



MEMORANDUM

To: Ellen Buchanan, Director, Missoula Redevelopment Agency (MRA) and Eran Pehan, Director, Community Development Planning and Innovation (CPDI)

From: Tyler Walls, Brownfields Program Specialist, CPDI and Annie Gorski, Deputy Director, MRA

Date: January 11, 2023

Subject: Sleepy Inn Hazardous Materials Abatement, Building Materials Deconstruction, Building Removal, Bid Results and Award Recommendation

Bid Process Summary

The Sleepy Inn project Invitation for Bid was published on December 11, 2022 and advertised in the Missoulian on December 11, 18, and 28. Bids for the Sleepy Inn project were due electronically via the QuestCDN bidding site on January 6, 2023, at 10 am, and then opened online through the QuestCDN site. At the time of bid opening, five electronic bids were received: All five bids were reviewed and considered responsive by the City and the MRA at that time. The MRA then conducted an additional and more thorough review of the electronic bids to confirm the responsiveness of the bidders.

We reviewed the submitted bids for completeness and accuracy including the line item prices, total bid price, similar prior work experience, and contractor licenses and certifications. To comply with the MRA's Deconstruction Policy bidders were also required to include pricing for deconstruction of the building to be considered responsive.

After our thorough review Three Rivers Landworks (Three Rivers) was determined the apparent lowest responsive bidder with a bid amount of \$283,665.65. Three Rivers is a Montana based general contractor and is partnering with Abatement Contractors of Montana (ACM) and Heritage Timber to complete abatement and deconstruction. Heritage Timber estimates that

approximately 60 percent of the building materials can be salvaged and diverted from the landfill.

List of Responsive Bidders and Recommendation to Award

The five responsive bids ranged from \$283,665.65 to \$341,400.00 and were received from the following firms:

Three Rivers Landworks (lowest, responsive bidder)

L&L Site Services

J&J Excavation

Olympus Technical Services

Jackson Contractor Group

We are recommending award to Three Rivers Landworks for the bid cost of \$283,665.65. Please find included copies of the submitted bid forms and bid bonds for Three Rivers Landworks.

Schedule and Next Steps

If the City Council and the MRA Board authorize the contract and bid amount with Three Rivers Landworks the City and the MRA will enter into a joint contract with Three Rivers. The City's Brownfields Program in CPDI expects to fund the abatement portion of the contract as well as 50 percent of the mobilization and miscellaneous tasks, while the MRA expects to fund the deconstruction and building removal portions of the contract, as well as the balance of mobilization, traffic control, and miscellaneous tasks. Assuming City Council and the MRA Board approval, we expect to issue notice of award by end of January. The contractor will have 60 days to complete the work, with the option of up to an additional 45 days with the MRA's approval, if additional materials can be salvaged.