

October 14th, 2024



Esteemed City Council Members,

I, David Kral, Building Official for City of Oelwein, reached out to multiple structural engineering and architectural firms, as well as posted on the city website, requesting bids for the creation of demotion specifications for 27 South Frederick based on the attached document.

We received 1 bid for this project from VJ Engineering for \$12,500. Their plan of what the \$12,500 would cover is detailed in the attached document. We have worked with VJ Engineering in the past and they are a very professional and reputable firm. I recommend accepting the bid for the project from VJ Engineering.

Thank you,

David Kral

Building Official/Zoning Admin.

City of Oelwein

20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862



20 2nd Ave. S.W.
Oelwein, Iowa 50662



buildingadmin@CityofOelwein.org
www.CityofOelwein.org



Phone: (319) 283-5862
Fax: (319) 283-4032



VJ engineering
2570 holiday road, suite 10
Coralville, iowa 52241
Ph: (319) 338-4939 fax: (319) 338-9457

Engineering – surveying
October 7th, 2024
David Kral
Building Official/Zoning Admin
City of Oelwein
Re: 27 South Frederick
Oelwein, Iowa

To David Kral:

Per your request we have prepared the following proposal to help facilitate engineering services in regards to the demolition work that is planned for 27 South Frederick in Oelwein, Iowa. Some of the items requested in the original Request for Proposal are absent from our proposal as we do not do the actual demolition/construction work and feel things such as a cost estimate for those services or required equipment would be better determined by the actual contractors bidding for those aspects or doing the work. We have no problem having further discussions with the contractor to help facilitate this process as needed.

This contract would cover the following services:

- Conducting a structural assessment of the building and walking through the site with you to identify any potential concerns.
- If the basement walls are found to need reinforcing similar to when work was done on the other side of 29 S. Frederick we would provide similar design and detailing (see attached for reference).
- If design is required for an enclosure of the stairs accessing the 2nd level of 29 S. Frederick we would negotiate a separate fee for that once the general layout is determined.
- We would provide a recommended sequencing for the demolition of the building following our visual inspection, as the current condition of the property may have an effect on our recommended sequencing.
- We would also create bidding documents and a demolition plan to facilitate contractor bidding.
- We would review any bids you receive for the actual demolition services to make sure we feel they are adequate and of a reasonable cost.
- In addition to the initial walkthrough of the property, our budget includes (5) additional site visits to meet with stakeholders, preconstruction meetings, and meetings on site to handle various issues that arise during construction and require our presence. Additional site visits would be billed at our time and materials rate (\$155/hour for an engineer plus an additional \$150 to cover milage).

Company overview:

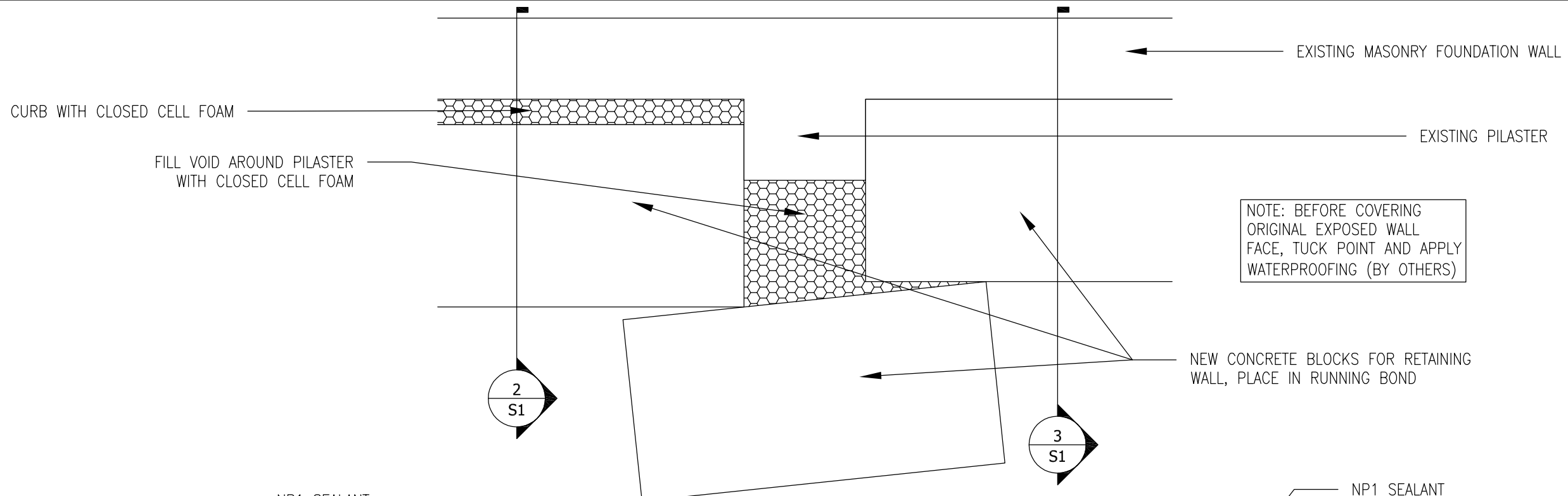
Please see attached brochure and employee information sheets. We have extensive experience with renovations and rehabilitations of old downtown buildings including some demolition.

Pricing:

