

**ORDINANCE 2019-018**

**AN ORDINANCE AUTHORIZING A CONTRACT WITH MIDWEST ENVIRONMENTAL SERVICES AND HOLIAN ASBESTOS REMOVAL AND ENCAPSULATION CORPORATION FOR ASBESTOS ABATEMENT WORK AT THE LASCHEN CENTER**

**WHEREAS**, as part of the FY 2018/2019 budget review process, the Village Board determined that the Laschen Center no longer has a useful purpose to the Village and that demolition of the building is in the Villages best interest; and

**WHEREAS**, the Village Board appropriated \$300,000 in the FY 2018/2019 CIP budget for the purpose of demolishing the existing building; and

**WHEREAS**, State of Illinois regulations require that a hazardous material survey and report be completed in advance of demolition of buildings; and

**WHEREAS**, as part of the environmental assessment of the building, it was determined that various building components contain asbestos; and

**WHEREAS**, village staff, in consultation with Midwest Environmental Consulting Services, prepared bid specifications that clearly define methodology and scope of work to remove all asbestos in accordance with the Illinois Department of Public Health requirements; and

**WHEREAS**, A bid notice for asbestos abatement was released on January 1, 2019. The bids were opened in public on January 16, 2019. Seven (7) firm submitted proposals in response to the request; and

**WHEREAS**, the Village Board at its meeting on February 5, 2019 determined that Holian Asbestos Removal and Encapsulation Corporation was the most qualified company to provide contractual services for asbestos abatement at a cost not to exceed \$21,000, and that Midwest Environmental Consulting Services is the most qualified company to provide project management and testing services at a cost not to exceed \$13,033. The Board further determined that waiver of bidding requirements for Midwest Environmental Consulting Services is appropriate because of the specialized nature of the service and because there are a limited number of firms that are qualified to perform the service.

**NOW THEREFORE BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS:**

That the Village Manager is authorized to execute contracts to commit the Village to pay Holian Asbestos Removal and Encapsulation Corporation for contract services at a cost not to exceed \$21,000, and to execute contracts to commit the Village to pay Midwest Environmental

Consulting Services for project management and testing services at a cost not to exceed \$13,033.  
The total cost of the asbestos abatement project shall not exceed \$34,033.

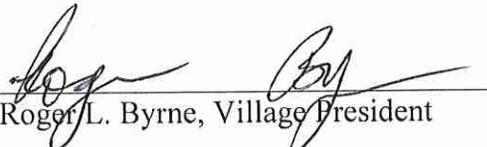
Dated the 5<sup>th</sup> day of February, 2019

Adopted by roll call vote as follows:

AYES: 6 – Koch, Marquardt, Oppenheim, Takaoka, Schultz, Brown

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 – None

  
\_\_\_\_\_  
Roger L. Byrne, Village President

PASSED: 02/05/2019

APPROVED: 02/05/2019

ATTEST: 02/05/2019

  
\_\_\_\_\_  
Mark Fleischhauer, Village Clerk



# Midwest Environmental Consulting Services, Inc.

Consultants ◀ Engineers ◀ Scientists

January 10, 2019

Proposal #1901057

Village of Vernon Hills – Public Works Department  
292 Greenleaf Drive  
Vernon Hills, IL 60061

Attention: Michael Atkinson, Building Commissioner

Subject: **Proposal for Asbestos Project Management and Air Quality Testing for  
Village of Vernon Hills – Public Works Department**  
**Project Location: Former Laschen Center 490 Greenleaf Drive, Vernon  
Hills, IL 60061**  
**MEC Project #: 18-08-510 PD**

Dear Mr. Atkinson;

Thank you for your continued interest in Midwest Environmental Consulting Services, Inc. (MEC). The proposal is as follows:

### Item One - Project Management and Air Quality Testing

- MEC's Project Manager / Air Sampling Professional (PM/ASP) will hold a pre-construction meeting prior to the contractor mobilizing to the project site. All interested parties will meet at the project site prior to mobilization and discuss issues regarding the asbestos abatement project.
- MEC PM/ASP will conduct background air monitoring prior to the contractor mobilization to the site.
- Progress air monitoring will be conducted daily for the duration of the abatement work.
- Air samples will be analyzed daily in order to detect any elevated fiber levels. If fiber levels are excessive, then the contractor will be notified and requested to adjust his removal procedures.
- Barriers will be checked continuously.
- Conduct clearance air monitoring in each area. Clearance standards will follow current criteria established by EPA for asbestos abatement. Clearance criteria shall be equal to or less than .01 f/per cc. All sample analysis will follow the NIOSH 7400 Method.
- The PM/ASP will maintain daily project logs of all observations made including a description of project activities, smoke testing of barriers, documentation of both post abatement visual inspection of the abatement area and a description of the procedures used during clearance air sampling.
- The PM/ASP will check daily the contractor workers submittals including license numbers, medicals, and fit test documentation.
- Disposal of waste will be documented.

