

Champaign Community Unit School District #4
**Purchase Historical Preservation and Salvage Rights - Addendum #1
and Pre-bid meeting minutes**

April 19, 2018, 2:00 PM

ATTENDEES:

- See attached sign-in sheet.

AGENDA:

1. The intent of this project is to award the historical preservation and salvage rights to architectural elements of these properties, prior to their demolition and/or relocation, in order to salvage these elements to the extent possible.
2. Bid documents available via White & Borgognoni Architects, 618-529-3691 or dianad@wb-architects.com. A \$25 non-refundable deposit is required for printed copies and free of charge for electronic copies.
3. Owner reserves the right to accept or reject any or all bids in whole or in part.
4. 5 Bid packages - one for each property and a combined package.
5. Sealed bids to Unit4 due on May 1st, 2018 at 2:00 PM, 703 South New St. Bids will be opened and read aloud immediately after.
6. Envelopes should read: "Champaign Community Unit School District #4 - Purchase of Historical Preservation and Salvage Rights of Bid Package
"
7. Items listed in the bid documents are only examples of what can be salvaged and not a complete list. Bidders are responsible to determine their bids based on the items they want to salvage.
8. Upcoming addendum, the following items will be clarified or included:
 - a. An added bid package for a combination of 201 & 203 Lynn and 606 Park. **See attached revised bid form.**
 - b. ~~The fencing will not be available for salvage as part of this bid.~~ **CORRECTION: The fence on the 603 W. Church property will not be available for this salvage scope. However, the fencing on the 201 & 203 Lynn and 606 W. Park properties will be available for salvage and will be packaged with the 201 Lynn property.**
 - c. The basement is off limits for salvage. The owner may be having asbestos abatement performed in the basement during the time of salvage work. **It is the District's intent that the loose doors in the basement of 603 W. Church will be available for salvage. The District will try to coordinate the retrieval of the doors with the abatement contractor**
 - d. **Porch columns would not be considered structural and would be available for salvage, providing temporary (and secured) supports are left in place after salvage.**

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9. All salvage work must be completed within 30 days from execution of the Bill of Sale.
10. Please review the bid documents for insurance requirements.
11. Questions
12. Walk through.

ATTACHMENTS:

1. Pre-bid meeting sign in sheet.
2. 00 41 00 Bid Form - Revised
3. 01 23 00 Bid Packages - Revised
4. 02 42 91 Removal and Salvage of Historic Construction Materials - Revised

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2. 00 41 00 Bid Form - Revised
3. 01 23 00 Bid Packages - Revised
4. 02 42 91 Removal and Salvage of Historic Construction Materials - Revised

Project name: Purchase Historical Preservation and Salvage Rights	Meeting Date: April 19, 2018, 2:00 PM
Champaign Unit School District #4	Place/Room: 603 W. Church, Champaign

MARIE ROESSLER	U4	2175310374	roesslerma@u4schools.org
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Bob Bolash	Peoria Arch Salvage	847- 373-5815	" " "
Susan Appel	PACA	217-351-9059	sappel@att.net

THE PROJECT AND THE PARTIES

1.1 TO:

A. Owner: Champaign Unit 4 School District, 703 S. New St., Champaign, IL 61820

1.2 BID FOR:

A. Purchase of Historical Preservation and Salvage Rights of 603 West Church Street, 201 North Lynn St., 203 North Lynn St., and 606 West Park Ave., Champaign, Illinois

B. Project Number: 18-02-050/047

1.3 DATE: _____ (BIDDER TO ENTER DATE)

1.4 SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

A. Bidder's Full Name _____

1. Address _____

2. City, State, Zip _____

1.5 OFFER

A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by White & Borgognoni Architects, P.C. for the above mentioned project, we, the undersigned, hereby agree to enter into a Contract to purchase the historical preservation and salvage rights from the Owner, and pay to the Owner as follows:

1. Bid Package #1: Purchase of Historical Preservation and Salvage Rights of 603 West Church St., Champaign, IL, only. Bidder agrees to perform all Work shown or specified in the bidding documents in accordance with Bid Package #1 work, for the sum of:

dollars (\$ _____), in lawful money of the Unites States of America.

