



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 7a

Title:

Recommendation to approve the Award of the Bids for Bid Package #3B for the Police Station Project

Presenter:

Peter Suhr, Jim Keegan, Riley Construction

Meeting: Government Operations Committee

Date: November 5, 2018

Proposed Cost: \$1,685,262

Budgeted Amount: \$1,631,803

Not Budgeted:

Executive Summary (if not budgeted please explain):

As previously discussed, the Police Station Project will be bid and constructed in four separate phases:

1. ~~Bid Package #1 Demolition & Abatement~~
2. ~~Bid Package #2 Building Structure & Shell~~
3. ~~Bid Package #3A Underground Plumbing~~
4. **Bid Package #3B – Building Finish & Interior Work**

A couple weeks ago, the Government Services Committee approved several bids from Bid Package #3B, however there were several other #3B bids that were not ready for approval. We have completed our review of all #3B bids and are ready to award the remaining bids. In particular, following trade packages are being proposed for approval; Miscellaneous Metals, Interior Glazing, Tile, Ceilings, General Flooring, Painting and Wallcovering, and Landscaping.

Even though these seven bid packages represent a slight increase to our budget, the overall total of Bid Package #3B is \$406,796 under our cost estimate.

Please find below a list of anticipated project milestones that will require the Committee’s formal or informal approval:

- ~~• Schematic Design Approval February 2018~~
- ~~• Bid Package #1 Bid Award April 2018 Note: Demo & Abatement Work~~
- ~~• Design Development Approval May 2018~~
- ~~• Bid Package #2 Bid Award July 2018 Note: Structure & Shell Work~~
- ~~• Bid Package #3A Bid Award September 2018 Note: Underground Plumbing~~
- **Bid Package #3B Bid Award November 2018 Note: Building Finish & Interiors**
- Construction Change Orders (In Excess of \$25K) TBD (as needed)

Attachments (please list):

*Riley Construction Recommendation Letter *Riley Construction Bid Tabulation

Recommendation/Suggested Action (briefly explain):

Recommendation to approve the Bids for Bid Package #3B for the Police Station Project with Riley Construction in the amount of \$1,685,262



November 5th, 2018

Mr. Peter Suhr
Director of Public Works
CITY OF ST. CHARLES
Two East Main Street
St. Charles, IL 60174

RE: Riley Construction Company, Inc. Contractor Recommendation
Bid For BP#3B 3.05100 – Miscellaneous Metals
Bid For BP#3B 3.08000 – Interior Glazing
Bid For BP#3B 3.09300 - Tile
Bid For BP#3B 3.09510 - Ceilings
Bid For BP#3B 3.09650 – General Flooring
Bid For BP#3B 3.09900 - Painting and Wallcovering
Bid For BP#3B 3.32840 - Landscaping

Mr. Suhr:

On behalf of Riley Construction Company, Inc., we are recommending the following awards for the Police Station Project:

CONTRACT	CONTRACTOR	CONTRACT VALUE
3.05100 – Miscellaneous Metals	McKinney Steel	\$181,358.00
3.08000 – Interior Glazing	Illinois Contract Glazing Inc.	\$376,958.00
3.09300 - Tile	Libertyville Tile & Carpet	\$203,310.00
3.09510 - Ceilings	Just Rite Acoustics	\$168,000.00
3.09650 – General Flooring	Libertyville Tile and Carpet	\$292,192.00
3.09900 - Painting and Wallcovering	Nedrow Decorating	\$167,100.00
3.32840 - Landscaping	Classic Landscaping	\$296,344.00
Total Request For Approval		\$1,685,262.00

Please refer to the attached bid summary for a detailed breakdown of costs and inclusions.

Sincerely,

RILEY CONSTRUCTION COMPANY, INC.

