

# Asbestos Abatement, Building Demolition, and Paving Services

**9669 Grogan's Mill Road**

March 30, 2022



# Background Information

- 11.65 acres located at corner of Grogan's Mill and Lake Woodlands
- Purchased in 2015
- Contains Asbestos, Solid Waste Management units and Industrial Hazardous Waste units
- Terracon Consultants assisted with completion of all State compliance specifications and approvals
- \$686,007 budget allocated



# Scope of Work

- Project A: Asbestos Abatement
- Project B: Demolition
- Project C (M1.0): New asphalt paving within limits of new paving area
- Project C (M2.0): New asphalt paving within limits of new paving area **and** asphalt overlay of existing parking area
- Add Alternate: Pervious paving within new area

# Bid Award – Option 1

## Award bid for Projects A, B, and C(M1.0)

- Award bid for asbestos abatement, demolition, and asphalt paving of new parking lot area.
- Low bidder: EZ Demolition
- **\$1,031,301** est. cost option 1



### Pros:

- Address project with one contractor
- Complete project by third/fourth quarter of 2022

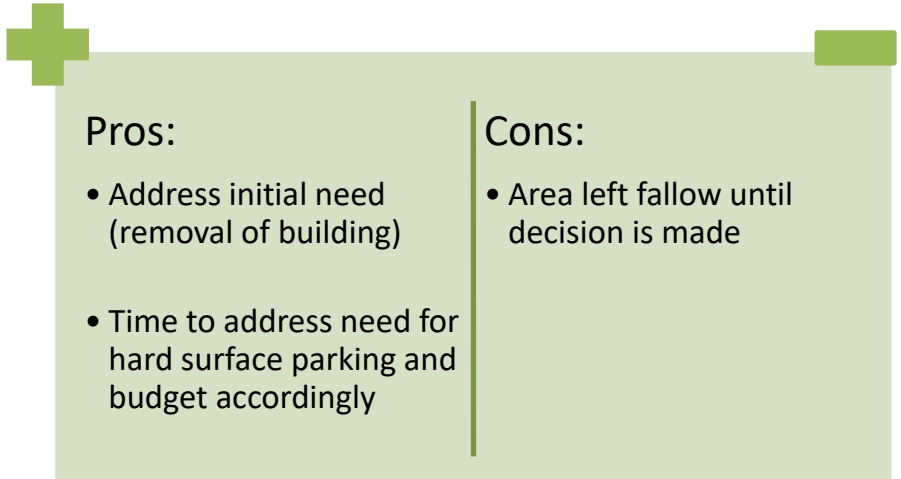
### Cons:

- Over project budget
- Limited experience/no references for paving scope
- \$\$ spent on paved area that might be removed in future

# Bid Award – Option 2

## Award bid for Projects A & B

- Award bid for Asbestos abatement and demolition only.
- Reassess parking lot needs post-demolition
- Low bidder: Alloy Group
- \$499,616 est. cost option 2



Pros:	Cons:
<ul style="list-style-type: none"><li>• Address initial need (removal of building)</li><li>• Time to address need for hard surface parking and budget accordingly</li></ul>	<ul style="list-style-type: none"><li>• Area left fallow until decision is made</li></ul>

# Bid Award – Option 3

## Award bid for Projects A, B, renovate parking lot

- Award asbestos abatement, demolition
  - Low bidder: Alloy Group
  - \$499,616 est. project cost
- Parking lot renovations (seal coating, restriping, hydroseed, bollards/cables, signage)
  - Use existing Township vendors
  - \$75,000 est. project cost
- **\$574,616** est. total cost option 3

### Pros:

- Address project with one contractor
- Within budget
- Reduces the use of dollars for an area that might be removed
- Provides overflow parking option

### Cons:

- Not consistent with the initial vision of project (hard surface lot)

# Parking Lot Considerations

- 187 current parking spaces
- Adequate spaces for current identified needs
- Overflow parking est. 10-15 times per year (Lighting of the Doves, July 4<sup>th</sup>, etc.)
- Bid specifications are for temporary (2") overlay
- No reference were able to be obtained for bidders' paving work



# Timeline

February 2022

Bid Process

March 2022

Board Approval and Award Contract

April 2022

Contract Execution

May 2022

Notice to Proceed

August 2022

Completion of asbestos abatement and demolition

Sept-Oct 2022

Parking Lot Renovations/Installation (or longer if re-bid)



# Recommendation

- *Award Projects A and B for asbestos abatement and demolition to Alloy Group inclusive of the site monitoring and reporting to be conducted by Terracon and establish a contingency (15% of total project cost) for this work;*
- *Authorize the President/General Manager to execute the contract with Alloy Group as approved to final form by legal counsel;*
- *Authorize staff to develop an overflowing parking lot on the site within existing service agreements and sealing and restripe existing parking area.*