

Village of Dwight
Request for Proposal (RFP)
for

Pool Demolition, Fence Removal, Site Restoration & Backfill

ISSUE DATE:

July 31, 2026

Deadline for Proposal Submitted:

August 18, 2026, 10:00 a.m.

Proposals will only be accepted in person at Village Hall 209 S. Prairie Ave, Dwight, IL

ATTENTION: Crissy Livingston, Village Administrator

Owner: Village of Dwight

Project Address: 600 Morris Road, Dwight, IL 60420 (Old Stevenson Pool)

1. PROJECT OVERVIEW

The Village of Dwight is requesting proposals from qualified contractors to demolish and remove the former swimming pool and associated fencing, backfill and compact the excavation, restore the site, and dispose of all demolition materials in accordance with applicable federal, state, and local regulations.

2. SCOPE OF WORK

The Contractor agrees to furnish all necessary labor, equipment, and materials to complete the demolition and removal of the inground pool located at the Project Address. The work will include the following:

- **Permitting:** Contractor is responsible for securing all necessary demolition permits required by the local municipality.
- **Site Safety:** Contractor is responsible for installing worksite fencing for jobsite protection. Safety fencing will be provided, installed and maintained around the perimeter of any excavation left open during non-working hours.
- **Demolition Method: Full Removal:** Completely excavate, demolish, and remove all concrete, fiberglass, rebar, and liner from the property with the exception of the bathhouse and block starts.

- All in-ground filter piping will also be removed. Cut and cap closest to the building.
- All utilities in demolition area will be disconnected by the Village.
- Village will remove all block starts prior to demolition.
- **Existing Fence Removal:** Contractor shall remove and legally dispose of all existing fencing associated with the former pool facility, including chain-link fencing, gates, posts, footings, hardware, and all related appurtenances unless specifically identified by the Village to remain. All resulting holes shall be backfilled, compacted, and restored as part of the project.
- **Backfill & Compaction:** The pool cavity will be backfilled with an acceptable material (clean clay for the majority of the backfill) which has been reviewed and agreed to in writing by the Village prior to placement. A licensed Geotechnical Engineer shall be present to observe the backfilling and compaction operations during the placement of the fill material. Backfill shall be mechanically compacted in lifts in accordance with the Geotechnical Engineer's recommendations. Upon completion of the backfilling operations, the Village shall obtain a final compaction report prepared by a licensed Geotechnical Engineer verifying that the required compaction has been achieved (minimum 96% Standard Proctor Density) prior to final payment.
- **Site Restoration:** Upon completion of the work, the Contractor shall restore all disturbed areas by grading and leveling the site, placing 6 to 8 inches of topsoil, and establishing a vegetative cover using seed, fertilizer, and straw mulch, or an approved equivalent erosion control method.
- **Debris Disposal:** All removed debris will be legally hauled away and disposed of by the Contractor at Contractor's expense. The Contractor shall exercise proper precautions at all times for the protection of persons and property and shall be responsible for all damages to all persons or property, either on or off the site, which occur, whether by fault or negligence as a result of his or her activities in connection directly or indirectly with the contract. All dump truck beds and tractor trailer trailers must be covered by a tarpaulin when traveling upon public roads, unless the contents are of a type and weight that would prevent said material from leaving the vehicle while traveling at highway speed (415 ILCS 5/9(a), 35 Ill. Adm. Code 212.301).
- Contractor is responsible for all required IEPA testing, notifications or abatement practices, including but not limited to asbestos identification and abatement.

3. TIMELINE & DELAYS

- **Start Date:** Fall 2026, following contract award.

- **Completion Date:** November 30, 2026, weather permitting.
- Payment shall be made upon satisfactory completion of the project, receipt and acceptance of the required compaction report, submission of all applicable lien waivers, and final inspection and acceptance by the Village.