Dan Sullivan
Project Executive

CHICAGO

926 North Shore Drive
Lake Bluff, IL 60044

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rileycon.com

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Project: St. Charles Police Station
Location: 1515 W. Main Street St. Charles IL 60174
Owner: City of St. Charles
Architect: FGM Architects
Budget Value: \$ 83,900
Pre-Award Date:
Attendees:

Bid Package #: 051000
Description: Misc. Metals
Bid Due Date: October 24, 2018
Bid Due Time: 2pm

SCOPE DESCRIPTION	McKinney Steel										
Base Bid	\$ 117,375.00										
Bollard and Lintels Credit	\$ (3,609.00)										
Lobby Desk, Elevator Sill, and Curtain Wall Supports	\$ 67,592.00										
Subtotal	\$ 181,358.00										
SCPD/RCCI App'd (Y/N)	Y										
Prequalification Form (Y/N)	Y										
Ins. Exp. Modifier (#)	Y										
Ackn. Schedule (Y/N)	Y										
Addenda (#, Y/N)	1-2										
Labor Rates (Y/N)	Y										
Unit Prices (Y/N)	Y										
Bid Bond (Y/N)	Y										
ALT 1 P&P Bond (Y/N) (Alternate)	\$ 11,738.00										
ALT 2 Vol Alts	-										
ALT 1 Stormwater Native Plugs	-										
ALT 2 Swale native Plugs	-										
ALT 3 High Speed Doors	-										
ALT 4 Lobby 201 Flooring	-										
ALT 5 Room 173 & 174 Flooring	-										
ALT 6 Room 179 Flooring	-										
ALT 7 Sallyport 196 Flooring	-										
ALT 8 Stair Wall Finishes	-										
ALT 9 Transfer Switches	-										
Delivery (Y/N)	Y										
Sales Tax (Y/N)	Y										
Union (Y/N)	Y										
Pre-Bid Meeting (Y/N)	Y										
Site Walk-Thru (Y/N)	N										
Post-Bid Interview (Y/N)	Y										
Total:	\$ 181,358.00										

Recommended Value:	\$ 181,358.00
Recommended Award:	McKinney Steel
Variance from Budget:	\$ 97,458.00

Project: St. Charles Police Station
Location: 1515 W. Main Street St. Charles IL 60174
Owner: City of St. Charles
Architect: FGM Architects
Budget Value: \$ 219,751
Pre-Award Date:
Attendees:

Bid Package #: 088000
Description: Glass & Glazing
Bid Due Date: October 24, 2018
Bid Due Time: 2pm

	Illinois Contract Glazing Inc.	Illinois Architectural Glazing	CAD Contract Glazing							
SCOPE DESCRIPTION	CONTRACTOR									
Base Bid	\$ 367,716.00	\$ 683,062.00	\$ 375,400.00							
Subtotal	\$ 367,716.00	\$ 683,062.00	\$ 375,400.00							
SCPD/RCCI Appv'd (Y/N)	Y	-	Y							
Prequalification Form (Y/N)	Y	-	Y							
Ins. Exp. Modifier (#)	Y	-	Y							
Ackn. Schedule (Y/N)	Y	-	Y							
Addenda (#, Y/N)	1-3	1-3	1-3							
Labor Rates (Y/N)	Y	-	Y							
Unit Prices (Y/N)	Y	-	Y							
Bid Bond (Y/N)	Y	Y	Y							
ALT 1 P&P Bond (Y/N) (Alternate)	\$ 3,570.00	\$ 13,661.00	\$ 5,950.00							
ALT 2 Vol Alts - Delete Bathroom Mirror	\$ (3,345.00)	-	-							
ALT 2 Vol Alts -Delete Transaction Drawer/Deal Tray	\$ (2,750.00)	-	-							
ALT 2 Vol Alts - Handrail on wall opposite glass rail	\$ 2,417.00	-	TBD							
ALT 2 Vol Alts - CR Lawrence Bullet Resistant Frames	\$ (11,000.00)	-	-							
ALT 2 Vol Alts - SF-10 Actual Cost (net allowance)	\$ 29,260.00	-	\$ 24,900.00							
ALT 2 Vol Alts -BL-115, 172, and 247 Actual Cost (net allowance)	\$ (5,340.00)	-	\$ (3,100.00)							
FGM ALT 1 Stormwater Native Plugs	-	-	-							
FGM ALT 2 Swale native Plugs	-	-	-							
FGM ALT 3 High Speed Doors	-	-	-							
FGM ALT 4 Lobby 201 Flooring	-	-	-							
FGM ALT 5 Room 173 & 174 Flooring	-	-	-							
FGM ALT 6 Room 179 Flooring	-	-	-							
FGM ALT 7 Sallyport 196 Flooring	-	-	-							
FGM ALT 8 Stair Wall Finishes	-	-	-							
FGM ALT 9 Transfer Switches	-	-	-							
ALT 3 Steel Case Doors	N/A	\$ 16,934.00	\$ 16,200.00							
ALT 4 BR Units	\$ (7,413.00)	\$ 28,804.00	\$ 4,713.00							
Union (Y/N)	Y	-	Y							
Pre-Bid Meeting (Y/N)	N	-	N							
Site Walk-Thru (Y/N)	Y	-	Y							
Post-Bid Interview (Y/N)	Y	-	Y							
Notes/Comments	None	-	None							
Total:	\$ 376,958.00	\$ 683,062.00	\$ 397,200.00							

