CITY OF JOHNSTOWN, PENNSYLVANIA
RESOLUTION NO. 10813

MOVED BY COUNCILPERSON BARBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, PENNSYLVANIA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO SIGN A CONTRACT WITH LOCHER DEMOLITION AND EXCAVATING, LLC. IN THE AMOUNT OF $157,620.00 FOR CONTRACT CDBG 2026-2, CDBG STRUCUTRE DEMOLITION PROGRAM TO DEMOLISH FIFTEEN (15) STRUCTURES THROUGHOUT THE CITY OF JOHNSTOWN.

WHEREAS, the City Council of the City of Johnstown has previously submitted applications to the Department of Housing and Urban Development (HUD) for funding the Federal Fiscal Years 2023-2026 Community Development Block Grant (CDBG) Programs; and

WHEREAS, HUD has approved these activities in the approval of the aforementioned applications which were included in the Action Plans of the Consolidated Plan for the Federal Fiscal Years 2023-2026; and

WHEREAS, the Department of Community and Economic Development (DCED) of the City of Johnstown has carried out all project planning and clearance activities including the Environmental Review Record, engineering of the project, advertising and public bidding; and

WHEREAS, DCED carried out all procurement activities which resulted in the receipt of three bids from which were opened publicly on October 7th, 2026 at 8:00 AM; and

WHEREAS, the bids were reviewed by DCED staff, with Locher Demolition and Excavating LLC. being identified as the low bonafide bidder with a bid amount of $157,620.00

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Johnstown, that the City Manager is authorized and directed to sign Contract CDBG 2026-2 with Locher Demolition and Excavating LLC, for the completion of demolishing fifteen structures throughout the City of Johnstown in the amount of $157,620.00 per bid on October 7th, 2026.

RESOLUTION SECONDED BY COUNCILPERSON: CLARK

Roll Call:

Arnone			King			Brandon-Taylor			Spinelli			Hamacek			Clark			Barber		
Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A
✓			✓			✓			✓			✓			✓			✓		

ADOPTED: October 14, 2026

ATTEST: I do hereby certify the foregoing is a true and correct copy of resolution **No 10813**, as the same by the City Council of the City of Johnstown, Pennsylvania.

Sylvia King Mayor, and or Dep Mayor Charles Arnone

Arturo Martynuska, City Manager, and or Jennifer Burkhart, City Clerk

AGREEMENT FOR
DEMOLITION AND SITE CLEARANCE 2026-2

THIS AGREEMENT, is made this _____ day of _____, 2026, by and between the City of Johnstown, Cambria County, a Municipal Corporation, having its principal place of business at City Hall, 401 Main Street, Johnstown, Pennsylvania, 15901 and hereinafter referred to as the "City",

A

N

D

_____,

(Locher Demolition & Excavating, LLC) A Limited Liability Company and conducting business under

the laws of the Commonwealth of Pennsylvania and having its principal place of

business at 565 Duwell St Johnstown PA 15906; or

( ) A Partnership consisting of _____(Names of Individual)_____, and having its principal (Partners) business operation located at _____; or

( ) An Individual/Sole Proprietorship doing business within the Commonwealth of Pennsylvania under the trade name of

_____, and having his principal place of business at _____;

Hereinafter referred to as the "Contractor".

WITNESSETH:

WHEREAS, the City, pursuant to an Order of the City of Johnstown Code Enforcement Inspectors has declared certain structures within the City of Johnstown to be public nuisances and, accordingly, has directed the abatement of same: and

WHEREAS, the City, under the directive of the City of Johnstown Department of Community and Economic Development, and to protect the general health, safety and welfare, desires to take the steps necessary to secure and removal and demolition of those structures and to clear the site upon which they are situated; and

WHEREAS, the City has solicited and invited bids for such demolition and site clearance, subject to the terms, conditions and provisions of various contract documents for demolition and site clearance, such documents including, but not limited to:

a) Instructions to Bidders;

b) General Specifications and Special Conditions for Demolition and Site Clearance;

c) Demolition and Site Clearance Plans;

d) A Schedule of Properties to be Demolished and Cleared:

e) General Conditions for Demolition and Site Clearance;

f) Technical Specifications for Demolition and Site Clearance;

g) A Notice labeled "Attention Bidders";

h) Requirements of the Successful Bidding Contractor;

i) A Bid Form for Demolition and Site Clearance;

j) A Non-Collusion Affidavit for the Prime Bidder;

k) A Bid Bond or Other Guarantee of Bid;

l) A Statement of Bidder's Qualifications;

m) Federal Labor Standards Provisions;

n) A Statement of Davis-Bacon Prevailing Wage Rates: and

o) An Asbestos Removal/Abatement Contract or Check List and Asbestos Regulations.

