

Office of the City Manager

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Eric Strong, City Manager
Date: August 5, 2014
Subject: Demolition of Buildings

Council Action Requested:

Approval of Demolition of buildings located at 3280 Diana Drive, 3272 Diana Drive, 3271 Matthews and 6724 Baker Blvd.

Background Information:

Staff requested quotes for the demolition of the buildings located at 3280 Diana Drive, 3272 Diana Drive, 3271 Matthews and 6724 Baker Blvd. The request for quotes was sent to the following companies:

1. GARRETT DEMOLITION
2. MIDWEST WRECKING
3. INTERCON ENVIRONMENTAL, INC.
4. LINDA MOOD DEMOLITION

Of the four requests we sent out, two were responsive to our request. Linda Mood Demolition submitted a quote of \$71,900.00 while Intercon Environmental submitted a quote of \$68,374.00.

Review of the two responses revealed only one significant difference in services provided. Intercon included application of hydromulch at the end of the project as part of their quote, Linda Mood did not.

Staff recommends the project be awarded to Intercon for the amount of \$68,374.00. Once council officially makes the award, Intercon will start the process of scheduling and

preparation, which is anticipated to take a minimum of 10-15 days. Once a firm demolition date is established, staff will notify council.

While the total cost exceeds the amount that normally triggers a bid process at both the city and state level (\$25,000 and \$50,000, respectively), Intercon prices reflect TXMAS Contract No. 13-899020 (Texas State Cooperative Purchase Bid). This means that they have been approved on the state contract and previously vetted by the state, which exempts the project from the bid process.