Recommended Value: \$ 376,958.00
Recommended Award: Illinois Contract Glazing Inc.
Variance from Budget: \$ 157,207.00

Project: St. Charles Police Station
Location: 1515 W. Main Street St. Charles IL 60174
Owner: City of St. Charles
Architect: FGM Architects
Budget Value: \$ 187,188
Pre-Award Date: _____
Attendees: _____

Bid Package #: 096000
Description: Tile
Bid Due Date: October 9, 2018
Bid Due Time: 2pm

	TSI Commercial Flooring	Lowery Tile	Rockford Central Tile	Libertyville Tile & Carpet					
SCOPE DESCRIPTION	CONTRACTOR								
Base Bid	\$ 271,917.00	\$ 398,000.00	\$ 315,935.00	\$ 225,450.00					
Subtotal	\$ 271,917.00	\$ 398,000.00	\$ 315,935.00	\$ 225,450.00					
SCPD/RCCI Appv'd (Y/N)	-	-	-	-					
Prequalification Form (Y/N)	-	-	-	-					
Ins. Exp. Modifier (#)	-	-	-	-					
Ackn. Schedule (Y/N)	-	-	-	-					
Addenda (#, Y/N)	Y	Y	Y	Y					
Labor Rates (Y/N)	-	-	-	-					
Unit Prices (Y/N)	-	-	-	-					
Bid Bond (Y/N)	Y	Y	Y	Y					
ALT 1 P&P Bond (Y/N) (Alternate)	\$ 2,672.00	\$ 13,952.00	\$ 9,485.00	\$ 2,300.00					
ALT 2 Vol Alts - Wall Tile in Toilet 148	-	-	-	\$ 4,893.00					
ALT 1 Stormwater Native Plugs	-	-	-	-					
ALT 2 Swale native Plugs	-	-	-	-					
ALT 3 High Speed Doors	-	-	-	-					
ALT 4 Lobby 201 Flooring	\$ 27,168.00	\$ 34,000.00	\$ 28,925.00	\$ 18,469.00					
ALT 5 Room 173 & 174 Flooring	-	-	-	-					
ALT 6 Room 179 Flooring	-	-	-	-					
ALT 7 Sallyport 196 Flooring	-	-	-	-					
ALT 8 Stair Wall Finishes	\$ (31,820.00)	\$ (50,000.00)	\$ (24,775.00)	\$ (27,033.00)					
ALT 9 Transfer Switches	-	-	-	-					
Delivery (Y/N)	-	-	-	-					
Sales Tax (Y/N)	-	-	-	-					
Union (Y/N)	-	-	-	-					
Pre-Bid Meeting (Y/N)	-	-	-	-					
Site Walk-Thru (Y/N)	-	-	-	-					
Post-Bid Interview (Y/N)	-	-	-	-					
Notes/Comments	-	-	-	-					
Total:	\$ 240,097.00	\$ 348,000.00	\$ 291,160.00	\$ 203,310.00					

