

Memo

To: Jason Thompson, Mayor
From: Marianne Reiner, P.E. *mjr*
CC: Chris Milbank, Councilmember; Clayton Nelson, Public Works; Sheila Lind, Recorder; Craig Rasmussen, Forsgren Associates
Date: 12/28/23
Re: River Heights City Church Demolition Project, 495 East 500 South

The Bid Opening for the River Heights City Church Demolition Project was held on the afternoon of December 19, 2023. Eight qualifying bids were received. Forsgren staff conducted the bid opening and completed a tabulation of the bids with a copy attached to this memo for your use and review.

The Total Base Bid for Perez Company LLC is \$109,416.75 as shown on the Bid Tabulation. The Total Bid Alternative #1 (landscaping topsoil, irrigation, and turf seed) for Perez Company LLC is \$37,900.00; for a Total Bid of \$147,316.75.

Bid amounts from the eight (8) responsive bidders are as follows:

Bid	Total Base Bid	Total Bid Alternate	Total Bid
Engineer's Estimate	\$ 121,760.00	\$ 72,800.00	\$ 194,560.00
Perez Company LLC	\$ 109,416.75	\$ 37,900.00	\$ 147,316.75
Zooks Equipment	\$ 148,500.00	\$ - (No Bid Alt.)	\$ 148,500.00
DWA Construction	\$ 177,790.00	\$ 71,845.00	\$ 249,635.00
Naylor Construction	\$ 181,335.00	\$ 18,000.00	\$ 199,335.00
Grant Mackay Demo. Co	\$ 192,881.00	\$ 40,250.00	\$ 233,131.00
Blue Collar Haulers	\$ 196,000.00	\$ - (No Bid Alt.)	\$ 196,000.00
Allied Underground Tech	\$ 209,806.40	\$ 26,981.00	\$ 236,787.40
Jersey Excavation (corrected)	\$ 359,472.73	\$ 23,600.00	\$ 383,072.73

It is recommended that the City review the bids and the project budget amount. If found that the budget aligns with the low bid received, it is recommended that the City award the project to Perez Company LLC as the verified low bidder. This recommendation for award does not recommend or non-recommend the bid alternate work. It is requested that the City discuss the future use of the area and determine what finish condition is appropriate in the interest of the City. The Notice of Award motion by the City should address whether or not the bid alternate will be included.

Attached are two (2) Notice of Awards completed for award to Perez Company LLC, depending on if the award is with bid alternate included or with no bid alternate included. In line with determination from the City Council, please sign the appropriate Notice of Award accordingly. Please sign the Notice of Award as soon as the City Council approves award of the project so Sheila can return it to us. We will provide the Notice of Award to the contractor along with other necessary contract documents to further the project into construction/demolition.

Please be aware that regulated material was previously removed from the building under a separate contract and the building can be taken down with no restrictions for asbestos or other materials. See attached letter from Environmental Health Services.

Please contact Marianne Reiner or Craig Rasmussen at Forsgren Associates with questions, if any. Thank you.



NOTICE OF AWARD

Church Demolition Project, 495 East 500 South

Owner: **City of River Heights**
 Bidder: **Perez Company LLC**
 Bidders Address: **3639 W 4000 S, Ogden, UT 84401**

You are notified that your Bid dated 12/19/23 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for **Church Demolition Project, 495 East 500 South**.

The Contract Price of your Contract (with Bid Alternate) is **One hundred forty-seven thousand three hundred sixteen and 75/100** Dollars (**\$147,316.75**).

You must comply with the following conditions precedent within **10** days of the date you receive this Notice of Award.

1. Deliver to the Owner **3** fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security Bonds as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

 City of River Heights
Owner

By: _____
Authorized Signature

Title

Date



NOTICE OF AWARD

Church Demolition Project, 495 East 500 South

Owner: **City of River Heights**
 Bidder: **Perez Company LLC**
 Bidders Address: **3639 W 4000 S, Ogden, UT 84401**

You are notified that your Bid dated 12/19/23 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for **Church Demolition Project, 495 East 500 South**.