Board/Citizen Input: N/A

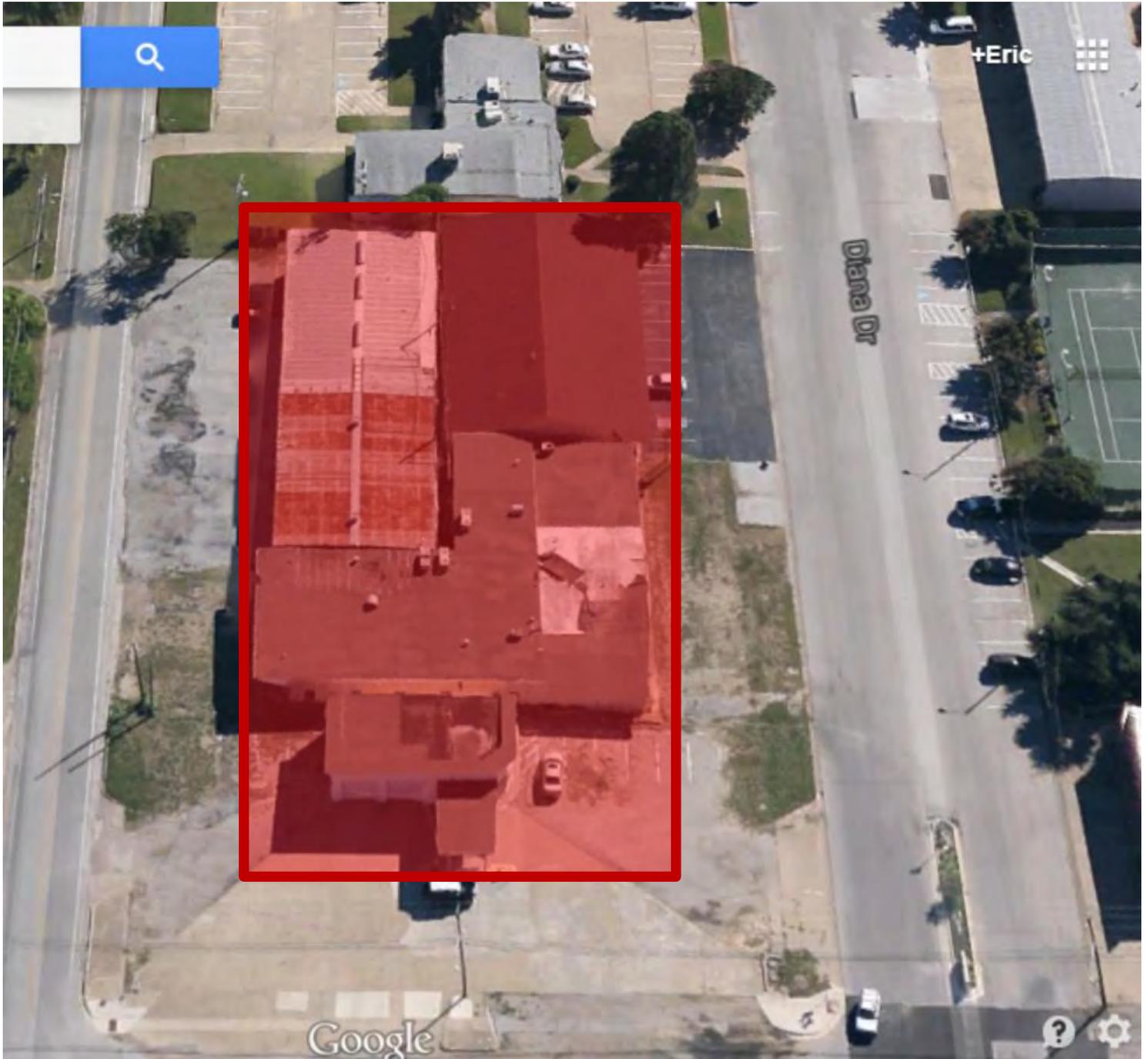
Financial Impact: \$68,374

Staff Contacts:

Eric Strong
City Manager
estrong@richlandhills.com

Attachments: Subject Property Map
Quotes

SUBJECT PROPERTY MAP



Buildings to be demolished are highlighted in red. Concrete will be removed and hydro mulch sprayed.



210 South Walnut Creek Drive • Marefield, Texas 76063 • Phone (817) 477-9996 • Fax (817) 477-9996

www.intercon-environmental.com

June 13, 2014

Sent via email
smitchell@richlandhills.com

Mr. Scott Mitchell
Director of Neighborhood Services
City of Richland Hills
3200 Diana Dr.
Richland Hills, TX 76118
(817) 616-3771

RE: Demolition of 3280 Diana Dr., 3272 Diana Dr., 3271 Matthews Dr., and 6724 Baker Blvd., Richland Hills, TX 76118

Mr. McIntosh:

Intercon Environmental, Inc. is pleased to submit our proposal for the demolition of the above referenced properties.

Scope of Work: 3280 Diana Dr.

- Verify that utilities have been disconnected at the property line by others.
- Obtain demolition permits from City of Richland Hills.
- Removal and disposal of structure and foundation.
- Removal and disposal of asphalt parking.
- Grade lot with existing soil to prevent ponding of water.
- Install silt fence as necessary for erosion control.
- Estimated Project Duration is Three (3) Working Days.

Lump Sum Price (per the noted scope of work).....\$19,490.00

Scope of Work: 3272 Diana Dr.

- Verify that utilities have been disconnected at the property line by others.
- Obtain demolition permits from City of Richland Hills.
- Removal and disposal of structure and foundation.
- Removal and disposal of asphalt parking.
- Grade lot with existing soil to prevent ponding of water.
- Install silt fence as necessary for erosion control.
- Estimated Project Duration is Three (3) Working Days.

Mr. Mitchell
June 13, 2014
Page 2 of 3



Lump Sum Price (per the noted scope of work).....\$16,360.00

Scope of Work: 3271 Matthews Dr.

- Verify that utilities have been disconnected at the property line by others.
- Obtain demolition permits from City of Richland Hills.
- Removal and disposal of structure and foundation.
- Removal and disposal of asphalt parking.
- Grade lot with existing soil to prevent ponding of water.
- Install silt fence as necessary for erosion control.
- Estimated Project Duration is Three (3) Working Days.

Lump Sum Price (per the noted scope of work).....\$16,724.00

Scope of Work: 6724 Baker Blvd. Dr.

