



Legislation Details (With Text)

**File #:** 23-3924      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Passed  
**File created:** 8/4/2023      **In control:** Town Council Meeting  
**On agenda:** 10/2/2023      **Final action:** 10/2/2023

**Title:** Request approval for spending of up to \$327,608.60 with the Berg Corporation to remove asbestos containing material and demolish the Annex building located at 301 Center Street South.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1. Memo to Council - Annex Long Term Use Study - Future of the Existing Annex Building - May, 24, 2023, 2. 2. JSK-2023-48\_Town of Vienna\_Old Church Building\_301 Center St S\_ACM Survey Report\_08-25-2023, 3. 3. Bid Tabulation - IFB 24-02 - 09-06-2023, 4. 4. Bid Table - Berg Corporation - 10-02-2023, 5. 5. Email Steve Briglia - 09-06-2023, 6. 6. Non Responsive Letter - 09-07-2023, 7. 7. Regulatory Requirements for 23-3924 Agenda Items Rev-08-04-2023

Date	Ver.	Action By	Action	Result
10/2/2023	1	Town Council Meeting	approved	Pass

**Subject:**

Request approval for spending of up to \$327,608.60 with the Berg Corporation to remove asbestos containing material and demolish the Annex building located at 301 Center Street South.

**DATE(S) OF PRIOR COUNCIL CONSIDERATION OF THIS ISSUE:**

- June 5, 2023 - Town Council Meeting - Vienna Annex Long-Term Use Study: Future of Existing Annex Building
- May 8, 2023 - Council Conference Session - Vienna Annex Long-Term Use Study: Engagement Summary and Next Steps
- March 20, 2023 - Council Conference Session - Vienna Annex Long-Term Use Study
- Nov. 14, 2022 - Town Council Meeting - Request approval to conduct an Annex Long-Term Use Study with Kimmel Bogrette Architecture + Site
- Aug. 29, 2022 - Town Council Meeting - Steeple and Roof Project on the Annex property located at 130 Center Street
- June 13, 2022 - Long term use for the Annex property located at 130 Center Street
- March 28, 2022 - Short term use for the Annex located at 130 Center Street
- Nov. 15, 2021 - Request approval to conduct a Condition Assessment with Whitman Requardt & Associates

**EXPLANATION AND SUMMARY :**

The Department of Public Works (DPW) requests approval of up to \$327,608.60 with The Berg Corporation, utilizing IFB 24-02 for the building demolition of the Annex located at 301 Center Street,

S. At the June 5, 2023, Town Council meeting, Council approved staff to move forward with demolishing the entire Annex building.

A Pre-Demolition Asbestos Containing Materials Survey Report was done by JSK Environmental, LLC. The field survey work for the report was done on Aug. 9, 2023, and the report was finalized on Aug. 25, 2023. The report was subsequently made part of the bid package so contractors would be able to adequately account for asbestos removal in their bids.

Asbestos was found in floor tiles, drywall, drywall joints, floor mastic, sink mastic and door caulk in various locations in the building. Details of this can be found in the attached Pre-Demolition Asbestos Containing Materials Survey Report was done by JSK Environmental, LLC.

During demolition, the Town is responsible for having a third-party inspector on site to help ensure proper asbestos removal and disposal techniques are followed. This work is being contracted separately from this demolition.

Bids were opened on Sept. 6, 2023. Eight bids were received (bid tabulation attached). The apparent low bidder was Demo King, but the company did not provide a bid bond and therefore the bid was determined to be non-responsive and voided. The next lowest bidder, The Berg Corporation, became the lowest bidder. The bid in the amount of \$297,826.00 from The Berg Corporation was determined to be a responsible and responsive bid.

The contractor will be responsible for asbestos removal, demolition and removal of all concrete slabs and walkways appurtenant to the building, complete demolition of the entire structure and removal and disposal of debris with provision of dust control. The contractor will provide tree protection, erosion control measures and will import clean fill and topsoil as necessary to provide positive drainage after the building has been demolished. The contractor will provide seed/straw to stabilize areas disturbed by the demolition work.

The existing parking lot and driveways will remain in place after the demolition. Neighbors will be notified prior to the scheduled demolition. Funds will come from the (2022) CIP bond.

The Department of Public Works recommend that a 10% contingency of \$29,782.60 be authorized which brings the requested amount to \$327,608.60.

**Strategic Plan Initiative:** *Vienna is a fiscally responsible community.*

**Departmental Recommendation :** Recommend approval.

**Finance Recommendation :** Recommend approval.

**Purchasing Recommendation :** Recommend approval.

**Town Attorney Recommendation :** The Town has competitively bid the contract for the proposed removal of asbestos containing material and demolishing of the Annex Building located at 301 Center Street South and the Town Council may approve the appropriation of funds and award the contract to

the lowest responsive and responsible bidder in its discretion.

**Town Manager's Recommendation** : I recommend the Town Council approve spending with The Berg Corporation to remove asbestos containing material and demolish the Annex Building located at 301 Center Street South, as presented.

Cost and Financing: \$327,608.60

Project Account Number: 424DEMC007-POSTCST-Facilities  
300-000-0000-39420-48803

Prior Funding Approval: FY23 (06/05/23) - \$23,550 using 300-000-0000-39470-48801  
(Annex Long Term Study - DESIGN CONSULT)  
FY23 (11/14/22) - \$92,500 using 300-000-0000-39470-48801  
(Annex Long Term Study - DESIGN CONSULT)  
FY22 (11/15/21) - \$92,500 using 300-000-0000-39470-48801  
(Annex Long Term Study - DESIGN CONSULT)

Decision Needed by This date: Oct. 02, 2023

**PROPOSED/SUGGESTED MOTION**

"I move to approve spending of up to \$327,608.60 with The Berg Corporation to remove asbestos containing material and demolish the Annex Building located at 301 Center Street South."

Or

Other action deemed necessary by Council.