



**Greenfield Engineering & Planning**

10 South State Street  
Greenfield, IN 46140  
Phone: (317) 477-4320  
Fax: (317) 477-4321

July 22, 2025

Board of Public Works and Safety  
10 S. State Street  
Greenfield, IN 46140

Re: Demolition for 18 W. South Street  
Casey-Bertram Construction, Inc.

Dear Members,

On April 8, 2025, the Board gave Staff permission to solicit demolition contractors for the demolition of 18 W. South Street. Staff worked with the City Attorney for a custom demolition contract that mimicked previous demolition contracts used by the City. The Building Commissioner provided a list of six demolition contractors who had previously worked in the City and one was found to no longer be active in demolition so a solicitation for quotes was emailed to the remaining five on June 19, 2025. The five solicited firms were: Casey-Bertram Construction, Inc.; Dorsey Paving Inc.; Fisk Services; Leonard Excavating Inc.; and Petry Excavating Inc.

On June 30, 2025 1:00 pm City Hall, there was a meeting to answer questions and tour the facility for interested contractors. Two contractors attended the meeting and were the only contractors to provide sealed quotes to the City Engineer on July 8, 2025. The quotes were:

- \$242,175.00 Casey-Bertram
- \$269,980.00 Petry Excavating

Both quotes listed exceptions. Staff discussed the exceptions with the Street Commissioner and determined that the quote by Casey-Bertram is the best quote for the City (the primary difference is barricades). The exceptions for Casey-Bertram was added to the contract (item #21) and the Petry Excavating quote is included for reference.

The Common Council increased their budget for this project on July 9, 2025. The memorandum explaining the budget to Council to include for reference.

The contractor has a minimum of 2 weeks beyond a notice to proceed for IDEM to clear the

environmental report prepared by ASC. The contractor has 45-days to achieve project completions once demolition commences. Note that all work is expected to be completed by September 30, 2025. Special precautions shall be in place to prevent hazards to the public during Riley Festival.

**A recommended motion to execute a contract and issue a notice to proceed with Casey-Betram Construction, Inc. for the demolition of 18-20 W. South Street for \$242,175.00.**

A handwritten signature in blue ink that reads "Glen E. Morrow". The signature is stylized, with the first name "Glen" and last name "Morrow" clearly legible, and "E." in the middle.

Glen E. Morrow, PE  
City Engineer



*Department of Engineering and Planning*

**CONTRACT FOR DEMOLITION SERVICES  
18-20 West South Street, Greenfield, Indiana 46140**

July 22, 2025

**Casey-Bertram Construction, Inc.  
5780E. 25<sup>th</sup> Street  
Indianapolis, IN 46218**

**Casey-Bertram Construction, Inc. (Contractor) shall supply labor, equipment, and materials to provide demolition services at 18-20 West South Street, Greenfield, Indiana 46140, in the lump sum amount of \$242,175.00 as outlined below:**

**SCOPE OF WORK**

1. Contractor to provide W-9 and Indiana Legal Employment Declaration (attached)
2. Proof of Workmen's Compensation Insurance
3. Proof of Liability Insurance for at least \$250,000. Must specify that particular job with the City of Greenfield as the Certificate holder
4. Demolition will not commence until approval from IDEM for asbestos notification, if any.
5. Included in the cost of the project, disposal of materials identified in the May 29, 2025 report by ASC Group, Inc. report "Asbestos, Hazardous Building Material Survey, and Lead Report-Greenfield Fleming Building Demolition Buildings 20, 18, and 01 (Exterior)" shall comply with all applicable Federal, State, and Local requirements.
6. Demolition will not start until all permitting is obtained
7. Unless otherwise required, remove contents from interior of structure(s) and haul to proper landfill/salvage yard.
8. Raze building and accessory structure(s) and remove all debris from site to proper landfill. No illegal dumping of debris is permitted
9. Remove footings/foundation, concrete slabs, underground/under slab plumbing lines
10. All footings, foundations, slabs, and other building infrastructure shall be removed and backfilled and compacted to an elevation below grade. Backfill for the final 18-inches by others.
11. Remove all trash, rubbish, weeds, etc. on the property and haul to proper landfill/salvage yard/composter as applicable
12. Project demolition will begin within seven (7) days after IDEM approval, if any, and must be completed within forty-five (45) days after demolition commences
13. During demolition activities, Contractor may have full use of: western parking spots of City Hall parking lot immediately to the east of the project site; and sidewalk and parking spaces along W. South Street adjacent to building. Alleyways on the north and west sides of project site may be occupied provided traffic can still navigate when needed or acceptable detour routes are provided.
14. **At no time may restrictions for Fire Department operations- 17 W. South Street be infringed.** Operations must be discussed with Fire Chief prior to mobilization.

