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20 May 2024

Mr. Richard Murphy, Community Development Director  
City of Buchanan  
302 N. Redbud Trail  
Buchanan, Michigan 49107

**Proposal:** Project No. C5141 - Specifications and Construction Management for Demolition of Former Baroda Tire Center Too and Former Buchanan Feed Mill 708 S. Redbud Trail and 111 Railroad Street, Buchanan, Michigan

Dear Mr. Murphy:

At your request, Point Blue, LLC (Point Blue) has prepared this technical and cost proposal for the performance of professional services pertaining to the planned demolition of the former Baroda Tire Center Too and the former Buchanan Feed Mill structures located at 708 S. Redbud Trail and 111 Railroad Street in Buchanan, Michigan. This proposal replaces the one previously submitted dated 12 January 2023. As you know, approximately half of the 12 January 2023 proposal cost has been expended by Point Blue by developing project specifications and completing the bidding process. The third and fourth task costs of the January 2023 proposal were not expended as the project was delayed while a potential funding mechanism was secured. This new proposal contains project administration and management costs, the cost to revise the bid specifications, and the same Task 3 and Task 4 costs from the January 2023 proposal.

It is our understanding that the City of Buchanan (City) is seeking to initiate site preparation activities in the interest of future redevelopment of the site.

### *Purpose*

It is the understanding of Point Blue that the overall goal of the project is to prepare the parcels for future redevelopment by removing known regulated materials and universal wastes, demolishing existing structures, filling, grading, and preparing the site to a more usable condition.

### ***Task 1 – Project Coordination and Management***

Point Blue will interact with City representatives to discuss and identify any potential obstacles which could encumber the advancement of the project and to systematically formulate effective strategies and schedules to assist in efficiently and expeditiously completing the project. As a result of these discussions, Point Blue will work closely with City representatives to fully define the project in order to eliminate any misconceptions or uncertainty with respect to project goals and objectives, identify any informational data gaps, and identify overall project scheduling.

### ***Task 2 – Revision of Project Specifications Preparation for Demolition and Site Restoration Activities***

Point Blue will revise bid specifications previously prepared which will include all necessary technical specifications. The specifications, including schedules, will be prepared by utilizing (in part) the information obtained as a result of Task 1 and from any other information derived therefrom. In particular, alternate bid items will be added to maximize flexibility to meet the available budget.

Task 2 activities will also include bid advertising, conducting an on-site Pre Bid Meeting, responding to bidder questions, preparation of up to two bid addenda, bid evaluation, and bidder recommendation with a recommendation letter.

A Pre-Demolition Asbestos Survey, Heavy Metals in Paint Assessment, and Universal Waste Inventory was conducted under separate cover for the former Buchanan Feed Mill. Relevant information from the work will be provided within the bid documents.

The technical specifications will include all relevant information and will be prepared in accordance with Construction Specification Institute (CSI) format including Division 1 (General Requirements) and Division 2 (Site Work), and other appropriate or applicable Divisions. Contracting requirements (Division 0) to be included in the bid documents will be discussed with the City as a part of Task 1 above. The entire package will be suitable for bidding purposes in order to secure a trade contractor (TC) to implement the project. In support of this, Point Blue will include details within the specifications which will address the following construction-phase activities.

- Abatement, management, and proper disposal of identified ACM.

- Removal and proper disposal of all known universal wastes or hazardous materials identified during or after the asbestos assessment of the on-site structures.
- Removal and proper disposal of all material requiring special handling.
- Demolition, removal, and recycling/disposal of site structures and associated foundations, materials, furnishings, and all other items located within and on the property and select trees and shrubs.
- Site restoration to the extent of surficial disturbance as a result of the demolition work.

In order to encourage the minimization of construction costs, provisions will be written into the specifications to allow for the recycling of concrete, steel, copper and other metals, as well as miscellaneous personal property, items, and materials. The specifications will be prepared by a licensed professional engineer. It is anticipated that the City will ultimately hold the construction contract directly with the TC.

