

S T A T E O F M I C H I G A N

BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

BOARD OF COMMISSIONERS – ROCK-TENN SITE DEMOLITION

WHEREAS, on July 9, 2020, the Board of Commissioners (Board) authorized the County Administrator to prepare a Request for Proposal (RFP) package for the demolition of the remaining buildings inclusive of a bid alternative to add the removal of the foundations; and

WHEREAS, on September 30, 2020, the Allegan County Brownfield Redevelopment Authority met and by motion recommended the County develop a Brownfield Plan which has now been developed and approved; and

WHEREAS, on October 22, 2020, the Board authorized the use of Local Revenue Sharing Fund (Fund 2470) fund balance to pay for the upfront costs of the development of the Brownfield Plan and the RFP for demolition; and

WHEREAS, expenses that are planned to be recovered through Brownfield Tax Increment Financing should be charged to a Brownfield Redevelopment Authority Fund; and

WHEREAS, consistent with the County's Purchasing Policy, an RFP was developed with the assistance of a professional demolition consultant and released to solicit competitive bids for the necessary Rock Tenn Site Abatement and Demolition Services; and

WHEREAS, based on the bids received, it is estimated that the total Rock Tenn Site Abatement and Demolition project will cost up to \$1,500,00 including a reasonable contingency amount of \$100,000; and

WHEREAS, funding for the RockTenn Site Abatement and Demolition project is available through the County's pooled cash accounts; and

WHEREAS, taxes captured through the Brownfield Plan will replenish the pooled cash accounts.

THEREFORE BE IT RESOLVED that the Board approves the creation of the Brownfield Redevelopment Authority Fund (#2430); and

BE IT FURTHER RESOLVED that the Board appropriates funding of up to \$1,500,000 from the Brownfield Redevelopment Authority Fund to fund the project; and

BE IT FURTHER RESOLVED that the Board hereby awards the Rock Tenn Site Abatement and Demolition Services bid (#1543-21A) to Demolition Contractors Inc. DBA Pitsch Companies of 675 Richmond NW Grand Rapids, Michigan, 49504, to include Alternate A for the full demolition and removal of all substructures,

basement and floor slabs for a total project cost not to exceed \$1,500,000; and

BE IT FINALLY RESOLVED that the County Administrator is authorized to negotiate the contract and execute the necessary documents on behalf of the County and that the Executive Director of Finance is authorized to make the necessary budget adjustments to complete this action.

DRAFT



ALLEGAN COUNTY
REQUEST FOR ACTION FORM

Completed RFA form must be attached to a work order request through the Track-It System. If you have any questions regarding this process, please contact Administration @ ext. 2633.

RFA#: 202878
Date: 6/29/21

Request Type Purchases - Capital Budget Select a Request Type to reveal and complete required form.
Department Requesting Board of Commissioners
Submitted By Valdis Kalnins on behalf of Dan Wedge
Contact Information dwedge@allegancounty.org

Item(s):

Demolition of structures at Rock-Tenn Site in Otsego to include Alternate A - demolition and removal of all substructures, basements and floor slabs.

Total Bid Price \$1,392,500.00

Budgeted? Yes No

No. Bids Sent _____

No. Bids Received _____

Prebid or Qualifications:

None

Recommendation of Award:

Pitsch Co.

Equipment / Service / Supplies:

Demolition of structures at Rock-Tenn Site in Otsego to include Alternate A - demolition and removal of all substructures, basements and floor slabs.

Where it was advertised RFP posted to www.allegancounty.org and invitations to bid sent to 9 known vendors

REMINDER - Include Tabulation Sheet

BID PRESENTATION FOR PROJECT #:

Project Name:
Service Area:
Bid Amount:

1543-21A
Rock-Tenn Demolition
Board of Commissioners
\$1,392,500.00

Date: 6/29/2021

of Firms Invited to Bid: 9
in West Michigan: 3
in Allegan County: 0
of Bids Received: 6

Evaluation Team:
Award Recommendation:
Award Criteria:
References supplied and checked?
[Debarred party?](#)

Dan Wedge, Valdis Kalnins, Mannik Smith Group (Demolition Consultant)
Insert Cell Reference
Lowest bidder with satisfactory proposal and demonstrated experience
Yes
No

VENDOR TABLE	Vendor 1	Vendor 2	Vendor 3	Vendor 4	Vendor 5	Vendor 6
Company Name	Pitsch Co	Melching Inc.	Dore & Associates	Homrich	Adamo Demolition Co.	Green Demolition Contractors, Inc.
Company Address1	675 Richmond	3662 Airline Rd.	900 Harry Truman Parkway	200 Matlin Rd.	320 East Seven Mile Rd.	4840 S. St. Louis Avenue Ste 100
City, State, Zip	Grand Rapids, Michigan 49504	Muskegon, Michigan 49444	Bay City, Michigan 48706	Carleton, Michigan 48117	Detroit, Michigan 48203	Chicago, Illinois 60632
Main Contact Name	Lewis Pitsch	Brandon Murphy	Jason Dore	Scott Homrich	Rick Cuppetilli	Michael Brough
Main Contact Title	Vice President	Vice President	President	Chief Executive Officer	Executive Vice President	President
Main Contact Email	lewis@pitschco.com	brandonmurphy@melchingdemo.com	est@doreassoc.com	scotth@homrich.com	rick.c@amdagogrop.com	Mike@greendemolitioninc.com
Main Contact Tel#	616-363-4894	616-837-1214	989-684-8411	734-654-9800	313-892-7330	312-409-4771

