

**City of Oregon, Illinois**  
**Request for Proposal (RFP)**  
**Residential Demolition Services**  
**131 South 3rd Street, Oregon, IL**

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## **I. Introduction**

The **City of Oregon, Illinois** is seeking **qualified and experienced contractors** to submit proposals for the demolition and site clearance of a residential structure located at **131 South 3rd Street, Oregon, IL 61061**. This project includes the complete demolition of all structures on the property, disposal of debris, backfilling, grading, and site restoration in accordance with local, state, and federal regulations.

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## **II. Project Overview**

- **Project Title:** Demolition of Residential and Garage Structures
  - **Project Location:** 131 South 3rd Street, Oregon, IL 61061
  - **Parcel Number (if applicable):** 16-03-179-015
  - **Owner:** City of Oregon, IL
  - **Deadline for Completion:** Within 60 days of contract award
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## **III. Scope of Work**

The selected contractor will be responsible for:

1. **Obtaining all necessary permits** (demolition, utility disconnects, etc.)
2. **Asbestos and hazardous materials abatement**, if applicable, prior to demolition (must follow IEPA and OSHA standards)
3. **Disconnection and capping of utilities** (gas, electric, water, sewer, etc.)
4. **Complete demolition** of the residence and any outbuildings, driveways, or foundations on-site
5. **Removal and lawful disposal** of all debris and demolition materials

6. **Backfilling and grading** of the lot to match surrounding contours and ensure proper drainage
  7. **Site restoration**, including seeding or erosion control measures
  8. **Inspection coordination** with city officials
  9. **Follow all applicable rules and regulations as stated in 26.04.080 et. al of the Oregon City Code. (Attached)**
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#### **IV. Proposal Requirements**

Interested contractors must submit a written proposal including the following:

- Company profile and qualifications
  - Proof of licensing, bonding, and insurance
  - List of similar projects completed in the last 5 years
  - Proposed timeline for project completion
  - Detailed cost estimate (including labor, equipment, disposal fees, and incidentals)
  - References (minimum of 3)
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#### **V. Submission Instructions**

- **RFP Release Date:** 10/01/2025
  - **Deadline for Questions:** 10/14/2025
  - **Proposal Due Date:** 10/21/2025
  - **Submit Proposals To:**  
City of Oregon  
Attn: City Manager  
115 N 3rd Street  
Oregon, IL 61061  
Email submissions accepted: [ddehaan@cityoforegon.org](mailto:ddehaan@cityoforegon.org)
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#### **VI. Evaluation Criteria**

Proposals will be evaluated based on the following:

- Cost and value
- Experience and qualifications
- Proposed timeline
- Compliance with RFP requirements
- References and past performance

The City reserves the right to reject any or all proposals, to waive technicalities, and to accept the proposal deemed to be in the best interest of the City.

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## **VII. General Conditions**

- The contractor is responsible for compliance with all applicable laws, regulations, and ordinances.
  - The City will not be liable for any costs incurred by contractors in preparing or submitting proposals.
  - A formal contract will be executed with the selected contractor.
  - All work is subject to inspection and approval by the City of Oregon and applicable regulatory agencies.
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## **VIII. Contact Information**

For questions or to schedule a site visit, contact:

**Darin DeHaan**

City Manager

City of Oregon

Phone: 815-732-6321

Email: [ddehaan@cityoforegon.org](mailto:ddehaan@cityoforegon.org)

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*Issued by the City of Oregon, Illinois*

*Date: 10/01/2025*

## **26.04.080 Building Demolition**

### **24.04.081 Permit And Fees**

### **24.04.082 Description Of Work**

### **26.04.083 Protection Of The Public Properties**

### **24.04.084 Demolition And Removals**

### **24.04.085 Well Plugging, Sanitary Sewer And Water Service Disconnections**

### **24.04.086 Backfill, Grading, And Clean Up**

### **24.04.087 Violations; Penalties**

#### HISTORY

*Amended by Ord. 2022-121 on 12/13/2022*

*Amended by Ord. 2023-009 on 4/25/2023*

*Amended by Ord. 2025-006 on 1/28/2025*

### **24.04.081 Permit And Fees**

The Contractor shall obtain all the necessary permits, bonds, and pay all permit fees that are required by the city in conjunction with the demolition work before any work commences.