2. Bid Package #2: Purchase of Historical Preservation and Salvage Rights of 201 North Lynn St., Champaign, IL, only. Bidder agrees to perform all Work shown or specified in the bidding documents in accordance with Bid Package #2 work, for the sum of:

dollars (\$ _____), in lawful money of the Unites States of America.

3. Bid Package #3: Purchase of Historical Preservation and Salvage Rights of 203 North Lynn St., Champaign, IL, only. Bidder agrees to perform all Work shown or specified in the bidding documents in accordance with Bid Package #3 work, for the sum of:

dollars (\$ _____), in lawful money of the United States of America.

4. Bid Package #4: Purchase of Historical Preservation and Salvage Rights of 606 W. Park St., Champaign, IL, only. Bidder agrees to perform all Work shown or specified in the bidding documents in accordance with Bid Package #4 work, for the sum of:

dollars (\$ _____), in lawful money of the United States of America.

5. Bid Package #5: Purchase of Historical Preservation and Salvage Rights of 603 West Church St., 201 North Lynn St., 203 North Lynn St., and 606 W. Park St., Champaign, IL (Bid Packages #1, #2, #3, and #4 combined). Bidder agrees to perform all Work shown or specified in the bidding documents in accordance with Bid Package #5 work, for the sum of:

dollars (\$ _____), in lawful money of the United States of America.

6. Bid Package #6: Purchase of Historical Preservation and Salvage Rights of 201 North Lynn St., 203 North Lynn St., and 606 W. Park St., Champaign, IL (Bid Packages #2, #3, and #4 combined). Bidder agrees to perform all Work shown or specified in the bidding documents in accordance with Bid Package #6 work, for the sum of:

dollars (\$ _____), in lawful money of the United States of America.

- C. All applicable federal taxes are excluded and State of Illinois taxes are excluded from the Bid Sum in products permanently incorporated in the work. Meet the following conditions:
1. Obtain sales tax exemption certificate number from Owner.
 2. Place exemption certificate number on invoices for materials incorporated in work.
 3. Upon completion of work, file with Owner a notarized statement that all purchases made under exemption certificate were entitled to be exempt and furnish copies of invoice to Owner.
 4. Pay legally assessed penalties for improper use of exemption certificate number.

1.6 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for forty-five days from the bid closing date.
- B. Bid Packages quoted on Bid Forms will be reviewed and accepted or rejected at the Owner's option. Accepted Bid Packages will be identified in the Owner-Contractor Bill of Sale.

- C. If this bid is accepted by Champaign Unit 4 School District within the time period stated above, we will:
 - 1. Execute the Agreement within ten days of receipt of Notice of Award.
 - 2. Commence work within seven days after written Notice to Proceed of this bid.
 - 3. Complete the work within the specified contract time.

1.7 CONTRACT TIME

- A. If this Bid is accepted, we will:
 - 1. Complete the Work in thirty (30) calendar days from Notice to Proceed.

1.8 CHANGES TO THE WORK

- A. The method of valuation for Changes in the Work will be as agreed to in writing between the Owner and the Bidder.

1.9 ADDENDA

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
 - 1. Addendum # _____ Dated _____.
 - 2. Addendum # _____ Dated _____.
 - 3. Addendum # _____ Dated _____.

1.10 INSURANCE REQUIREMENTS

- A. All policies are to be primary and noncontributory with the following minimum limits:
 - 1. COMMERCIAL LIABILITY
 - a. Bodily injury and property damage \$1M occurrence/ \$2M aggregate
 - b. Blanket contractual liability, products/completed operations, personal injury
 - c. Aggregate limit to be on a "per project basis"
 - 2. AUTOMOBILE LIABILITY
 - a. Bodily injury and property damage \$1M occurrence
 - b. Non-owned and hired car liability
 - 3. WORKERS COMPENSATION
 - a. Statutory in accordance with the laws of IL
 - b. Employers Liability \$500K each accident/injury, \$500K each employee/disease, \$500K disease/policy limit
 - c. Voluntary compensation and Other States Coverage
- B. Each contractor, of all tiers, will name the Champaign School District as an additional insured for commercial liability, automobile liability and umbrella liability. The additional insured coverage should be the equivalent of the CG 2010 (7.04 Ed) and the CG 2037 (7/04) and shall be maintained for a period of 2 years after the completion of the project or until the termination of any coverage required by the contract, whichever is longer
- C. **Provide a copy of liability insurance certificate and proof of works compensation insurance.**

1.11 BID FORM SIGNATURE(S)

A. The Corporate Seal of

(Bidder - print the full name of your firm)

B. was hereunto affixed in the presence of:

(Authorized signing officer, Title)

(Seal)

C. _____

(Authorized signing officer, Title)

1.12 IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

END OF BID FORM

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Description of Bid Packages.

