 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: IIIA6
	Title:	<b>Recommendation to Approve a Resolution Authorizing Approval of a Contract for the Construction of the St. Charles Police Tactical Training Center with KWCC Construction, Inc.</b>	
	Presenter:	<b>Police Chief James Keegan</b>	
<b>Meeting:</b> Government Operations Committee		<b>Date:</b> December 4, 2023	
<b>Proposed Cost:</b> \$ <i>1,239,000.00</i>		<b>Budgeted Amount:</b> \$ See Attachments	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> Choose an item.			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p>The Police Department owns and operates an outdoor firing range and has done so for many years. This range is used by numerous agencies throughout our region via rental agreements and features over 100-yards of firing space. As part of the overall planning of this range, a pavilion was constructed several years ago, but the range building as initially envisioned never materialized.</p> <p>Through a grant, made possible by the State of Illinois (Department of Commerce and Economic Opportunity-DECO), and private donations from both the Kara Foundation and Wayne Jimerson, \$1,265,000.00 was raised for the project.</p> <p>FGM Architects worked with City staff incorporating basic design features of the project into several scope documents and was publicly bided pursuant to City purchasing policies. The plan features a approximate 90x40 building to include a classroom, virtual training center, bathroom facilities, and a garage/storage area.</p> <p>A total of three (3) bids were received for this project with KWCC Construction Inc. (Montgomery, IL) being selected as the lowest bid at \$1,239,000.00. This bid and the subsequent construction of this project comes at no cost to the City and is completely absorbed by grant funding.</p> <p>Staff recommends approval as presented. A construction schedule outlines substantial completion of the project and the building being operational in June of 2024.</p> <p><b>Bids Received</b>  KWCC \$1,239,000.00  Paul Borge Construction \$1,281,000.00  Harbour Contractors \$1,337,172.00</p>			
<b>Attachments</b> (please list): RTTC Presentation, Bid Tabulation			
<b>Recommendation/Suggested Action</b> (briefly explain): Recommendation to approve a Resolution authorizing approval of a contract for the construction of the St. Charles Police Tactical Training Center with KWCC Construction, Inc.			

# Tabulation Sheet

**Agency Name** City of St. Charles

**Bid Number** ITB-PD2023-40-0-2024/BP

**Bid Name** Tactical Training Facility

**Bid Due Date** 11/17/2023 10:00:00 Central

**Bid Opening** Closed

3 responses found.

✓ online, 
 📧 offline, 
 ● not submitting, 
 🚫 not received

Company	Responded	Address	Bid Amount	Alt Bid Amount	Declared Attributes	Documents	Sent
<b>Complete</b>							
1 .	HARBOUR CONTRACTORS	11/17/2023 09:32:31 Central	23830 WEST MAIN STREET, PLAINFIELD, IL, 60544	\$1337172.0000	0.0000		Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓ Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓ Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓
2 .	KWCC Inc. Construction	11/17/2023 09:42:40 Central	111 S. Lake Street, Suite 102, Montgomery, IL, 60538	\$1239000.0000	0.0000		Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓ Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓ Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓
3 .	Paul Borg Construction Co	11/17/2023 09:10:15 Central	2007 S. Marshall Blvd., Chicago, IL, 60623	\$1281000.0000	0.0000		Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓ Cover Page ✓ Signature Page ✓ Price Proposal ✓ Certification of Compliance ✓ Service Provider Response Requirements ✓ References ✓ Bid Bond ✓ Financial Report ✓ Certificate of Insurance ✓ W-9 ✓ Exhibit E ✓ Bid Form 004100 ✓