#### HISTORY

*Adopted by Ord. 2025-006 on 1/28/2025*

### **24.04.082 Description Of Work**

DESCRIPTION OF WORK: Unless otherwise directed by the City Building Code Official the Contractor shall:

- A. Plan Submittal: Time Estimate: Extension of Time: The applicant shall submit his plan for taking down buildings to be razed, including the basic requirements to level and backfill and the time limit for executing the demolition at least ten days prior to demolition. If an extension of time is necessary, the city must be notified and an extension granted.
- B. Insurance Required: No applicant shall commence excavation or demolition work until the insurance requirements have been obtained and paid for. Homeowner's insurance with liability limits not less than \$100,000.00 for any death or injury to a person and for property damage occurring during the course of the demolition work and cleanup work, including legal fees. A copy of said policy is to be deposited with the city clerk.
- C. Remove and properly dispose of all structures, trash, rubbish, basement walls, floors, foundations, sidewalks, steps and driveways from the specified parcel.
- D. Remove any fuel tanks, outdoor toilets, and septic tanks, cisterns, meter pits, and plug or abandoned wells.
- E. Remove materials from the demolition site in accordance with federal, state, and local regulations.
- F. Remove and legally dispose of appliances and other items that may contain refrigerants. Appliances and other items that may contain refrigerants include, but are not limited to, refrigerators, freezers, dehumidifiers and portable or central air conditioners.

all utility services before demolition.

- G. Perform site clearance, grading and restoration.

#### HISTORY

*Adopted by Ord. 2025-006 on 1/28/2025*

### **26.04.083 Protection Of The Public Properties**

A. Littering Streets:

1. The Contractor shall be responsible for removing any demolition debris or mud from any street, alley or right-of-way resulting from the execution of the demolition work. Any cost incurred by the City in cleaning up any litter or mud shall be charged to the Contractor and be deducted from funds due from the work.
2. Littering of the site shall not be permitted.
3. All waste materials shall be promptly removed from the site.

B. Street Closure:

1. If it should become necessary to close any traffic lanes, it shall be the Contractor's responsibility to acquire the necessary street closure permit and to place adequate barricades and warning signs as required by the City.
2. Street or lane closures shall be coordinated with the appropriate City official.

C. Protection of the Public by the Contractor:

1. Sidewalks: The contractor shall be responsible for any damage to public sidewalks abutting or adjacent to the demolition properties resulting from the execution of the demolition work. Contractor shall obtain all permits and pay any fees.
2. Pedestrian Access: It shall be the Contractor's responsibility to place and construct the necessary warning signs, barricades, fencing and temporary pedestrian sidewalks, as directed by the City: and to maintain alternate pedestrian access for sidewalks around the demolition site.
3. Temporary Fence: Temporary fence shall be erected around all excavation, dangerous building(s) or structure(s) to prevent access to the public. Such fence shall be at least four feet high, consistently restrictive from top to grade, and without horizontal openings wider than two inches. The fence shall be erected before demolition and shall not be removed until the hazard is removed.

D. Demolition Hours:

1. The Contractor shall comply with any restrictions to working hours.
2. The Contractor shall comply with all applicable ordinances.

E. Noise Pollution: All construction equipment used in conjunction with a demolition project shall be in good repair and adequately muffled. The Contractor shall comply with any noise pollution requirement of the City.

F. Dust Control: The Contractor shall comply with application air pollution control requirements of the City. The Contractor shall take appropriate actions to minimize atmospheric pollution. To minimize atmospheric pollution, the City shall have the authority to require that reasonable precautions be taken to prevent particulate matter from becoming airborne. Such reasonable precautions shall include but not be limited to:

1. The use of water or chemicals for control of dusts in the demolition of existing buildings or structures, construction operations, the grading of rads, or the clearing of land.
2. Covering, at all times when in motion, open-bodied trucks transporting materials likely to give rise to airborne dusts.