1.2 ACCEPTANCE OF BID PACKAGES

- A. Bid Packages quoted on Bid Forms will be reviewed and accepted or rejected at the Owner's option. Accepted Bid Packages will be identified in the Owner-Contractor Bill of Sale.

1.3 SCHEDULE OF BID PACKAGES

1. Bid Package #1: Purchase of Historical Preservation and Salvage Rights of 603 West Church St., Champaign, IL, only.
2. Bid Package #2: Purchase of Historical Preservation and Salvage Rights of 201 North Lynn St., Champaign, IL, only.
3. Bid Package #3: Purchase of Historical Preservation and Salvage Rights of 203 North Lynn St., Champaign, IL, only.
4. Bid Package #4: Purchase of Historical Preservation and Salvage Rights of 606 W. Park St., Champaign, IL, only.
5. Bid Package #5: Purchase of Historical Preservation and Salvage Rights of 603 West Church St., 201 North Lynn St., 203 North Lynn St., and 606 W. Park St., Champaign, IL, (Bid Packages #1, #2, #3, and #4 combined).
6. Bid Package #6: Purchase of Historical Preservation and Salvage Rights of 201 North Lynn St., 203 North Lynn St., and 606 W. Park St., Champaign, IL, (Bid Packages #2, #3, and #4 combined).

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. The work includes removal and salvage of identified historic items and materials, and removal of resulting rubbish and debris.
- B. Schedule of Bid Packages
 - 1. Bid Package #1: Purchase of Historical Preservation and Salvage Rights of 603 West Church St., Champaign, IL, only.
 - 2. Bid Package #2: Purchase of Historical Preservation and Salvage Rights of 201 North Lynn St., Champaign, IL, only.
 - 3. Bid Package #3: Purchase of Historical Preservation and Salvage Rights of 203 North Lynn St., Champaign, IL, only.
 - 4. Bid Package #4: Purchase of Historical Preservation and Salvage Rights of 606 W. Park St., Champaign, IL, only.
 - 5. Bid Package #5: Purchase of Historical Preservation and Salvage Rights of 603 West Church St., 201 North Lynn St., 203 North Lynn St., and 606 W. Park St., Champaign, IL (Bid Packages #1, #2, #3, and #4 combined).
 - 6. Bid Package #6: Purchase of Historical Preservation and Salvage Rights of 201 North Lynn St., 203 North Lynn St., and 606 W. Park St., Champaign, IL, (Bid Packages #2, #3, and #4 combined).
- C. General demolition of non-historic materials and removal of resulting rubbish and debris shall comply with the requirements of Section 02 41 00 DEMOLITION. In the interest of conservation, salvage and recycling shall be pursued to the maximum extent possible.

1.2 DUST CONTROL

- A. The amount of dust resulting from removal, salvage and demolition operations shall be controlled to prevent the spread of dust to occupied portions of the construction site and to avoid creation of a nuisance in the surrounding area. Use of water to control dust will not be permitted when it will result in, or create, damage to existing building materials and hazardous or objectionable conditions such as ice, flooding and pollution.

1.3 PROTECTION

- A. Protection of Existing Historic Property
 - 1. Before beginning any removal, salvage or demolition work, survey the site and examine the drawings and specifications to determine the extent of the work. Take necessary precautions to avoid damage to existing historic items that are to remain in place, to be reused, or to remain the property of the Owner. Coordinate the work of this section with all other work and shall construct and maintain shoring, bracing and supports, as required. Ensure that structural elements are not overloaded and shall provide additional supports as may be required as a result of any cutting, removal, or demolition work performed under this contract.
- B. Protection from Weather

1. The interior of buildings to remain and salvageable materials shall be protected from the weather at all times. Salvaged historic materials shall be stored out of contact with the ground and under weathertight covering.

