



City of Farmer City
Invitation to Bid
Residential Demolition Services

The City of Farmer City (City) is seeking a Contractor to perform demolition services to a residential dwelling located within Farmer City, Illinois. The project shall consist of demolishing all of the structures located on the subject premises, disposing of all debris, and restoring the sites to a pre-developed state. The project shall include all permitting, preparation, utility coordination, labor, materials, equipment and supplies necessary to complete the project.

Timeline

The City anticipates the following timeline for award

Bids Due	August, 14 th , 2025
City Council Approval	August 18 th , 2025
Notice to Proceed	August 19 th , 2025

Demolition

1. Project Site & Conditions

The City has assumed ownership of the following property, which is subject of this bid.

(a) 135 W. Clinton Avenue – Farmer City, Illinois 61842

The property is vacant, and the building is within the control of the City. Prior to the issuance of notice to proceed for this demolition project, the structure may be utilized for training by emergency services staff, and the City disclaims any responsibility that representations made by the City regarding conditions or quantities of materials will remain as they were when reviewed by the bidders during the bidding period, prior to award of the contract, or during the course of the work. The City disclaims any responsibility for any such changes.

Inspection of the premises may be made available upon request. Please contact the City Manager to arrange inspection.

2. Summary of Scope of Work

a. Permitting, Notifications and Landfill Approvals

The Contractor shall procure and pay for all permits necessary to carry out the work, including those necessary while the streets or alleys are obstructed either by operations or by the storage of equipment or materials.

The Contractor will determine whether any state or local permits or notifications are necessary to perform this work and will be responsible for any associated fees.

Proper disposal of materials is required, including the hauling and disposal at a licensed landfill. The Contractor is responsible for obtaining landfill approval and for paying the landfill tipping fees, if any, as well as any Clean Construction Debris Disposal (CCDD) testing, if applicable.

- b. Erosion Control shall be provided, by Contractor, in accordance with all local, County and State requirements.
- c. Site Security – The Contractor shall install a fence around the perimeter of the work zone to prevent unauthorized access.
- d. Utility Termination

The contractor is required to notify JULIE to accomplish the marking of any underground utilities prior to demolition commencement. Contractor shall remove all utilities at each site. Work is not to commence prior to the removal of gas connections. City Water shall be disconnected at the B-box. City Sanitary shall be cut and capped on the resident side of the sidewalk. Electric will be disconnected at the utility pole by the City.

The Contractor shall, before sealing sewer line, have the City make inspections before any back filling is started. The purpose of this requirement is to check to see if the sewer line is open to the trunk line. On-site inspections shall be made as the City deems necessary.

- e. Demolition

This contract calls for the demolition of a wood framed construction residential dwelling, as well as any and all garages, outbuildings, concrete foundation footings and pads, driveways, residential sidewalks and all other hardscapes on the property. Upon completion, the property shall be restored to a pre-developed state. All public sidewalks are to remain undisturbed, intact. Any curbs or sidewalks damaged by Contractor shall be replaced at Contractor's expense, if necessary upon City inspection,

The contractor shall haul and properly discard all materials that require landfill disposal. The contract will line up landfill pricing and approvals, and the price must include payment of all landfill tipping fees and taxes, if any. Dump receipts must be retained and submitted to the City prior to any pay requests being processed.

The Contractor must also remove scrub trees within property lines, concrete slabs and foundations, but not trees of any substance and age. Foundation walls must be entirely removed from the property. No foundation wall or portion thereof may be permitted to

remain. Openings, holes, or basements shall be filled up to the surrounding ground level with sand, gravel, crushed stone or other material capable of compaction for subgrade. No debris or footing shall be used as fill material.

Fencing that provides a mutual benefit to adjacent property owners shall be left in place at the City's discretion. Prior to removal, the designated City representative shall make a determination if a fence stays or is removed.

The contractor shall mobilize all necessary material and labor for the job. Equipment can be left at the job site at the contractor's sole risk. The City will not be responsible for lost, stolen, damaged or vandalized equipment. The contractor may stage equipment at the Street Garage where access is semi-restricted, at the contractor's sole risk.

Equipment shall be unloaded, loaded and transported to and from job sites in such a manner as to not cause damage to pavement and City streets. Any damage that shall occur to City streets may have such cost to repair billed directly to the Contractor, or alternatively, withheld from payment upon job completion.

The Contractor shall take special precautions to avoid tracking or spilling dirt and debris onto the adjacent roadways, sidewalks and other private or public areas. The Contractor shall remove, clean and/or sweep all debris material in and around the project site at the end of each work day to the satisfaction of the City, and properly dispose of the material. Manhole protection, inlet protection and silt fencing may be necessary at times during some project operations.