G. Requirements for the Reduction of Fire Hazards:

1. Removal of Material: Before demolition of any part of any building, the Contractor shall remove all volatile or flammable materials, such as gasoline, kerosene, benzene, cleaning fluids, paints or thinners in containers, and similar substances.
2. Fire Extinguishing Equipment: The Contractor shall be responsible for having and maintaining the correct type and class of fire extinguisher on site. When a cutting torch or other equipment that might cause a fire is being used, a fire extinguisher shall be placed close at hand for instant use.
3. Fires: No fires of any kind will be permitted in the demolition work area.
4. Hydrants: No material obstructions or debris shall be placed or allowed to accumulate within fifteen feet of any fire hydrant. All fire hydrants shall be accessible at all times.
5. Debris: Debris shall not be allowed to accumulate on roofs, floors, or in areas outside of and around any structure being demolished. Excess debris and materials shall be removed from the site as the work progresses.
6. Telephone Service: The Contractor shall arrange for access to and use of, during working hours, one or more telephones in the vicinity of the work site for the purposes of making calls in case of fire, or other emergencies, and shall keep all personnel on the job, and the local jurisdiction informed of the location of such telephones. The Contractor's foreman, or at least one regular member of each shift, shall be charged with the responsibility of promptly calling emergency services when necessary. The same person shall be required to inspect the building and the site frequently for possible fires or fire-producing conditions and to apply appropriate corrective action, particularly at the close of work each working day.

H. Protection of Public Utilities: The Contractor shall not damage existing fire hydrants, streetlights, traffic signals, power poles, telephone poles, fire alarm boxes, wire cables, pole guys, underground utilities or other appurtenances in the vicinity of the demolition sites. The Contractor shall pay for temporary relocation of utilities, which are relocated at the Contractor's request for his convenience.

I. Protection of Adjacent Property:

1. The Contractor shall not damage or cause to be damaged any public right-of-way, structures, parking lots, drives, streets, sidewalks, utilities, lawns or any other property adjacent to the demolition project. The Contractor shall provide such sheeting and shoring as required to protect adjacent property during demolition. Care must also be taken to prevent the spread of dust and flying particles.
2. The Contractor shall restore existing agricultural drain tiles or roadway subdrains that are cut or removed to parcels released for demolition whether or not the property is scheduled for, including drainable backfill, to original condition. Repairs shall be subject to approval by the property owner where applicable, and by the City.

J. Risk of Loss: The Contractor shall accept the site in its present condition and shall inspect the site for its character and the type of structures to be demolished. The city assumes no responsibility for the condition of existing buildings, structures, and other property within the demolition area.

K. Vacating of Buildings: The structures shall be vacated before the Contractor begins work. In case the Contractor finds that any structure is not vacated, the Contractor shall immediately notify the city and shall not begin demolition or site clearance operations on such property until further directed by the city.

## HISTORY

Adopted by Ord. 2025-006 on 1/28/2025

### **24.04.084 Demolition And Removals**

#### A. Demolition Schedule

The Contractor shall be responsible for providing the City with a minimum of 24 hours advance notification prior to beginning the execution of demolition of any structure.

#### B. Salvage of Demolition Materials

1. The Contractor shall be allowed to salvage demolition materials only from property. The property ownership will be shown in the permit documents.
2. No salvage shall be permitted on non-owned property.
3. All buildings, building materials, and equipment resulting from this work shall become the property of the Contractor, and shall be removed from the premises at once. Salvaged materials shall be removed immediately from the premises, right-of-way, streets or alleys.
4. The Contractor may recycle demolition debris at a licensed or permitted recycling center: however, all other debris must be disposed of at a licensed or permitted disposal facility.

#### C. Demolition and Removals

1. Structural Parts of Buildings:
  - a. No wall or part thereof shall be permitted to fall outwardly from any building except through chutes or by other controlled means or methods, which will ensure safety and minimize dust, noise and other nuisances.
  - b. Subject to site restrictions, outside chimneys or outside portions of chimneys shall be raised in advance of general demolitions of each building. Any portion of a chimney inside a building shall be razed as soon as it becomes unsupported by reason of removal of other parts of the building.
  - c. Any part of a building, whether structural, collateral, or accessory, which has become unstable through removals of other parts, shall be removed as soon as practicable, and no such unstable part shall be left free-standing or inadequately braced against all reasonably possible causes of collapse at the end of any working day.
2. Basement and Foundation Walls: All basement floors, footings, and foundations shall be completely removed from the site unless specifically stated in the special provisions. The basement area is to be inspected and approved by the city before backfilling is started. The Contractor shall ensure that no basement excavation will remain open and exposed for more than 24 hours. The Contractor shall contact the city when removal is complete to schedule this basement inspection. Failure to do so may result in re-excavation of the basement area at the Contractor's expense.
3. Concrete Slabs: The Contractor shall remove all concrete slabs, asphalt, surface obstructions, masonry slabs, and appurtenances.
4. Retaining Walls: Retaining walls or curbs near the perimeter of parcels shall be removed unless otherwise indicated by the property owner.

