

**SECTION 00 91 01  
ADDENDUM NUMBER 1**

**DATE:** JULY 26, 2023

**PROJECT:** WILL COUNTY COURTHOUSE DEMOLITION  
14 W. JEFFERSON STREET  
JOLIET, IL 60432

**PROJECT NO:** 23-401-1461

**OWNER:** THE COUTY OF WILL  
302 N. CHICAGO ST.  
JOLIET, IL 60432

**TO:** PROSPECTIVE BIDDERS / PLAN HOLDERS OF RECORD

**THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE BIDDING DOCUMENTS DATED MAY 26, 2023, WITH AMENDMENTS AND ADDITIONS NOTED BELOW. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED IN THE BID FORM. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION.**

**THIS ADDENDUM CONSISTS OF TWO (2) PAGES AND DOCUMENTS PRE-BID MEETING MINUTES, ABATEMENT COMPLETION LETTER, AND LEAD BASED PAINT DEMOLITION CLARIFICATION LETTER.**

**GENERAL**

**1.01 PRE-BID MEETING**

A. See attached pre-bid meeting minutes for bidder information.

**1.02 CONTRACTOR QUESTIONS**

Q1: Disposal of concrete with lead paint.

A1: It is the contractor's responsibility to communicate with their waste desposal company. The demolition contractor shall request sampling protocol and follow the requested procedures for disposal of concrete waste.

**CHANGES TO BIDDING REQUIREMENTS**

**2.01 SECTION 00 31 24 - ENVIRONMENTAL ASSESSMENT INFORMATION**

A. Under Article 1.02

1. Add new paragraph B as follows: "B. See attached Abatement Completion Letter dated July 13, 2023."

B. Under Article 1.05

1. Add new paragraph B as follows: "B. See attached Lead Based Paint Demolition Clarification Letter dated July 25, 2023."

### **CHANGES TO CONTRACTING REQUIREMENTS**

#### **3.01 DOCUMENT 00 43 23 - BID FORM SUPPLEMENT - LIST OF UNIT COSTS AND ALTERNATES**

A. Delete this Section in its entirety and replace with revised Section 00 43 23 - Bid Form - List of Unit Costs and Alternates (attached).

### **CHANGES TO THE DRAWINGS**

#### **4.01 DRAWING C101 - SITE DEMOLITION**

A. The drawing indicates that the two (2) Flagpoles near the monument at the Northwest corner of the building are to be relocated. This is not correct. These two (2) Flagpoles are to remain and be protected by the demolition contractor.

**END OF DOCUMENT**

**PRE-BID MEETING MINUTES****Blue: Notes from Meeting**

**Project Number:** 22-401-1461  
**Project:** 1461 – Will County Courthouse Demolition  
**Meeting Number:** 1461 – 009  
**Date:** 07/13/2023  
**Time:** 9:00 a.m. 9:00 a.m.  
**Location:** 302 N. Chicago St. & 14 W. Jefferson St.  
**Prepared by:** Monica Ragusa

**Item Number:** 1461 – 009 - 1.

**Topic:** **TEAM MEMBERS AND INTRODUCTIONS**

1. General Information
  - a. Owner: The County of Will
  - b. Address: 302 N. Chicago Street, Joliet, IL 60432
  - c. Project Address: 14 W. Jefferson St., Joliet, IL 60432
  - d. Kluber Project No. 22-401-1461
2. The County of Will
  - a. Dave Tkac, Director of Capital Programming, (815) 740-8071; [dtkac@willcountyillinois.com](mailto:dtkac@willcountyillinois.com)
    - i. Dave will be the primary contact and authorized to act on behalf of The County of Will.
3. Kluber, Inc.
  - a. Jeff Bruns, Project Manager, (630) 406-1213; [jbruns@kluberinc.com](mailto:jbruns@kluberinc.com)
    - i. Jeff will be the primary contact and authorized to act on behalf of Kluber, Inc.

