

EXECUTIVE COMMITTEE FINDINGS  
AFTER REVIEW OF CONTRACTOR BIDS  
FOR THE WESTINGHOUSE BROWNFIELD  
DEMOLITION/ENVIRONMENTAL CLEAN-UP

Sources of Funding

(a) Ohio Department of Development (ODD) Brownfield Remediation Grantors	3 million
(b) County American Rescue Plan Funds (ARP)	1/2 million
(c) Mansfield City American Rescue Plan Funds (ARP)	1/2 million
Total available funds:	4 million

ODD Guidelines

ODD grant funding requires compliance with ODD guidelines. ARP funding has additional compliance guidelines. These were incorporated into the Instructions to Bidder and Notice to Contractors.

The Land Bank as a county land reutilization corporation and Ohio non-profit corporation is the lead entity for the contract leading to the desired demolition and environmental clean-up. As a result of its issuance of Notice/Instructions to Bidders, eleven (11) bids were received. Because the available project funding is limited to 4 million, only the four (4) lowest bids each under 4 million were reviewed. Provided below are the findings of the Executive Committee. Finally, as a reminder when considering each bid, remember the standard by which the bids are to be considered, to-wit: the contract is to be awarded to the lowest responsive and responsible bidder. The factors that the Land Bank shall consider in determining whether a bidder on the contract is responsible include the experience of the bidder, the bidder's financial condition, conduct and performance on previous contracts, facilities, management skills, and ability to execute the contract properly.

I.

Dore & Associates, Bay City, Michigan; bid \$2,786,200.00.

(1) Did not provide a bid bond as required:

- (a) Bid bond submitted \$2,300,000.00.
- (b) Bid bond required \$2,786,200.00.

(2) The Coffman building abatement of \$235,000.00 was significantly lower than all other three bids, to-wit: Priestly \$1,000,016.00; Green \$728,000.00; R&D \$1,150,000.00.

An inquiry was made to explain the difference. Dore did respond stating its bid for plaster remediation was based on its own inspection rather than the bid specification provided all contractors. Consequently, its bid was based on only 24,700 square feet of plaster as opposed to the bid specification of 130,000

square feet thereby leaving 105,300 square feet not considered. Using Dore's square feet estimate of \$9.54 [ $\$235,600 \div 24,700 = 9.54$ ] an additional \$1,004,562.00 could become a change order. If added to its original quote the revised bid could be \$3,790,762.00.

This collation would also affect the amount of the bid and performance bonds.

- (3) Numerous OSHA violations were noted.

## II.

Priestly, King, Ontario, Canada; bid \$3,497,600.00.

- (1) Did not provide proof of insurance or Ohio Workers' Compensation.
- (2) Concrete removal of 4<sup>th</sup> and 5<sup>th</sup> Avenue in the amount of \$1,749,617.00 was made conditionally based on an estimate of 4,500 triaxle dump truck loads. The bid specifications did not provide for conditional bids.
- (3) Good references.

## III.

Green Demolition, Chicago, Illinois; bid \$3,869,000.00.

- (1) Supplied references were checked. Regarding management skills criticisms of reliance on numerous change orders and the necessity to have project oversight were made.
- (2) With a 4 million dollar budget limitation little allowance is available for change orders.
- (3) The bid is \$126,000 less than the local R&D Excavating bid.
- (4) No known work done in Ohio. The abatement subcontractor also is not known to have worked in Ohio.
- (5) All references are from out of state.

## IV.

R & D Excavating, Crestline, Ohio; bid \$3,995,000.00.

- (1) The only local (Ohio) contractor under consideration.
- (2) The only contractor under consideration with which the Land Bank has had experience.
- (3) There is a good and trusted working relationship between the Land Bank and R & D.
- (4) It provided all required documentation.
- (5) Rarely requests change orders from bids.