded to this RFP, depending on the nature and circumstances of each job, and shall comply with the requirements of the Illinois Wages of Employees on Public Works Act (820 ILCS 130/1-12). The selected company should provide pricing for prevailing wage and non-prevailing wage jobs (if applicable) in their proposal.
8. *Delivery of Services and Merchandise.* The City accepts no responsibility for the condition or cost of any service or merchandise purchased or provided prior to acceptance by the appropriate City personnel or official. Failure to comply may constitute rejection.
9. *Acceptance of Service and Merchandise.* The City reserves the right to refuse acceptance of delivered services or merchandise that differ substantially from the requirements in this RFP.
10. *Officers.* Each party submitting a proposal affirms, by their submission, that no officer of the City of Petersburg, Illinois has a direct or indirect interest in the proposal for any reason of personal gain.

11. *Exceptions.* Any deviations from the specifications in this RFP shall be noted and submitted with the proposal. Failure to address deviations from specification may result in the rejection of the proposal.
12. *Acceptance/Rejection of Proposals.* The City reserves the right to accept or reject any or all proposals at any time, for any reason, including but not limited to the Petersburg City Council or any funding grantor not appropriating sufficient funds to complete the project. The City may make awards in any manner deemed in the best interest of the City.
13. *Withdrawal of Proposals.* Companies may withdraw or cancel their proposal at any time prior to the advertised date for opening of proposals. After the date and time for opening, no proposal shall be withdrawn or cancelled. All proposals shall be firm and valid for a period of sixty (60) calendar days.
14. *Late Proposals.* Regardless of cause, late proposals will not be accepted and will automatically be disqualified from further consideration. It shall be solely the company's duty to ensure delivery to the designated office at the designated time. Late proposals will not be opened and may be returned to the submitting company at the company's request and expense.
15. *Performance Bond.* When required by the City Council, the awarded company shall furnish a performance bond equal to the amount of the contract, acceptable to the City, within fourteen (14) days after notification of a contract award. Failure to furnish the required bond within the time specified may be cause for rejection of the proposal.
16. *Legal Compliance.* The company whose proposal is selected will comply with all Federal, State, County, and City laws, ordinances, rule, and regulations, which in any manner affect the product or service that is the subject of this RFP. Contractors responding to this RFP and performing any work shall be aware that all work performed must comply with all federal, state, and local laws and regulation in effect during the term of the contract resulting from this RFP. Lack of knowledge on the part of an awardee of applicable law will in now way be cause for release of any obligation of this RFP or subsequent contract. The City reserves the right to reject any proposal, cancel any contract, and pursue any other legal remedies deemed necessary should any party fail to comply with any of the aforementioned legal requirements.
17. *Insurance Requirements.* The selected company shall purchase and maintain insurance which will protect from claims that may arise out of or result from activities performed under this RFP and any resulting contract, whether those activities are performed by the company or by any subcontractor or party directly or indirectly employed by the company or any subcontractor, or by anyone for whose acts they may be liable.
 - a. Coverages. The insurance required shall be written for not less than the following, or greater if required by law, naming the City of Petersburg as Additional Insured:
 - i. Workers' Compensation: State Statutory Amounts

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| ii. Comprehensive General Liability (including Premises Operations; Independent Contractor's Protective; Products and Completed Operations; Broad Form Property Damage): | | |
| Bodily Injury | \$500,000 | Occurrence |
| | \$1,000,000 | Aggregate |
| Property Damage | \$500,000 | Occurrence |
| | \$1,000,000 | Aggregate |
| iii. Contractual Liability (Hold Harmless Coverage): | | |
| Bodily Injury | \$500,000 | Occurrence |
| Property Damage | \$500,000 | Occurrence |
| | \$1,000,000 | Aggregate |
| iv. Comprehensive Automobile Liability (owned, non-owned, hired): | | |
| Bodily Injury | \$500,000 | Occurrence |
| | \$1,000,000 | Aggregate |
| Property Damage | \$500,000 | Occurrence |
| | \$1,000,000 | Aggregate |

b. *Documentation.* Certification of Insurance acceptable to the City shall be filed with the City prior to commencement of the work. Not less than two weeks prior to the expiration, cancellation, or termination of any such policy, the company shall supply the City with a new or replacement Certificate of Insurance as proof of renewal of said policy, with endorsement as forth above.

18. *Use of City Property.* If the City permits a company to use any City owned equipment, tools, or facilities, such use will be gratuitous and the company shall release, hold harmless, and indemnify the City from any responsibility arising from any claims for damage to property or personal injuries, including but not limited to death, arising out of the use of such equipment, tools, or facilities irrespective of the condition thereof or any negligence on the part of the City in permitting such use.

19. *Entire Agreement.* The company whose proposal is selected shall enter into a mutually agreeable contract with the City that incorporates the terms and conditions of this RFP. That contract shall set forth the entire agreement between the City and the Company and shall govern the respective duties and obligations of each.

APPENDIX A

BUILDING INSPECTION FOR ASBESTOS CONTAINED MATERIAL (ACM)

Prepared by: Triple A Asbestos