



Date: 5 April 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Update on Razing of 119 Kettle Moraine Drive South Buildings

Background and Analysis:

At our December meeting, authorization was granted to proceed with the razing of 119 Kettle Moraine Drive South (KMDS) for a cost not to exceed \$30,000. This estimate was based on the costs we incurred for the razing of the buildings at Rotary Park and 121 KMDS. Since then we have collected three estimates for this work, but each has come in significantly higher than expected. The estimates received are as follows:

D & H Demolition, Milwaukee	\$38,651
Interstate Sawing & Demolition, West Bend	\$61,600
Jim Racine Contracting, Slinger	\$71,350

I had follow-up conversations with each firm to explore the wide variance in costs. One of the largest differences is in the cost for fill. The lowest estimate proposes using clean fill, which is all we requested, while the other two appear to be using gravel and more costly materials.

We also spoke with the firms involved with the asbestos examination and removal. They each confirmed that this project will be much larger than the work that was performed in 2022, based on their inspections of the properties. Correspondingly, the estimate for the asbestos removal at 119 KMDS is \$9,700 which is much higher than last year's costs of \$1,900.

Fiscal Notes:

In view of the much higher estimates received, asbestos removal and razing is expected to cost at least \$48,351. Funds for this are still available in the RDA reserves, and this would be treated as an advance to TID #6 since it is a TID-eligible expense.

Staff Recommendation:

Having this property razed is still a valid goal, and the increase in costs can be adequately explained. Staff asks for your approval of the new amounts. A copy of the recommended raze estimate is included here for your review.

Margaret Wilber

M. Margaret Wilber, Village Administrator

D & H Demolition, LLC
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P: 414-466-3366
Email: Rogerdhdemo@gmail.com

CONTRACT PROPOSAL

Date: January 30, 2023

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D&H Demolition, LLC hereby proposes the following terms and conditions for the job as hereinafter specified:

Customer Name: Village of Slinger
Customer Contact: Margaret Wilber **Customer Address:** 300 Slinger Rd Slinger, WI 53086
Customer Phone: 262-644-5265 **Customer Email:** mwilber@vi.slinger.wi.gov
Job Address: 119 Kettle Moraine Drive South Slinger, WI

INCLUSIONS:

- 1) Demolition, Erosion Control, and Plumbing Permits
- 2) Demolition of Structure
- 3) Demolition includes complete Removal of Buildings, Foundations and Concrete Flooring.
- 4) Sewer and Water Capped & Sealed at Property Line
- 5) Backfill with Clean Fill
- 6) All Trucking included
- 7) All Debris disposed of at licensed landfill
- 8) All Concrete to a recycling facility
- 9) Daily cleanup to maintain a clean and safe working environment

NOTE:

If there is well & septic rather than municipal sewer & water – work can be done as a change order for additional charge

- Customer or Owner will be responsible for the following work:
 - 1) Utilities disconnect and removal (WE Energies)
 - 2) Asbestos inspection and abatement (if required)
 - 3) Topsoil, seed and mulch
- All salvage of demolition structures will become property of D&H Demolition
- Bid is based on the building being “clean” (no asbestos, lead paint, etc.)
- Contractor is not responsible for lawn damage

EXCLUSIONS:

- 1) No Well or Septic Removal
- 2) No Curb Cut or Replacement Concrete Work
- 3) No Security Fencing
- 4) No Topsoil, Seed or Mulch
- 5) No Inspections included without additional charge
- 6) No Utility Disconnects unless noted
- 7) No Asbestos inspection and abatement
- 8) No Disposal of any hazardous materials

No back charges considered without written notification within 10 days of the occurrence and 3 days to respond

D & H Demolition, LLC

Contract Proposal

Date: January 30, 2023

Contract Job Address: 119 Kettle Moraine Drive South Slinger, WI

WE PROPOSE hereby to furnish material, labor and equipment – complete in accordance with above specifications for the sum of: **Thirty Eight Thousand Six Hundred Fifty One and No/100 Dollars (\$38,651.00)**

PAYMENT TERMS: 50% Down payment at acceptance, 50% upon completion.

Cash or Checks Accepted.

Credit Cards Accepted – additional 5% surcharge fee added

INCLUSIONS: One mobilization only. This proposal does not take into account seasonal weather conditions, which may affect method of production and price as stated above. Any such changes in production method or price would be identified in writing, and approved prior to implementation.

PRIME CONTRACTOR NOTICE: WI STATS 779.02(2) “As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans or specifications for the construction on owner’s land may have lien rights on owner’s land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contact directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.”

A SERVICE CHARGE COMPUTED BY A PERCENTAGE RATE OF 1 ½% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% MAY BE ASSESSED ON ALL INVOICES NOT PAID WITHIN TERMS OF SALE AS SHOWN ON INVOICE. THE CUSTOMER SHALL PAY ALL COSTS OF COLLECTION, INCLUDING ACTUAL ATTORNEYS FEES.

General: This writing document specifies all conditions and agreements. Any variations must be in writing only.

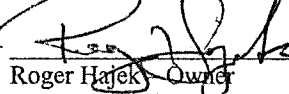
Quotations: Quotations may be subject to change if not accepted within 10 days.

Approval: No contract is binding on D&H Demolition, LLC unless an officer of the company signs it. Workman’s Compensation and Public Liability Insurance on above work to be taken out by D&H Demolition, LLC.

Acceptance Of Proposal:

The stated prices, specifications and conditions are satisfactory and are hereby specified. Payment will be made as outlined above.

D & H Demolition, LLC



Roger Hajek, Owner

Date 1/30/2023

Name

Title

Date