Specifications may include, but are not necessarily limited to, the following:

00020	Invitation to Bid	01540	Security
00120	Instructions to Bidders	01550	Vehicular Access and Parking
00125	Supplementary Instructions to Bidders	01560	Protection of the Work and Property
00220	General Conditions	01570	Temporary Controls
00300	Bid Proposal Form	01710	Cleaning
00320	Proposal and Contract	01720	Demobilization
	Qualifications Statement	01770	Project Closeout
	Contractor's Affidavit, Waiver and Release of Liens and of all Claims	01780	Record Documents
		02010	Hazardous and Regulated Materials Abatement
01100	Summary of Work	02025	Existing Utilities and Underground Structures
01170	Site Engineer	02075	Removal and Disposal of Asbestos
01270	Measurement and Payment	02110	Waste Management
01275	Special Project Procedures	02215	Clearing and Grubbing
01280	Schedule of Values	02120	Off-Site Transportation and Disposal
01290	Payment Procedures	02210	Backfill and Compaction
01310	Project Coordination	02220	Building Demolition
01315	Preconstruction Conference and Progress Meetings	02370	Erosion and Surface Water Control
01320	Pre-Work Submittals		Results of Asbestos Assessment
01325	Progress Schedule		Tabulation of Identified Universal Wastes
01330	Submittal Procedures		Other Information, as necessary
01410	Regulatory Requirements		
01430	Quality Control		
01520	Temporary Construction Facilities		



### Task 3 – Construction Phase Activities

Following the selection of, and bid award to, a qualified TC by the City, Point Blue will proceed with the following sub-tasks which pertain to the construction phase of the overall project:

- Pre-construction: Evaluate the selected TC pre-work submittals to include work plan, health and safety plan, schedule of values, proposed disposal facilities, project schedule, and engage in project planning with the TC.
- Construction Inspection/Management: Provide periodic (not full-time) project management to include on-site observation and documentation of the construction work in accordance with project specifications and maintain on a current basis records of all documents including hazardous and non-hazardous waste manifests and shipping records, work plan, health and safety plan(s), and real-time schedules and budgets. It is anticipated that periodic oversight by Point Blue personnel will be discontinued upon completion of asbestos and regulated waste removal, building demolition and material removal, and site restoration.

### Task 4 – Construction Summary Report

Upon completion of project site activities, Point Blue will prepare a report which summarizes and documents site work activities for both parcels. Documentation provided within the report will include, where applicable: photographs, site figures and tables, waste manifests, transportation and disposal/recycling records, and copies of any construction logs, if any.

### Cost and Schedule

It is expected that the cost for the Scope of Work presented herein can be accomplished for the not-to-exceed amounts as indicated below. Project costs will not exceed this amount without your prior approval.

Total Amount Task 1 – Project Coordination and Management:.....	\$ 2,500.00
Total Amount Task 2 – Revision of Project Specifications Preparation for Demolition and Site Restoration Activities:.....	\$ 6,260.00
Total Amount Task 3 – Construction Phase Activities and Construction Documentation:.....	\$10,650.00
Total Amount Task 4 – Construction Summary Report:.....	\$ 6,350.00
<b>Total Estimated Budget (Tasks 1, 2, 3, and 4):.....</b>	<b>\$25,760.00</b>

It is estimated that Point Blue's involvement on-site during active demolition activities will include up to 25 construction days.

Point Blue is prepared to initiate Task 1 project activities immediately upon project authorization. Subsequent tasks can be scheduled as determined through Task 1 interactions between Point Blue and City representatives.

### **Project Authorization**

As authorization to proceed, please sign and date the attached Consulting Services Agreement, returning a copy to our office. A fully executed copy will be returned for your records.

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**



Shea H. Muller, PE  
Remediation Team Leader

Attachment: Consulting Services Agreement