Copies of each of the above referenced documents being attached hereto, made a part of hereof, marked Exhibit "A" and collectively referred to herein as the 'Contract Documents";

WHEREAS, under and subject to the conditions, provisions and terms of the aforesaid Contract Documents, the Contractor has submitted a bid for demolition of structures and site clearance for those properties set forth hereinafter, such bid being accepted by the City of Johnstown.

WHEREAS, the City and Contractor desire to enter into this Agreement for Demolition and Site Clearance in order to formally adopt, incorporate and affirm those understandings set forth in the aforesaid Contract Documents and to further define the responsibilities of the parties hereto.

NOW, THEREFORE, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN, AND WITH THE INTENTION TO BE LEGALLY BOUND HEREBY, THE PARTIES HERETO DO HEREBY AGREE AS FOLLOWS:

I. **THE WORK**:

A. The work shall consist of complete structural demolition and site clearance on those properties set forth hereafter, such demolition and site clearance to be in accordance with the Contract Documents and the terms and conditions set forth hereafter.

B. The sites upon which such work shall occur are located in the City of Johnstown, Cambria County, Pennsylvania, and as shown on the attached EXHIBIT "B" – List of Properties to be Demolished

C. The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation and security services, and perform and complete all work required for such demolition and site clearance in an efficient and workmanlike manner and in strict compliance with the Contract Documents incorporated herein.

II. **THE CONTRACT PRICE AND PAYMENT**:

A. In consideration for the demolition and site clearance set forth above, the City hereby agrees to pay the Contractor, upon completion of performance of the contract, subject to the conditions and deductions contained in the Contract Documents, the total sum of $ **157,620.00** .

B. In addition to the aforesaid sum, the Contractor shall receive all salvaged

materials from the demolition and site clearance referenced above, same to become the property of the Contractor as additional compensation hereunder.

C. Upon completion of the work, the Contractor shall submit a Notice to the City certifying the completion of the Contractor's obligations under the Contract Documents and this Agreement. The City, upon receipt of such certification shall inspect the site and, if the City is satisfied that the Contractor has complied with the Demolition and Site Clearance in conformance with the Contract Documents and this Agreement, shall cause payment to be made to the Contractor as soon thereafter as is practicably possible.

III. **NOTICE TO PROCEED/CONTRACT COMPLETION TIME**:

A. Pursuant to the Special Conditions for Demolition and Site Clearance/Schedule of Buildings, Section 04 of the Contract Documents, the Contractor is hereby given "Notice to Proceed" on the demolition and site clearance on the property set forth above such Notice being _____, 2026.

B. The work on the above site shall be fully completed within one hundred eighty (180) consecutive calendar days from the effective date of the aforesaid Notice to Proceed.

IV. **ADDITIONAL DOCUMENTS/PERMITS REQUIRED**:

A. In addition to those documents set forth above, and as may otherwise be required by the Contract Documents, the Contractor shall produce to the

City, no later than ten (10) days prior to performing work on the above referenced site, the following documents:

1. The performance/payment bonds referenced in the Contract Documents;
2. Certification that the waste disposal facility dump site, which the Contractor will use for the disposal of waste from the site is approved by the Pennsylvania Department of Environmental Resources for such purposes;
3. An appropriate Demolition Permit;
4. Certification of Worker's Compensation Insurance Coverage as set forth in the Contract Documents for all employees of the Contractor and any subcontractor retained by or working in conjunction with the Contractor to perform demolition and site clearance work on the site; and
5. Certification of liability insurance as set forth in the Contract Documents providing personal injury and property loss coverage in those limits set forth therein.

V. GENERAL PROVISIONS

A. This Agreement shall be construed in accordance with the laws of the Commonwealth of Pennsylvania and any disputes arising thereunder shall be resolved through the Court of Common Pleas of Cambria County, Pennsylvania.