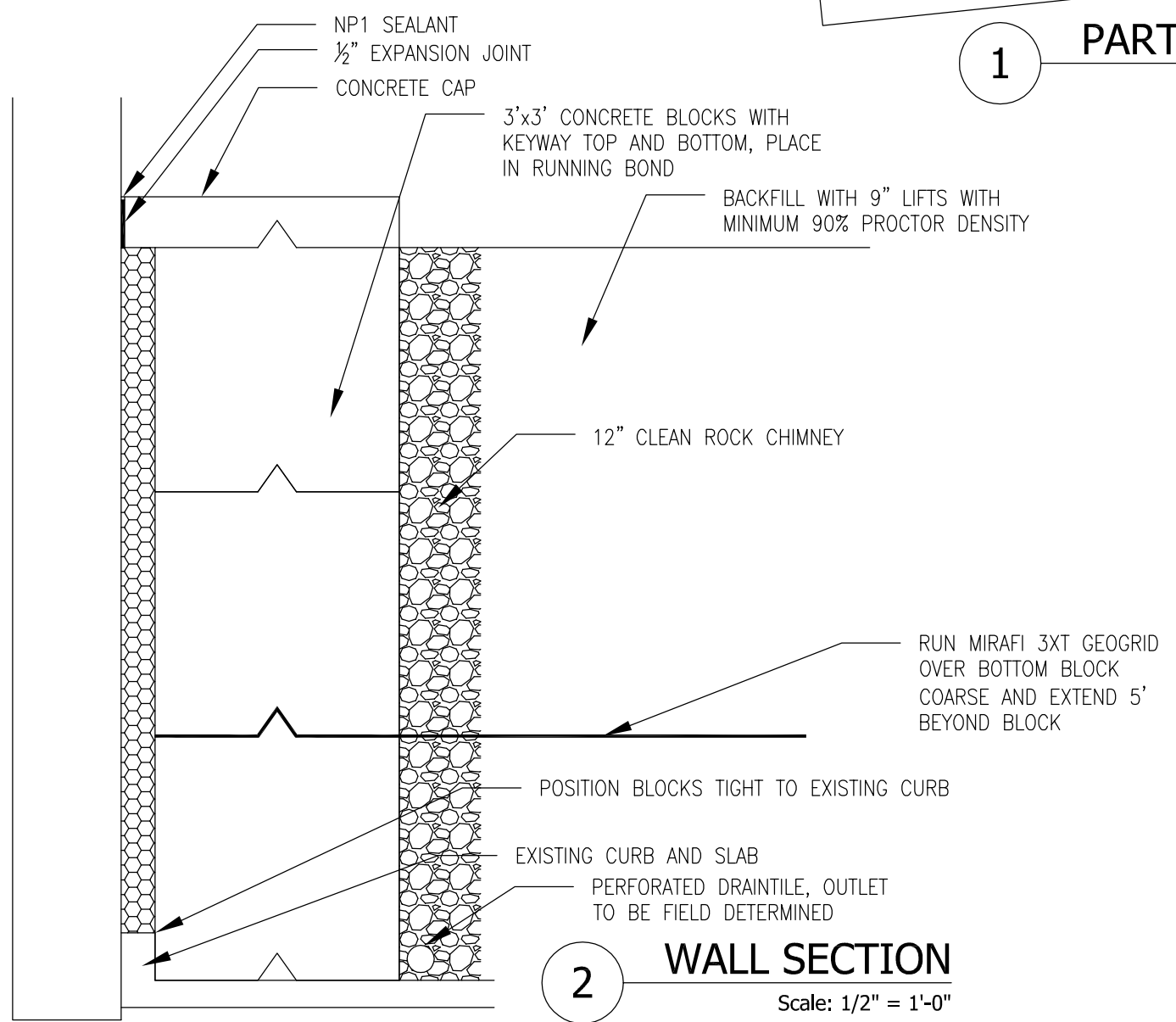
We could provide the above outlined services for \$12,500 plus additional fees as outlined above. The initial site visit to walk the site could be scheduled within (2) weeks of being given notice to proceed.