The Contract Price of your Contract (with no Bid Alternate) is **One hundred nine thousand four hundred sixteen and 75/100** Dollars (**\$109,416.75**).

You must comply with the following conditions precedent within **10** days of the date you receive this Notice of Award.

1. Deliver to the Owner **3** fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security Bonds as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

 City of River Heights
Owner

By: _____
Authorized Signature

Title

Date

**City of River Heights
520 South 500 East
River Heights, UT 84321**

**RHC Old Church
Environmental Abatement**

To Whom It May Concern:

From 11/23/15 – 09/27/22, Ryan C. Bilbao (State of Utah # ASB-4505) of Environmental Health Services Inc., Utah Certification #017, completed a comprehensive environmental asbestos inspection of the RHC Old Church, located at 443 South 500 East, River Heights, Utah 84321, for the City of River Heights. The inspection identified the existence, extent, and condition of asbestos-containing materials (ACM) associated with the structure's building materials. All suspect materials pertaining to the site's scope of work have been sampled and identified per EPA & State DAQ regulations. The RHC Old Church commercial structure had an accredited Environmental Inspection Report on site for all associated abatement.

The completed environmental inspection encompasses the planned demolition scope of work at the project site listed above.

Asbestos-Containing Materials (ACM) were identified to exist. All inspection identified ACM was successfully abated in 2023 from the RHC Old Church, located at 443 S 500 E, following EPA CFR 40, Utah Division of Air Quality R307-801 and OSHA 1926.1101 regulations. The single commercial structure had an accredited Environmental Inspection Report and Addendum Environmental Inspection Report on site for all associated abatement and environmental work.

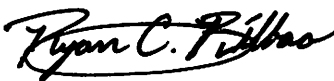
All identified asbestos-containing materials (ACM), outlined in the Inspection Report, Addendum Inspection Report and Environmental Bid Package, were successfully abated from the structure by an accredited abatement contractor. No identified asbestos-containing material (ACM) was left in place. All identified ACM was removed for regulatory compliance and to facilitate efficient demolition.

Environmental Asbestos Inspection Information:

Name: RHC Old Church
Location: 443 South 500 East, River Heights, Utah 84321
Type: Comprehensive Inspection & Abatement to support Demolition
DOI: 11/23/2015 – 09/27/2022
Company: Environmental Health Services, Inc. (EHS)
Inspector: Ryan C Bilbao
State of Utah Inspector Certification Number: ASB-4505
State of Utah Company Certification Number: #017

If questions arise regarding the environmental management of the RHC Old Church project, please contact EHS, Inc. at 435-760-1093 or 435-770-4851.

Best Regards,



Ryan C. Bilbao
Environmental Health Services, Inc. / EHS
rcb_ehs@yahoo.com
435-770-4851

RIVER HEIGHTS CITY

Church Demolition Project, 495 East 500

Bid Opening Date: December 19, 2023

Bid Tabulation

				ENGINEER'S ESTIMATE		Perez Company		Jersey Excavation		Jersey Excavation Corrected	
ITEM NO.	ITEM - BASE BID	QUANT.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization and Demobilization	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 1,500.00	\$ 1,500.00		\$ 67,302.67	\$ 67,302.67	\$ 67,302.67
2	Remove Concrete Walkway and Concrete Pad	2,940	SF	\$ 4.00	\$ 11,760.00	\$ 0.50	\$ 1,470.00	\$ 2.28	\$ 6,720.00	\$ 2.28	\$ 6,703.20
3	Remove Existing Structure (Demolition)	1	LS	\$ 60,000.00	\$ 60,000.00	\$ 74,344.00	\$ 74,344.00		\$ 199,592.42	\$ 199,592.42	\$ 199,592.42
4	Backfill (includes City-provided fill)	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 32,102.75	\$ 32,102.75		\$ 85,874.44	\$ 85,874.44	\$ 85,874.44
Total Base Bid					\$ 121,760.00		\$ 109,416.75		\$ 359,489.53		\$ 359,472.73
BID ALTERNATE											
5	Bid Alternate: Landscape - Topsoil (4" Thick)	300	CY	\$ 60.00	\$ 18,000.00	\$ 35.00	\$ 10,500.00	\$ 33.00	\$ 9,900.00	\$ 33.00	\$ 9,900.00
6	Bid Alternate: Landscape - Irrigation and Turf Seed	27,400	SF	\$ 2.00	\$ 54,800.00	\$ 1.00	\$ 27,400.00	\$ 0.50	\$ 13,700.00	\$ 0.50	\$ 13,700.00
Total Alternate #1 Bid					\$ 72,800.00		\$ 37,900.00		\$ 23,600.00		\$ 23,600.00
TOTAL BID					\$ 194,560.00		\$ 147,316.75		\$ 383,089.53		\$ 383,072.73

