



November 10, 2022

Mr. Kenneth Rose
Director
Montgomery County Dept. of Economic Development and Planning
9 Park Street, P.O. Box 1500
Fonda, NY 12068

**Re: Former Beech-Nut Plant Demolition
Bid Award Recommendation**

Mr. Rose:

LiRo Engineers, Inc. (LiRo) has reviewed the bids submitted to Montgomery County on Friday October 14, 2022 for the Demolition of the Former Beech-Nut Plant in Canajoharie, NY. Seven bids were received prior to the submission deadline. A summary of the bids is provided on the Record of Bid Opening included as Attachment 1 to this letter.

Based on a review of the bids, Gorick Construction Co. Inc. (Gorick) was the apparent low bidder for the project with a price of \$3,224,000.00. However, during post bid discussions with Gorick, it became clear that Gorick made an error on their bid and determined that they would not be able to execute to work as specified in the bid documents for their proposed price. As a result, Gorick has asked to be released from their bid. Correspondence from Gorick requesting to be released from their bid is provided as Attachment 2 to this letter.

Ritter and Paratore Contracting, Inc. (RPCI) is the remaining low bidder with a proposed price of \$4,072,741.00. LiRo reviewed in detail the bid documents submitted by all bidders, including RPCI. RPCI has submitted the required forms with their bid and completed the forms as required by the Contract Documents.

In addition to the review of the submitted bid documents, LiRo interviewed RPCI on November 9, 2022 to assess their understanding of the bid documents and make certain they have met the bid requirements. During the Pre-Award Interview with RPCI, they assured us that their bid price included all required work elements, including material disposal, as detailed in the bid documents and they verified their understanding of the key work elements, M/WBE Participation, apprenticeship program requirements, and materials handling and disposal requirements. RPCI representatives satisfactorily answered all questions about the project, provided information that showed a thorough understanding of the work to be performed and verified their bid price. A copy of minutes from LiRo's Pre-Award Interview with RPCI is provided as Attachment 3 to this letter.

RPCI has satisfactorily demonstrated the required experience of their firm as well as their key Project Personnel to meet the requirements set forth in the bid documents.

Based on our review, RPCI's bid meets the contract bid requirements and they can be considered the qualified low bidder for award of the contract.

Based on the bids received, the bid analysis and the Pre-Award Interview, it is LiRo's recommendation to award the project to RPCI for a Contract Value of \$4,072,741.00.



If you should have any questions or need additional information regarding our review, please contact me at (716) 882-5476.

Sincerely,

LiRo Engineers, Inc.

A handwritten signature in dark ink, appearing to read 'Robert Kreuzer', followed by a long horizontal flourish.

Robert Kreuzer
Vice President

Attch



ATTACHMENT 1

Record of Bid Opening

Beech-Nut Plant Demolition
Record of Bids
October 14, 2022, 11:00 AM

Bidder	Base Bid Total
Gorick Construction	\$ 3,224,000.00
Ritter & Paratore	\$ 4,072,741.00
DSA Services	\$ 4,793,000.00
Neuber Environmental	\$ 5,578,000.00
L.M. Sessler	\$ 5,745,162.48
Jackson Demolition	\$ 5,978,258.00
Empire Dismantlement	\$ 6,440,000.00



ATTACHMENT 2

Gorick Request to Be Released from Bid

From: [Al Gorick](#)
To: [Colvin, Jason](#)
Cc: [Wesolowski, Martin](#)
Subject: [External] RE: Former Beech-Nut Plant Demolition
Date: Thursday, November 10, 2022 1:31:04 PM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

External sender. Exercise caution.

Jason,

As previously discussed during our descope meeting and other post bid discussions, there was a misinterpretation of some disposal requirements made by one of our team during the bid process. This lead to an estimating error in submitting our bid.

As such, we respectfully request that we be released from our bid provided.

We apologize for the inconvenience and look forward to being of service in the future.

Please let us know if you need anything else.

Thank You,



Alfred Gorick | President

Gorick Construction Co., Inc.

27 Track Drive | Binghamton, NY 13904

W: 607-775-1765 | F: 607.775.1608

al@gorickconstruction.com | www.gorickconstruction.com



From: Colvin, Jason <Colvinj@liro.com>
Sent: Wednesday, November 9, 2022 11:56 AM
To: Al Gorick <Al@gorickconstruction.com>
Cc: Wesolowski, Martin <Wesolowskim@liro.com>
Subject: Former Beech-Nut Plant Demolition
Importance: High

[EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Gorick,

Thank you for taking the time recently to discuss the bid that Gorick Construction Co., Inc. (Gorick) submitted on October 14, 2022 for the Demolition of the Former Beech-Nut Plant located in Canajoharie, New York. Based on the results of our conversations regarding your bid for the project, it is my understanding that Gorick miscalculated the full costs of completing the work as specified in the bid documents, and is not capable of completing the work for your provided bid price of \$3,224,000.00. As a result, it is my understanding that Gorick would like to be

released from your bid for this project and does not wish to enter into Contract with Montgomery County to execute to work. If this is accurate, please respond to this email, confirming that to be the case.

Please don't hesitate to contact me if you wish to discuss this matter further. I appreciate all of the time that you took regarding preparation of your bid as well as our subsequent discussions related to your bid and the specified work scope. LiRo looks forward to the opportunity to work with Gorick in the future.

