

CITY OF ZION REQUEST FOR PROPOSALS

1. General

a) Purpose

The purpose of this RFP is to solicit environmental consulting services to obtain a Comprehensive No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) for four (4) contiguous parcels of land in the City of Zion, IL. The parcels are collectively known as "2771 Galilee Avenue".

b) Submittal Details

The complete and signed proposal is due by the end of business day July 6th, 2022. The proposal may be submitted to:

Sealed Proposals will be received by the City Clerk, City Hall, 2828 Sheridan Road, Illinois, until 10:00 a.m. July 6th 2022 and at that time said bids will be publicly opened and read. All Proposals shall be clearly marked with "Environmental Consulting Services for 2771 Galilee RFP."

Bid specifications can be obtained at the Building Department office, Zion City Hall, 2828 Sheridan Road, Zion, Illinois 60099 or call 847-746-4018 or email richardi@zion.il.us.

All sealed Proposals must be delivered to the following address:

City of Zion
2828 Sheridan Road
Zion, Illinois 60099

Proposals will be opened at the time and date, and location indicated above. The Proposals shall remain firm for not less than thirty (30) calendar days from the date of receipt of the Proposal. Bidders guarantee that all goods and services meet the requirements of the solicitation during the contract period.

The City of Zion reserves the right to reject any or all bids, to waive informalities or technicalities in bidding, to re-advertise for bids, or to accept the proposal which it deems most favorable to the interest of the City.

2. Background

a) Site History

The site has had several prior commercial/industrial uses. Prior uses include; church, gas/service station, barber shop, bus service, and graphic arts facility, A detailed site history is included in the attached Phase I ESA. The City of Zion took ownership of the Site in 2013. In 2021 the City of Zion oversaw the demolition of all the structures formerly located at the site.

b) Historical Environmental Reports

A Phase I ESA was completed for the Site on November 20, 2014 in which one (1) Historic Recognized Environmental condition (HREC) and two (2) Recognized Environmental Conditions were found:

HREC – “A No Further Remediation (NFR) Letter recorded with the county regarding a reported leakage during the removal of four (4) underground storage tanks (USTs) in 1999 associated with a former bus garage on the south two (2) lots of the property. Based on review of the NFR Letter, recorded in 2000, the excavation field where the USTs were located was cleaned up per the Illinois EPA's most stringent clean up objectives without the need for implementing any Engineering or Institutional Controls (EC or IC) as a condition of the NFR Letter. Since the site was cleaned up without the need to leave contamination in place by the use of EC or IC, this leaking UST incident does not represent evidence of a REC regarding tile subject property.”

REC #1 – “Evidence during an on-site visual inspection has confirmed spent products in containers that remain in the building. Also, given the building's interior conditions including: unknown liquids/solvents in the containers and the identified presence of debris containing broken fluorescent lamp tubes/associated trashed light fixtures and an abandoned vehicle; all of these items can represent evidence of a REC.”

REC #2 - Justen Rental site located just north of the subject property, this site had a leaking UST incident reported regarding a heating oil tank, and the owner elected not to proceed with the clean up per regulatory allowance for issuance of a residential heating oil tank exemption (57.5(g)) letter. Due to the site's close proximity to the subject property, this can also represent evidence of a REC since it is not known whether or not petroleum contaminated soil has migrated and now exists on the subject property.”

A Limited Phase II ESA was completed on February 9, 2015 to evaluate REC #2. The Limited Phase II ESA concluded that, “there is a high probability that the presence of these slightly elevated concentrations of contaminants are directly related to existing conditions on the neighboring property, Justen Rentals. Documentation and previous reports have noted that the Justen Rentals site, immediately north of the subject property, had two (2) 550 gallon heating oil tanks that were removed, without subsequent clean-up of the associated, contaminated soil. This presence represented a potential Recognized Environmental Condition (REC) on the subject property. Due to this finding, documentation, and present soil sample results from borings B 1 and B2, the potential REC on the adjacent property remains, and suggests a potential REC on the subject site as well.”