4. INSURANCE, LIABILITY & UTILITIES

- The Contractor must provide proof of liability and worker's compensation insurance prior to starting work.
- The Contractor is not responsible for damage to underground private utilities (e.g., sprinkler systems, invisible dog fences) or landscaping that is in the designated path of heavy machinery. The designated path of heavy machinery shall be reviewed and agreed to in writing by the parties prior to start of work.
- The Owner agrees to hold the Contractor harmless against future claims of differential soil settlement.
- All work shall be conducted at prevailing wage as provided by Illinois statute.
- The Village hereby explicitly waives all performance bonds or other bonds.
- Contractor shall employ and comply with all Fair Employment Practices as required by the State of Illinois. The Contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors, and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any contractor fails or refuses to comply therewith.
- **INDEMNITY:** Contractor shall indemnify, defend and hold harmless the Village of Dwight, its officers, employees and agents, the Dwight Building and Zoning Department, and the Dwight Village Board, from and against any and all losses, costs and expenses, including, but not limited to, litigation costs, settlement costs and expenses and counsel fees and expenses, claims, suits, actions, damages, liability and expenses, arising out of or resulting in whole or in part from the performance of the services or the provision or installation of materials under the Contract, including, but not limited to, those in connection with loss of life, bodily injury, personal injury, damage to property, contamination or adverse effects on the environment, the Contractor's default under the Contract, failure to pay Subcontractors and suppliers, any infringement or violation of any proprietary right (including, but not limited to, patent, copyright, trademark, service mark and trade secret) and any other breach of the Contract, regardless of the inherent nature of the services or material supply and regardless of whether or not such loss, cost, claim, suit, action, damage, liability, or expense is caused in whole or in part by the negligent act or omission of the Village, its officers, employees and agents. Such obligation shall not be construed to negate, abridge or reduce other rights or obligations

of indemnity which would otherwise exist as to a Party or Person described in this paragraph including without limitation, the Village's statutory defenses and/or immunities. Claims against the Village of Dwight, its officers, employees and agents, the Dwight Building and Zoning Department, and the Dwight Village Board, by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this paragraph shall not be limited by the provisions under any Workers Compensation acts, disability benefit acts or other employee benefit acts. This obligation to indemnify, defend and hold harmless the Village of Dwight, its officers, employees and agents, the Dwight Building and Zoning Department, and the Dwight Village Board, shall survive the termination of this Contract.

DISCLAIMERS:

Rights of the Village.

The Village reserves the right to:

- Make the selection based on its sole discretion
- Reject any and all proposals
- Issue subsequent Requests for Proposals
- Postpone opening proposals, if necessary, for any reason
- Remedy errors in the Request for Proposal process
- Approve or disapprove the use of particular subcontractors
- Accept other than the lowest offer
- Waive informalities and irregularities in the proposals
- Enter into an agreement with another Proposer in the event the originally selected defaults or fails to execute an agreement.

No contract shall exist between the Village and any proposer unless and until a written agreement has been approved by the Village Board and executed by authorized representatives of both parties.

Questions regarding this RFP: Questions should be submitted by email to Cory Scoles, (cscoles@dwightillinois.com) RFP Stevenson Pool. Village may make clarifications, interpretations, corrections, and changes to the documents by issuing an addendum as provided herein. Purported clarifications, interpretations, corrections, and changes to the documents made in any other manner shall not be binding on Village, and vendors shall not rely upon them.

RFP Schedule

Release RFP Friday, July 31, 2026

Proposals Due Tuesday, August 18, 2026, 10:00 AM

Proposal Form

The undersigned proposes to furnish all labor, materials, equipment, supervision, permits, and incidentals necessary to complete the project in accordance with this Request for Proposals.

Company Name	
Address	
Contact Person	
Phone	
Email	
Lump Sum Proposal	
Estimated Start	
Estimated Completion	

Submission Checklist

- ☐ Proposal Form completed
- ☐ Lump Sum Price included
- ☐ Three References included
- ☐ Project Schedule included
- ☐ Certificate of Insurance included
- ☐ Contractor has reviewed and agrees to the RFP requirements

Authorized Signature	
Printed Name	
Title	
Date	