



# Housing Authority of the City of Freeport

**HOUSING AUTHORITY OF THE CITY OF FREEPORT**

**1425 N Westview Road**

**Freeport, IL 61032**

**BID ITEM:** Demolition of (3) 6-unit row house buildings

**LOCATION:** IL029-002 Parkside Westview Homes  
608 N Waddell, Freeport  
616 N Waddell, Freeport  
626 N Waddell, Freeport  
(Built in 1953)

**HACF CONTACT:** James Palermo, Maintenance Director  
Housing Authority of the City of Freeport  
*jpalamo@hacf.us*  
Office: (815) 232-4171 Ext 1061  
Cell: (815) 266-9085

**PRE-BID WALK THRU:** July 3, 2025 – 10:00am (Local Time)

608 N Waddell, Freeport, IL

**BID OPENING:** July 11, 2025 - 3:00 p.m. (Local time)

HACF Maintenance Office – 1425 N Westview

Freeport, IL 61032

## NOTICE TO BIDDERS

**PROJECT NAME:** Demolition of (3) 6-unit row house buildings

**PROJECT NUMBER:** IL029-002 Parkside Westview Homes

608 N Waddell, Freeport

616 N Waddell, Freeport

626 N Waddell, Freeport

(Built in 1953)

The Housing Authority of the City of Freeport (HACF) invites **Sealed Bids** for the demolition of (3) 6-unit row house buildings, including asbestos abatement in the floor mastic and insulation/wrapping around some pipes.

It is intended that a lump sum contract for the demolition work will be awarded to the most competent and responsible bidder, submitting the lowest acceptable sum of base bid.

Bid Documents and Specifications may be picked up at the maintenance office, located at 1425 N Westview Road, Freeport, IL 61032, or by contacting James at 815-232-4171, ext. 1061.

A **pre-bid conference** and site walk-thru will be held at 10am on Thursday, July 3, 2025, starting at 608 N Waddell, Freeport, IL 61032. All interested parties are strongly encouraged to attend.

**Sealed Bids** will be received until 3:00 p.m., local time on July 11, 2025, at 1425 N Westview Road, Freeport, IL 61032. Electronic bids will not be accepted. Bids submitted after that time will not be considered and will be returned.

Bid to be in a sealed envelope and labeled: **James Palermo - SEALED BID, DEMOLITION**

**Please note that all bids must be submitted on the provided *bid form and signed*. Any bids not submitted on this form and with the required signature will not be considered.**

Each bidder, by signing the bid form and submitting a bid, is affirming his commitment to comply with the laws of the State of Illinois' Fair Employment Practices; and with all rules and regulations of the U.S. Department of Housing and Urban Development for Equal Employment Opportunities and Non-Discrimination Practices, and to comply with Davis Bacon and related wage acts.

***"This opportunity is covered under Section 3 of HUD Act of 1968."***

The Housing Authority of the City of Freeport (HACF) reserves the right to reject any or all bids, or to waive any informalities in the bidding process. No bid shall be withdrawn for a period of sixty (60) calendar days, subsequent to the opening of bids, without the consent of the HACF.

**HOUSING AUTHORITY OF THE CITY OF FREEPORT**

Dated: June 25, 2025

By:   
Rachel Greenwood  
Interim Executive Director

# **HOUSING AUTHORITY OF THE CITY OF FREEPORT**

## **HACF**

### **Demotion of (3) 6-unit row house buildings**

608 N Waddell, Freeport

616 N Waddell, Freeport

626 N Waddell, Freeport

### **SPECIFICATIONS**

The work and services to be covered by this contract is to consist primarily of, but not limited to, the following:

- Demolition of three (3) row house type residential buildings, consisting of eighteen (18) dwelling units.
- The general removal work includes: the removal of all items within the buildings, including, but not limited to, all furniture, equipment, containers, and any other items that may be present therein.
- The demolition work includes, but is not limited to, the demolition and removal of the entire building, all of the foundation footings, foundation walls, retaining walls – both above and below grade, and all concrete slabs.
- The site work includes, but may not be limited to, the removal of all existing concrete sidewalks (leading to the building entrances), concrete steps, and filling and regrading of the site following demolition.
- The contractor will do filling of open foundation and regrading, leveling and smoothing of site – immediately upon completion.