# St. Charles Police Department Regional Tactical Training Center





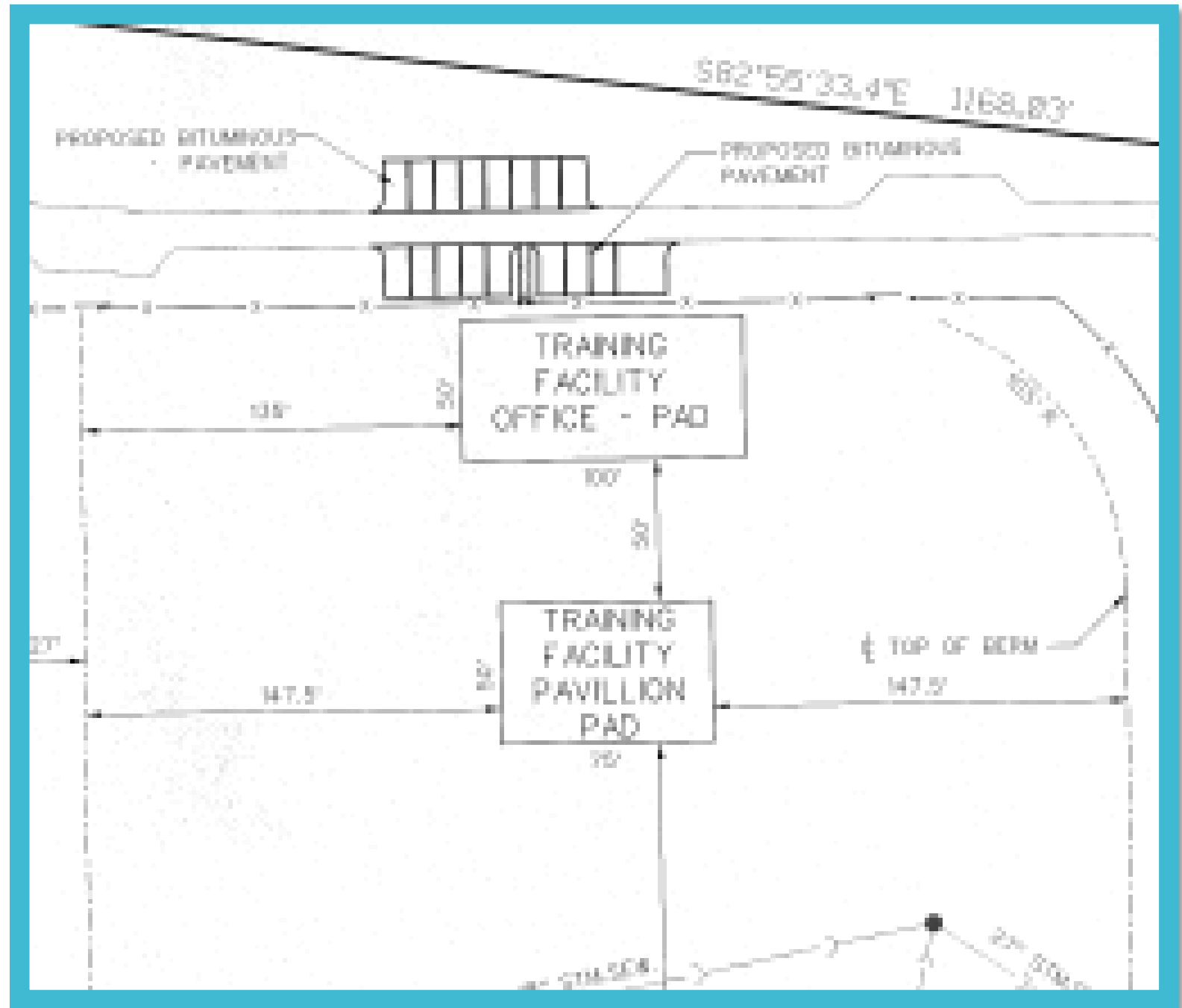
# Agencies which currently utilize the St. Charles Police Department's Regional Tactical Training Center

Aurora Police Department  
Aurora SRT  
Bartlett Police Department  
Batavia Police Department  
Cortland Police Department  
Dupage County Sheriff  
Dupage County State's Attorney  
Elburn Police Department  
Elgin Police Department  
Elmhurst Police Department  
Geneva Police Department  
Glen Ellyn Police Department  
Gilberts Police Department  
Hanover Park Police Department  
Itasca Police Department  
Kane County Forest Preserve  
Kane County Sheriff  
Kane County WMD/SRT

Lake in the Hills Police Department  
Lombard Police Department  
Metro SWAT (Dupage County)  
Northlake Police Department  
Pingree Grove Police Department  
Roselle Police Department  
Schaumburg Police Department  
South Barrington Police Department  
South Elgin Police Department  
Streamwood Police Department  
Sugar Grove Police Department  
Wayne Police Department  
West Chicago Police Department  
West Dundee Police Department  
Wheaton Police Department  
Winfield Police Department  
Wooddale Police Department