- Verify that utilities have been disconnected at the property line by others.
- Obtain demolition permits from City of Richland Hills.
- Removal and disposal of structure and foundation.
- Removal and disposal of retaining wall.
- Removal and disposal of paving and parking.
- Grade lot with existing soil to prevent ponding of water.
- Install silt fence as necessary for erosion control.
- Estimated Project Duration is Three (3) Working Days.

Lump Sum Price (per the noted scope of work).....\$15,200.00

Scope of Work: Re-vegetation of sites.

- Grade lots with existing soil to achieve positive drainage to prevent ponding of water.
- Install hydro-mulch for soil stabilization (City personnel to water site after application)
- Estimated Project Duration is One (1) Working Day.

Lump Sum Price (per the noted scope of work).....\$3,600.00

Total Lump Sum Price (per all the noted scopes of work).....\$71,374.00

Discount If All Properties Done As A Single Project..... (\$3,000.00)

Exclusions:

- Property owner is responsible for contacting all utility providers for the property and arranging for each of the providers to complete physical disconnections of their respective services at the property line.
- Removal and/or disposal of any regulated waste from the site (unless specified in the above scope of work).
- Intercon Environmental, Inc. will not accept any liability for damage to any adjacent paving by heavy equipment or vehicular traffic.
- If a septic system is not specified in the above scope of work the property is assumed to have no septic system. If a septic system is encountered there will be an additional charge of \$850.00 per system.

Mr. Mitchell
June 13, 2014
Page 3 of 3



Terms and Conditions:

- This price utilizes TXMAS Contract No. 13-899020 pricing for applicable items and includes all labor, materials, equipment, and disposal necessary to complete this work in accordance with all local, state, and federal regulations.
- Pricing for individual project items not covered by TXMAS Contract No. 13-899020 will be based on a pre-specified coefficient of .90 that is applied to the nationally recognized unit pricing from R.S. Means using the most current version of R.S. Means Construction Cost Data. <http://rsmeansonline.com>
- Please be aware that Texas Department of State Health Services notification fees are not included in this proposal and will be sent directly to the property Owner by the State.
- Payment terms are Net 30. A service charge will be assessed on late payments at the rate of 1.5% per month (18% per annum) or the maximum permissible rate by applicable law.
- This pricing will remain valid for a period of 90 days from the date of this proposal.

Texas Department of State Health Services Asbestos Abatement Contractor License #800805
Texas Department of State Health Services Asbestos Transporter License #400336

The following insurance is included in this proposal:

General Liability	\$5,000,000.00	Vehicle (including hired & un-owned) ...	\$5,000,000.00
Asbestos / Pollution Liability	\$5,000,000.00	Texas Workers Compensation	\$5,000,000.00

We thank you for your consideration of this proposal and look forward to working with you on this project. If you have any questions regarding this proposal, please feel free to give me a call. If this proposal meets with your approval, please sign and return.

Respectfully,


Keith Flowers
Project Manager
Intercon Environmental, Inc.
keith@intercon-environmental.com

An authorized representative must sign for acceptance of this proposal. No work shall commence until client has executed and returned this agreement. Contracts in excess of \$25,000.00 shall require an AIA A107 Contract Document or Equivalent Contract Form.

Accepted By: _____

Title _____ Date _____

Parcel Number:
Address & City: **6724 Baker Blvd**
County:
TXDOT Agent:
ESTIMATE ONLY

CSJ # _____ SPECIFICATION NO:
TxDOT 968-66-15
REVISED: FEBRUARY 2012
P.O. No. B442012030792000
NORTH REGION PRICING

ATTACHMENT A
ITEMIZED WORKSHEET
Part 1. Estimate per Project for Demolition of Improvements
Part 2. Estimate per Project for Abatement and Removal of Asbestos

This worksheet will be used to provide an estimate of the cost for each project using the prices bid on Schedule 1 - Pricing

RESPONDENT NAME: INTERCON ENVIRONMENTAL, INC.