**Item Number:** 1461 – 009 - 2.

**Topic:** **ADVERTISEMENT FOR BIDS – Section 00 11 13**

1. The Owner will receive bids for the demolition of the existing courthouse building and associated site improvements .
2. A mandatory pre-bid meeting shall be held on **Thursday, July 13, 2023 at 9:00 a.m.** Prospective bidders are required to attend.
3. A second, non-mandatory walk through of the existing facility will occur on July 18, 2023 from 9:00 a.m. to 10:30 am. Prospective bidders are encouraged to attend. **This date has been changed to July 17, 2023.**
4. Sealed bids for all Contracts will be received by the Owner until **2:00 p.m. on Monday, July 31, 2023** in a sealed envelope addressed with the name of the Bidder, Owner, name and number of Contact, and the date and time of the Bid. Deliver to Will County Purchasing Department, 302 N. Chicago Street, 2<sup>nd</sup> Floor, Joliet, IL 60432. Bids will be publicly opened at that time. Late bids will not be considered. Bids will be opened and reviewed by Owner and Architect. Bidders will be notified of any questions and of the final selection (award) via email.
5. Bidding Documents consist of:
  - a. Project Manual
  - b. One full set of Drawings
6. Bidding documents can be downloaded free of charge at [www.kluberplanroom.com](http://www.kluberplanroom.com).

**Item Number: 1461 – 009 - 3.**  
**Topic: NSTRUCTIONS TO BIDDERS – Section 00 22 13**

1. Questions regarding the bids are to be sent to Jeff Bruns, Kluber, Inc., Project Manager.
  - a. Contact: Jeff Bruns, [jbruns@kluberinc.com](mailto:jbruns@kluberinc.com). **Include Monica Ragusa at [mragusa@kluberinc.com](mailto:mragusa@kluberinc.com) and Kevin Lynn at [klynn@willcountyillinois.com](mailto:klynn@willcountyillinois.com)**
  - b. Owner is tax-exempt. Do not include taxes as part of bid. Provisions for Owner's Tax Exemption are set forth in the General Conditions.
  - c. Bid security required, 10 percent of Base Bid.
  - d. Bidder required to hold pricing for 90 days from date of bid opening.
  - e. Bond and Payment Bond required (see General Conditions).
  - f. See end of Section for required label to be placed on bid submittal.

**Item Number: 1461 – 009 - 4.**  
**Topic: PRELIMINARY SCHEDULE – Section 00 31 13**

1. Award of Contract: **Week of August 28, 2023**
2. Commencement of Construction: **September 5, 2023**
3. Substantial Completion of Demolition: **December 29, 2023** **Date to change to March 31, 2024**
4. Substantial Completion Site Restoration: **May 31, 2024**

**Item Number: 1461 – 009 - 5.**  
**Topic: ENVIRONMENTAL ASSESSMENT INFORMATION – Section 00 31 24**

1. Asbestos Abatement Completion" Dated February 16, 2023
2. "Transite Panel Removal" Dated January 17, 2023
  - a) Owner will have abatement completed prior to Commencement of Construction. **The Owner reported that this has been completed. Documentation will be provided as part of an addendum.**
- "Neshap Asbestos Survey" Dated November 18-20, 2019
- "SEECO Environmental Services" Dated April 13, 2023
- "Non-Hud Lead-Based Paint Inspection" Dated April 28, 2023
  - a) Contractor to perform required mitigation prior to demolition as indicated in the report. **The Owner reported that the lead paint has been removed from some items. Documentation will be provided as part of an addendum.**
- "Hazardous Material Inspection" Dated May 8, 2023

**Item Number: 1461 – 009 - 6.**  
**Topic: BID FORM AND SUPPLEMENTS** **The Owner stressed that all forms need to be filled out correctly and submitted as part of the bid. Any questions the Contractor's are encouraged to send in an Rfl.**

1. Section 00 41 13 – Bid Form – Stipulated Sum
2. Section 00 43 13 – Bid Security Form
3. Section 00 43 14 – Bidder's Certification
4. Section 00 43 23 – List of Alternates
5. Section 00 45 13 – Bidder's Qualifications
6. Section 00 45 46.02 – Contractor's Drug-Free Workplace Certification

**Item Number: 1461 – 009 - 7.**  
**Topic: AGREEMENT FORM – Section 00 52 00**

1. AIA Document A101-2017 – "Standard Abbreviated Form of Agreement Between Owner and Contractor".
2. Draft of the A101-2017 is provided.

