



County of Kankakee

Planning Department

Delbert K. Skimerhorn, Sr., AICP, GISP, CFM
Planning Manager / GIS Manager

189 East Court Street • Kankakee, IL 60901 • 815-937-2940 • Fax 815-937-2974
<http://www.k3county.net>

E-mail: planning@k3county.net

BID REQUEST FOR 218 and 223 S. LAUREL ROAD, KANKAKEE, IL

Kankakee County is accepting Bids for the demolition and removal of two residential structures, accessory structures, sidewalks, driveways, fencing, and other related items as well as site restoration on properties located at 218 and 223 S. Laurel Road, Kankakee, IL (Parcels # 12-18-05-101-020 and 12-18-05-101-021). While there are sufficient photographs and detailed descriptions, it is recommended that all interested bidders schedule a site visit to accurately bid on the project. Please contact Steve Marion, Manager of Building and Zoning, at (815)-936-5547 for scheduling, additional information, or clarification.

SCOPE OF WORK

- Removal and disposal of asbestos in accordance with applicable laws including filing the IEPA notification form. The successful bidder will be responsible for the appropriate removal of any asbestos found in accordance with law based on an asbestos inspections and reports provided by the County (See Attachment "I").
- Demolition and disposal of an approximately 1600 sq. ft. 1 ½ story residential home located at 218 S. Laurel Road in accordance with applicable laws. It is believed that this is a wood framed structure with a slab on grade foundation. Any and all content of the structure must also be removed and properly discarded. (See photographs – Attachment "A")
 - The foundation and/or slab must be removed to a minimum of 1 foot below finished grade.
- Demolition and disposal of an approximately 1600 sq. ft. 1 ½ story residential home located at 223 S. Laurel Road in accordance with applicable laws. It is believed that this is a wood framed structure with a slab on grade foundation. Any and all content of the structure must also be removed and properly discarded. (See photographs – Attachment "A")
 - The foundation and/or slab must be removed to a minimum of 1 foot below finished grade.
- Demolition and disposal of two story 20'x20' car port attached to front of the home at 223 S. Laurel Road. (See Attachment "B")

- Removal and disposal of asphalt driveway, gravel parking area and concrete curbs to a minimum of 1 foot below finished grade. (See Attachment “C”)
- Removal and disposal of all sidewalks, patios, and concrete slabs to a minimum of 1 foot below finished grade.
- Removal of graveled parking area to a minimum of 1 foot below finished grade.
- Demolition and/or removal and disposal of one 10’x12’ shed on skids and one 8’x10’ metal shed on a wood foundation. Any and all contents of these sheds must be removed as well. (See Attachment “D”)
- All utilities must be located and properly disconnected and removed. All underground utilities must be removed to a minimum of two feet below finished grade.
- Septic tanks must be located, drained, and either removed or properly crushed as to not collect water and filled with sand or another clean fill.
- Wells must be located and capped in conjunction with local Health Department Requirements.
- All fencing, with the exception of the southern property line fence on 223 S. Laurel Road must be removed including posts and concrete. An antenna tower and a brick BBQ must also be removed.
- Removal and disposal of one dead tree in the rear of the property. The stump must ground and removed to a minimum of 1 foot below finished grade. (See Attachment “E”).
- Concrete steps, dock, and seawall located along the river must also be removed to 1’ below finished grade. Upon removal, this area needs to be stabilized. Using the broken concrete is a possibility depending upon its condition.
- Any and all junk and debris must be removed from the site and disposed of in a proper manner.
- All materials must be taken to an approved landfill per Illinois Environmental Protection Agency (IEPA) standards. The recycling or reuse of materials may be considered as an option.
- All disturbed areas must be filled with clean fill and top soil and graded to original grade with the top 1 foot being able to support vegetation.
- All final graded disturbed areas must be seeded with yard grade fescue mix.
- Erosion Control must be installed per the Erosion Control Plan (See Attachment “F”). This includes a silt fence installed as shown on map and bank stabilization for any areas disturbed along the river bank. Once the seeding has established growth, the erosion control measures must be removed.

PERMITS

The project will require several permits. The Kankakee County Planning Department will provide a Floodplain Development Permit and a Demolition Permit. The Kankakee County Health Department will provide a Well and Septic Permit. It is the responsibility of the Contractor to make sure all appropriate permits have been obtained prior to the commencement of work.