C. Environmental Protection

1. The Owner has completed inspections and assessments of the properties for asbestos containing building materials, and lead-based paint materials.
2. Asbestos-containing materials have been identified as follows:
 - a. **201 North Lynn Street** - floor tile, floor tile mastic, linoleum, and boiler gaskets located throughout the structure.
 - b. **203 North Lynn Street** - floor tile, floor tile mastic, linoleum, and boiler gaskets located throughout the structure.
 - c. **603 West Church Street** - floor tile, floor tile mastic, linoleum, pipe insulation, duct insulation, tank insulation and boiler gaskets located throughout the structure.
 - d. **606 West Park Street** - floor tile, floor tile mastic, linoleum, and boiler gaskets located throughout the structure.

3. Lead-based paint materials have been identified as follows (see "Lead-Based Inspection Report", prepared by Reliable Environmental Solutions, Inc.):

a. **201 N. Lynn Street**

- 1) The radiators in rooms 7, 8, 10, 11, 12, 13, 15, 17, 19, 20, 25, 26, 27, 28, 30, 32 and 34.
- 2) The doors in rooms 6, 11, 12, 13 and 14.
- 3) The door frame in rooms 5, 6, 11, 19, 20, 21 and 30.
- 4) The shelf and shelf support in rooms 9, 11, 13, 16, 18, 23, 28 and on the porch.
- 5) The baseboard in rooms 5, 7, 8, 13, 14, 16, 18, 20, 23 and 25.
- 6) The windows in rooms 7, 11, 13, 15, 17 and 20.
- 7) The window sills in rooms 7, 10 and 20.
- 8) The closet wall and ceiling in room 12.
- 9) The closet wall and ceiling in room 14.
- 10) The closet wall in room 16.
- 11) The walls and ceiling, doors and door casings, and medicine cabinet in room 20.
- 12) The door, door frame and casing in room 22.
- 13) The baseboard and walls in room 25.
- 14) The cabinet in room 26.
- 15) The door and door frame, and closet wall tested positive for lead-based paint.
- 16) The door in room 35.
- 17) The porch floor, rails, posts and ceiling, siding, doors, door frames, window and window sills, conduit and water hose bib.

b. **203 N. Lynn Street**

- 1) Wall plaster and closet plaster in room 3.
- 2) Baseboard in room 4.
- 3) Radiators in rooms 7, 8, 15, 16, 21, 22 and 25.
- 4) The shelf in room 9.
- 5) The window casing in room 10.
- 6) The closet wall and ceiling in room 12.
- 7) The closet wall and ceiling in room 14.

- 8) The closet wall in room 16.
- 9) The walls and ceiling, doors and door casings, and medicine cabinet in room 20.
- 10) The door, door frame and casing in room 22.
- 11) The baseboard and walls in room 25.
- 12) The cabinet in room 26.
- 13) The door and door frame, and closet wall.
- 14) The porch floor, rails, posts and ceiling, siding, doors, door frames, window and window sills, conduit and water hose bib.

c. **603 W. Church Street**

- 1) The wall plaster in units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11.
- 2) The baseboard in units 2, 3, 4, 6, 7, 9, 10, 11, 12.
- 3) The radiator in units 1, 4, 5, 6, 7, 8, 9, 10, 11 and 12.
- 4) The shelf support in units 1 and 7.
- 5) The cabinet in units 1, 2, 10 and 11.
- 6) The doors and door jambs in units 1, 2, 3, 4, 5, 6, 7, 10, 11 and 12.
- 7) The windows and window sills in units 1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.
- 8) The ceiling in units 4, 7, 9, 11 and in the foyer.
- 9) The crown molding in units 2 and 7.
- 10) The pipe in units 2, 4, 8 and 12.
- 11) The fireplace mantle in units 4, 5, 6, 7 and 9.
- 12) The wainscot in unit 8.
- 13) The shelf in unit 12.
- 14) The siding, trim, porch post, lattice, downspouts, conduit and coal chute on the exterior.
- 15) The shelf drawers in unit 7.

