

Procurement Summary

1. A Request for Qualifications (RFQ) for demolition and deconstruction services was issued Oct 2024. 16 firms were responsive.
2. Shortlisting and invitation to receive an RFP was issued on Dec 20th to the following firms:
 - a. Northstar
 - b. Renascent, Inc
 - c. LM Sesser Wrecking and Excavating
 - d. Independence Excavating, Inc
 - e. Brandenburg Industrial Service Company
 - f. Reclaim Company, LLC
3. A Request for Proposals (RFP) was issued Jan 14, 2025 to the 6 shortlisted firms
4. A site tour was scheduled for Jan 23rd but was snowed out! Rescheduled for Feb 4th.
5. A second full day was designated for demo companies and subs to tour the hospital Feb 11th.
6. RFP opening Feb 27th with 5 firms responding”:
 - a. Sessler \$14,410,797
 - b. Northstar \$13,498,800
 - c. Independence \$10,665,500
 - d. Renascent \$12,419,000
 - e. Brandenburg \$19,850,000
7. Shortlisting to four firms March 20th

Sessler	\$14,410,797
Northstar	\$13,498,800
Independence	\$10,665,500
Renascent	\$12,419,000
8. Presentations and ranking April 3rd, 2025

Some reasons that the cost estimates are different:

- Different approach to a project unknown – whether there is asbestos in the vapor barrier and whether there is black mastic on the basement foundation wall
 - The lowest cost estimate did not include any remediation for these unknowns in their estimate. They provided an hourly rate that would be billed as a change order and *would increase the project cost.*

- The higher cost estimates included some level of budget for these unknowns. Sessler offered a deductive change order to the City in the range of \$300,000 - \$3million if remediation was not needed. *This would decrease the overall project cost.*
- Cost of road repair – not included in all estimates
- Concrete crushing vs. hauling concrete offsite

Total Anticipated Project Cost

In addition to the cost of the demolition contractor, the City will need an owner's representative on site for all construction activities. A project contingency will also need to be included in the overall budget.