# Original Plans - Including the Building Site





St. Charles  
Police  
Department  
Regional  
Tactical  
Training  
Center

- **3,600 Square Foot**

- 90X40
- Classroom
- Virtra System Room
- Bathrooms (4)
- Garage/Gun Cleaning Area & Storage



St. Charles  
Police  
Department  
Regional  
Tactical  
Training  
Center





DOOR SCHEDULE											
DOOR NUMBER	EXT.	INT.	DOOR				FRAME		HARDWARE		SET
			LEAF	WIDTH	HEIGHT	TYPE	MATL.	FINISH	TYPE	MATL.	
LEVEL 1											
100A	•	1	3'-0"	7'-0"	A	HM	PF3	A	HM	PF3	7
100C	•	1	18'-1"	8'-0"	E	STL	PT				
101A	•	1	3'-0"	7'-0"	B	HM	PF3	B	HM	PF3	3
101B	•	1	3'-0"	7'-0"	A	HM	PF3	A	HM	PF3	7
102A	•	1	3'-0"	7'-0"	B	HM	PF3	B	HM	PF3	3
104A	•	1	3'-0"	7'-0"	D	HM	PF3	D	HM	PF3	7
104B	•	1	3'-0"	7'-0"	C	HM	PF3	C	HM	PF3	1
104C	•	2	18'-0"	7'-0"	C	HM	PF3	C	HM	PF3	2
105A	•	1	3'-0"	7'-0"	C	HM	PF3	C	HM	PF3	3
106A	•	1	3'-0"	7'-0"	B	HM	PF3	B	HM	PF3	5
107A	•	1	3'-0"	7'-0"	C	HM	PF3	C	HM	PF3	4
108A	•	1	3'-0"	7'-0"	F	HM	PF3	A	HM	PF3	6
108B	•	1	3'-0"	7'-0"	G	HM	PF3	B	HM	PF3	6
108C	•	1	3'-0"	7'-0"	C	HM	PF3	C	HM	PF3	4
110A	•	1	3'-0"	7'-0"	D	HM	PF3	B	HM	PF3	5
111A	•	1	3'-0"	7'-0"	C	HM	PF3	C	HM	PF3	3

DOOR TYPES  
 DOOR TYPE A: EXTERIOR FLUSH-HM DOOR AND FRAME WITH PAINTED FINISH. PROVIDE 3" WIDE X 48" HIGH INSULATED GLASS LITE.  
 DOOR TYPE B: EXTERIOR FLUSH-HM DOOR AND FRAME WITH PAINTED FINISH. PROVIDE 3" WIDE X 48" HIGH TEMPERED GLASS LITE.  
 DOOR TYPE C: INTERIOR FLUSH-HM DOOR AND FRAME WITH PAINTED FINISH.  
 DOOR TYPE D: EXTERIOR FLUSH-HM DOOR AND FRAME WITH PAINTED FINISH.  
 DOOR TYPE E: INSULATED SECTIONAL OVERHEAD DOOR WITH OPENER.  
 DOOR TYPE F: EXTERIOR FLUSH-HM DOOR AND FRAME WITH PAINTED FINISH. BLUE PAINT AT EXTERIOR OF DOOR WITH BLACK PAINT AT INTERIOR. FRAME TO BE PAINTED BLACK. DOOR TO INCLUDE TWO (2) GLASS LITES SEPARATED WITH INTEGRAL RAIL. DESIGN BASED ON STEELORAY FQ2. PROVIDE TEMPERED GLASS LITES.  
 DOOR TYPE G: EXTERIOR FLUSH-HM DOOR AND FRAME WITH PAINTED FINISH. DOOR TO INCLUDE TWO (2) GLASS LITES SEPARATED WITH INTEGRAL RAIL. DESIGN BASED ON STEELORAY FQ2. PROVIDE TEMPERED GLASS LITES.