d. **606 W. Park Street**

- 1) The baseboard in rooms 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 17, 20, 27, 33 and 37.
- 2) The radiator in rooms 1, 2, 5, 8, 9, 10, 11, 12, 14, 15, 16, 17, 21, 27, 33 and 35.
- 3) The window sill in rooms 1, 3, 4, 5, 8, 10, 11, 12, 14, 15, 17, 21, 23, 27 and 28.
- 4) The door jamb in rooms 1, 2, 3, 6, 8, 9, 10, 12, 15, 16, 17, 18, 20, 21, 28, 35 and 37.
- 5) The closet door in room 12.
- 6) The door in rooms 14 and 37.
- 7) The door frame in rooms 14, 19, 25, 27, 33, 36, 38 and on the exterior.
- 8) The wall trim in rooms 16, 18 and 24.
- 9) The shelf support in rooms 29 and 32.
- 10) The ceiling in rooms 30, 33, 34 and 36.
- 11) The closet ceiling in rooms 30 and 31.
- 12) The shelf in room 30.
- 13) The window frame in rooms 30 and 34.
- 14) The attic door frame tested positive for lead-based paint.
- 15) The walls in rooms 33 and 34 tested positive for lead-based paint.
- 16) The ceiling in rooms 33, 34 and 36 tested positive for lead-based paint.
- 17) The window in rooms 33 and 37 tested positive for lead-based paint.
- 18) The bar support in room 36 tested positive for lead-based paint.
- 19) The exterior trim, siding, doors, door frames, window casings and porch posts tested positive for lead-based paint.

4. Complete reports of these investigations are available upon request from the Owner.
 5. The Owner has authorized abatement of asbestos-containing and lead-based materials to be completed by others.
 6. Architectural Salvage Contractor shall comply with applicable local, state, and Federal requirements for disturbance of materials identified as containing asbestos materials or lead-based paint.
 7. Architectural Salvage Contractor shall provide worker training in accordance with EPA and OSHA requirements for personnel conducting architectural salvage operations.
- D. Protection of Personnel:
1. During salvage work, continuously evaluate the condition of the structure and take immediate action to protect all personnel working in and around the project site. No area, section or component of floors, roof, walls, columns, pilasters, or other structural elements will be allowed to be left standing without sufficient bracing, shoring or lateral support to prevent collapse or failure while workers remove debris or perform other work in the immediate area.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 SALVAGED ITEMS

- A. Salvage items to the maximum extent possible.
- B. Site Work. The following site items are available for intact removal and salvage:
 1. Fences and gates.
- C. Masonry. The following masonry items are available for intact removal and salvage:
 1. Stone, marble facings and trim.
- D. Wood. The following wood materials are available for intact removal and salvage:
 1. Millwork, custom paneling, wood stairs and handrails, architectural woodwork, custom casework.
- E. Doors and Windows. The following materials shall be removed intact and salvaged:
 1. Wood panel doors with associated hardware and operating mechanisms; and windows (including glass).
- H. Finishes. The following special or historic are available for intact removal and salvage:
 1. Decorative tile, wood flooring.
- I. Equipment and Specialty Items. The following equipment and specialty items are available for intact removal and salvage:
 1. Bath accessories.

J. Mechanical Equipment. The following mechanical equipment are available for intact removal and salvage:

1. Bathroom fixtures, kitchen fixtures, radiators, registers and grilles.

K. Electrical Equipment. The following electrical fixtures and equipment are available for intact removal and salvage:

1. Light fixtures, switches, switch plates, outlet covers.

3.2 DISPOSITION OF MATERIALS

A. Title to materials and equipment to be demolished, except Owner salvage and historical items, is vested in the Contractor upon receipt of notice to proceed. The Owner will not be responsible for the condition, loss or damage to such property after notice to proceed.

3.3 MATERIAL SALVAGED FOR THE CONTRACTOR

A. Temporarily store salvaged material as approved by the Owner and remove from Owner's property before completion of the contract. Sale of salvaged material on the site is prohibited.

3.4 CLEAN-UP

A. Upon completion of the work, portions of structure to remain and adjacent areas and structures shall be cleaned of dust, dirt, and debris caused by salvage and demolition operations. Debris and rubbish shall be removed and transported in a manner that prevents spillage on streets or adjacent areas. Local regulations regarding hauling and disposal shall apply.

3.5 ACCESS FOLLOWING SALVAGE WORK.

A. **Upon completion of salvage work, access throughout the buildings must be maintained.**

1. **Maintain minimum of one stairway for access to all areas of each building.**

END OF SECTION