Part 2					
Pricing Schedule for Abatement and Removal of Asbestos					

Item	Description	Estimated Quantity	U/M	Unit Price	Total
2.1	Linoleum or Floor Covering - single layer, may include mastic		SQFT	2	\$ -
2.2	Linoleum or Floor Covering - multi layer, may include mastic		SQFT	2.5	\$ -
2.3	Floor Tile - single layer, may include mastic		SQFT	1.8	\$ -
2.4	Floor Tile - multi layer, may include mastic		SQFT	2.5	\$ -
2.5	Sheetrock/joint compound		SQFT	2	\$ -
2.6	Spray-on Ceiling texture		SQFT	2	\$ -
2.7	Spray-on Wall texture		SQFT	2	\$ -
2.8	Putty and/or Caulk		LFT	8	\$ -
2.9	Cement Sheets, corrugated, non-corrugated tiles, etc.		SQFT	2	\$ -
2.10	Cement Shingles, Transite		SQFT	1.75	\$ -
2.11	Felt Paper		SQFT	2	\$ -
2.12	Siding, Transite		SQFT	1.75	\$ -
2.13	Blown-on or spray insulation		SQFT	2	\$ -
2.14	Wall Panel Heater Insulation		SQFT	2	\$ -
2.15	Transite Soffits and Facia		SQFT	1.75	\$ -
2.16	Carpet Removal		SQFT	0.65	\$ -
2.17	Insulation and Mastic on Pipe less than 6 inches in diameter		LFT	14	\$ -
2.18	Insulation and Mastic on Pipe 6 inches to 12 inches in diameter		LFT	14	\$ -
2.19	Insulation and Mastic on Pipe greater than 12 inches in diameter		LFT	14	\$ -
2.20	Window Unit (remove complete unit)		EA	75	\$ -
2.21	Door Unit (remove complete unit)		EA	25	\$ -
2.22	Duct/Board Insulation and Mastic		LFT	2	\$ -
2.23	Debris not classified, mixture of various types of asbestos and trash		CUYD	50	\$ -
2.24	HVAC Gaskets		EA	75	\$ -
2.25	HVAC Piping Insulation 6" to < 12"		LFT	14	\$ -
2.26	Fire Damper		EA	75	\$ -

Parcel Number:
Address & City: **6724 Baker Blvd**
County:
TXDOT Agent:
ESTIMATE ONLY

CSJ # _____ SPECIFICATION NO.
TxDOT 968-66-15
REVISED: FEBRUARY 2012
P.O. No: B442012030792000
NORTH REGION PRICING

ATTACHMENT A
ITEMIZED WORKSHEET
Part 1, Estimate per Project for Demolition of Improvements
Part 2, Estimate per Project for Abatement and Removal of Asbestos

This worksheet will be used to provide an estimate of the cost for each project using the prices bid on Schedule 1 - Pricing

RESPONDENT NAME: INTERCON ENVIRONMENTAL, INC.

Item	Description	Estimated Quantity	U/M	Unit Price	Total
2.27	Fire Curtains		SQFT	2	\$ -
2.28	Flue, Seam Taping		LFT	7	\$ -
2.29	Cooling Tower Fill		CUYD	50	\$ -
2.3	Cooling Tower , Baffles or Louvers		SQFT	3.5	\$ -
2.31	Valve Packing		EA	75	\$ -
2.32	Elevators, Equipment Panels		EA	2	\$ -
2.33	Elevators, Brake Shoes		EA	2	\$ -
2.34	Elevators, Vinyl Asbestos Tile		SQFT	1	\$ -
2.35	Mobilization Charge		EA	700	\$ -
2.36	Demobilization Charge		EA	700	\$ -
PROJECT DURATION - ABATEMENT ONLY (IN DAYS):		0	TOTAL PART 2		\$ -
TOTAL PROJECT DURATION - DEMOLITION & ABATEMENT (IN DAYS):		3	GRAND TOTAL 1 & 2		\$ 15,200.00

Parcel Number:
Address & City: **6724 Baker Blvd**
County:
TXDOT Agent:
ESTIMATE ONLY

CSJ # _____ SPECIFICATION NO.
TXDOT 968-66-15
REVISED: FEBRUARY 2012
P.O. No: B442012030792000
NORTH REGION PRICING

ATTACHMENT A
ITEMIZED WORKSHEET
Part 1, Estimate per Project for Demolition of Improvements
Part 2, Estimate per Project for Abatement and Removal of Asbestos

This worksheet will be used to provide an estimate of the cost for each project using the prices bid on Schedule 1 - Pricing

RESPONDENT NAME: INTERCON ENVIRONMENTAL, INC.