Recommended Value: \$ 203,310.00
Recommended Award: Libertyville Tile & Carpet
Variance from Budget: \$ 16,122.00

Project: St. Charles Police Station
Location: 1515 W. Main Street St. Charles IL 60174
Owner: City of St. Charles
Architect: FGM Architects
Budget Value: \$ 262,072
Pre-Award Date: _____
Attendees: _____

Bid Package #: 095100
Description: Acoustical Ceiling
Bid Due Date: _____
Bid Due Time: _____

	Just Rite Acoustics	Performance Contracting Inc (PCI)	LJ Morse	JP Phillips	Heitkotter					
SCOPE DESCRIPTION	CONTRACTOR									
Base Bid	\$ 168,000.00	\$ 215,380.00	\$ 246,320.00	\$ 222,600.00	\$ 206,110.00					
Subtotal	\$ 168,000.00	\$ 215,380.00	\$ 246,320.00	\$ 222,600.00	\$ 206,110.00					
SCPD/RCCI Appv'd (Y/N)	Y	-	-	-	-					
Prequalification Form (Y/N)	Y	-	-	-	-					
Ins. Exp. Modifier (#)	Y	-	-	-	-					
Ackn. Schedule (Y/N)	Y	-	-	-	-					
Addenda (#, Y/N)	Y	Y	Y	Y	Y					
Labor Rates (Y/N)	Y	-	-	-	-					
Unit Prices (Y/N)	Y	-	-	-	-					
Bid Bond (Y/N)	Y	Y	Y	Y	Y					
ALT 1 P&P Bond (Y/N) (Alternate)	\$ 2,000.00	\$ 1,480.00	\$ 2,463.00	\$ 3,205.00	\$ 2,685.00					
ALT 2 Vol Alts	-	-	-	-	-					
ALT 1 Stormwater Native Plugs	-	-	-	-	-					
ALT 2 Swale native Plugs	-	-	-	-	-					
ALT 3 High Speed Doors	-	-	-	-	-					
ALT 4 Lobby 201 Flooring	-	-	-	-	-					
ALT 5 Room 173 & 174 Flooring	-	-	-	-	-					
ALT 6 Room 179 Flooring	-	-	-	-	-					
ALT 7 Sallyport 196 Flooring	-	-	-	-	-					
ALT 8 Stair Wall Finishes	-	-	-	-	-					
ALT 9 Transfer Switches	-	-	-	-	-					
Delivery (Y/N)	Y	-	-	-	-					
Sales Tax (Y/N)	Y	-	-	-	-					
Union (Y/N)	Y	-	-	-	-					
Pre-Bid Meeting (Y/N)	Y	-	-	-	-					
Site Walk-Thru (Y/N)	N	-	-	-	-					
Post-Bid Interview (Y/N)	Y	-	-	-	-					
Notes/Comments	None	-	-	-	-	Plank ceiling excluded				
Total:	\$ 168,000.00	\$ 215,380.00	\$ 246,320.00	\$ 222,600.00	\$ 206,110.00					

Recommended Value: \$ 168,000.00
Recommended Award: Just Rite Acoustics
Variance from Budget: \$ (94,072.00)



Project: St. Charles Police Station
Location: 1515 W. Main Street St. Charles IL 60174
Owner: City of St. Charles
Architect: FGM Architects
Budget Value: \$ 273,503
Pre-Award Date: _____
Attendees: _____

Bid Package #: 096500
Description: Resilient Flooring
Bid Due Date: October 9, 2018
Bid Due Time: 2pm

