



Legislation Details (With Text)

File #: 22-436 **Version:** 2 **Name:** Harrison and McKinley Demolition Contracts
Type: Contract **Status:** Approved
File created: 11/8/2022 **In control:** City Council
On agenda: 1/10/2023 **Final action:** 1/10/2023
Title: Communication from the City Manager and Director of Community Development with a Request to APPROVE a CONTRACT with DORE & ASSOCIATES, INC. for the HARRISON SCHOOL DEMOLITION PROJECT.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 25-22 Harrison School Demolition RFP, 2. 25-22 Addendum #1, 3. Dore & Associates, Inc. - Harrison Bid, 4. 42-22 Mckinley School Demolition RFP, 5. 42-22 Addendum #1, 6. Green Demolition Contractors, Inc. - McKinley, 7. 22-436 signed

Date	Ver.	Action By	Action	Result
1/10/2023	2	City Council	approved	Pass
12/13/2022	1	City Council	deferred	Pass
12/13/2022	1	City Council	approved	Pass

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to APPROVE a CONTRACT with DORE & ASSOCIATES, INC. for the HARRISON SCHOOL DEMOLITION PROJECT.

BACKGROUND: The former Harrison School site has sat abandoned for over a decade. The scope of the project requires skilled and experienced contractors to oversee the abatement of hazardous materials, demolish the structure and restore the property to greenspace.

Five (5) completed proposals were received, with four (4) submitting proposals for the site. The proposals were evaluated based on the contractors' qualifications, experience, availability to complete the work on schedule, and price. The proposals were scored by three staff members and the project's engineering consultant.

Bidder	Harrison Bid
Dore & Associates, Inc.	\$1,122,900.00
Green Demolition Contractors, Inc.	\$1,156,600.00
JIMAX Corporation	\$2,136,050.00
Rezzar Demolition, LLC	No Bid
S. Shafer Excavating Inc.	\$997,000.00

Due to the age, deterioration, and presence of hazardous materials at the school, pricing by bidders must be assessed to ensure that the bid amount includes all associated environmental costs necessary for safe demolition. The engineering consultant provided a cost estimate for the school to be within a \$1 Million to \$1.5 Million range.

Dore & Associates, Inc. (Bay City, MI) scored as the most responsive bidder for the former Harrison School demolition. Dore & Associates, Inc. offers an in-house abatement and demolition service, which will limit the use of subcontractors in completing the work.

The selected contractor has the experience, expertise, and capacity to finish the projects within the next six (6) months, completing the long-awaited demolition and making room for better use of the property.

The contractor has stated that they will be using a local minority owned company for the hauling and trucking. In addition, the contractor indicated they will be using a union labor supplier who is a signatory to the National Maintenance Agreement and will become signatory to the local unions after the contract is executed. All of this will be stipulated in the contract.

The City will be utilizing a engineering agreement with WSP USA Environmental & Infrastructure to help manage the project.

FINANCIAL IMPACT: The City of Peoria budgeted \$3,000,000 for the project. (This also includes McKinley School.)

NEIGHBORHOOD CONCERNS: There is a continued need for additional resources to mitigate blighting influences, such as abandoned and vacant properties, in our community's neighborhoods.

IMPACT IF APPROVED: The former school site will be demolished and restored to greenspace.

IMPACT IF DENIED: The deteriorating school building will remain.

ALTERNATIVES: None

EEO CERTIFICATION NUMBER:

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Beautiful Peoria
2. Financially Sound City
3. Safe Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Reinvest in neighborhoods.
2. Reinvest in neighborhoods.
3. Reduce crime.

DEPARTMENT: Community Development