Sincerely,
James C. Jacob, PE

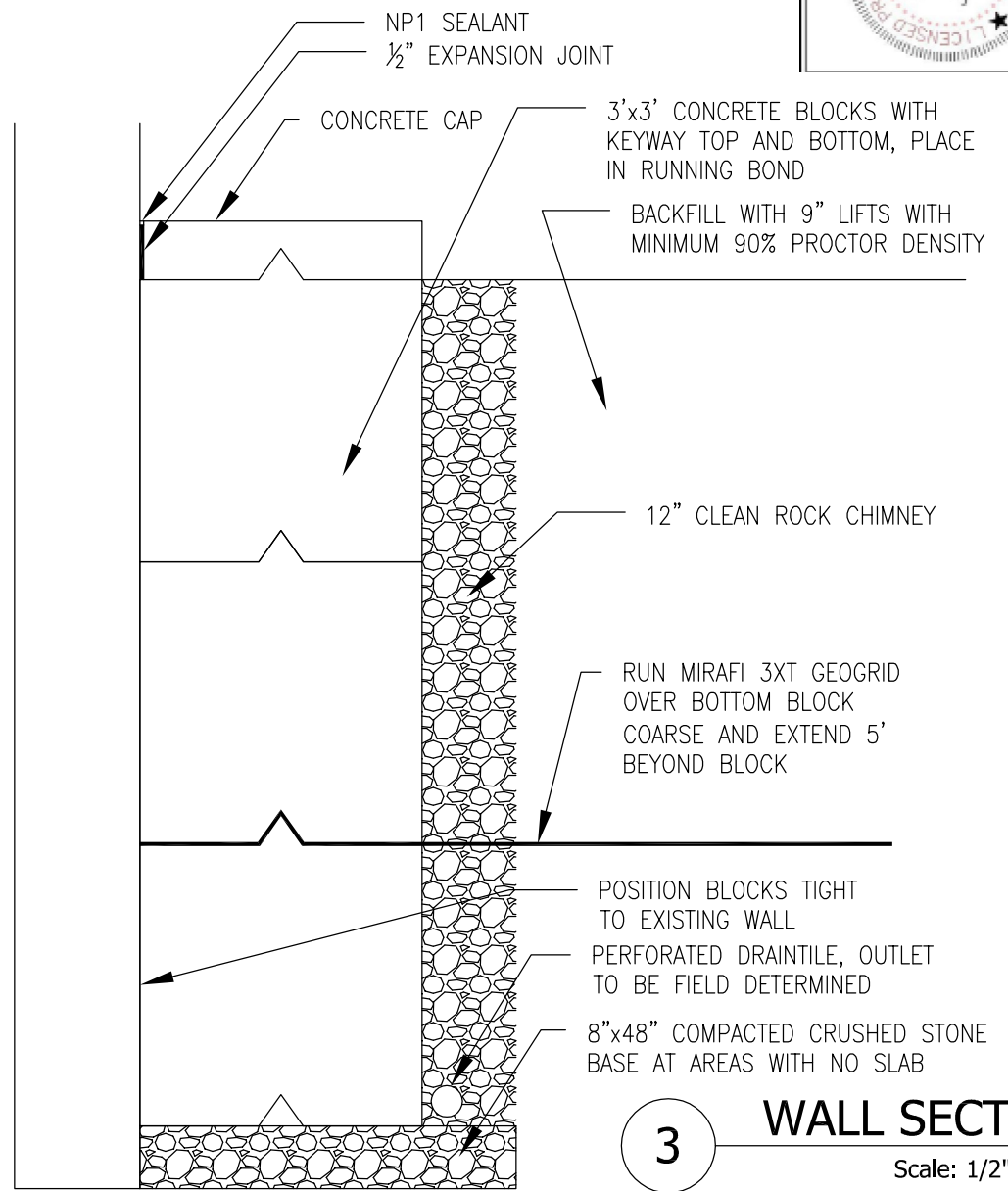
VJ Engineering



1 PARTIAL PLAN
Scale: 1/2" = 1'-0"



2 WALL SECTION
Scale: 1/2" = 1'-0"

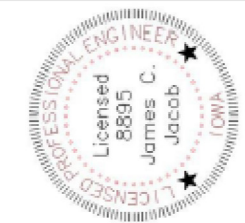


3 WALL SECTION
Scale: 1/2" = 1'-0"

I hereby certify that this engineering document was prepared and the related engineering work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

JAMES C. JACOB, P.E.
License number 8895
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 81

10-11-23
DATE



33 S. FREDERICK ST		OELWEIN, IOWA		CITY OF OELWEIN		BASEMENT INFILL DETAILS	
VJ Engineering		2570 Holiday Road		Coralville, Iowa - 319-338-4939			
SCALE	REVISIONS	AS NOTED	1	10-11-23			
		DRAWN BY	2				
		JFK	3				
		DATE	4				
		12-19-22	5				
sheet		S1		22-3085			

VJ Engineering has the necessary expertise to help you successfully achieve your project.

Our engineers are licensed in the following states:

Iowa	Illinois
Missouri	Nebraska
Minnesota	

VJ Engineering offers a wide array of professional services:

- Structural Engineering
 - Bridges
 - Buildings
 - Industrial
 - Failure Analysis
- Civil Engineering
 - Municipal
 - Land Development
 - Water & Wastewater
 - Transportation
 - Recreational Facilities & Trails
 - Construction Services
- Surveying
 - Topographic
 - Property Boundary
 - Construction Staking
 - ALTA Survey
 - Flood Elevation Certificates
 - Retracement Survey
- Environmental
 - Site Assessments
 - Regulatory Agency Negotiation & Liaison
 - Environmental Permitting
 - Spill Prevention Control
 - Waste Water Treatment System Design

VJ Engineering has provided professional engineering services in Eastern Iowa since 1983.

Our clientele include municipalities, developers, architects, industry, and other governmental agencies.

Our staff includes licensed engineers, land surveyors, engineering technicians, and a geologist.

From conception to planning, through design and construction, VJ Engineering has the expertise to help you achieve your goals.



2570 Holiday Road, Suite 10
Coralville, Iowa 52241
Phone: 319-338-4939



1501 Technology Parkway, Suite 100
Cedar Falls, Iowa 50613
Phone: 319-266-5829

www.vjengineering.com

V J Engineering

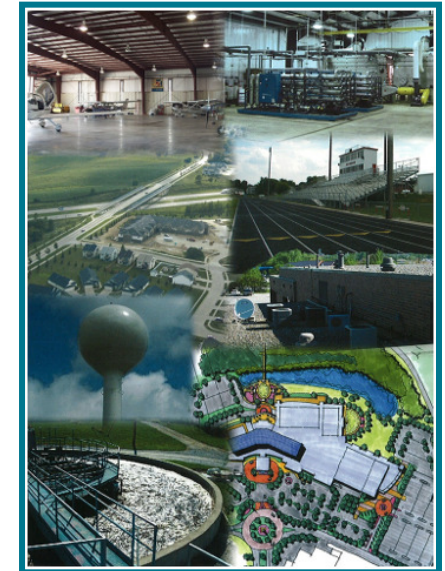
2570 Holiday Road, Suite 10

Coralville, IA 52241

319-338-4939



www.vjengineering.com



We engineer your ideas
into reality!

Municipal

VJ works with community leaders to design water and wastewater systems, street and sidewalk restoration, recreational facilities, buildings, pedestrian/bike trails, fishing piers, storm sewers, and emergency inspections. The community's goals are kept on schedule with an open effective communication system, working to complete the projects on time and on budget.



Land Development

VJ offers complete site services for municipalities and developers, from site design & surveys, platting services, legal and topographical surveying, subdivision, staking and construction inspection.



Surveying

VJ Engineering offers a wide variety of professional surveying services for commercial and residential construction projects of all sizes. Our experience keeps our projects moving efficiently through completion. We work closely with clients and owners, legal counsel and contractors to save our clients time and complete the project on schedule.



www.vjengineering.com
319-338-4939 Coralville
319-266-5829 Cedar Falls

Environmental

Virtually every project involves environmental regulations. Our staff has years of experience working with Federal, State, and Local agencies to protect the environment in the most cost-effective way possible. Our projects have involved wetlands, flood plains, endangered species, water resources, sites with environmental impacts and archeologically sensitive areas.



Structural

VJ's team of structural engineers work with you to provide quality designs and solutions for a broad range of structures and project sizes. Our team approaches each project with creativity and critical analysis, and utilizes a collaborative design environment focused on exceeding client expectations. Our wide range of technical expertise and effective project management results in successful projects and exceptional service.



Bridges

Our bridge designs have won awards for preserving historical design elements, while accomplishing updated functional needs of current traffic. We work with clients to meet the needs of the community while complementing the surroundings, to design architecturally aesthetic projects.



Industrial Facilities

VJ works with facility managers and engineers to design mechanical support systems, platforms, cranes, docks, stairs, containment systems, equipment and room layouts, and foundations. Our team is trained in visual inspection of structural and crane systems to identify and document damaged or structurally unsafe conditions.