Thank you,

Jason Colvin

Associate



Integrated Construction, Design, and Technology Solutions

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ATTACHMENT 3

Minutes from Pre-Award Interview between LiRo and RPCI

Beech-Nut Plant Demolition
Interview Questions & Responses

Contractor Ritter & Paratore Contracting, Inc. (RPCI) Date Nov. 9, 2022 Time 10:00 AM
Attendees Jason Colvin (LiRo), Martin Wesolowski (LiRo), Michael Ritter (RPCI), and Chris Wadley (RPCI).

Bid Requirements

Can you provide proof of insurance at the values specified in the bid documents?

Yes, RPCI will forward to Jason Colvin a certificate of insurance demonstrating the proper coverage.

Can you provide a current NYSDOL Asbestos License?

Yes, RPCI will forward to Jason Colvin a current NYSDOL Asbestos Certificate for RPCI.

Key Work Items

Can you acknowledge that you are aware that the Contract Work includes, but is not be limited to the following work items:

- Abatement – Unit Cost Requirement
 - Do you understand that removal of ACM quantities included in the bid documents is included in the base bid price and that the intent of the provided unit pricing is to provide a basis for evaluating value of abatement work in the event that additional ACM is encountered which exceed the provided quantities by at least 10%?

Yes, RPCI understands that the abatement of the ACM quantities identified in the Bid Documents are included in the lump sum value of the work and that the unit rates provided will only be used in the event that additional ACM is encountered at quantities exceeding those provided in the bid documents by greater than 10%.

- Demolition
 - Do you acknowledge that all exterior block walls will be disposed of at a landfill?

Yes, RPCI is aware of this requirement.

Do you have an apprenticeship program?

RPCI is a member of the Empire State Merit Apprenticeship Alliance, a NYS approved apprenticeship program. A confirmation letter from the Merit Apprenticeship Alliance, identifying RPCI as a signatory Contractor was included in RPCI's bid submission.

Do you have an M/WBE plan in place, and are you aware of the M/WBE participation goal of 15% MBE and 15% WBE? Are subcontractors identified in this plan, including and abatement subcontractor? Can you provide your M/WBE plan for review?

RPCI is confident in their ability to meet 30% total utilization combined among SDVOB (~15%), MBE (~7.5%) and WBE (~7.5%)

Are you using unionized labor or prevailing wage?

RPCI will pay prevailing wages in accordance with the original wage schedule for the project.

Do you plan to self-perform 50% of the work? If not, how much do you plan to perform?

RPCI will self-perform at least 50% of the work.

Can you provide the name and resume of your site superintendent?

The actual superintendent assigned to the project will be determined based on timing of the notice to proceed. RPCI will forward to Jason Colvin for review, the resumes of 3 qualified RPCI superintendents, one of which will be assigned to the project by RPCI following award.

Submittal Requirements

Have you reviewed the submittal requirements? Are there any submittals you do not anticipate providing?

RPCI has reviewed the submittal requirements for the project and does not anticipate a problem meeting the requirements.

Are you aware that a CIH or CSP must prepare and sign your health and safety plan?

Yes, RPCI is aware of this requirement.

Overall Approach/Disposal

Can you provide your overall approach to the project?

In general, RPCI will proceed with utility termination, then early abatement prior to initiating demolition. Generated demo material will be segregated as demo continues. Backfilling and grading will close out the site work.

Related to asbestos abatement, the interior abatement is expected to start first. Weather will dictate the timing of the sequencing of the exterior abatement (roofing abatement vs. exterior wall coating) as roofing abatement will be challenging with any significant snow accumulations.

What are your planned disposal and recycling facilities?

RPCI will utilize one or more NYSDEC licensed landfills for this project. The actual landfill utilized will be determined based upon pricing available at the time of construction. Likewise, the selected recycling facilities will be based upon value at the time of construction.

Do you intend to file for any variances with NYSDOL?

RPCI intends to use Compass Restoration Services as an asbestos abatement subcontractor. They do intend to utilize variances but have not yet determined the full extent of the variance that will be petitioned for. RPCI will explore potential variances further now that it appears that they will be awarded the work.

How do you plan to control dust generation during operations?

RPCI intends to utilize dust buster water misters for dust suppression. Fire hoses will also be utilized.

Schedule

Do you feel the required project duration is adequate to perform the work?

RPCI believes that the work can be completed in accordance with the specified schedule of 280 calendar days following notice of award barring a particularly challenging winter season.

What hours do you plan to work? Are you aware of the project work hour restrictions?

RPCI currently plans to work Monday through Friday 7:00 am – 3:30 pm.

General Items

Are there any requirements in the bid documents that you are not clear on?

No, RPCI feels that the bid documents are clear.

Are there any specified items in the documents that you feel are not required or you do not intend to provide or perform?

No.

Have you reviewed your bid and is it accurate?

Yes, RPCI is confident in their bid.

Do you feel your bid price is adequate to perform the work?

Yes, RPCI is confident that their bid is adequate to complete the specified scope of work.

Are there any additional items that you would like to discuss that we have not covered?

RPCI inquires as to LiRo's role related to site oversight and asbestos monitoring/air sampling. LiRo responded that a LiRo Construction Inspector will be onsite as well as a 3rd party asbestos air sampling technician/ project monitor hired by LiRo.

Contractor Certification:

I certify that I have reviewed the questions and responses and that they accurately reflect the discussion.

Michael J Ritter

Name (Print)

Michael J Ritter

Name (Sign)