5. Fences: Fences, guardrails, bumpers, signs, clotheslines, and similar facilities shall be completely removed from the site, except fences on apparent boundary between a contract parcel and an improved non-contract parcel shall not be removed unless specifically stated in the special provisions. All posts for support shall be pulled out or dug up so as to be entirely removed.
6. Partially Buried Objects: All piping, reinforcing bars, anchor bolts, railings and all other partly buried objects protruding from the ground shall be removed. The remaining void shall be filled with soil and compacted in accordance with these specifications.
7. Vegetation: The Contractor shall remove all dead trees, trees identified for removal, stumps, all trees which are not an asset to the property, bushes, vegetation, brush and weeds, whether standing or fallen, unless specially stated by the city engineer. The Contractor shall protect all trees not removed from damage by the demolition operation. In the event that the Contractor damages a tree, it shall be repaired or removed by the Contractor as directed by the Engineer.
8. Fuel Tanks: Fuel tanks, above and below ground, shall be carefully removed and disposed of in accordance with the State Fire Marshall's regulations.
  - a. Fuel tanks, above or below ground, or tanks which have been used for storage of gasoline, kerosene, benzene, oils or similar volatile materials shall be carefully removed and disposed of in a safe manner.
  - b. All other tanks or receptacles shall be pumped out or emptied in a safe manner, and then shall be flushed out immediately with water, carbon dioxide or nitrogen gas until they are gas-free when checked with an "Explosimeter" or another equally efficient instrument, before the work of removal is begun.
9. Outdoor Toilets and Septic Tanks: Outdoor toilets and septic tanks shall be pumped out by a licensed company. The toilet building or septic tank shall be demolished and removed from the site. The excavation or pit shall be backfilled and compacted in accordance with these specifications. Septic tanks shall be broken up and removed from the site and the excavation filled in accordance with the requirements of the City.
10. Cisterns and Meter Pits: Cisterns and meter pits shall be demolished and removed. The excavations shall be backfilled and compacted in accordance with these specifications.

#### D. Disposal of Demolition Debris and Solid Waste

1. Debris: All materials, rubbish and trash shall be removed from the demolition area leaving the basements and demolition area free of debris.
2. Disposal of Demolition Debris and Solid Waste: All debris and solid waste shall be delivered by the Property Owner (or Contractor) to an approved disposal facility licensed in accordance with state and/or local regulations, laws and zoning. The Property Owner (or Contractor) shall be responsible to pay all fees for waste disposal.
3. Asbestos Abatement: The handling of asbestos materials is subject to all applicable state and federal mandates. The Contractor shall comply with all applicable regulations regarding the handling and disposal of asbestos removed. Asbestos will be removed by a licensed abatement contractor. In the event that asbestos is discovered during demolition, the contractor shall notify the City and the asbestos shall be removed by a licensed abatement contractor.
4. Demolition of Structures with Transite Siding: All demolition debris containing transite siding shall be disposed of at an approved landfill. The Contractor shall be responsible for notifying said landfill prior to commencing demolition to allow for authorization to



dispose of material at the landfill. The Contractor shall assume responsibility for the landfill fees for disposing of the demolition debris. All structures with transite siding shall be thoroughly sprayed with water during the execution of the demolition to contain airborne particles. All debris shall be thoroughly wetted prior to transporting to the landfill.

5. Freon Removal and Disposal: The handling of Freon containing appliances is subject to all applicable state and federal mandates and regulations. The Contractor shall be responsible for the identification, removal, and disposal of the material in accordance with applicable regulations.
6. PCB and Mercury Removal and Disposal: The handling of any florescent lighting fixtures and ballasts containing PCB or mercury is subject to all applicable state and federal mandates and regulations. The Contractor shall be responsible for the removal and disposal of the material in accordance with applicable regulations.

#### HISTORY

*Adopted by Ord. 2025-006 on 1/28/2025*

### **24.04.085 Well Plugging, Sanitary Sewer And Water Service Disconnections**

- A. All wells shall be plugged and abandoned in accordance with the Illinois Administrative Code and local authority. An Illinois Environmental Protection Abandoned Water Well Plugging Record shall be filed upon completion of the well abandonment.
- B. Sanitary Sewer Service Disconnection: All sanitary sewer services shall be disconnected and plugged in conformance with City requirements by a licensed plumber and inspected by the City prior to demolition or excavation.
- C. Water Service Disconnection: All water services and stubs for the buildings or properties within the demolition work area shall be disconnected in conformance with local regulations by a licensed plumber and inspected and approved by the City.

