
E L M H U R S T P A R K D I S T R I C T
B O A R D O F P A R K C O M M I S S I O N E R S
M E M O R A N D U M

DATE: June 14, 2021

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities

RE: ASBESTOS ABATEMENT – 135 ROBERT PALMER DRIVE

ISSUE

The objective of this project is to abate confirmed asbestos contained in the structure at 135 Robert Palmer Drive. The project scope calls for the removal and legal disposal of all asbestos at the premises as described in the Asbestos Bulk Sample Field Summary. All asbestos abatement work will be performed to meet state and national regulatory requirements prior to scheduling demolition of the building. This project addresses the 2021 Strategic Work Plan Tactic to demolish the Palmer Drive building and complete site improvements to expand open space at Glos Park under the 2021 Strategic Theme of Meet Community Need for Parks, Open Space, and Outdoor Amenities.

DISCUSSION

The demolition of the structure at the property allows the District to expand recreational opportunities as well as provide additional open green space. The EPA recommends testing suspect materials (floor tile, ceiling tile, or old pipe wrap) if damaged (fraying, crumbling) or when a renovation or demolition disturbs the material. Proper abatement plans and specifications are necessary to ensure that abatement work is performed in accordance with state, OSHA and EPA requirements. As part of completing due diligence, staff retained the services of Midwest Environmental Consulting Services, Inc. to collect samples from the property, provide survey results identifying asbestos containing materials and develop abatement plans and specifications based on the survey results.

Plans and specifications were developed and a legal ad was placed in the local newspaper on May 7, 2021 announcing the availability of bid packets and specifications at the office of the consultant, Midwest Environmental Consulting Service, Inc. or at the pre-bid walkthrough. Eight contractors attended the mandatory pre-bid walkthrough on May 13, 2021 and six sealed bids were returned, opened and read publicly on June 3, 2021. A copy of the bid tally is attached.

Kinsale Contracting Group, of Westmont, IL returned the lowest, most responsible bid of \$103,300 for the abatement project. Positive references for Kinsale were received from Amerisafe and Lakeside Recycling, neither had any issues with Kinsale during abatement and all projects were completed on time. In addition, Midwest Environmental has worked

with Kinsale on an asbestos abatement project for the Village of Hinsdale and reported the project was completed on time with no change orders. According to references, Kinsale completed the abatements with few issues, on schedule, and in accordance with the Illinois Department of Public Health and the Illinois Environmental Protection Agency rules and regulations.

The asbestos abatement project is scheduled for July 5, 2021 through July 26, 2021. This project has an aggressive timeline and, based on references, staff is confident Kinsale is a reputable company with the experience and capabilities to successfully complete the work in accordance with the required specifications and schedule. A records search has been completed with the Illinois Department of Labor (IDOL) with no violations found.

Funds for this project were allocated in the Capital Improvement Budget in the amount of \$208,050. To date, expenditures made prior to demolition of the building include Asbestos bulk sampling \$6,050, underground storage tank removal \$16,487, Midwest Environmental Consulting Services oversight and documentation of the underground storage tank removal from the site, \$11,600.

Expenses yet to be incurred related to asbestos abatement include \$20,550 for consulting and monitoring services (approved at the April 26, 2021 Board meeting) and recommended asbestos abatement of \$103,300 by Kinsale Contracting Group. The total cost for hazardous waste removal totals \$157,387 of the \$208,050 allocated.

Expenditures to date	
Asbestos bulk sampling	\$ 6,050
Underground storage tank removal	\$ 16,847
Midwest Environmental Consulting Services oversight and documentation of removal of the underground storage tank removal from the site	\$ 11,600
Future Expenditures for Asbestos Abatement	
Consulting and monitoring services	\$ 20,550
Proposed Abatement Contract with Kinsale	\$103,300
Total	\$157,387

RECOMMENDATION

That the Board of Park Commissioners (1) award the total base bid for asbestos abatement of 135 Robert Palmer Drive to Kinsale Contracting Group of Westmont, IL in an amount not to exceed \$103,300; and (2) authorize the Executive Director to execute said contract accordingly.

Thank you.

Attached: Bid Tally Sheet
Asbestos Bid Review

135 Robert Palmer Dr. Asbestos Abatement Project

Bid Opening: June 3, 2021 11:30 am

No.	Contractor/Attended Mandatory Pre Bid on 5/13/21	Bond	Base Bid
1	HEPA		
2	COVE		
✓ 3	VALOR	✓	\$360,000
✓ 4	KINSALE	✓	\$103,300
✓ 5	M&O	✓	\$166,175
✓ 6	TECNICA	✓	\$202,600
✓ 7	HUSAR	✓	\$136,900
✓ 8	UNIVERSAL	✓	\$148,830
9			
10			
11			
12			
13			
14			
15			

Witness: Amber M. Ford Date: 6/3/2021

Treasurer: Barbara Stemborg Date: 6/3/21