COST TABLE - Base Bid

1 - Site Preparation, Submittals, and Site Service	\$	2,500.00	\$	150,000.00	\$	25,000.00	\$	10,000.00	\$	57,448.00	\$	10,000.00
2 - Mobilization/Demobilization	\$	5,000.00	\$	60,000.00	\$	75,000.00	\$	24,000.00	\$	36,145.00	\$	10,000.00
3 - Disconnect, Cap, and/or Plugging of all Utilities and/or Verify that all Utilities Have Been Disconnected	\$	5,000.00	\$	10,000.00	\$	7,500.00	\$	5,000.00	\$	60,241.00	\$	7,000.00
4 - Management of Approximately 100,000 Gallons of Water from the Site Water Treatment Tanks and Other Holding Tanks/Pits	\$	35,000.00	\$	30,000.00	\$	20,000.00	\$	30,000.00	\$	84,337.00	\$	7,000.00
5 - Demolition, Transportation, and Disposal of Former Water Purification Plant Z-2, Z-3, Z-4, and Z-5 and aboveground storage tank (AST)	\$	14,000.00	\$	90,000.00	\$	55,000.00	\$	60,000.00	\$	27,800.00	\$	22,000.00
6 - Buildings A, R, V, and X Abatement, Transportation, and Disposal of Approximately 42,800 Square Feet and 100 Linear Feet of Asbestos-Containing Building Materials	\$	50,000.00	\$	150,000.00	\$	7,500.00	\$	5,000.00	\$	18,072.00	\$	208,000.00
7 - Buildings A, F, G, H, I and Y Abatement, Transportation, and Disposal of Approximately 120 Windows and 20 Fire Doors	\$	35,000.00	\$	26,000.00	\$	19,000.00	\$	10,000.00	\$	36,145.00	\$	46,800.00
8 - Removal, Transportation, and Disposal of Universal and Other Regulated Wastes from Buildings	\$	25,000.00	\$	10,000.00	\$	28,000.00	\$	17,000.00	\$	131,326.00	\$	11,800.00
9 - Demolition, Transportation and Disposal of Condemned Buildings C, E-1, E-2, E-3, J, L, P, Q, S and U to Grade	\$	200,000.00	\$	300,000.00	\$	655,600.00	\$	538,000.00	\$	847,629.00	\$	918,000.00
10 - Demolition, Transportation and Disposal of Condemned Buildings K, M, and N to Grade	\$	126,000.00	\$	260,000.00	\$	420,800.00	\$	538,000.00	\$	592,081.00	\$	630,000.00
11 - Demolition, Transportation and Disposal of Buildings A, B-1/ B-2, D, E-4, F, G, H, I, R, T, V, W, X, and Y to Grade	\$	100,000.00	\$	260,000.00	\$	338,600.00	\$	538,000.00	\$	283,839.00	\$	530,000.00
12 - Backfill, Floor Slab, and Substructure Cleaning	\$	275,000.00	\$	100,000.00	\$	75,000.00	\$	43,000.00	\$	114,262.00	\$	78,000.00
13 - Site Restoration	\$	20,000.00	\$	40,000.00	\$	50,000.00	\$	35,000.00	\$	53,218.00	\$	7,000.00
Total Base Bid Amount	\$	892,500.00	\$	1,486,000.00	\$	1,777,000.00	\$	1,853,000.00	\$	2,342,543.00	\$	2,485,600.00

Alternate A - Demolition / Removal of All substructures/Basements and Floor Slabs

14 - Demolition, Transportation and Disposal and/or Recycling of All Building Substructures and Basements as Shown on Figure 3B	\$	100,000.00	\$	500,000.00	\$	300,000.00	\$	967,000.00	\$	420,114.00	\$	308,000.00
15 - Removal, Transportation and Disposal and/or Recycling of All Remaining Slabs and Footers from Buildings Demolished to Grade	\$	300,000.00	\$	200,000.00	\$	296,500.00	\$	280,000.00	\$	210,057.00	\$	354,000.00
16 - Backfill of Substructure/Basement and Slab Areas	\$	100,000.00	\$	100,000.00	\$	329,700.00	\$	521,000.00	\$	653,412.00	\$	828,000.00
Total Alternate A Bid	\$	1,392,500.00	\$	2,286,000.00	\$	2,703,200.00	\$	3,621,000.00	\$	3,626,126.00	\$	3,975,600.00

Alternate B - Demolition of All Substructures/Basements to Four (4) Feet Below Grade and Removal fo Floor Slabs

17 - Demolition, Transportation and Disposal and/or Recycling of All Building Substructures and Basements as Shown on Figure 3B to Four (4) Feet Below Grade	\$	50,000.00	\$	200,000.00	\$	225,000.00	\$	1,084,000.00	\$	120,581.00	\$	218,000.00
18 - Removal, Transportation and Disposal and/or Recycling of All Remaining Slabs and Footers from Buildings Demolished to Grade and Other Asphalt	\$	400,000.00	\$	200,000.00	\$	353,600.00	\$	370,000.00	\$	280,076.00	\$	378,000.00
19 Backfill of Substructure/Basement and Slab Areas and Other Asphalt Drive and Parking Areas	\$	100,000.00	\$	100,000.00	\$	329,700.00	\$	563,000.00	\$	653,412.00	\$	828,000.00
Total Alternate B Bid	\$	1,442,500.00	\$	1,986,000.00	\$	2,685,300.00	\$	3,870,000.00	\$	3,396,612.00	\$	3,909,600.00