Failure Analysis

VJ has expertise to assess damage to structures and foundations due to wind, water, erosion, fire, and other natural forces. We customize our approach to the situation to provide solutions for our client's needs and budget. We can provide reports, life-safety assessments, probable cause evaluations, and remedy repair detailed drawings, budgets and timelines.



Buildings

Our staff will provide detailed construction drawings for new structures & remodels. On-site inspection is also available as needed. Our clients include owners, architects, contractors and developers. Recently completed projects include multi-use lower level parking, commercial and apartment buildings, schools, industrial structures, agricultural buildings.



CURRICULUM VITAE

James C. Jacob, P.E.

Business: VJ Engineering, Inc.
2570 Holiday Road
Coralville, Iowa 52241
(319) 338-4939

President and Chief Structural Engineer of VJ Engineering, Inc. (December 1987 - present) Responsibilities include industrial design, new building design, bridge design, bridge inspection and rating, analysis of existing structures, and development of structural marketing. Also responsible for structural failure and damage analysis as well as repair and remediation recommendations.

Attended two years at:

United States Coast Guard Academy
New London, Connecticut

Had highest GPA in class when transferred to:

University of Iowa
Iowa City, Iowa

Dean's List, Commandant's List and Superintendent's List at USCGA.
Graduated from University of Iowa "With Distinction" in May 1974.
Degree - Bachelor of Science in Civil Engineering.

Past President (1983-1984) and Past Vice President (1982-1983) Herbert Hoover Chapter Iowa Engineering Society.

Registered Civil and Structural Engineer in Iowa since 1978. Practiced structural engineering in Iowa since 1974. Registered Professional Engineer in Minnesota, Wisconsin, South Dakota, Missouri and Nebraska.

PREVIOUS WORK EXPERIENCE

HANSEN LIND MEYER, P.C., Iowa City, Iowa

Structural Project Engineer (November 1981 – November 1987)

Responsible for analysis and design of major hospital construction projects throughout the nation. Duties included complete management of all structural aspects from planning stages through construction.

SHOEMAKER-HAALAND ENGINEERS, Coralville, Iowa

Project Engineer (December 1977 – November 1981)

Responsible for all structural engineering in Coralville, Iowa. Projects included new building design, new bridge design, wastewater treatment plant design, bridge inspection, and rating, box culvert design, and analysis and recommendations for existing buildings.



Joshua Kuperman, P.E.

Structural Engineer

REGISTRATION

Professional Engineer – Iowa

EDUCATION

Master in Advanced Structural Design
Washington University in Saint Louis, 2008

Bachelor of Science in Civil Engineering
Washington University in Saint Louis, 2008

EXPERIENCE

VJ ENGINEERING, Coralville, Iowa

Structural Engineer (May 2008 – Present)

- Structural steel framing, wood framing, and foundations for many various buildings including a Hills Bank in Cedar Rapids with 2 stories and a clerestory
- Checking and reinforcing roof trusses for various industrial equipment loads including many projects for John Deere Harvester Works such as the D928 reconfiguration, consisting of 12 bridge crane systems interspersed with the screenguard.
- Designing support steel for industrial equipment such as a 37 ton Dye Loader and Bend Brake for John Deere
- Light gauge steel stud framing, including a 2 story mezzanine for offices for Linn Star Transfer and an addition to the Solon care center
- Concrete design, including pier design for the new Mehaffey bridge
- Steel truss connections for the repair work on the old Sutliff Bridge
- Factory inspection services including John Deere Harvester Works' annual material handling inspection
- Steel walkway framing including Wetland Park Walkway in Coralville
- Foundation and anchor design for multiple Pre-engineered buildings, including a the Lynch Collision center (approximately 10,000 sqft)
- Structural design for re-built Bruegger's Bagels at 225 Iowa Avenue.
- WPCF Sewer Pump Station Cofferdam braced excavation calculations (44'-6" x 45'-5" x 23'-6" deep braced excavation)

PREVIOUS WORK EXPERIENCE

NNW Engineering Inc., Iowa City, Iowa

CAD technician and Structural Intern (2002 – 2007 Summers)

- Drafting experience for many projects ranging from homes to industrial buildings to bridges
- Minor design experience

Job Skills

Computer Skills:

- AutoCAD, RISA 3D, Enercalc, Mathcad, Revit Structures, Microsoft Office

JOSHUA BEEH

319-329-7500

jbeeh@vjengineering.com

5896 Ridge Line Drive
Marion, Iowa 52302

PROFILE

I have 22 years of experience in the construction industry. Most of my work has been in residential construction, although there have been several commercial projects over the years. I have learned a wide variety of skills over those years. For the last 16 years I have been self employed, where almost all of my projects have come from referrals.

EXPERIENCE

Building Inspector at VJ Engineering 2021 - Present

Building official caring for all residential and commercial construction inspections in the following cities in Iowa: Solon, Norway, and Newhall.

Owner of Path and Forge-2008-2021

Path and Forge is a one man decorative concrete company that I started from scratch in 2008. Specializing in designing and manufacturing high end architectural concrete elements including countertops, sinks, fireplace surrounds, wall panels, and furniture. I handled everything from marketing >sales>design > fabrication > installation.

Owner of Josh Beeh Construction-2004-2008

Residential new construction and remodeling. Most of the work was start to finish custom home building. Framing, roofing, siding, windows, doors, insulation, cabinetry, and millwork installation. I continue to do some of this work, and have been involved with the construction of a few hundred homes.

Foreman at Structural II- Iowa City, IA-2001-2004 (Owner-Alan Boettcher-(704) 763-9598)

Structural II was a roofing and historic renovation company in Iowa City. We did a lot of work in the historic district in Iowa City. I was foreman for a 4 man crew.

Drywall Installer/Trim Carpenter at Design Homes Inc.-Prairie du Chein, WI 1999-2000

Drywall hanger and finish carpenter for this modular home construction company.

EDUCATION

Central Community High School—Elkader, IA—Graduate with Honors

SKILLS

Besides being a good grunt worker, I am able to read and understand blue prints. I work well with, and get along with, almost everyone. I have quite a bit of experience in public speaking. I learn and adapt quickly, and am very observant, knowing that the details matter. I am honest and up front with everyone.