DOOR HARDWARE SETS  
 SET 1: STORAGE ROOM FUNCTION LOCKSET, ASSA ABLOY 1000S300 ELECTRIC STRIKE WITH DORMAKABA WPK4050 ACCESS CONTROL READER. COORDINATE WITH CITY OF ST. CHARLES ON FINAL PROGRAMMING.  
 SET 2: STORAGE ROOM FUNCTION LOCKSET, INACTIVE LEAF TO HAVE FLUSH BOLT AT TOP AND BOTTOM.  
 SET 3: CLASSROOM FUNCTION LOCKSET.  
 SET 4: PRIVACY FUNCTION LOCKSET WITH OCCUPANCY INDICATOR.  
 SET 5: PRIVACY FUNCTION LOCKSET WITH OCCUPANCY INDICATOR, CLOSER, ASSA ABLOY 1000S300 ELECTRIC STRIKE WITH DORMAKABA WPK4050 ACCESS CONTROL READER. COORDINATE WITH CITY OF ST. CHARLES ON FINAL PROGRAMMING.  
 SET 6: ENTRANCE FUNCTION LOCKSET WITH INTERIOR PANIC DEVICE, CLOSER, ASSA ABLOY 1000S300 ELECTRIC STRIKE WITH DORMAKABA WPK4050 ACCESS CONTROL READER. COORDINATE WITH CITY OF ST. CHARLES ON FINAL PROGRAMMING.  
 SET 7: ENTRANCE FUNCTION LOCKSET, CLOSER, ASSA ABLOY 1000S300 ELECTRIC STRIKE WITH DORMAKABA WPK4050 ACCESS CONTROL READER. COORDINATE WITH CITY OF ST. CHARLES ON FINAL PROGRAMMING.

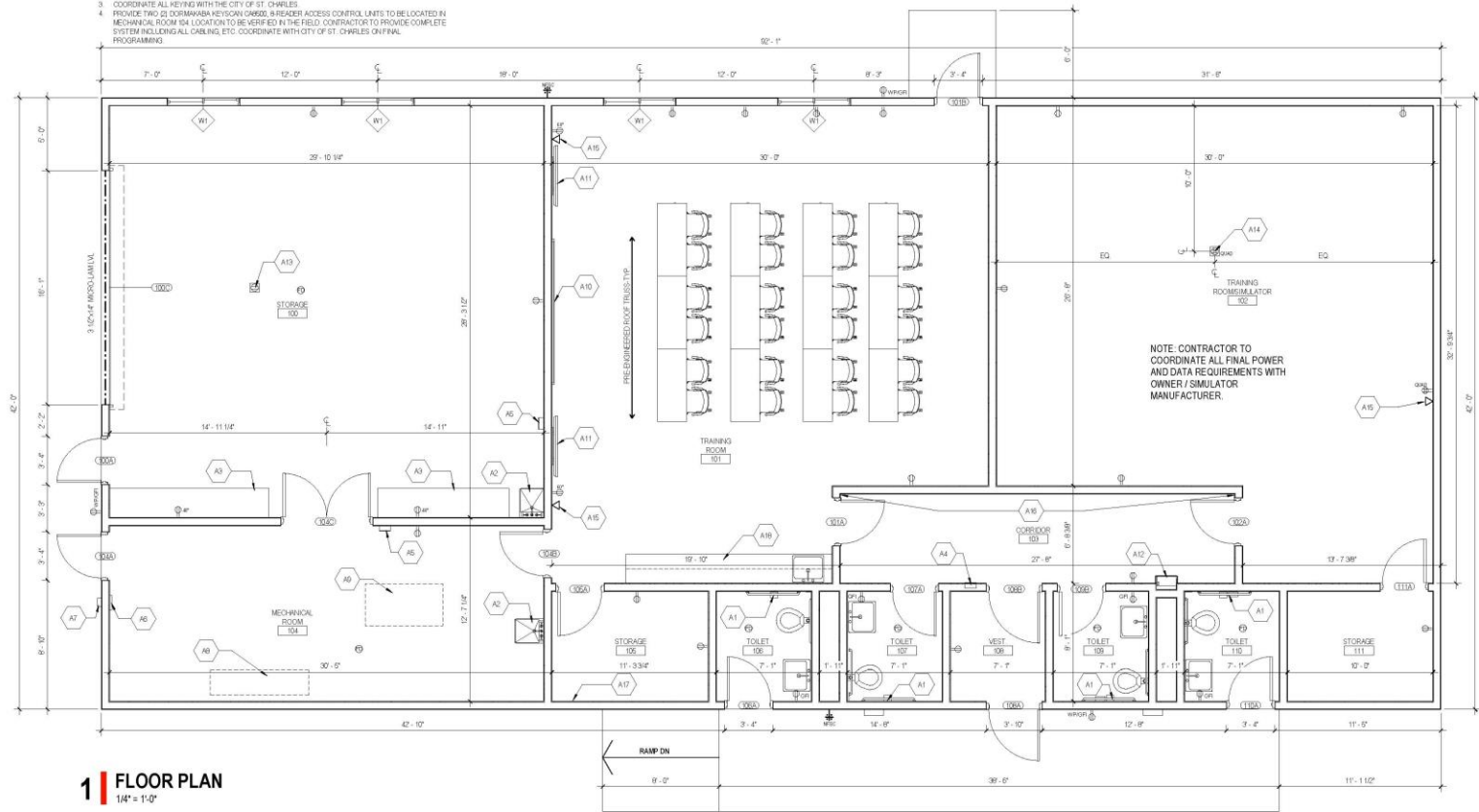
NOTES  
 1. ALL LOCKSETS TO BE MORTISE TYPE.  
 2. ALL HARDWARE FINISHES TO BE SATIN STAINLESS STEEL.  
 3. COORDINATE ALL KEYING WITH THE CITY OF ST. CHARLES.  
 4. PROVIDE TWO (2) DORMAKABA WPK4050 3R READER ACCESS CONTROL UNITS TO BE LOCATED IN MECHANICAL ROOM IN LOCATION TO BE DETERMINED IN FIELD. CONTRACTOR TO PROVIDE COMPLETE SYSTEM INCLUDING ALL CABLES, ETC. COORDINATE WITH CITY OF ST. CHARLES ON FINAL PROGRAMMING.