	TSI Commercial Flooring	Seekamp Flooring	Libertyville Tile and Carpet	Boss Carpet One LLC						
SCOPE DESCRIPTION	CONTRACTOR									
Base Bid	\$ 357,856	\$ 362,737	\$ 292,192	\$ 329,645						
Subtotal	\$ 357,856	\$ 362,737	\$ 292,192	\$ 329,645						
SCPD/RCCI App'd (Y/N)	-	Y	-	-						
Prequalification Form (Y/N)	-	Y	-	-						
Ackn. Schedule (Y/N)	-	-	-	-						
Addenda (#, Y/N)	Y	Y	Y	Y						
Labor Rates (Y/N)	-	-	-	-						
Bid Bond (Y/N)	Y	Cashiers Check	Y	Y						
ALT 1 P&P Bond (Y/N) (Alternate)	3,517.00	4,534.00	3,000.00	3,800.00						
ALT 2 Vol Alts	-	-	-	-						
ALT 1 Stormwater Native Plugs	-	-	-	-						
ALT 2 Swale native Plugs	-	-	-	-						
ALT 3 High Speed Doors	-	-	-	-						
ALT 4 Lobby 201 Flooring	(6,938.00)	(9,839.00)	(8,352.00)	(11,717.00)						
ALT 5 Room 173 & 174 Flooring	(6,642.00)	(6,847.00)	(7,930.00)	(8,515.00)						
ALT 6 Room 179 Flooring	(2,642.00)	(2,714.00)	(3,280.00)	(3,223.00)						
ALT 7 Sallyport 196 Flooring	(4,114.00)	(4,242.00)	(5,150.00)	(5,018.00)						
ALT 8 Stair Wall Finishes	-	-	-	-						
ALT 9 Transfer Switches	-	-	-	-						
Union (Y/N)	-	-	-	-						
Pre-Bid Meeting (Y/N)	-	-	-	-						
Site Walk-Thru (Y/N)	-	-	-	-						
Post-Bid Interview (Y/N)	-	-	-	-						
Notes/Comments	-	-	-	-						
Total:	\$ 357,856	\$ 362,737	\$ 292,192	\$ 329,645						

Recommended Value:	\$ 292,192
Recommended Award:	Libertyville Tile and Carpet
Variance from Budget:	\$ 18,689



Project: St. Charles Police Station
Location: 1515 W. Main Street St. Charles IL 60174
Owner: City of St. Charles
Architect: FGM Architects
Budget Value: \$ 315,901
Pre-Award Date: _____
Attendees: _____

Bid Package #: 099000
Description: Painting
Bid Due Date: October 9, 2018
Bid Due Time: 2pm

	All-Tech	M.S. Sebastians Painting	Nedrow Decorating	Asher Brothers							
SCOPE DESCRIPTION					CONTRACTOR						
Base Bid	\$ 179,419.00	\$ 199,500.00	\$ 157,200.00	\$ 201,750.00							
Precast Painting	\$ 4,100.00	\$ -	\$ 4,800.00	TBD							
Subtotal	\$ 183,519.00	\$ 199,500.00	\$ 162,000.00	\$ 201,750.00							
SCPD/RCCI Appv'd (Y/N)	-	-	-	-							
Prequalification Form (Y/N)	-	-	-	-							
Ackn. Schedule (Y/N)	-	-	-	-							
Addenda (#, Y/N)	Y	Y	Y	Y							
Labor Rates (Y/N)	-	-	-	-							
Bid Bond (Y/N)	Y	Y	Y	Y							
ALT 1 P&P Bond (Y/N) (Alternate)	\$ 3,500.00	\$ 4,000.00	\$ 2,100.00	\$ 6,050.00							
ALT 2 Vol Alts - Install WC-5	-	-	\$ 2,400.00	-							
ALT 1 Stormwater Native Plugs	-	-	-	-							
ALT 2 Swale native Plugs	-	-	-	-							
ALT 3 High Speed Doors	-	-	-	-							
ALT 4 Lobby 201 Flooring	-	-	-	-							
ALT 5 Room 173 & 174 Flooring	\$ 1,985.00	\$ 2,700.00	\$ 2,060.00	\$ 2,500.00							
ALT 6 Room 179 Flooring	\$ 815.00	\$ 1,200.00	\$ 980.00	\$ 1,100.00							
ALT 7 Sallyport 196 Flooring	\$ 1,315.00	\$ 1,800.00	\$ 1,500.00	\$ 1,700.00							
ALT 8 Stair Wall Finishes	\$ 4,615.00	\$ 4,500.00	\$ 2,700.00	\$ -							
ALT 9 Transfer Switches	-	-	-	-							
Painting of Precast included	Y	Y	Y	N							
Union (Y/N)	-	-	-	-							
Pre-Bid Meeting (Y/N)	-	-	-	-							
Site Walk-Thru (Y/N)	-	-	-	-							
Post-Bid Interview (Y/N)	-	-	-	-							
Notes/Comments	may be incomplete	-	-	-							
Total:	\$ 188,134.00	\$ 204,000.00	\$ 167,100.00	\$ 201,750.00							