The contractor will be required to submit payroll weekly to James Palermo, subject to Davis Bacon requirements.

The contractor shall remove coordinate the removal of all the utilities (natural Gas – NICOR, Electricity – ComEd, and the City of Freeport – water/sewer) for the 3 buildings, with the appropriate utility company.



The contractor is required to obtain excavation and demolition permits before any excavation or demolition work is started. The excavation permit is required since you, the contractor, have the responsibility of terminating the water and sewer lines up to the street, or as required by the City of Freeport.

HACF will contract only with the Contractor (selected firm). Any subcontractor employed by the Contractor shall be the responsibility of the Contractor, although all subcontractors must be approved first by the HACF.

**HOUSING AUTHORITY OF THE CITY OF FREEPORT  
SEALED BID PROPOSAL FORM**

**Project:** Demolition of (3) 6-unit row house buildings at Parkside Westview Homes

**ATTENTION TO:** James Palermo, Maintenance Director  
Housing Authority of the City of Freeport  
1425 N Westview Road  
Freeport, IL 61032  
Office: (815) 232-4171 Ext 1061  
Cell: (815) 266-9085

Any questions arising during the bidding period concerning specifications should be directed to James Palermo, as listed above.

*Having inspected the site of the work and becoming familiar with the conditions affecting the cost of this work and with the requirements of the contract, the undersigned hereby proposes to furnish all labor, supervision, machinery, tools, materials, permit, bond, notifications, accessories, transportation and other work necessary to perform and within the specified time of performance, complete in a workman like manner, the work, as required by and in strict accordance with the contract documents. The undersigned offers to enter into a contract to perform the work for the contract sum of:*

\_\_\_\_\_ (\$ \_\_\_\_\_ )  
(Write out dollar amount) (show numerical amount)

Anticipated Start Date: \_\_\_\_\_ after Notice to Proceed is received  
Days/Weeks

Timeframe Anticipated for Completion: \_\_\_\_\_  
Days / Weeks

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bidder's Signature

***\*ATTACH to Bid: Bid Bond, certificate of insurance, and executed Non-Collusive Affidavit.***

**NON-COLLUSIVE AFFIDAVIT**

State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) S.S.

\_\_\_\_\_, being duly sworn, deposes and says that:

- (1) He/She is the \_\_\_\_\_ of \_\_\_\_\_, the Contractor that has submitted the attached Response;
- (2) He/She is fully informed respecting the preparation and contents of the attached Response and of all pertinent circumstances respecting such Response;
- (3) Such Response is genuine and is not a collusive or sham offer;
- (4) Neither said Firm nor any of his/her officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other firm or person to submit a collusive or sham bid in connection with the contract for which the attached Response has been submitted or to refrain from making a Response in connection with such contract, or has in any manner, directly or indirectly, sought by agreement, or collusion or communication or conference with any other firm or person on prices in the attached Response or of any other firm or, to fix any overhead, profit, or cost element of the contract or contract of any other firm, or to secure through any collusion, connivance, or unlawful agreement any advantage against the Housing Authority of the City of Freeport, or any person interested in the proposed contract; and
- (5) The Fee Schedule referenced in the attached Response is accurate, fair and proper and is not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the firm or any of its agents,



representative, owners, employees, or parties in interest, including this  
affiant.

(Signed) \_\_\_\_\_

\_\_\_\_\_

Title

State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) S.S.

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Notary Public for \_\_\_\_\_

Title

My commission expires \_\_\_\_\_,