Upon completion of final grading with clean, pulverized black dirt and seeding, the Contractor shall install erosion control blanket around the perimeter of all disturbed areas which abut a street or sidewalk. Such erosion control measure shall be installed to any manufacturer's instructions. Seeding shall be equivalent to the following mixture:

TurfType Fescue	50 lbs/acre
Kentucky Blue Grass	50 lbs/acre
Manhattan Rye	100 lbs/acre OR EQUAL
Ruby Creeping Red Fescue	100 lbs/acre

f. Disposal of Materials

All materials removed from the buildings, including fixtures and appurtenances shall be the property of the Contractor and shall be entirely removed from the premises. The entire premises shall be cleared of all junk, refuse, debris and materials resulting from the removal of the buildings.

In the event that underground storage tanks exist within the building to be removed, or on the premises of same, in accordance with State and City Fire District regulations, unless otherwise directed by the City, they shall be removed and disposed of by the Contractor. The Contractor shall submit itemized prices to the City for approval. The price must be agreed upon before the tank removal can begin. This work shall be paid for at the contract unit price per lump sum, which price shall include furnishing all labor, permits, materials,

equipment, services and backfill material required for the removal & disposal of the tanks and its contents and restoration of the disturbed area to a level elevation.

Upon completion of the work, the site shall be left in orderly condition.

3. Work Progress & Completion

- a. The work schedule shall be coordinated by the City and the Contractor.
- b. All specified work shall be completed no later than September 19th, 2025.
- c. The Contractor may not commence work before 7:00 am Monday through Friday.
- d. All work must be completed by 6:00 pm. Monday through Friday.
- e. The Contractor may be restricted with respect to work hours each day depending on special events in the area and/or weather events.
- f. Weekend hours (Saturday and Sunday) must be approved in advance by the designated City representative.
- g. The public streets and sidewalks shall be kept free of debris, litter and mud throughout the performance of work under this contract.

4. Custody of the Properties, Building

Upon receipt of written order by the City to commence work, the buildings and their surroundings shall be under the custody of the Contractor.

5. Supervision and Documentation

The City of Farmer City reserves the right to supervise the Demolition site however they see fit.

The contractor will perform work to the satisfaction of the City and their designated representative.

6. Site and Traffic Control

- a. Pedestrian and vehicular traffic shall be maintained on the streets adjacent to the premises through the life of this Contract.
- b. The Contractor shall provide and maintain the necessary barricades and traffic control necessary for the protection of the public during the process of this work.

7. Courteous Neighbor

- a. Site cleanliness is absolutely necessary at all times. The Contractor shall be responsible for maintaining a clean work site.
- b. Keep the property adjacent to buildings clean and free of debris.
- c. Do not store or permit removed materials and equipment to accumulate at the site.
- d. All materials and construction debris shall be removed as it is generated, or as soon as the project is complete.
- e. Utilize water to keep the job site free from dirt and dust.
- f. The Contractor shall notify adjacent property owners of the work to be performed by letter or door hanger prior to mobilization. The notification shall include the address of the work to be performed as well as an anticipated start and end timeframe.

8. Liquidated Damages

- a. After notice to proceed had been granted to the contractor, work shall commence within two weeks of permit issuance.
- b. Once temporary fencing has been installed around the property, work shall commence within 48 hours and continue until demolition, seeding/blanketing is completed.
- c. Demolition work shall be continuous on the property such to not leave a partially demolished home. If left uncomplete for a period greater than 72 hours, there will be liquidated damages assessed in the amount of \$500 per day that the property is left uncomplete from non-continuous work.

9. Work Delay

Any change in the above referenced work schedule must be agreed upon by both parties. The contract price will remain fixed from the execution of the contract by the City and the Contractor through the completion of the specified work.

10. Prevailing Wages

The Contractor shall abide by the Illinois Prevailing Wage Act, 820 ILCS 130, and must submit certified payroll records with all payment requests. Any request for payment submitted without certified payroll records will not be processed by the City Accounts Payable.

CITY OF FARMER CITY, ILLINOIS
DEMOLITION
BID PRICE SHEET
APPENDIX A

PROPERTY ADDRESS	COST
135 W. Clinton Avenue, Farmer City, IL 61842	\$

*The City reserves the right to reject any and all bids.

Name of Disposal Site: _____

Location of Disposal Site: _____

Person, Firm or Corporation

Authorized Signature and Title

Address

City

State

Zip

(Area Code) Phone number