REFERENCES

Eddie Bell—Owner of Broadband Installations with over 100 employees 712-269-6839

Tom Fischer—Owner of Fishstone Inc in Crystal Lake, IL— Office-
877-434-7451 Cell-847-648-3474

Alan Boettcher—Former Owner of Structural II and current Journeyman
Electrician—704-763-9598

**Request for Proposal (RFP) – Engineer-Designed Demolition Plan for:
27 South Frederick, Oelwein, IA**

The City of Oelwein is seeking proposals from qualified engineering firms to develop a comprehensive demolition plan for a dilapidated brick building located at 27 South Frederick in our downtown area. The selected firm will be responsible for creating a detailed, engineer-designed demolition plan that ensures the safety, regulatory compliance, and cost-effectiveness of the demolition process.

1. Project Overview:

- **Building Description:** The building is a two-story structure built in 1922 with a brick exterior and interior timber construction, approximately 70'x20' in size, with a single-story backside addition of approximately 60'x23'. Attached to the south wall of the front two-story section is a stairwell that leads to the neighboring building. The backside addition is block wall on a cement slab with no basement, while the two-story section has a full basement. The south wall of the basement has a stacked stone foundation, which appears to be separate from the neighboring foundation, while the north wall has a poured cement foundation that also seems separate from the neighboring foundation. The north wall of the building is not attached to the north neighboring building. The south wall of the two story section is attached to the neighboring south stairwell and it appears that the 1-story section block wall has the neighbor's back porch/deck attached to it. See the Appendix attached to the end of this letter for picture references of the building.
- **Project Goals:** The primary goal of this project is the complete demolition of the structure at 27 South Frederick. A key challenge is the removal of this structure while preserving the neighboring buildings and the conjoining south staircase, which serves as an essential egress for the neighboring property to the south. The City is currently in discussions with the neighboring property owner regarding their responsibility for stabilizing the staircase before the demolition begins. This is to ensure that when the City removes the south wall of our building, the neighboring staircase remains intact. If the neighboring property owner determines they cannot save the staircase, then the engineer must include this tear down in their plans.

2. Scope of Work:

The selected firm will be expected to perform the following tasks:

- Conduct a structural assessment of the building to identify potential challenges and hazards.

- Develop a detailed demolition plan, including methods, timelines, safety protocols, and required equipment.
- Coordinate with local authorities to ensure compliance with all relevant regulations
- Provide cost estimates for the demolition process, including contingencies for unforeseen circumstances.
- Attend meetings with city officials and stakeholders to discuss the plan and address any concerns.
- Oversee the execution of the demolition plan, if required.

3. Proposal Requirements:

Interested firms are requested to submit the following:

- **Company Overview:** A brief introduction to your firm, including experience with similar projects and qualifications.
- **Approach:** A detailed description of your proposed approach to the project, including methodology and timeline.
- **Team:** An overview of the team member(s) who will be involved in the project, including their qualifications and relevant experience.
- **Budget:** A detailed budget, including a breakdown of costs for each phase of the project.
- **References:** Contact information for at least three references from similar projects.

4. Evaluation Criteria:

Proposals will be evaluated based on the following criteria:

- Demonstrated experience with similar demolition projects
- Qualifications and experience of the project team
- Proposed approach and methodology
- Cost-effectiveness and budget considerations
- References and past performance

5. Submission Instructions:

Proposals must be submitted by October 9th, 2024 to buildingofficial@cityofeelwein.org. Late submissions will not be considered. Please include "RFP for Demolition Plan – 27 South Frederick" in the subject line of your submission.

6. Timeline:

- **RFP Issued:** September 3rd, 2024
- **Proposal Submission Deadline:** October 9th, 2024
- **Selection of Firm:** October 14th, 2024
- **Project Start Date:** Demolition Engineered Plan Completed by February 2025 in effort to begin demolition in April 2025

7. Contact Information:

For any questions or further information, please contact:

David Kral

Building Official for the City of Oelwein

319-283-5862

buildingofficial@cityofeelwein.org

We look forward to receiving your proposal and working with you on this important project to improve our downtown area.