PART 1
PRICING SCHEDULE FOR DEMOLITION OF IMPROVEMENTS

Item	Description	Estimated Quantity	U/M	Unit Price	Total
1.1	Residential Single Family - up to and including 4 stories. Including clean-up and removal of debris as a result of demolition				
	1 -800 Square Feet, not including slab		SQFT	1.4	\$ -
	801 - 1500 Square Feet, not including slab		SQFT	1.35	\$ -
	1501 - 2200 Square Feet, not including slab		SQFT	1.3	\$ -
	2201 - 3000 Square Feet, not including slab		SQFT	1.3	\$ -
	3001 plus Square Feet, not including slab		SQFT	1.3	\$ -
1.2	Commercial Up to and including 4 stories. Including clean-up and removal of debris as a result of demolition				
	1 -800 Square Feet, not including slab		SQFT	1.35	\$ -
	801 - 1500 Square Feet, not including slab	1,500	SQFT	1.4	\$ 2,100.00
	1501 - 2200 Square Feet, not including slab		SQFT	1.4	\$ -
	2201 - 3000 Square Feet, not including slab		SQFT	1.4	\$ -
	3001 plus Square Feet, not including slab		SQFT	1.35	\$ -
1.3	Swimming Pools Cubic Feet of Depression Prior to Demolition Concrete or gunite in ground (including spas, jacuzzies, etc.)		CUFT	3	\$ -
1.4	Residential slab, Single Family, including footers, beams, piers, etc.		SQFT	0.55	\$ -
1.5	Commercial slab including footers, beams, piers, etc.	1,500	SQFT	0.55	\$ 825.00
1.6	Concrete and asphalt removal, driveway, sidewalk, patio, parking lot, etc. with or without reinforcement up to 6 inches thick	16,500	SQFT	0.55	\$ 9,075.00
1.7	Saw Cut Slab - bisected improvements		LFT	2.5	\$ -
1.8	Miscellaneous debris removal, i.e. trash, shrubs, above ground pools, etc. Does not include debris as a result of demolition.	50	CUYD	20	\$ 1,000.00
1.9	Removal of miscellaneous items, metal or wood storage shed, etc.		SQFT	1.4	\$ -
1.10	Removal of miscellaneous items, wood or metal fence, etc.		LFT	1.5	\$ -
1.11	Removal of wood decking and supports		SQFT	1.1	\$ -
1.12	Surcharge for transporting debris (outside of county where work is being performed). Includes debris as a result of demolition and other debris removal.		CUYD	40	\$ -
1.13	Freon recovery		LB	100	\$ -
1.14	Commercial storm sewer, cut and cap (up to 12 inches in diameter)		EA	300	\$ -
1.15	Commercial storm sewer, cut and cap (12-24 inches in diameter)		EA	400	\$ -
1.16	Pump out septic tanks				
	Residential		GAL	0.75	\$ -
	Commercial		GAL	0.75	\$ -
1.17	Signage, commercial advertising, etc.		SQFT	3	\$ -

Parcel Number:
Address & City: **6724 Baker Blvd**
County:
TXDOT Agent:
ESTIMATE ONLY

CSJ # _____ SPECIFICATION NO.
TxDOT 968-66-15
REVISED FEBRUARY 2012
P.O. No. B442012030792000
NORTH REGION PRICING

ATTACHMENT A
ITEMIZED WORKSHEET
Part 1, Estimate per Project for Demolition of Improvements
Part 2, Estimate per Project for Abatement and Removal of Asbestos

This worksheet will be used to provide an estimate of the cost for each project using the prices bid on Schedule 1 - Pricing

RESPONDENT NAME: INTERCON ENVIRONMENTAL, INC.