#### HISTORY

*Adopted by Ord. 2025-006 on 1/28/2025*

### **24.04.086 Backfill, Grading, And Clean Up**

- A. Backfill: When site conditions permit, onsite soil shall be used as backfill material. The top 9 to 12 inches of topsoil shall be stripped and stockpiled on site for use as final topsoil and grading material. If adequate topsoil is not available on site, the Property Owner (or Contractor) shall bring in enough topsoil from off-site to place a minimum of 8 inches over the entire site. Excess excavation material shall be removed from site. Topsoil material shall not be permitted as deep fill material. Any borrow or fill material shall be approved by the City before and during placing of the material. All depressions on the property shall be filled, compacted, and graded to a uniform slope with adequate drainage.
- B. Compaction: All excavations shall be backfilled with acceptable material and compacted. The Property Owner (or Contractor) shall notify the City 24 hours in advance of placing any backfill or original backfill material so a soil sample may be obtained if required.
- C. Additional Fill Material: All additional fill material shall be of equal quality to the soil adjacent to the excavation, and free of rubble or organic matter. The Property Owner (or Contractor) shall provide for a minimum depth of 9 inches of topsoil over the excavated area.

- D. **Hand Labor:** The Property Owner (or Contractor) shall employ hand labor where the use of power machinery is unsafe to produce a finished job. Hand labor shall also be used to clean the site of any debris.: The site shall be graded to conform to all surrounding areas and shall be finished to have a uniform surface that shall not permit ponding of water. The Property Owner (or Contractor) shall grade and shape the site to drain; complete fine grading and final clean up as part of the demolition.
- E. **Final Cleanup:** Before acceptance of the demolition work, the Property Owner, (or Contractor) shall remove all unused material and rubbish from the site of the work, remedy any objectionable conditions the Property Owner (or Contractor) may have created on private property, and leave the right-of-way in a neat and presentable condition. The Property Owner (or Contractor) shall not make agreements that allow salvaged or unused materials to remain on private property. All ground occupied by the Property Owner (or Contractor) in connection with the work shall be restored. Restoration shall include appropriate smoothing to its original condition and seeding of the area.: All disturbed areas associated with the work shall be seeded. Seeding shall include preparation of the seedbed, furnishing and installing seed, fertilizer and mulch, and maintenance.
1. On demolition sites where seeding will be delayed because of allowable seeding dates, the Property Owner (or Contractor) shall complete fine grading and shaping of the site to leave the site in a neat and presentable condition subject to the approval of the City.
  2. **Safety and Fencing:**
    - a. **Safety:** The Property Owner (or Contractor) shall comply with all applicable current federal, state and local safety and health regulations.
    - b. **Safety Fencing:** The Property Owner (or Contractor) shall furnish and place a safety fence around the site of the work adequate to secure the demolition site, including any resulting debris or excavation, and to prevent pedestrian access. The safety fence shall remain in place until the demolished materials are removed from the site and all holes or excavated areas are backfilled. The fencing materials shall remain the property of the Property Owner (or Contractor).
  3. **Authorized Workers:** Only the Property Owner (or Contractor and its employees) are allowed to demolish, dismantle, detach, or dispose of any part of the demolition structure or its contents. **Clean-Up of Right-of-Way and Private Property:** At the end of each workday, the Property Owner (or Contractor) shall clean sidewalks, streets, and private property of any debris caused by the demolition operation.

#### **HISTORY**

*Adopted by Ord. 2025-006 on 1/28/2025*

#### **24.04.087 Violations; Penalties**

1. **Penalties:** Any person found guilty of violating, disobeying, omitting, neglecting, or refusing to comply with, or resisting or opposing the enforcement of any of the provisions of these regulations, upon conviction thereof, shall be penalized by a fine per the fine schedule.
2. **Enforcement:** This section shall be enforced by the City Police, Director of Public Works, and City Building Inspector.

## HISTORY

*Adopted by Ord. 2025-006 on 1/28/2025*



16-03-179-010

16-03-179-013

16-03-179-011

16-03-179-014

S 3rd St

16-03-179-015

16-03-179-016

16-03-179-017

16-03-179-018

Jefferson St