Sincerely,

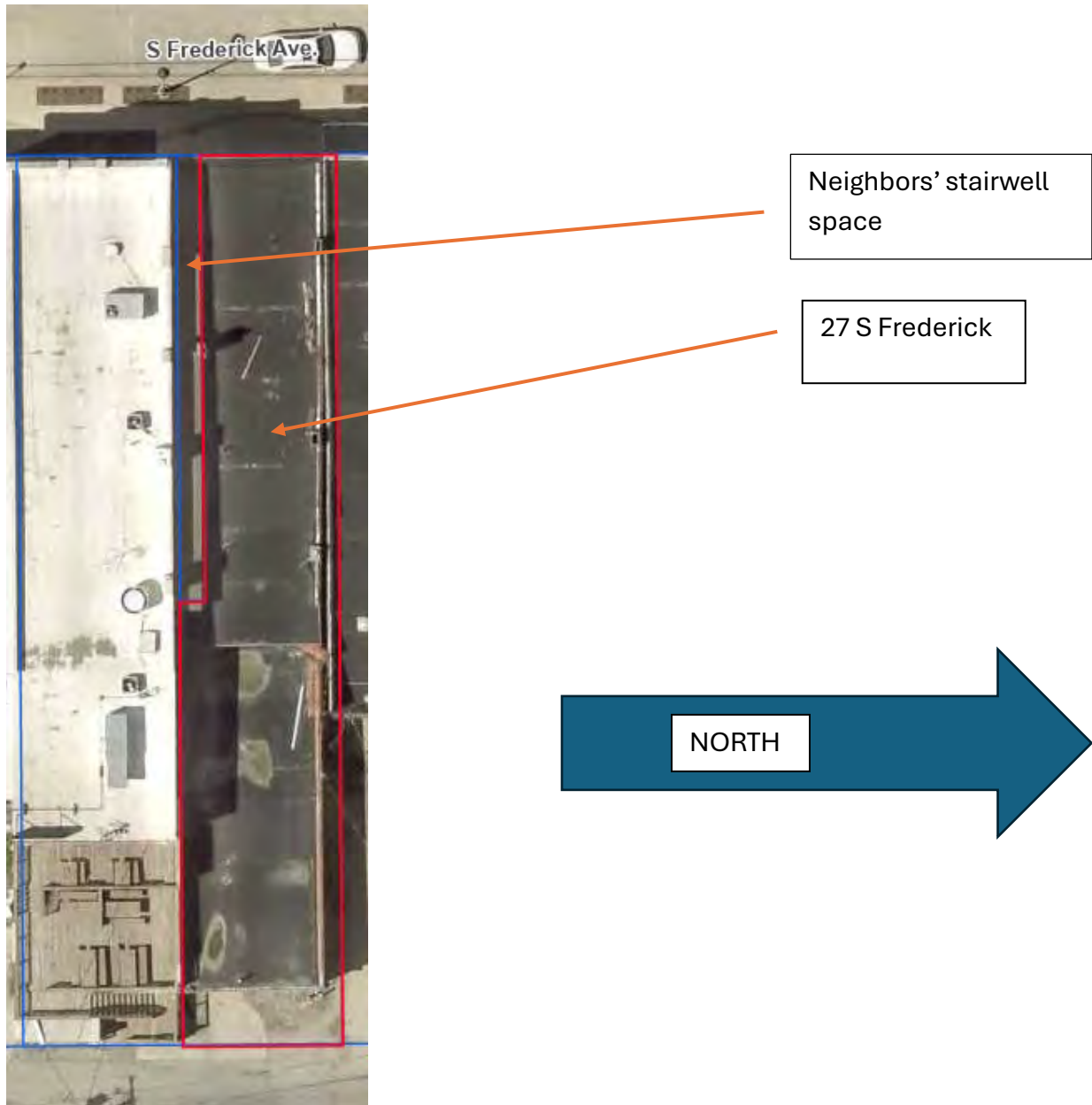
David Kral

Building Official for the City of Oelwein

APPENDIX

Link to County Assessors page for 27 South Frederick:

<https://beacon.schneidercorp.com/Application.aspx?AppID=79&LayerID=705&PageTypeID=4&PageID=522&KeyValue=1821401009>



Gap of separation
between north
neighbor

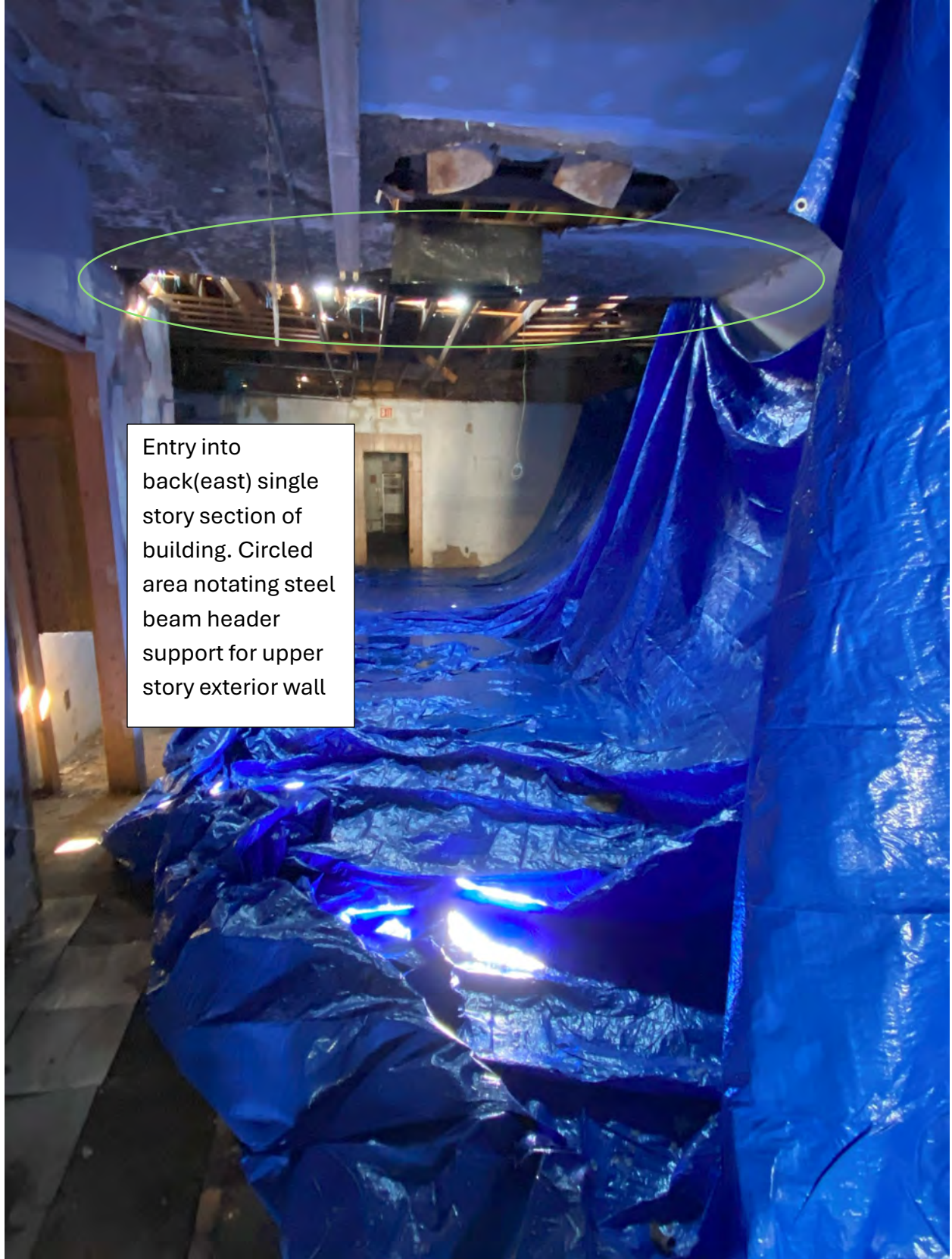
Front(west) face of
building

Neighbors' stairwell





1st floor of 2-story
area



Entry into
back(east) single
story section of
building. Circled
area notating steel
beam header
support for upper
story exterior wall