3. Certificate of Insurance Information is provided.
  - a. Certificate Holder: The County of Will.
  - b. Additional Insured: Kluber, Inc. & HR Green Assc.

**Item Number: 1461 – 009 - 8.**

**Topic: GENERAL CONDITIONS – Section 00 72 00**

1. AIA Document A201-2017 “General Conditions of the Contract for Construction”
2. Edited version with Owner and Architect modifications is provided.
3. Insurance and Bonds
  - a. Contractor’s Liability Insurance: Contractor is required to carry liability insurance for the limits indicated.
  - b. Contractor shall purchase and maintain insurance covering Owner’s contingent liability for claims arising from operation under the Contract, including claims arising from the Work of Subcontracts.
  - c. Property Insurance: By Owner.
  - d. Performance and Payment Bond: Contractor to furnish a Performance and Payment Bond and a Labor and Material Bond equal to 100% of the full amount of the contract.
  - e. Additional Insured: Owner, Architect, Civil Engineer.

**Item Number: 1461 – 009 - 9.**

**Topic: LABOR AND WAGE REQUIREMENTS – Section 00 73 40**

1. Wage Determination Schedule: Contact Illinois Department of Labor for the most recent prevailing rate of wages.
2. Certified Payroll Requirements: Contractor, its subcontractors and sub-subcontractors shall submit monthly certified payroll records.
3. Owner is tax exempt. Do not include taxes in the bid price.
4. A Labor-Management Project Agreement applies. See document provided at the end of the Section.

**Item Number: 1461 – 009 - 10.**

**Topic: CONTRACTOR QUESTIONS & ADDENDA – Section 00 91 01 (If Required)**

1. When required, addenda will be posted on the Kluber Plan Room website, [www.kluberplanroom.com](http://www.kluberplanroom.com). Email blast will be sent to all registered plan holders on the Kluber Plan Room. Information will also be found at [www.demandstar.com](http://www.demandstar.com).
2. Final Addendum to be issued no later than: **Wednesday, July 26, 2023.**  
Note: Vendors are responsible for checking Addendum postings on the purchasing website.
3. Only changes indicated by Addendum will be binding. Oral and other interpretations or clarification will be without legal effect.
4. Last day to submit questions will be Friday, July 21, 2023, at 3:00 p.m. Email questions to Jeff Bruns at [jbruns@kluberinc.com](mailto:jbruns@kluberinc.com) and Monica Ragusa [mragusa@kluberinc.com](mailto:mragusa@kluberinc.com) .

**Item Number: 1461 – 009 - 11.**

**Topic: SUMMARY – Section 01 10 00**

1. Description of Work
  - a. The Project consists of the demolition of the existing courthouse building and associated site improvements  
Work by Owner
2. Description of Alterations Work
  - a. Scope of demolition and removal work is indicated on drawings and specified in Section 02 41 00 & 02 84 00.

- b. Scope of site restoration work is indicated on Civil drawings and associated Division 31 and 32 Specification Sections.
  - c. Plumbing: Demolition and removal of all systems in their entirety .
  - d. HVAC: Demolition and removal of all systems in their entirety .
  - e. Electrical Power and Lighting: Demolition and removal of all systems in their entirety .
  - f. Fire Suppression Sprinklers: Demolition and removal of all systems in their entirety .
  - g. Fire Alarm: Demolition and removal of all systems in their entirety .
  - h. Telephone: Demolition and removal of all systems in their entirety .
  - i. Security System: Demolition and removal of all systems in their entirety .
3. Contractor use of Site and Premises
- a. Construction Operations: Limited to areas noted on Drawings.
    - i. Locate and conduct construction activities in ways that will limit disturbance to site.
  - b. Provide access to and from site as required by law and by Owner:
    - i. Do not obstruct roadways, sidewalks, or other public ways without permit.
  - c. Time Restrictions:
    - i. 1. In accordance with the local ordinances.

**Item Number: 1461 – 009 - 12.**  
**Topic: ALLOWANCES– Section 01 21 00**

- 1. Allowances do not include insurance, bonds, overhead or profit. Bidders must carry in their base bid, outside the allowances, insurance, bonds, overhead and profit on allowance amounts.
- 2. Funds will be drawn from the Contingency Allowance only by Change Order.
- 3. At Closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.
- 4. Allowance Schedule
  - a. Contingency Allowances: Include in the Base Bid the stipulated sum of \$80,000.00 for use upon Owner's instructions.