RIVER HEIGHTS CITY

Church Demolition Project, 495 East 500

Bid Opening Date: December 19, 2023

Bid Tabulation

				Zooks Equipment		Allied Underground Technology		Blue Collar Haulers	
ITEM NO.	ITEM - BASE BID	QUANT.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization and Demobilization	1	LS	\$ 4,675.00	\$ 4,675.00	\$ 17,250.00	\$ 17,250.00	\$ 5,000.00	\$ 5,000.00
2	Remove Concrete Walkway and Concrete Pad	2,940	SF	\$ 1.79	\$ 5,265.00	\$ 1.41	\$ 4,145.40	\$ 5.44	\$ 16,000.00
3	Remove Existing Structure (Demolition)	1	LS	\$ 97,250.00	\$ 97,250.00	\$ 104,710.00	\$ 104,710.00	\$ 149,500.00	\$ 149,500.00
4	Backfill (includes City-provided fill)	1	LS	\$ 41,310.00	\$ 41,310.00	\$ 83,701.00	\$ 83,701.00	\$ 25,500.00	\$ 25,500.00
					\$ 148,500.00		\$ 209,806.40		\$ 196,000.00
BID ALTERNATE									
5	Bid Alternate: Landscape - Topsoil (4" Thick)	300	CY		\$ -	\$ 49.75	\$ 14,925.00		\$ -
6	Bid Alternate: Landscape - Irrigation and Turf Seed	27,400	SF		\$ -	\$ 0.44	\$ 12,056.00		\$ -
					\$ -		\$ 26,981.00		\$ -
TOTAL BID					\$ 148,500.00		\$ 236,787.40		\$ 196,000.00

RIVER HEIGHTS CITY

Church Demolition Project, 495 East 500

Bid Opening Date: December 19, 2023

Bid Tabulation

				Naylor Construction		DWA Construction		Grant Mackay Demolition Co.		
ITEM NO.	ITEM - BASE BID	QUANT.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
1	Mobilization and Demobilization	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 23,260.00	\$ 23,260.00	\$ 4,000.00	\$ 4,000.00	
2	Remove Concrete Walkway and Concrete Pad	2,940	SF	\$ 2.50	\$ 7,350.00	\$ 5.00	\$ 14,700.00	\$ 1.15	\$ 3,381.00	
3	Remove Existing Structure (Demolition)	1	LS	\$ 151,485.00	\$ 151,485.00	\$ 65,366.00	\$ 65,366.00	\$ 118,000.00	\$ 118,000.00	
4	Backfill (includes City-provided fill)	1	LS	\$ 17,500.00	\$ 17,500.00	\$ 74,464.00	\$ 74,464.00	\$ 67,500.00	\$ 67,500.00	
						\$ 181,335.00		\$ 177,790.00		\$ 192,881.00
BID ALTERNATE										
5	Bid Alternate: Landscape - Topsoil (4" Thick)	300	CY	\$ 36.67	\$ 11,000.00	\$ 52.25	\$ 15,675.00	\$ 50.83	\$ 15,250.00	
6	Bid Alternate: Landscape - Irrigation and Turf Seed	27,400	SF	\$ 0.26	\$ 7,000.00	\$ 2.05	\$ 56,170.00	\$ 0.91	\$ 25,000.00	
						\$ 18,000.00		\$ 71,845.00		\$ 40,250.00
TOTAL BID						\$ 199,335.00		\$ 249,635.00		\$ 233,131.00