

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: November 26, 2024**

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**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Joshua Burman, Director of Public Works

**Topic:** Bid Award - Asbestos Abatement at 17900 Dixie Highway (former library site)

## **PURPOSE**

Staff requests that the Village Board award the bid for Asbestos Abatement for the property located at 17900 Dixie Highway to Nationwide Environmental & Demo LLC of Franklin Park, IL in an amount not to exceed \$148,800 and approve a budget amendment utilizing \$55,000 of American Rescue Plan Act (ARPA) funds. The remaining cost of this work (\$93,800), would come from the Water and Sewer fund.

## **PROCESS**

In preparation for demolition of the building at 17900 Dixie Highway in order to create space for the future home of the Central Elevated Tank (Water Tower), staff performed asbestos testing to determine if any asbestos abatement would be required. This testing included the collection of 145 samples. The results concluded that there are many locations within the space requiring abatement.

### *Methodology of Decision Making*

The Village has a couple of options for moving ahead with this asbestos abatement and demolition. With the understanding that it will take the Water & Sewer Fund a few years to regenerate enough “fund reserves” to take on a \$4.5M to \$5.5M building demolition and new water tank installation, it makes sense to eat this elephant one bite at a time. The first step in the chronology in this overall water tank construction process is to clear the site for construction. The site cannot be cleared until the asbestos has been abated. It also makes sense to take advantage of “today’s” costs for asbestos abatement, knowing that labor cost can only rise over time. Lastly, the Village can take advantage of our one-time allocation of ARPA funding to offset the cost to the Water & Sewer Fund for this phase of the project.

### *The Bid*

The bid was advertised on Friday, October 11, 2024 and twenty-five (25) contractors were contacted and invited to a mandatory pre-bid meeting on October 22, 2024. At this meeting, the

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contractors were allowed to inspect the space, take measurements, and become familiar with the site. There were thirteen (13) contractors present at the pre-bid meeting.

On November 5, 2024, two (2) bids were received and read aloud at Public Works. Staff reviewed the bids and found Nationwide Environmental & Demo LLC of Franklin Park, IL to be the lowest responsible bidder. The bid tabulation is listed below.

<b>Contracting Firm</b>	<b>Bid Amount</b>
Nationwide Environmental & Demo, LLC of Franklin Park, IL	\$148,800
M&O Environmental of Mokena, IL	\$183,500

Through the budget process, \$200,000 was approved in the Water and Sewer Capital Fund to fund the demolishing of the former library site. The funds are being appropriately used to complete the asbestos testing and removal. Staff recommends using \$55,000 of ARPA funds to offset the cost of the asbestos abatement in order to lessen the *cash outflow impact* on the water & sewer fund.

## OUTCOME

Awarding the bid for asbestos abatement for the property located at 17900 Dixie Highway will enable the Village to take the next steps in the process of preparing the site for the future water tower at that location while taking advantage of current prices, avoiding any future cost increase for this required work.

## FINANCIAL IMPACT

- **Funding Source:** Water & Sewer Capital Fund and American Rescue Plan Act (ARPA) Funds
- **Budgeted Amount:** \$200,000 in Water and Sewer Capital
- **Budget Amendment Request:** \$55,000 utilizing American Rescue Plan Act (ARPA)
- **Water & Sewer Fund Obligation:** \$93,800
- **Asbestos Abatement Cost:** \$148,800
- **Budgeted Funding Remaining in Water & Sewer Fund:** \$106,200

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$55,000 from American Rescue Plan Act (ARPA) funds to this project; and award the bid for Asbestos Abatement for the property at 17900 Dixie Highway to Nationwide Environmental & Demo LLC of Franklin Park, IL, the lowest responsible bidder, for a total amount not to exceed \$148,800.

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**ATTACHMENT(S)**  
Bid Tabulation Sheet