**Item Number: 1461 – 009 - 13.**  
**Topic: ALTERNATES – Section 01 23 00**

- 1. Acceptance of Alternates
  - a. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
  - b. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.
- 2. Schedule of Alternates
  - a. Alternate # 1 – Provide permanent fencing around site as indicated on the Civil Drawings. Refer to Sheet C400 and C401.

**Item Number: 1461 – 009 - 14.**  
**Topic: PHOTOGRAPHING DOCUMENTATION – Section 01 32 33**

- 1 Section includes administrative and procedural requirements for the following:
  - a. Preconstruction photographs.
  - b. Periodic construction photographs.
  - c. Final completion construction photographs.

**Item Number: 1461 – 009 - 15.**  
**Topic: QUALITY REQUIREMENTS – Section 01 40 00**

1. Testing services paid by Contractor:
  - a. Soil Testing
  - b. Concrete Paving

**Item Number: 1461 – 009 - 16.**

**Topic: TEMPORARY FACILITIES AND CONTROLS – Section 01 50 00**

1. Telecommunications Services
  - a. Provide, maintain, and pay for telecommunications services to field office at time of project mobilization.
  - b. Telecommunications services shall include:
    - i. One (1) mobile cellular telephone for each of Contractor's and any Subcontractor's field personnel.
2. Temporary Sanitary Facilities
  - a. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
  - b. Maintain daily in clean and sanitary condition.
3. Barriers
  - a. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
  - b. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
  - c. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.
4. Fencing
  - a. Provide 6 foot high fence with mesh privacy screen around construction site; equip with vehicular and pedestrian gates with locks. Refer to civil drawings for limits.
  - b. Fencing around restored turf area to remain in place until Owner indicates acceptable to remove. Contractor to include costs assuming removal date of July 31, 2024.
5. Exterior Enclosures
  - a. Provide temporary protective closure of exterior monument site items indicated to remain. Minimum requirements to include:
    - i. Base barricades to protect from vehicle impact.
    - ii. Framed and covered enclosure above barricades to full height of item to be protected. Materials and methods of enclosure to be selected by contractor.
    - iii. Refer to Sheet C101 and photos attached at end of this Section for monuments to be protected or relocated.
6. Security
  - a. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.
7. Vehicular Access and Parking
  - a. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.
  - b. Coordinate access and haul routes with governing authorities and Owner.
  - c. Provide and maintain access to fire hydrants, free of obstructions.
  - d. Provide means of removing mud from vehicle wheels before entering streets.
  - e. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking.
8. Waste Removal
  - a. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.

- b. Provide containers with lids. Remove trash from site periodically.
  - c. If materials to be recycled or re-used on the project must be stored on-site, provide suitable noncombustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.
  - d. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.
9. Removal of Utilities, Facilities, and Controls
- a. Remove temporary utilities, equipment, facilities, materials, prior to Date of Substantial Completion inspection.
  - b. Remove underground installations. Grade site as indicated.
  - c. Clean and repair damage caused by installation or use of temporary work.

**Item Number: 1461 – 009 - 17.**

**Topic: TEMPORARY UTILITIES – Section 01 51 00**

- 1. Temporary Electricity
  - a. Cost: By Contractor.
  - b. Provide all generators as required for temporary power needs.
- 2. Temporary Lighting for Construction Purposes
  - a. Provide and maintain LED, compact fluorescent, or high-intensity discharge lighting as suitable for the application for construction operations in accordance with requirements of 29 CFR 1926 and authorities having jurisdiction.
  - b. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
  - c. Maintain lighting and provide routine repairs.
- 3. Temporary Ventilation
  - a. Ventilate enclosed areas to achieve curing of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors and gasses.
  - b. Provide suitable ventilation for installation and curing of materials, to meet health regulations for safe working environment, to protect work and products.
- 4. Temporary Water Service
  - a. Cost of Water Used: By Contractor.
  - b. Provide and maintain suitable quality water service for construction operations at time of project mobilization.
  - c. Provide temporary meter(s) and connect to existing water source.
    - i. Exercise measures to conserve water.
  - d. Extend branch piping with outlets located so water is available by hoses with threaded connections.