#### **Yorkville Location**

2551 N. Bridge St.  
Yorkville, IL 60560

P: (630) 553-3989

F: (630) 553-3990

#### **Peoria Location**

3100 N. Knoxville Ave.  
Suite 204

Peoria, IL 61603

P: (309) 621-4680

F: (309) 621-4690

[www.mec-us.com](http://www.mec-us.com)

Providing Quality Service Since 1994

At the end of the project, MEC will provide a copy of the project log to the client. Included in the project log will be project design drawings showing the scope of work and the location of clearance air sampling completed by MEC's PM/ASP (if applicable). All submittals by the contractor which include worker submittals, medicals, fit test, all notifications which include local, state, and federal notifications, waste manifest, and the contractor's daily logs will be included in the log. MEC will provide copies of our daily logs and all air monitoring reports, which were completed during the project and final documentation on clearance sampling.

**Item Two –Project Cost**

Project Management & Air Quality Testing:	\$ 9,750.00*
Daily PCM Air Samples:	\$ 1,183.00
PCM Air Clearances:	\$ 2,100.00
Total Project Cost:	\$13,033.00

\*Project cost shall not exceed thirteen (13) regular shifts on site. No overtime or weekend work is included in this cost. Additional time required will be billed accordingly.

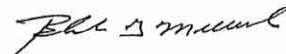
*MEC will provide an electronic copy of the final report, no hard copy reports will be provided unless requested by the Client.*

If you have any additional questions, please feel free to contact me at my office at 630-553-3989.

Best Regards,  
Midwest Environmental Consulting Services, Inc.

*Robert Mellecker*

Robert Mellecker  
Business Development



Blake Mellecke  
President

If this proposal is acceptable please sign and return via fax at 630-553-3990.

\_\_\_\_\_  
Name of Organization

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Person and Title

\_\_\_\_\_  
P.O. Number

\_\_\_\_\_  
Printed Name and Title

#1901057  
\_\_\_\_\_  
Proposal Number

Terms: 30 days

Filename: [\\server\2019proposals\1901057.doc](#)

# HOLIAN ASBESTOS REMOVAL & ENCAPSULATION CORP.

INDUSTRIAL • COMMERCIAL • RESIDENTIAL

7504 MEYER ROAD  
SPRING GROVE, ILLINOIS 60081  
TELEPHONE: (815) 675-6683  
FAX: (815) 675-6641

JAMES HOLIAN III  
DENNIS HOLIAN  
DANIEL HOLIAN  
TIMOTHY HOLIAN  
PATRICK HOLIAN

January 25, 2019

Village of Vernon Hills  
Public Works Department  
c/o Mike Atkinson, Building Commissioner  
290 Evergreen Drive  
Vernon Hills, Illinois 60061

RE: Asbestos Abatement for Former Laschen Center

Dear Mr. Atkinson:

Thank you for calling Holian Asbestos Removal and allowing us the opportunity to give you a quote. We propose to furnish the necessary labor and materials to remove asbestos from the Former Laschen Center. Included in our proposal are the following:

1. Base bid cost for the asbestos abatement as identified on the MEC Project 18-08-510-PD drawings.
2. Project shall commence on Wednesday February 6, 2019 and completed within the number of days as stated in the bid documents.
3. All required work shall be performed from 7:00am to 3:30pm Monday through Friday, with no work taking place on holidays, except as otherwise provided in the specifications.
4. All work will be in accordance with all Federal, State and Local rules and regulations.
5. The hauling and disposal of waste will be in compliance with Section 61.152 of the EPA Regulations.
6. General liability insurance will be written for asbestos abatement in the amount of \$1,000,000.00 per occurrence, with an umbrella of \$4,000,000.00. The owner will be named as additional insured.
7. At the completion of the project, copies of the following items will be provided:
  - A. EPA Notice
  - B. Employee physicals and physicals
  - C. Waste Shipment Record

Former Laschen Center  
January 25, 2019  
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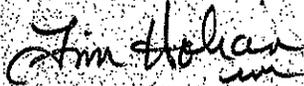
The undersigned agrees to perform all work indicated on the MEC Project 18-08-510-PD drawings and as described in the Specifications including the cost of insurance for the Base Contract, for the sum of:

Twenty One Thousand Dollars and 00/100 cents                      \$21,000.00

Holian accepts credit card for payment, however if the dollar value exceeds \$10,000.00 there will be a 3% surcharge added.

Again, thank you for allowing us to quote on the above work. We have the manpower, experience, and leadership to do your asbestos work and hope that you will look favorably upon our bid. If you have any questions, please do not hesitate to contact me for further assistance.

Sincerely,



Tim Holian  
Estimator

Village of Vernon Hills

Acceptance Signature \_\_\_\_\_

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_