Facing west
toward front of
building with view
of basement entry
stairwell door



SE Corner of back
single-story
section of building



NE Corner of back
single-story
section of building



2nd story facing west



2nd story
facing east



2nd story facing north



2nd story facing southwest

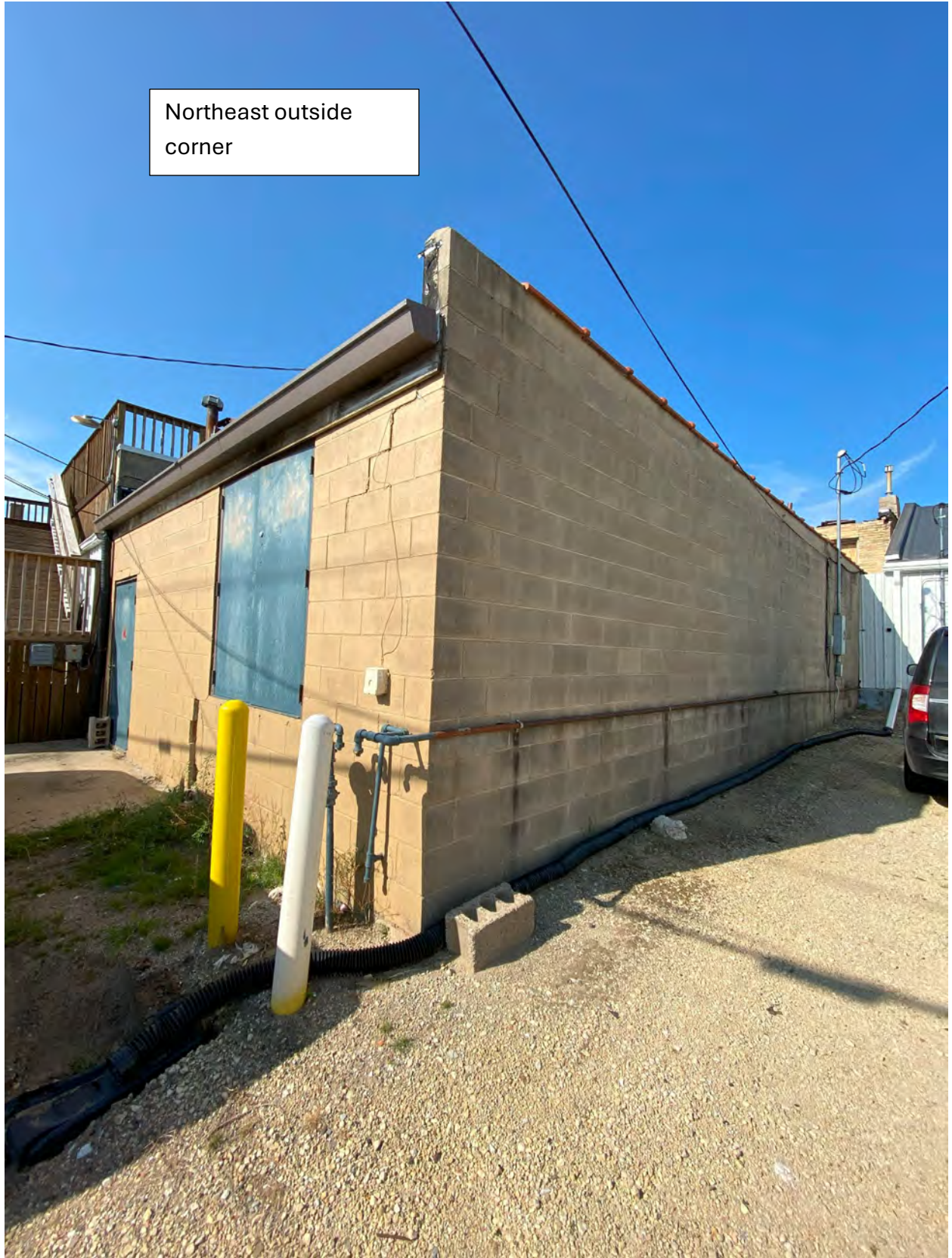
Drywall of neighbors' stairwell

2nd story facing southeast



Access door to underside of
neighbors staircase

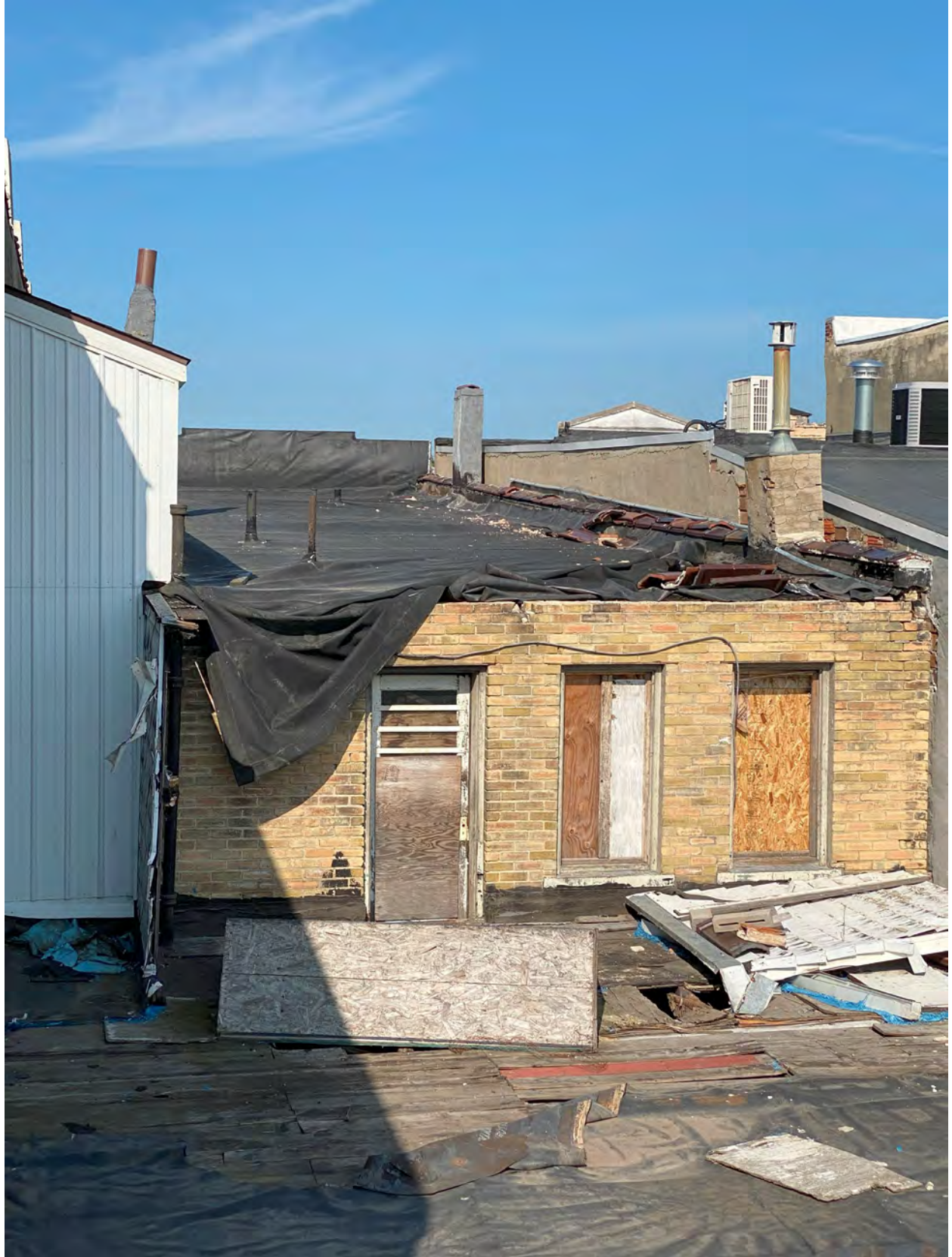
Northeast outside corner





Neighbors stairwell area

East roof sections





Southeast wall. Neighbors deck is likely attached to.



