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17 February 2025

Point Blue No. C5141

Ms. Katie Montoya  
Berrien County Land Bank Authority  
701 Main Street  
St. Joseph, Michigan 49085

**Subject:** Bid Review and Recommendation: Buchanan Demolition Project – Feed Mill and Tire Shop, 708 South Red Bud Trail and 111 Railroad Street, Buchanan, Michigan

Dear Ms. Montoya:

Twelve potential bidding companies for the above referenced project attended the mandatory pre-bid meeting at the project site on Monday, 27 January 2025. Bids were submitted by seven firms to the Berrien County Land Bank Authority by the deadline on Wednesday, 12 February 2025. Those firms which submitted bids include Gentry Demolition LLC, Green Demolition Contractors, Inc., Indiana Earth, Inc., J&M Site Worx, Melching, Inc. (Melching), Pitsch Companies (Pitsch), and Ritschard Bros. Inc.

Point Blue, LLC (Point Blue) has evaluated the submitted bid packages for completeness and accuracy. As such, we offer the following comments:

- The lowest bid was submitted by Melching in the amount of \$193,700.
- A formal acknowledgement of Addendum No. 1, a requirement of the bidding process, was provided by Melching.
- The required 5% bid bond was provided by Melching.
- The references provided by Melching and Pitsch were evaluated.

It is Point Blue's recommendation that the contract for the Buchanan Demolition Project – Feed Mill and Tire Shop be awarded to Melching. The lowest offered bid, the completeness of the submitted bid package, and overwhelmingly positive feedback from the references given provide a good basis for this recommendation. Three of three references indicated that

Melching is very competent, has good communication skills, and delivered projects on time and within budget. Melching's notable prior experience with large scale demolition projects (260 demolition projects in five years, including 180 projects which included asbestos abatement) indicate that Melching will be capable of completing this project within the required cost, time, and quality constraints. If the Berrien County Land Bank Authority and the City of Buchanan agree with this recommendation, Point Blue will coordinate the project award with the Berrien County Land Bank Authority.

It is noted that Pitsch submitted a bid with an incorrect bid total. The actual bid total is \$5,000 more than the indicated bid total of \$189,500 (or \$194,500), making Pitsch the second lowest bid. According to the Instructions to Bidders (Section 00120) of the project specifications, *"In case of unit price proposals, the bidder shall fill in the unit price bid for each item and in addition thereto, make an extension based on the estimated quantities. In case of incorrect totaling of amounts or where the unit bid price and the extension do not agree, the unit bid price shall in all cases govern in arriving at the correct extension and/or total for the purpose of comparing bids."*

Should you have any questions or require additional information, please do not hesitate to contact our office at (269) 934-3737.

Sincerely,

**Point Blue, LLC**

A handwritten signature in blue ink that reads 'Shea H. Muller'.

Shea H. Muller, PE

Remediation Team Leader

Attachment: Bid Tabulation

c: Richard Murphy, City of Buchanan