4. Submission Requirements

- a. Scope of work
 - I. Provide a strategy to navigate the Site through the IEPA SRP. Include detail on potential remedial actions and/or pathway exclusion.
 - II. Include an estimated number of soil borings and monitoring wells.
 - III. Describe any proposed remedial actions (if necessary).
- b. Detailed budget
 - I. At a minimum, include estimated costs for field work, laboratory analysis and reporting.
- c. Proposed timeline
 - I. Estimated timeline for all submittals to the IEPA. Include an estimated date of issuance of NFR Letter by the IEPA.
- d. Qualifications of proposed project team
- e. Contact information for references

INSURANCE

Prior to the commencement of work, the contractor shall furnish to the City a certificate of liability insurance in strict accordance of (Exhibit 1). The contractor agrees to comply with the provisions of Worker's Compensation laws of the State of Illinois.

The contractor further shall maintain such insurance (with limits as required in exhibit 1) as shall protect the contractor and the City from any claims for property damage or personal injury, including death, which may arise out of operations under this contract, and contractor shall furnish the City with certificates and policies of such insurance as shown in exhibit 1. Insurance coverage shall be maintained until the work has been completed by contractor.

MINIMUM WAGE RATES

The Contractor shall agree to pay the present prevailing minimum rates for the various classes of laborers and mechanics to be engaged in work on this project and all deductions, if any, required by law to be made from unpaid wages actually earned by laborers and mechanics so engaged.

In accordance with "An Act Regulating Wages of Labor, Mechanics, and Other Workers Employed in Any Public Works by the State, County, City or Any Public Body or Any Political Subdivision or by Anyone Under Contract for Public Works", Ill. Rev. Stat. ch. 48, Sections 39s-1 et seq., or latest edition, a copy of the Owner's "Ordinance Ascertaining the Prevailing Rate of Wages", in effect as of the date of the advertisement for bids, is attached and shall be a part of this Contract. If the Illinois Department of Labor revises the prevailing rate of hourly wage to be paid, the revised rate shall apply to this Contract.

INDEMNIFICATION

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City from and against all claims, damages, losses, and expenses including but not limited to attorneys' fees arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss, or expense, (a) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use resulting there from and (b) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable regardless of whether or not it is caused in part by a party indemnified hereunder.

PROPOSAL FORM
DUE NO LATER THAN 10:00 A.M. ON JULY 6, 2022

All sealed Proposals must be delivered to the following address:
2828 Sheridan Road
Zion, Illinois 60099

Name of Bidder: _____

Having carefully examined the Proposal requirements including the General Conditions, and the Request for Proposal (RFP) **Environmental Consulting Services for 2771 Galilee**, any addenda, and conditions affecting the work, the undersigned proposes to provide the required materials, services, warranties, and delivery of specified in the attached Proposal for the total sum not to exceed:

TOTAL BID \$ _____

Signature indicates that company is not barred from bidding on public projects or contracts in the State of Illinois.

Respectfully Submitted,

Company: _____

Address: _____

Phone: _____

Email: _____

Title: _____

Signature: _____

Date: _____

City of Zion
2828 Sheridan Road
Zion, Illinois 60099
FAX: 847-746-4665
Phone: 847-746-4018

--ALL CONTRACTORS--

The **CITY OF ZION** has adopted an ordinance that requires all contractors's to provide a Certificate of Insurance upon application for a permit. The Certificate shall meet the requirements listed below and shall name the City of Zion as **ADDITIONALLY INSURED**:

	<u>Project Costs up to \$40,000.00</u>	<u>Projects \$40,001 and over</u>
Comprehensive General Liability	\$500,000 BI & PD	\$1,000,000 BI & PD
Bodily Injury	\$500,000 BI & PD	\$1,000,000 BI & PD
Umbrella Liability		\$1,000,000 BI & PD
Workmen's Compensation	\$ 500,000	\$ 500,000
Insurance Statutory Employers Liability	\$ 500,000	\$ 500,000
Roofers: Refer to Illinois State Statute Act 335 (This Act includes workmen's compensation)	\$ 500,000	\$ 500,000

All excavators are required to have a \$10,000 or \$25,000 excavation bond depending on the project in addition to the above requirements.

All Certificates of Insurance must be SIGNED by an authorized representative of the agency. **NO EXCEPTIONS**