15. Contractor is responsible to see that all water, sewer, and electric utilities are abandoned to the satisfaction of the City of Greenfield Utilities. All other utilities must be abandoned/capped/removed according to the requirements of that specific utility
16. Contractor is liable for any damage to surrounding properties. Surrounding properties are to be restored/cleaned to the condition they were in when the project began
17. Note that this site is in an urban location with many pedestrians. Contractor is responsible to make reasonable efforts to barricade site from public accessing the site and should the public breach the barricade efforts, any injuries would be non-life threatening.
18. Contractor shall make every effort to complete work prior to September 30, 2025- prior to the Riley Festival. Regardless of project status, no work shall occur and site shall be free of significant hazards from October 1-October 5, 2025.
19. Failure to complete project within a 45-day period will result in a \$200/ calendar day liquidated damages that will be deducted from pay application.
20. There are no partial payments. Upon full completion of the project, Contractor may may make a payment application to the City and payment will follow standard payment approval and processes.
21. The following exclusions are noted:
  - a. Pre-demolition asbestos inspection – “Previously completed by others.”
  - b. Contaminated material or soil
  - c. Removal of soil/dirt/gravel
  - d. Asphalt
  - e. Import Material—Contractor will fill voids with onsite material since it is elevated.
  - f. Import Topsoil
  - g. Hand raking/seeding/strawing
  - h. Erosion Control or silt fencing
  - i. Right of Way (ROW) permits
  - j. Traffic Control
  - k. Barricades
  - l. Repairs to existing construction (walks, asphalt, etc.) due to demolition activities, equipment access or exportation of demolition debris
  - m. Removal or disposal of above ground or below ground storage tanks, tires, drums, fuel oil tanks, oils or liquids
  - n. Removal or disposal of any trash, debris, concrete, etc. from previous structures not visible from the surface-unforeseen condition
  - o. 2nd slabs under concrete if unknown-unforeseen condition
  - p. Underground or Overhead utility relocation or removal
  - q. Site clearing or grade work other than described above
  - r. Private Utility locates (other than Indiana Underground #811)
  - s. Public Utility disconnects/make safes— Contractor will assist with calls, emails and letters to utility companies
  - t. Private Utility disconnects/make safes
  - u. Prevailing or Common wage rates
  - v. Retainage

## ACCEPTANCE

The above scope, exclusions, and conditions are hereby accepted. You are authorized by the City of Greenfield to do the work as specified and **issued a Notice to Proceed of July 23, 2025.**

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Casey-Bertram Construction, Inc.**  
**5780E. 25<sup>th</sup> Street**  
**Indianapolis, IN 46218**  
**(317) 546-3366**

Applicable City Contacts:

Mayor Guy Titus  
Office: 317.477-4301

Fire Chief Jason Horning  
Office: 317.477.4431

Gregg Morelock, City Attorney  
Office: 317.325.1303

Tyler Rankins, Street Commissioner  
Office: 317.586-5260

Glen Morrow, City Engineer  
Office: 317.325.1329

Charles Gill, Water Utility Manager  
Office: 317.586.5260

Erikk Knapp, Building Commissioner  
Office: 317.325.1323  
Mobile: 317.538.3841

Scott Yost, Electric Utility Manager  
Office: 317.538.3855

Nicholas Dezelan, Wastewater Utility Manager  
Office (317) 477-4360

**IN WITNESS WHEREOF, the parties have set their hands on the date first written above.**

**CITY OF GREENFIELD, INDIANA  
BY GREENFIELD BOARD OF PUBLIC WORKS AND SAFETY**

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**Glenna Shelby**

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**Katherine Locke**

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**Brent Robertson**

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**Larry Breese**

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**Mayor Guy Titus**

**Attest:**

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**Lori Elmore, Clerk-Treasurer**

## PROPOSAL

ATTN: Glen Morrow  
TO: City of Greenfield

PROJECT: Fleming Building Demolition  
LOCATION: 18 West South Street  
Greenfield, IN  
DATE: 7/8/2025

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. **Building Demolition**

**\$269,980.00**

*Description of Services:*

Remove and properly dispose of Building located at 16 & 18 W South St., to include:  
Notification of and coordination with all necessary authorities and utility providers  
All utility disconnections  
Proper disposal of all hazardous materials per ASC Group report  
Necessary traffic control and temporary fence  
Complete removal of building, contents of building, floor slab, & foundations  
Grade lot to achieve positive drainage at the conclusion of the project

**Total Proposal Value: \$269,980.00**

Exclusions:

Import or export of dirt or stone fill materials  
Erosion control measures that may be required at the conclusion of the project  
Relocation of any utilities  
PEI will not be held responsible for damage to adjacent concrete or asphalt that may come as a result of normal demolition practices

The above price is valid for 30 days. Petry Excavating agrees that they will enter into a standard AIA

Petry Excavating · 1111 W Main St Ste H · Greenfield, IN 46140

# REFERENCE ONLY

subcontract with General Contractor, and that basic provisions such as insurance and W-9 shall be in place prior to start.

Contractor: Kyle Petry  
Petry Excavating

7/8/2025  
Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

ACCEPTED BY: \_\_\_\_\_



REFERENCE



**Greenfield Engineering & Planning**

10 South State Street  
Greenfield, IN 46140  
Phone: (317) 477-4320  
Fax: (317) 477-4321

July 9, 2025

Common Council  
10 S. State Street  
Greenfield, IN 46140

Re: Flemming Building (18-20 W. South Street)  
Demolition Project Update

Dear Council,

Your 2025 Budget includes \$200,000 for the demolition of the Flemming Building. Per the guidance of the Board of Public Works, we have completed a \$9,000 environmental assessment for asbestos, lead, etc. and also solicited quotes from contractors to perform the demolition.

On July 22, 2025, the Board of Public Works and Safety is expected to consider two quotes and award the demolition contract. The lowest quote is \$242,175.00 from Casey-Bertam (Indianapolis). The Street Department has an estimated high budget of \$50,000 for providing gravel backfill that they can compact and place an asphalt surface to provide for parking. As such, there is a need to overspend the \$200,000 budget and move monies from elsewhere in the Council Budget.

\$200k	Adopted Budget
-\$9k	Environmental Report
-\$245k	Demo Contract
-\$50k	Street Materials
\$104k	Anticipated budget adjustment

Note that this issue does not require a motion by the Common Council, but acknowledgement and support is helpful for the action by the Board of Public Works. It is anticipated that the demolition contractor will commence work in early August and be complete by Riley Days in October.

A handwritten signature in black ink, appearing to read "Glen E. Morrow".

Glen E. Morrow, PE  
City Engineer