Recommended Value: \$ 167,100.00
Recommended Award: Nedrow Decorating
Variance from Budget: \$ (148,801.00)

Project: St. Charles Police Station
Location: 1515 W. Main Street St. Charles IL 60174
Owner: City of St. Charles
Architect: FGM Architects
Budget Value: \$ 289,488
Pre-Award Date: _____
Attendees: _____

Bid Package #: 3.3284
Description: Landscaping
Bid Due Date: October 9, 2018
Bid Due Time: 2pm

	Classic Landscaping	Great Lakes Landscaping	Landworks Limited							
SCOPE DESCRIPTION	CONTRACTOR									
Base Bid	\$ 251,600.00	\$ 410,435.00	\$ 295,289.00							
Planting Mix and Allowances	\$ 45,100.00									
Subtotal	\$ 296,700.00	\$ 410,435.00	\$ 295,289.00							
SCPD/RCCI Appv'd (Y/N)	Y	-	-							
Prequalification Form (Y/N)	Y	-	-							
Ins. Exp. Modifier (#)	Y	-	-							
Ackn. Schedule (Y/N)	Y	-	-							
Addenda (#, Y/N)	Y	Y	Y							
Labor Rates (Y/N)	Y	-	-							
Unit Prices (Y/N)	Y	-	-							
Bid Bond (Y/N)	Cashier Check	Y	Y							
ALT 1 P&P Bond (Y/N) (Alternate)	\$ 6,750.00	\$ 8,209.00	\$ 4,429.00							
ALT 2 Vol Alts - PVC/Drainage	-	-	\$ (922.00)							
ALT 1 Stormwater Native Plugs	\$ (21,356.00)	\$ (20,000.00)	\$ (14,000.00)							
ALT 2 Swale native Plugs	\$ (8,681.00)	\$ (8,250.00)	\$ (8,000.00)							
ALT 3 High Speed Doors	-	-	-							
ALT 4 Lobby 201 Flooring	-	-	-							
ALT 5 Room 173 & 174 Flooring	-	-	-							
ALT 6 Room 179 Flooring	-	-	-							
ALT 7 Sallyport 196 Flooring	-	-	-							
ALT 8 Stair Wall Finishes	-	-	-							
ALT 9 Transfer Switches	-	-	-							
3-year Native Maintenance	\$ 21,000.00	-	\$ 30,000.00							
3-year Native Maintenance - Reports	\$ 7,400.00	-	-							
Union (Y/N)	Y	-	-							
Pre-Bid Meeting (Y/N)	N	-	-							
Site Walk-Thru (Y/N)	Y	-	-							
Post-Bid Interview (Y/N)	Y	-	-							
Notes/Comments	Y	-	-							
Total:	\$ 296,344.00	\$ 390,435.00	\$ 310,367.00							

Recommended Value: \$ 296,344.00
Recommended Award: Classic Landscaping
Variance from Budget: \$ 6,856.00