Item	Description	Estimated Quantity	U/M	Unit Price	Total
1.18	Special (temporary) site protection needs, fencing, barricades, etc.		LFT	3	\$ -
1.19	Silk screen fencing (permanent placement)		LFT	1.5	\$ -
1.20	Removal of wind mill		EA	150	\$ -
1.21	Removal of well house		EA	5000	\$ -
1.22	Removal of Commercial Canopies	300	SQFT	4	\$ 1,200.00
1.23	Removal of buried propane tanks		EA	25	\$ -
1.24	Removal of above ground propane tanks		EA	25	\$ -
1.25	Removal of underground sprinkler systems		EA	50	\$ -
1.26	Removal of Septic Systems and Lateral Lines				
	Aerobic		EA	750	\$ -
	Non-aerobic		EA	750	\$ -
1.27	Mobilization Fee (includes disconnect, equipment, generators, traffic control, etc.)	1	EA	1000	\$ 1,000.00
PROJECT DURATION - DEMOLITION ONLY (IN DAYS):		3	TOTAL PART 1		\$ 15,200.00



DBE - HUB - WBE- Certified

2020 SOUTH NURSERY, IRVING, TX 75060

PH: 972-721-0898 FAX: 972-438-6745

Website: www.lindamooddemolition.com

REVISED PROPOSAL

DATE: June 10, 2014
COMPANY: City of Richland Hills
JOB NAME: Building Demolition
SUBMITTED TO: Scott Mitchell 817-616-3771
Email: smitchell@richlandhills.com
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Demolition of buildings at 3272 and 3280 Diana Drive, 6724 Baker Blvd. and 3271 Matthews Drive, Richland Hills, TX

Our pricing includes the following:

- Demolition of structures, foundations and removal of piers down 3 ft. below grade
- Removal of concrete and asphalt parking areas
- Removal of private sidewalks
- Construction fence
- Silt fence
- Saw Cutting
- Haul off and dispose of debris in a legal manner leaving site in a clean condition
- Demolition permit and Insurance
- 10 day notification to the State Health Department
- **Price is based on Lindamood receiving all salvage rights including copper, steel, tin, aluminum, iron, etc.**

Our pricing excludes the following:

- Asbestos survey and asbestos abatement (Price available upon request)
- Removal of basements or any unforeseen underground materials
- Disconnect, reconnect, rerouting, capping, protection, relocating & removal of any utilities either above ground or below ground including storm sewers and fire suppression systems
- Removal of transformers
- Removal of approaches and underground tanks
- SWPPP
- Removal of existing fence
- Seeding
- Backfill
- Tree survey, tree removal, tree protection and tree permit
- Remobilization
- Traffic control or barricades
- Fees from the State Health Department – bill is sent to the owner

Page Two
Lindamood Demolition
3272 and 3280 Diana Drive, 6724 Baker Blvd and 3271 Matthews Drive

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR – COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

Demolition of 3272 & 3280 Diana Drive, 6724 Baker Blvd and 3271 Matthews Drive:

Sixty one thousand dollars-----\$ 61,000.00

Silt fence:

Five thousand dollars-----\$ 5,000.00

Construction fence:

Five thousand nine hundred dollars-----\$ 5,900.00

PAYMENT TO BE MADE AS FOLLOWS: **DUE UPON COMPLETION OF PROJECT**
ALL WORK TO BE COMPLETED IN A WORKMAN LIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATION FROM SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL, OUR WORKERS ARE FULLY COVERED BY WORKMANS COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE(LINDAMOOD REP): _____ DATE: _____

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTENCE OF PROPOSAL – THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORKAS SPECIFIED. PAYMENTWILL BE AS OUTLINED ABOVE:

SIGNATURE(CUSTOMER): _____ DATE: _____

LINDAMOOD DEMOLITION SUPPORTS THE GREEN/LEED PROGRAM AND BELIEVES THAT RECYCLING BENEFITS US ALL.