**Item Number: 1461 – 009 - 18.**

**Topic: PRODUCT REQUIREMENTS – Section 01 60 00**

- 1. Substitution Requests:
  - a. Last day requests will be considered will be **Friday, July 21, 2023 at 3 p.m.** Email requests to Jeff Bruns at [jbruns@kluberinc.com](mailto:jbruns@kluberinc.com) and Monica Ragusa at [mragusa@kluberinc.com](mailto:mragusa@kluberinc.com) .
  - b. Substitution requests received after this date will not be considered.
  - c. Follow procedures and fill out form included in Specification Section 01 60 00. If procedures and form not followed, request will be rejected.

**Item Number: 1461 – 009 - 19.**

**Topic: CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL – Section 01 74 19**

1. Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.
2. Develop and follow a Waste Management Plan designed to implement these requirements.
3. Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.
4. Waste Management Plan: Include the following information:
  - a. Analysis of the trash and waste projected to be generated during the entire project construction cycle, including types and quantities.
  - b. Landfill Options: The name, address, and telephone number of the landfill(s) where trash/waste will be disposed of, the applicable landfill tipping fee(s), and the projected cost of disposing of all project trash/waste in the landfill(s).
  - c. Landfill Alternatives: List all waste materials that will be diverted from landfills by reuse, salvage, or recycling.
    - i. List each material proposed to be salvaged, reused, or recycled.
    - ii. List the local market for each material.
    - iii. State the estimated net cost, versus landfill disposal.
  - d. Meetings: Describe regular meetings to be held to address waste prevention, reduction, recycling, salvage, reuse, and disposal.
  - e. Materials Handling Procedures: Describe the means by which materials to be diverted from landfills will be protected from contamination and prepared for acceptance by designated facilities; include separation procedures for recyclables, storage, and packaging.
  - f. Transportation: Identify the destination and means of transportation of materials to be recycled; i.e. whether materials will be site-separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler.
5. Waste Disposal Reports: Submit at specified intervals, with details of quantities of trash and waste, means of disposal or reuse, and costs; show both totals to date and since last report.
  - a. Submit updated Report with each Application for Progress Payment; failure to submit Report will delay payment.
  - b. Submit Report on a form acceptable to Owner.
  - c. Landfill Disposal: Include the following information:
    - i. Identification of material.
    - ii. Amount, in tons or cubic yards, of trash/waste material from the project disposed of in landfills.
    - iii. State the identity of landfills, total amount of tipping fees paid to landfill, and total disposal cost.
    - iv. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
  - d. Recycled and Salvaged Materials: Include the following information for each:
    - i. Identification of material, including those retrieved by installer for use on other projects.
    - ii. Amount, in tons or cubic yards, date removed from the project site, and receiving party.
    - iii. Transportation cost, amount paid or received for the material, and the net total cost or savings of salvage or recycling each material.
    - iv. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
    - v. Certification by receiving party that materials will not be disposed of in landfills or by incineration.
  - e. Material Reused on Project: Include the following information for each:
    - i. Identification of material and how it was used in the project.
    - ii. Amount, in tons or cubic yards.
    - iii. Include weight tickets as evidence of quantity.
  - f. Other Disposal Methods: Include information similar to that described above, as appropriate to disposal method.
6. Waste Management Plan Implementation
  - a. Refer to Article 3.02.

**Item Number: 1461 – 009 - 20.**  
**Topic: DEMOLITION – Section 02 41 00**

1. Demolition Plan: Submit demolition plan as required by OSHA and local AHJs.
  - a. Indicate extent of demolition, removal sequencing, bracing and shoring, and location and construction of barricades and fences.
  - b. Demolition firm qualifications.
2. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.
3. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
4. Protect existing structures and other elements to remain in place and not removed.
  - a. Provide bracing and shoring.
5. Perform demolition in a manner that maximizes salvage and recycling of materials.
  - a. Dismantle existing construction and separate materials.
  - b. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse.
6. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.