REPORTING

The successful bidder/contractor shall provide reports that are consistent with and satisfy the requirement of Public Act 102-0847 as follows:

“The county must maintain documentation submitted from a contractor on the disposal of any demolition debris, clean or general, or uncontaminated soil generated during the demolition, repair, or enclosure of a building for a period of 3 years identifying the hauler, generator, place of origin of the debris or soil, the weight or volume of the debris or soil, and the location, owner, and operator of the facility where the debris or soil was transferred, disposed, recycled, or treated. The documentation required by this paragraph does not apply to a permitted pollution control facility that transfers or accepts construction or demolition debris, clean or general, or uncontaminated soil for final disposal, recycling, or treatment.”

PREVAILING WAGE

All contractors, sub-contractors and their employees must be paid prevailing wage for their respective jobs and the successful bidder must provide documentation attesting to this fact. Certification of payroll through the use of Payroll Form WH-347 is required.

REGISTRATION

All contractors and sub-contractors are required to be registered to work in Kankakee County. Contact Michelle Sadler at (815)-936-5555 to register or check your status.

SUB-CONTRACTORS

The use of sub-contractors is permissible but all sub-contractors must be registered and listed on your submittal with an indication of which portion of the work will be performed. It is the responsibility of the successful bidder to pay all sub-contractors. Any change of sub-contractors after bid letting must be approved by the Kankakee County Planning Department.

SUBMITTALS

All bidders are required to submit the following as part of their bid:

- The total bid price for the entire project.
- A list and contact information of any and all sub-contractors as well as information regarding the portions of work they will be performing.
- Qualifications of the contractor and any sub-contractors as to their ability to complete the scope of work.
- An acknowledgement that prevailing wage will be paid to all contractors, sub-contractors and their employees.
- Three references for past work by all contractors and sub-contractors.
- Proof of Liability Insurance and Workman’s Compensation Insurance in an amount of \$1,000,000.
- A timeline for the completion of the project.

BID TIMELINE

All bids are due by August 16, 2022 not later than 4:00 pm CST. Any bids received after this date and time will not be opened or considered. Bids will be accepted at the Kankakee County Planning Department, 189 E. Court Street, Room 201, Kankakee, IL 60901.

BID OPENING & ACCEPTANCE

All bids received will be opened at the Planning, Zoning, and Agriculture Committee meeting on August 17, 2022 which will be held at 9:00 am in the Kankakee County Board Room located at 189 E. Court Street, 4th Floor, Kankakee, IL 60901. Upon review of bids, the lowest responsible bidder will be chosen. Bidders need not be present.

Submit bids in a sealed envelope with **“BID DOCUMENTS”** conspicuously labeled on the front of the envelope to:

Kankakee County Planning Department
189 E. Court Street, Suite 201
Kankakee, IL 60901

ATTACHMENT "A" – Residential Structure Photographs



218 REAR VIEW



218 RIGHT SIDE VIEW



223 FRONT VIEW



223 LEFT SIDE VIEW



223 REAR VIEW



223 RIGHT SIDE VIEW



ATTACHMENT “B” – Car Port



ATTACHMENT "C"- Driveway and Curbing



ATTACHMENT “D” – Sheds



ATTACHMENT "E" - Tree



ATTACHMENT "F"- Erosion Control Plan



ATTACHMENT "G" – Site Map



ATTACHMENT “H” – Location Map



ATTACHMENT "I" – Asbestos Report(s)

See the following pages.



Asbestos Survey Report

Project Location:

218 S Laurel Rd
Kankakee, IL 60901



Prepared For:

Kankakee County Planning
Attn: Steve Marion
189 E Court St
Kankakee, IL 60901
Phone: (815) 936-5547

July 30, 2022

To whom it may concern

Re: 218 S Laurel Rd Kankakee, IL 60901

This is to confirm that on July 26th 2022 Brett Keller (I.D.P.H. license # 100-10338) conducted an Asbestos Inspection at the property referenced above. Five (5) suspect materials were sampled and quantified. These samples were released to a NVLAP accredited laboratory to be analyzed. After review, No Asbestos Containing Materials were identified. These materials have been listed in Bulk Sample Table.

The property is described as a single-story residential property

Asbestos Project Management concludes that the property is ready for demolition.

Sincerely
Asbestos Project Management



**Brett Keller
Licensed Asbestos Inspector
Illinois Department of Public Health
License # 100-10338**

Bulk Sample Report

Sample Number	Material Type	Location	Date Collected	Asbestos Present
01	Roof	Exterior	07-26-22	No
02	Plaster Composite	Interior Walls & Ceiling	07-26-22	No
03	Insulation	Walls & Attic	07-26-22	No
04	Popcorn Ceiling	Living Room	07-26-22	No
05	Ceiling Tiles	Kitchen & Dining Room	07-26-22	No

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112

804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: ASBESTOS PROJECT MANAGEMENT