B. The terms of this Agreement are severable. In the event a Court of

competent jurisdiction determines that any term, provision or clause contained herein is void or invalid, then the remaining provisions, terms and clauses of this Agreement shall continue in full force and effect.

C. By entry into this Agreement, the parties hereto do hereby affirm, incorporate in and agree to all terms, conditions and provisions contained in the Contract Documents and this Agreement for Demolition and Site Clearance as if same were set forth at length herein and separately executed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set forth their hands and seals the date and year first above written.

WITNESS:

_____
Secretary

CONTRACTOR:

By: _____
Locher Demolition & Excavating, LLC

Title:_____

ATTEST:

_____

THE CITY OF JOHNSTOWN:

By:
_____
City Manager

EXHIBIT "B"

LIST OF PROPERTIES TO BE DEMOLISHED

Property Address	Description of Property	Bid Price
381 Corrine Avenue Johnstown PA 15906	2 story, wood framed, residential structure. To include all structures on the lot.	$9,600.00
Rear 308 Oak Street Johnstown PA 15902	2 story, wood framed, residential structure. To include all structures on the lot.	$7,900.00
1146 Reeder Avenue Johnstown PA 15906	2 story, sided, wood framed residential structure. To include all structures on the lot.	$10,200.00
108 Rodgers Avenue Johnstown PA 15902	1 Story, stone/masonry, wood framed, residential structure. To include all structures on the lot.	$7,500.00
918 Steel Street Johnstown PA 15901	2 story, wood-framed, residential structure. To Include all structures on the lot.	$7,400.00
221 Figg Avenue Johnstown PA 15901	2 story, stone, wood framed, residential structure. To include all structures on the lot.	$10,200.00
1001 Jacoby Street Johnstown PA 15902	2 story, sided, wood-framed, residential structure. To include all structures on the lot.	$12,900.00
841 Ash Street Johnstown PA 15902	2 story, brick, wood-framed, residential structure. To include all structures on the lot.	$13,000.00
193 Ebensburg Road Johnstown PA 15902	2 story, partially sided, wood-framed, residential structure. To include all structures on the lot.	$12,940.00
402 Fulton Street Johnstown PA 15902	2 story, partially vinyl-sided, wood-framed, residential structure. To Include all structures on the lot.	$7,550.00
309 Glenn Street Johnstown PA 15906	2 story, wood-framed, residential structure. To Include all structures on the lot.	$12,800.00
231 New Street Johnstown PA 15901	2 story, wood-framed, residential structure. To Include all structures on the lot.	$9,800.00

EXHIBIT "B"

LIST OF PROPERTIES TO BE DEMOLISHED

(Continued)

46-48 Clover Street Johnstown PA 15902	2 story, duplex style, wood-framed, residential structure. To Include all structures on the lot.	$13,075.00
373 Daniel Street Johnstown PA 15906	2 Story, brick, wood framed, residential structure. To include all structures on the lot.	$9,500.00
~~138 Garfield Street~~ ~~Johnstown PA 15906~~	~~2 story, wood-framed, residential structure. To Include all structures on the lot.~~	~~**$10,000.00**~~ ***REMOVED***
1238 Virginia Avenue Johnstown PA 15906	2 story, wood-framed, residential structure. To Include all structures on the lot.	$13,255.00

TOTAL:157,620.00

NOTICE TO PROCEED

TO: **Locher Demolition & Excavating, LLC**
565 Duwell Street
Johnstown PA 15906

DATE:

PROJECT: The demolition and site clearance of ___Fifteen___ (15) residential buildings on various sites scattered throughout the City of Johnstown, Cambria County, PA. This work is being funded under the City's **2026-2 CDBG Demolition Project.**

You are hereby notified to commence WORK in accordance with the Contract Agreement dated _____, 2026, within fifteen (15) days of this notification and the receipt of the proper documentation of bonding and insurance coverage. Your firm is to complete the WORK within one hundred eight (180) consecutive calendar days thereafter.

The date of completion of all WORK is therefore _____, 2026.

CITY OF JOHNSTOWN, PA

By _____
City Manager

ACCEPTANCE OF NOTICE

Receipt of the above **NOTICE TO PROCEED** is hereby acknowledged by

Locher Demolition & Excavating, LLC this _____ day of _____, 2026.

By _____

Title _____

Employer Identification Number: 81-2913104