Southeast wall/parapet-wall showing deck buildout

Upper roof showing neighbors' stairwell covering. Facing southwest.



Upper roof, facing north west





Wide shot of upper roof section. Note gap between north neighboring structure.



West foundation wall



Southwest foundation wall



South Foundation wall.
Note change from poured
wall to stacked stone wall

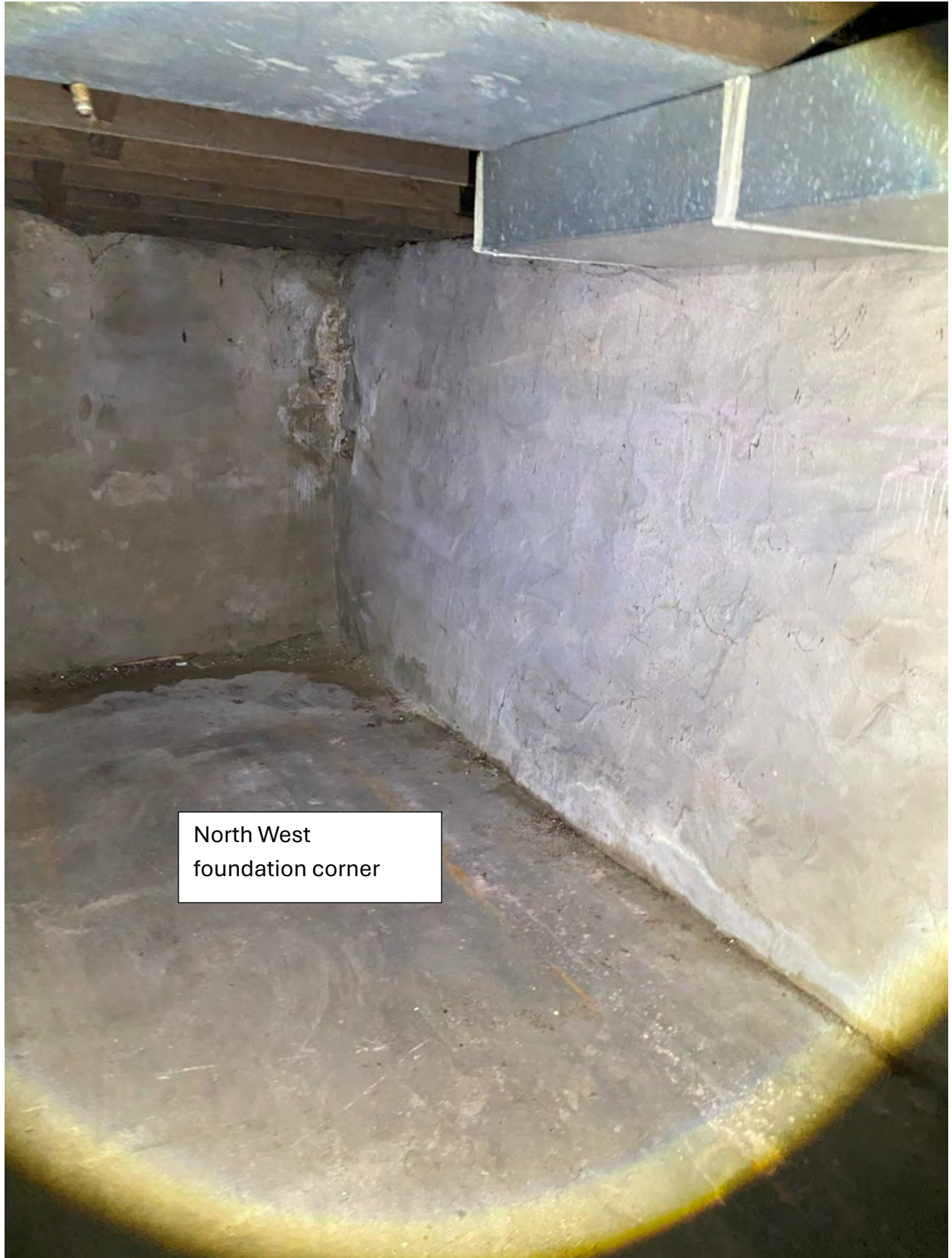


South East
Basement corner



South
basement
wall

North
basement
wall



North West
foundation corner



Northeast basement corner,
bottom of basement stair entry