13132 Wood Duck Dr.

Plainfield, IL 60585

TESC LOGIN #: 220726P

DATE OF RECEIPT: 7/26/2022

DATE OF ANALYSIS: 7/26/2022

DATE OF REPORT: 7/26/2022

CLIENT JOB/ #:

JOB SITE: 218 S Laurel

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1	01 / Black tar-like	NAD		100%
2	02 / Gray granular	NAD		100%
3	03 / Tan fibers	NAD	90% Fiberglass	10%
4	04 / White powder	NAD		100%
5	05 / Gray foam-like	NAD		100%

Total Samples/Layers Analyzed: 5

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Sodium Chloride is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

NVLAP Lab Code: 200794-0

[**LEGEND** NAD=No Asbestos Detected, Lino.=Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

226726P

P.O. No.:

630-308-2620 Fax: 615-439-1928

REPORT TO: _____

Seals intact upon Receipt	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Broken Containers	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
All Containers labeled	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Received on Ice	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
All Samples Accounted for	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Suspected Contamination	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Ernst Bassett

* 1: Soil, 2: Water, 3: Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7: Other



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

BRETT A KELLER
24309 CORYDALIS STREET
PLAINFIELD, IL 60585

4/12/2022

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 10338

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License

		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS	TC EXPIRES
ID NUMBER	ISSUED	EXPIRES		SUPERVISOR/WORKER	9/1/2022
100 - 10338	4/12/2022	05/15/2023		INSPECTOR	4/4/2023
BRETT A KELLER			PROJECT MANAGER 9/1/2022		
24309 CORYDALIS STREET			AIR SAMPLING PROFESSIONAL		
PLAINFIELD, IL 60585			Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.		
Environmental Health					

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov



OCCUPATIONAL TRAINING & SUPPLY, INC.

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

Brett Keller

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 4/4/2022

Exam Date: 4/4/2022

Expiration Date: 4/4/2023

Certificate Number: BIR2204040952


Kathy DeSalvo, Director

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Triangle Environmental Service Center, Inc.

13509 East Boundary Road, Suite B

Midlothian, VA 23112

Mr. Feng Jiang

Phone: 804-739-1751 Fax: 804-739-1753

Email: info@tesclab.com

<http://www.tesclab.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 200794-0

Bulk Asbestos Analysis

Code

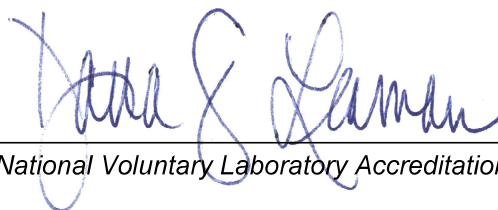
Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200794-0

Triangle Environmental Service Center, Inc.
Midlothian, VA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2022-04-01 through 2023-03-31

Effective Dates



A handwritten signature in blue ink, reading "Peter S. Lander".

For the National Voluntary Laboratory Accreditation Program



Asbestos Survey Report

Project Location:

223 S Laurel Rd
Kankakee, IL 60901



Prepared For:

Kankakee County Planning
Attn: Steve Marion
189 E Court St
Kankakee, IL 60901
Phone: (815) 936-5547



13132 Wood Duck Dr • Plainfield, IL 60585 • 630-291-7111

July 30, 2022

To whom it may concern

Re: 223 S Laurel Rd Kankakee, IL 60901

This is to confirm that on July 26th 2022 Brett Keller (I.D.P.H. license # 100-10338) conducted an Asbestos Inspection at the property referenced above. Seven (7) suspect materials were sampled and quantified. These samples were released to a NVLAP accredited laboratory to be analyzed. After review, Three Asbestos Containing Materials were identified. These materials have been listed in Bulk Sample Table.

The property is described as a single-story residential property

Asbestos Project Management recommends that all ACM materials be removed and disposed as special waste by an Asbestos State licensed contractor prior to demolition.,

Sincerely
Asbestos Project Management

A handwritten signature in black ink, appearing to read "Brett Keller", is written over a light blue horizontal line.

Brett Keller
Licensed Asbestos Inspector
Illinois Department of Public Health
License # 100-10338

Bulk Sample Report

Sample Number	Material Type	Location	Date Collected	Asbestos Present
01	Roof	Exterior	07-26-22	No
02	Plaster Composite	Interior Walls & Ceiling	07-26-22	No
03	Insulation	Walls & Attic	07-26-22	No
04a	9"x 9" Floor Tile Black	Bedroom	07-26-22	Yes
04b	9"x 9" Floor Tile Mastic	Bedroom	07-26-22	Yes
05a	12"x 12" Floor Tile Beige	Throughout	07-26-22	Yes
05b	12" x 12" Floor Tile Mastic	Throughout	07-26-22	No