**Item Number: 1461 – 009 - 21.**  
**Topic: POLYCHLORINATE BIPHENYL (PCB) REMEDIATION – Section 02 84 00**

1. Furnish labor, materials, services, and equipment necessary for complete removal and disposal of the following demolition debris in accordance with federal, state, and local regulations:
  - a. PCB-containing electrical equipment, including transformers, capacitors, and switches.
  - b. PCB- and DEHP-containing lighting ballasts.
  - c. Mercury-containing lamps and tubes, including fluorescent lamps, high intensity discharge (HID), arc lamps, ultra-violet, high pressure sodium, mercury vapor, ignitron tubes, neon, and incandescent.
2. Perform PCB removal and disposal work in accordance with 40 CFR 761 and the requirements specified herein.

**Item Number: 1461 – 009 - 22.**  
**Topic: EXCAVATION AND FILL – Section 31 23 00**

1. Structural compacted backfill of the hole left after building demolition is required to be compacted to support potential new building structure. Refer to section for compaction requirements.
2. Backfill is required to be crowned to allow for drainage.
3. The backfill is to be capped with topsoil and seeded.

**Item Number: 1461 – 009 - 23.**  
**Topic: OTHER SITE IMPROVEMENTS & REQUIREMENTS**

1. Protection and relocation of monuments. See Section 01 50 00 and Civil Drawings.
2. Temporary Site Fencing. See Section 01 50 00 and Civil Drawings.
3. Permanent Site Fencing (Alternate No. 1). See Civil Drawings.
4. Pavement & Curb Modifications. See Sections 32 12 00, 32 13 13 and Civil Drawings.

**Item Number:** 1461 – 009 - 24.  
**Topic:** COMMENTS/QUESTIONS

1. A question was asked regarding the lead paint on the concrete and the disposal requirements. Kluber and County will be addressed by addendum.
2. Clarification: The Civil documents show the sidewalk (plaza deck) removal on the north side of the building. The restoration requirements for this area is limited to topsoil and seeding. Replacement of the sidewalk is not required except at the public sidewalks and curbs. See Sheets C101 & C400.
3. Question was asked regarding if the existing flag poles are to be removed or remain. Kluber and County will review. Currently the documents indicate these to be removed. If these are determined to remain, this will be addressed as part of an addendum.
4. A question was asked regarding if the items currently within the facility will be removed by the Owner. All items currently within the building are to be considered unwanted by the Owner and are to be properly disposed of as part of the demolition by the Contractor.
5. The minutes from the pre-bid meeting and the sign-in sheets will be posted on the KluberPlanRoom. Same location where the bidding documents can be obtained.

**Item Number:** 1461 – 009 - 25.  
**Topic:** SITE WALK THROUGH

**All information reported on this document is assumed to be accurate and correct. The information on the document will remain on record unless changes are reported in writing within seven (7) days of this report to the Kluber, Inc. office.**



# PRE-BID ATTENDANCE SHEET

PROJECT: 2023-84 WILL COUNTY COURTHOUSE DEMOLITION  
 DATE: THURSDAY, JULY 13, 2023 - 9:00A.M.

COMPANY NAME	PHONE	REPRESENTED BY	EMAIL ADDRESS
OMEGA III	847-878-2001	MIKE MCMAHON	MIKEM@OMEGA3LLC.COM
Honzhan Wrecking	773-342-9009	Kurt Berger	Kberger@Northstar.com
C&D Recyl	815 955-7833	JACK FOSCHI	FOSCHI JACK@GMAIL
NATIONAL WRACKING	373 324-2800	JOE NICKERSON	jnickerson@nationalwrecking.com
<del>R. THOMAS GROUP</del> <del>RICHARD NICKERSON</del>	414-882-3802	Richard Nickerson	nickerson@thomrdgropafacet
KARSTEN PAWLIC	630 918 3906	Karsten Pawlic	kawlic@karstenpawlic.com
McDONNELL DEMO	312-755-3927	CHARLES ECCO	CHARLES.E@MCDONNELLDEMO.COM

