



In-Place Property Committee

Greg Longfellow, Chairman
James Carius Community Room
Wednesday, February 28, 2024

- I. Roll Call
- II. New Business
 - P-24-05 A. Recommend to approve asbestos abatement proposal for McKenzie building windows replacement – Phase 2
- III. Recess

Members: Chairman Greg Longfellow, Dave Mingus, Bill Atkins, Mark Goddard, Nick Graff, Kim Joesting, Tammy Rich-Stimson, Max Schneider

COMMITTEE REPORT

P-24-05

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Property Committee recommends to the County Board to accept the proposal from M & O Environmental Company to provide asbestos abatement for the McKenzie building windows replacement Phase 2 project; and

WHEREAS, the County entered into an agreement with Peoria Metro Construction, Inc. for the replacement of the McKenzie Building windows as authorized by resolution P-23-06; and

WHEREAS, after the contract award, it was determined that the caulking of some windows in the phase 2 replacement project contained asbestos; and

WHEREAS, asbestos abatement must be completed by a licensed professional; and

WHEREAS, in lieu of entering into a change order with Peoria Metro Construction, Inc. to contract with a licensed abatement subcontractor, which would result in an 8% markup in the cost, Peoria Metro Construction, Inc. has agreed to the County directly contracting with an asbestos abatement company; and

WHEREAS, the bidding process for the service would not be conducive to competitive bidding given the existing agreement and timeline of Peoria Metro Construction, and the County recognizes the need to declare an emergency purchase as allowed under 55 ILCS 5/5-1022(a)(2); and

WHEREAS, M & O Environmental Company provided a proposal for the services of \$45,000 on a time and materials basis, and will be able to work collaboratively with Peoria Metro Construction to provide the services in a timely manner.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Building and Grounds Superintendent and the Auditor of this action.

PASSED THIS 28th DAY OF FEBRUARY, 2024.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

M & O ENVIRONMENTAL COMPANY

1625 W. Altorfer Drive
Peoria, IL 61615
(309) 692-6700
Fax (309) 692-9812

February 16, 2024

Tazewell County

Attention: Mike Schone

Re: Asbestos Abatement
McKenzie Building
Quote #29396

Thank you for extending the opportunity to M & O Environmental Company to submit a bid on the abatement work at your facility. We are able to extend our expertise based on over 40 years of nationwide experience in the asbestos abatement, lead mitigation, mold remediation, and specialty insulation industries. We offer the following proposal for your review and acceptance.

SCOPE OF WORK

We will remove and dispose of the following asbestos containing materials utilizing non-friable removal methods:

North Elevation

4th Floor

- 36 windows/panels in opening (Approximately 7'tall x 85' wide)
- 1 window approximately 3'x3'

3rd Floor

- 1 window approximately 3'x3'

2nd Floor

- 1 window approximately 3'3'

South Elevation

4th Floor

- 45 windows/panels in opening (Approximately 7' tall 85' wide)

3rd Floor

- 8 windows/panels in opening (Approximately 3' tall 30' wide)

2nd Floor

- 8 windows/panels in opening (Approximately 3' tall 30' wide)

1st Floor

- 6 windows/panels in opening (Approximately 3' tall 15' wide)

PRICE

Our Time and Material Price: \$45,000.00

CLARIFICATIONS

1. Movables by others. (If applicable.)
2. OSHA personal air monitoring is included in our price.
3. Area and/or clearance air sampling by others. (If requested)

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4. Lift(s) are included in our price.
5. Bonds are not included in our price.
6. Selective demolition by others. (Interior fin tubes, conduit, shades and interior attachments)
7. All put-back by others.
8. Weatherization by others.
9. Layout by others.
10. Barrier wall on interior by others

GENERAL PROCEDURES

For the purposes of safety and in order to minimize the potential for the contamination of individuals, access to the actual work area shall be completely restricted once work has commenced. No personnel will be allowed access to any designated work area without proper attire and respiratory protection. Respiratory protection and proper attire shall be made available at all times during the project for use by designated representative of the owner, the consultant and/or engineer or, if applicable, the independent air monitoring hygienist who may require individuals who enter the work area shall be subject to the requirements of the M & O Environmental Respiratory Protection Program and all other appropriate programs.

INSURANCE

Third party liability insurance will be provided by M & O Environmental in the amount of \$2 million. This is the standard "true occurrence" type policy, and our carrier has an "A" rating. (See attached.)

SAFETY INFORMATION

If required, material safety data sheets and/or other project information regarding surfactants, encapsulants, adhesive, etc. will be submitted for review prior to the commencement of work.

REGULATORY COMPLIANCE

All proper and required notification to the EPA and/or IDPH shall be made prior to mobilization of manpower and equipment by M & O Environmental. Appropriate documentation will be made to the owner upon request.

ON-SITE UTILITIES

Customer shall provide utilities for the subject job which includes hot and cold water, drains, electricity and the like.

WORK FORCE

Work crews are to be union members and will meet all necessary requirements.

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HAULING AND DISPOSAL

Hauling shall be provided in accordance with current regulation and all waste shall be disposed of in licensed, EPA approved landfills. Burial manifests shall be submitted to the owner for his records.

DOCUMENTATION

Upon request, all documentation such as air sample reports, containment sign-in sheets, burial manifests, EPA notifications, etc. shall be submitted to the owner for his permanent files.

REGULATORY NOTE

Please note that our proposal has been prepared on the basis of all Federal and State regulation and guidelines in effect at the date of this proposal. All work shall be performed in a professional and workmanlike manner and in complete and legal accordance with current OSHA regulations for Asbestos (Code of Federal Regulation Title 40, Part 61, Subparts A and M), acceptable industry practices and project specifications and requirements, as applicable.

CONFIDENTIALITY

Due to the potential of emotional responses to asbestos abatement, we shall, at all times during the project, adhere to a policy of strict confidentiality. Abatement workers shall endeavor to remain in the work areas at all times and shall at no time come into contact with building occupants while wearing protective clothing and respirators.

Again, thank you for the opportunity to submit this proposal to you. M & O Environmental is confidently looking forward to providing quality asbestos abatement services to you on this and future projects.

If you have any questions on this proposal or need any additional information, please contact me.

Sincerely,
M & O ENVIRONMENTAL COMPANY

Clinton N. Tyler
Vice President

CNT: aw

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Again, thank you for the opportunity to submit this proposal to you. M & O Environmental is confidently looking forward to providing quality asbestos abatement services to you on this and future projects.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikers, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman’s Compensation Insurance. If requested in writing, we will provide additional insured status under the General Liability Policy.

If you have any questions on this proposal or need any additional information, please give me a call at 309-692-6700.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Printed Name _____

Signature _____

Date of Acceptance _____

Reference Number: Quote #29396

T&M Price: \$45,000.00