



Remediate 280 Update

Presented by the Remediate 280 Team

October 9th, 2025

Overview of the Phase 2 Bid Process

- ▶ The Invitation for Bids (IFB) was issued for Phase 2 of the Work on August 5
- ▶ 5 bids were received on September 24 from the following companies:
 - ▶ Alpine Demolition Services, LLC
 - ▶ Brandenburg Industrial Service Co.
 - ▶ Green Demolition Contractors, Inc.
 - ▶ McDonagh Demolition, Inc.
 - ▶ National Wrecking Company
- ▶ The standard of award under the IFB is the responsible and responsive lowest cost bidder although the Board retains the right to select a contractor that is not the lowest cost if it is in the best interest of the Park District or the state of Illinois as the funding entity

Phase 2 Bid Evaluation Team

- ▶ As with Phase 1, the evaluation team was assembled to comprehensively review all the bids received
- ▶ The expertise of the team members includes environmental regulation and remediation, legal, procurement and contracting, and project management
- ▶ Each member became familiar with the IFB and its requirements and began the review on what had been submitted by each bidder
- ▶ Based on the review and team consultation, the team reached a consensus on the recommendation as to the contractor selection

Criteria and Approach to Recommendation

- ▶ The IFB requires each bid to be “responsive” and responsible”
 - ▶ Some considerations for responsiveness include: does the bid conform in all material respects to the IFB; has all plans and information requested to be submitted been included; and has a completed Bid Form been submitted.
 - ▶ Some considerations for responsiveness include: has the needed personnel resources and expertise; is able to comply with the proposed completion date; has a satisfactory record of performance; has the specific and direct expertise mandated by the IFB; and has a satisfactory record of integrity and business ethics and is not under criminal or civil investigation that bears on the current work.
- ▶ As part of the evaluation, the Team first looked at the responsiveness and responsibility of the bidders, then determined the lowest cost bidder that was both “responsive” and “responsible”

Why Brandenburg Industrial Service Co. is the Right Choice

- ▶ Brandenburg's bid submission was comprehensive, thorough and addressed all the requisite requirements of the IFB
- ▶ Brandenburg has a long and deep history of performing abatement and demolition projects locally and nationwide
- ▶ Brandenburg has the specialized experience we were looking for to complete the Phase 2 work
- ▶ Brandenburg is the lowest cost responsible and responsive bidder

Next Steps

- ▶ “All Hands” Meeting will be held in the coming week
- ▶ Contract will be executed
- ▶ Work will begin as soon as necessary permits and notifications are in place
- ▶ Our Third Party Asbestos Air Monitoring Firm will continue their work into Phase 2
 - ▶ Asbestos air monitoring during abatement
 - ▶ Dust air monitoring during demolition

Conclusion

- ▶ The team is happy to answer your questions.
- ▶ Does the Committee have any questions?