Also Present: Kevin Lynn, Nancy Ruettiger

NR

SCFF Bauer Kluber





# Midwest Environmental Consulting Services

July 13, 2023

Will County Executive's Office  
302 N. Chicago Street  
Joliet, IL 60432

Attention: Dave Tkac, Facilities Director

**Subject: Asbestos Abatement Completion  
Former Will County Courthouse  
14 W. Jefferson Street, Joliet, IL 60432  
MEC Project #: 23-03-223-PM**

Dear Mr. Tkac:

Midwest Environmental Consulting Services, Inc. (MEC) was retained by Will County Executive's Office to provide asbestos project management and air sampling services for the abatement project that took place throughout the Former Will County Courthouse, located at 14 W. Jefferson Street, Joliet, IL 60432. This abatement work took place from October 24, 2022, through January 17, 2023, and June 28, 2023 through June 29, 2023.

The scope of work for this project consisted of the complete removal of all known visible asbestos-containing materials (ACM) throughout the entire building. All abatement work was conducted by Valor Technologies, Inc., an Illinois Department of Public Health (IDPH) licensed asbestos removal contractor (#500-0558).

The abatement project is now complete, and all known visible ACM was successfully removed.

All abatement activities, including the removal and disposal of all known ACM, were completed in accordance with EPA and IDPH standards. Clearance air samples collected by MEC during this project were submitted to a third-party laboratory (SGS Forensic, Downers Grove, Illinois) for analysis by Phase Contrast Microscopy (PCM). All clearance air samples for each phase of abatement were below the EPA and IDPH required clearance criteria of 0.01 f/cc (fibers of asbestos per cubic centimeters of air). The building is safe for re-occupancy regarding asbestos air quality.

If you have any questions or concerns, please feel free to contact me at (630) 553-3989. Thank you for providing us with an opportunity to service your environmental needs.

Respectfully submitted,  
Midwest Environmental Consulting Services, Inc.



Joshua Rentauskas  
Project Manager  
IDPH-Licensed Asbestos Professional (#100-20386)

**Corporate  
Headquarters**  
2551 N. Bridge Street  
Yorkville, Illinois 60560  
P: 630-553-3989

**Chicago Office**  
954 W. Washington Blvd.  
Suite 425  
Chicago, Illinois 60607  
P: 312-535-3228

**Peoria Office**  
3100 N. Knoxville Ave.  
Suite 204  
Peoria, Illinois 61603  
P: 309-621-4680





# Midwest Environmental Consulting Services

July 25, 2023

Will County Executive's Office  
302 N. Chicago Street  
Joliet, IL 60432

Attention: Dave Tkac – Facilities Director- Capital Programming

**RE: Lead Based Paint Demolition Clarification – RFI #1  
Former Will County Courthouse  
14 W. Jefferson St., Joliet, IL 60432  
MEC Project #: 22-03-223 LPM**

Dear Mr. Tkac,

A pre-demolition lead based paint survey has been completed and provided to the demolition contractors to provide their bid to Will County Executive's Office. It is the contractor's responsibility to communicate with their waste disposal company. The demolition contractor shall request sampling protocol and follow the requested procedures for disposal of concrete waste.

Midwest Environmental Consulting Services, Inc. appreciates the opportunity to assist you with this project. If we can be of any further service, please let us know.

Sincerely,

*Blake Mellecker*

Blake Mellecker  
President

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**SECTION 00 43 23  
BID FORM SUPPLEMENT - LIST OF UNIT COSTS AND ALTERNATES**

**1.01 PARTICULARS**

A. The following is the list of Unit Costs and Alternates referenced in the bid submitted by:

(Bidder) \_\_\_\_\_

Dated \_\_\_\_\_ and which is an integral part of the Bid Form.

**1.02 UNIT COSTS AND ALTERNATES PRICING**

A. The following amounts shall be utilized to quantify costs associated with demolished materials:

1. Debris deemed suitable for legal disposal at authorized CCDD site: \_\_\_\_\_/load.

2. Debris deemed unsuitable for legal disposal at authroized CCDD site: \_\_\_\_\_/load.

***[Addendum No.1]***

B. The following amounts shall be added to or deducted from the Bid Amount. Refer to Section 01 23 00 - Alternates: Schedule of Alternates.

1. Alternate # 1: (Add) \$ \_\_\_\_\_

**END OF DOCUMENT**