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

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BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: ASBESTOS PROJECT MANAGEMENT

13132 Wood Duck Dr.

Plainfield, IL 60585

TESC LOGIN #: 220726Q

DATE OF RECEIPT: 7/26/2022

DATE OF ANALYSIS: 7/26/2022

DATE OF REPORT: 7/26/2022

CLIENT JOB/ #:

JOB SITE: 223 S Laurel

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1	01 / Black tar-like	NAD	20% Cellulose	80%
2	02 / Gray granular	NAD		100%
3	03 / Brown, tan fibers	NAD	30% Cellulose 65% Fiberglass	5%
4	04A / Black vinyl	4% Chrysotile		96%
5	04B / Black adhesive	8% Chrysotile		92%
6	05A / Beige vinyl	2% Chrysotile		98%
7	05B / Red adhesive	NAD		100%

Total Samples/Layers Analyzed: 7

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Sodium Chloride is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

NVLAP Lab Code: 200794-0

[**LEGEND** NAD=No Asbestos Detected, Lino.=Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

207260

P.O. No:

0-308-2620 Fax: 815-439-1928

REPORT TO:

APN

(630) 291-7111

()

FAX:

Collected by: <i>Brent Kelly</i>	Date: <i>7-25</i>	Time: <i>12:00</i>
Relinquished by: <i>Brent Kelly</i>	Date: <i>7-25</i>	Time: <i>4:00</i>
Received by: <i>NA</i>	Date: <i>7/26</i>	Time: <i>10:30</i>
Relinquished by:	Date:	Time:
Received by:	Date:	Time:
Relinquished by:	Date:	Time:
Received by:	Date:	Time:
Lab Submitted to: <i>TESEL</i>	Phone:	

Phone:

TEST

Mr. J. J. Jones

Seals intact upon Receipt	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Broken Containers	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
All Containers labeled	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Received on Ice	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
All Samples Accounted for	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Suspected Contamination	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Lab Use Only

Comments on Sample

Roof Extension
Plaster composite.
Insulation walls & Attic
9x9 T&M Bedroom
12x12 T&M Throughout



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BRETT A KELLER
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4/12/2022

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Front of License

Back of License

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ID NUMBER	ISSUED	EXPIRES		SUPERVISOR/WORKER	9/1/2022
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Asbestos Building Inspector Refresher

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Brett Keller

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Course Date: 4/4/2022

Exam Date: 4/4/2022

Expiration Date: 4/4/2023

Certificate Number: BIR2204040952


Kathy DeSalvo, Director

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

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Mr. Feng Jiang

Phone: 804-739-1751 Fax: 804-739-1753

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ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 200794-0

Bulk Asbestos Analysis

Code

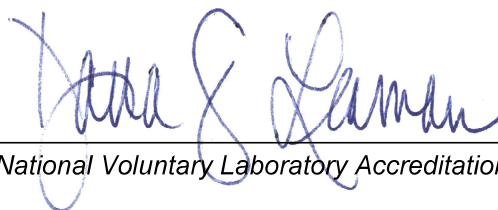
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18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

United States Department of Commerce
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Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200794-0

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Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
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2022-04-01 through 2023-03-31

Effective Dates



A handwritten signature in blue ink, reading "Peter S. Lander".

For the National Voluntary Laboratory Accreditation Program



**ASBESTOS
PROJECT**

MANAGEMENT 13400 S, Illinois Rte 59 Ste 116 #280 • Plainfield, IL 60585 • 630-291-7111 •

PROPOSAL

July 30th 2022

Kankakee County Planning Department
Attn: Steve Marion

815-936-5547
smarion@k3county.net

Re: 223 S Laurel Rd Kankakee, IL 60901

Asbestos Project Management proposes to provide all labor, materials, and equipment to perform the following:

- Removal and Disposal of Asbestos Containing 9"x 9" Floor Tile and Mastic. Located in Bedroom Approximately 120 Square Feet
- Removal and Disposal of Asbestos Containing 12"x 12" Floor Tile. Mastic Tested Negative. Located throughout Residence Approximately 200-400 Square Feet.

All work practices to adhere and comply with applicable OSHA and Illinois Department of Public Health rules and regulations. All workers to be individually Illinois Department of Public Health licensed.

Asbestos Project Management will conduct a final air test to be analyzed by a third-party laboratory

Total Cost includes legal disposal of waste and all applicable IDPH and Required Asbestos Permits.

Total Cost:	Three Thousand Nine Hundred Dollars	\$3,900.00
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Payment is due upon completion. Credit cards are subject to 5% processing Fee

Brett Keller
Asbestos Project Management

Authorized signature for acceptance

Date