



Hurst-Rosche, Inc.
James W. Roth, PE, PLS

President

Pre-Bid Meeting Notes and Site Visitation Notice

February 16, 2021

Project Name: Building Demolition and Site Work
AMP 3: Centreville
St. Clair County Housing Authority
St. Clair County, Illinois

Project No. IFB-21-B0001 HR# 280-3159

Pre-Bid Meeting: 1/26/2021 – 10:00 A.M.

Meeting Location: SCCHA Central Office Building
1790 South 74th St., Belleville, IL

Attendance:

St. Clair County Housing Authority	Mr. David Wright Mr. Vince York Mr. Nick Urban
Hurst-Rosche, Inc.	Mr. Jason Vandever

See attached attendance record

Discussion:

1. Introduction of A/E and PHA representatives.
2. SCCHA reviewed the contract and bidding requirements including the following:
 - a. Bid opening will be **Tuesday, February 23, 2021, 10:00 am** prevailing time, at SCCHA Central Office Building, 1790 South 74th St., Belleville, IL 62223.
 - b. Section 3 policy and requirements established by 24 CFR Part 135 have been included in the project manual.
 - 1) Contractors will be required to complete all certifications and acknowledgements of Section 3 policy provisions. The Contractor is further responsible for ensuring that all subcontracts include the Section 3 policy and comply with Section 3 requirements.
 - 2) SCCHA can provide Section 3 training or requirement clarification to perspective bidders upon request.
 - c. Affirmative Action and Equal Employment Opportunity requirements:
 - 1) The Contractor shall utilize qualified minority businesses to perform subcontract work or supply materials and/or equipment for this project. The established goal for said participation shall be 20% of the total contract price. Qualified small and minority businesses and women-owned business enterprises shall be solicited whenever they are potential sources.

5 Bank Square
East St. Louis, IL 62203
(t) 618.398.0890

www.hurst-rosche.com

- d. Labor Standards – Davis Bacon and Project Labor Agreement (PLA) requirements:
 - 1) Contractor shall submit weekly certified payroll report and Statement of Compliance to the Contracting Officer (SCCHA) in accordance with HUD general conditions.
 - 2) The Contractor shall perform on the site, and with its own organization, work equivalent to at least twelve percent (12%) of the total amount of work to be performed under this contract in accordance with HUD general conditions.
 - e. Bid submittal requirements:
 - 1) All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid.
 - 2) All bids shall include the following documents (included in sections 10 through 16 of the project manual) with appropriate signature, date, and notarized where appropriate. Failure to complete and submit these documents may be cause to reject the bid:
 - i. Non-Collusive Affidavit.
 - ii. Certification of Payments to Influence Federal Transactions HUD 50071.
 - iii. Disclosure of Lobbying Activities HUD SF-LLL.
 - iv. Bid Form.
 - v. Statement of Bidders HUD 5369A.
 - vi. Affirmative Action & EEO Requirements.
 - vii. Special Contract Requirements
 - viii. Section 3 Worksheets.
 - f. Performance Guaranty: The awarded Contractor shall be required to furnish a performance and payment bond for 100% of the contract price.
 - g. Insurance: The awarded Contractor shall be required to provide proof of Comprehensive General Liability, Automobile, and Worker's Compensation insurance in accordance with HUD General Conditions.
 - h. Health, Safety, and Accident Prevention shall be the sole responsibility of the Contractor in accordance with HUD general conditions.
3. A/E reviewed the Bid Form:
- a. Bid Form includes a Lump Sum Base Bid to include all work.
 - b. Bidder shall indicate on the bid form if they are a Section 3 Business Concern seeking preference in contracting.
4. A/E reviewed the project requirements and scope of work providing a summary description of all work.
- a. Note that the Base Bid includes all work including mobilization & demobilization, construction fencing, erosion controls, site clearing, removal and disposal of all site improvements/debris, abatement, building demolition and disposal, cap/removal of utilities, fill, grading and seeding, all required testing, permits and related work as indicated on the Drawings and related Specifications.

- b. Note that specification section 01 10 00 Summary was omitted from the paper copies of the bid documents in a printing error and as a result, this spec section shall be issued by Addendum.
 - c. Asbestos Testing and Abatement: Previous asbestos surveys conducted at these sites have been included in the project manual. Note that these surveys were non-destructive in nature and sampling was limited to vacant units and common areas. As a result, the awarded contractor shall provide additional investigation and sampling as necessary to verify previous findings and complete Pre-Demolition Asbestos Survey requirements in accordance with applicable regulations.
 - 1) The contractor shall field verify the quantity and location of all ACM requiring abatement prior to demolition and disposal activities.
 - 2) The contractor shall contract a 3rd party Air Sampling Professional (ASP) firm (separate from the abatement firm) to provide air monitoring.
 - 3) The contractor shall contract an Asbestos Project Manager (APM) to perform the duties and responsibilities specified in the Rules and Regulations as Owner's representative.
 - d. All permits and licenses of a temporary nature necessary for the procession of work shall be secured and paid for by the Contractor. The Contractor shall determine permitting requirements and include any associated costs in the base bid.
5. A master key will be provided to the awarded Contractor for access to the buildings to receive work. Losing the master key would result in the Contractor replacing all affected lockset cores at no cost to the PHA.
6. Questions:
- a. Question: The spec references both NESHAP and IDPH. Which regulation applies?
 - i. Answer: The NESHAPS regulations are federal requirements for items such as notifications, signage, transportation & disposal, emission control, etc. The IDPH regulations are state requirements for items such as air sampling, licensing & accreditation, notifications, etc. The NESHAPS and IDPH references are both applicable to this project.
 - b. Question: Is floor tile on wood substrate to be abated?
 - i. Answer: All asbestos containing floor tile and mastic must be removed prior to demolition per General Note #3 on drawing Shts 5 through 10.
7. All were invited to visit the project sites immediately following the meeting.

If there are any additions or corrections to these notes, please notify our office in writing.

Respectfully submitted,

HURST-ROSCHE, INC.



Jason Vandever, CDT

JLV
Attachment

St. Clair County Housing Authority
 Bid Opening Sign-in Sheet: Building Demolition and Site Work
 AMP: 3 Centreville

1/26/2021

Name	Company name	Phone number	E-mail
1. Dustin Salcar	AC Environmental	217-710-5180	dustin@acenviro.com
2. Tyfante Hober	"	618-915-1042	"
3. Tim Chapman	Centrac	618-585-3507	greentenc@centrac.com
4. Sam Seft	S. Seft Exc	618-931-6237	slaterexcinc@att.net
5. Jim O'Connell	Spitac Welding	314-862-9800	jim.oconnell@spitac.com
6. Phil Brown	Thornburgh Abatement	636-428-0057	Phil@Thornburgh-sth.com
7. Clint Vogt	CAV Construction LLC	618-520-1833	clintv@cahco.com
8. Tom Keddle	Brook Ind.	314-614-8911	Tom.Giesler@brookgroup.com
9. Tim Scott	Midwest Service Group	636-875-2106	tscott@mag-stl.com
10. Aaron Zeller	B56	636-262-4310	AZeller@B56-STA.com
11. John Krump	Hanic's	618-398-5556	JKRAMPER@HAWKSEC.COM
12. Jason Vanderweir	Hurst-Rosche, Inc	618-398-0890	jvanderweir@hurst-rosche.com
13. Paul Wyszowski	Veit & Co	773-636-4596	paul.wyszowski@veitusa.com

Name

Company Name

Phone number

E-mail

14. Stack Excavating LLC Jw Strack 573-270-2021 Stackjw@ gmail . com

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