ROOM FINISH SCHEDULE										
ROOM NUMBER	ROOM NAME	FLOORING FINISHES		WALL FINISHES			CEILING FINISH		REMARKS	
		FLOOR	BASE	NORTH	EAST	WEST	SOUTH	FINISH		
LEVEL 1										
100	STORAGE	SC	RB	PT.4	PT.4	PT.4	CS/PT			
101	TRAINING ROOM	LVT	RB	PT.4	PT.4	PT.4	ACT			
102	TRAINING ROOM SIMULATOR	SC	RB	PT.4	PT.4	PT.4	CS/PT			
103	CORRIDOR	LVT	RB	PTWP	PTWP	PTWP	ACT			WALL PROTECTION PANEL 80% WITH PAINTED WALL ABOVE
104	MECHANICAL ROOM	SC	RB	PT.4	PT.4	PT.4	CS/PT			
105	STORAGE	LVT	RB	PT.4	PT.4	PT.4	ACT			
106	TOILET	EP	RB	PTWP	PTWP	PTWP	ACT			
107	TOILET	LVT	RB	PTWP	PTWP	PTWP	ACT			
108	VEST	LVT	RB	PTWP	PTWP	PTWP	ACT			
109	TOILET	LVT	RB	PTWP	PTWP	PTWP	ACT			
110	TOILET	EP	RB	PTWP	PTWP	PTWP	ACT			
111	STORAGE	LVT	RB	PTWP	PTWP	PTWP	ACT			

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING MOISTURE MITIGATION FOR ALL SPACES WITH FLOOR FINISHES.

PAINT COLORS  
 PF.1: WHITE CELING PAINT  
 PF.2: BLACK CELING PAINT  
 PF.3: BLACK SEMI GLOSS PAINT AT THE DOORS AND FRAMES  
 PF.4: TYPICAL FLAT WALL PAINT, COLOR TO BE SELECTED BY OWNER  
 PF.5: BLUE SEMI GLOSS PAINT AT EXTERIOR OF MAIN ENTRY DOOR

FLOOR PLAN KEYED NOTES	
TAG	DESCRIPTION
A1	TOILET ACCESSORIES, SEE PROJECT SPECIFICATIONS
A2	FIBERGLASS 24"X24" FREE STANDING UTILITY SINK
A3	WALL MOUNTED (BASE CABINETS WITH STAINLESS STEEL COUNTERTOP, CROWN ENDS OF DESIGN) MENARDS MASTERFORCE 60"X24" METAL GARAGE STORAGE CABINET SYSTEM OR EQUIV.
A4	RECESSED FREE EXTENDING OVER CABINET
A5	SHARPE MOUNTED FIRE EXTINGUISHER CABINET
A6	ELECTRICAL PANEL, FINAL LOCATION TO BE DETERMINED IN FIELD
A7	ELECTRICAL METER, FINAL LOCATION TO BE DETERMINED IN FIELD
A8	WATER SERVICE AND SPRINKLER, FINAL LOCATION TO BE DETERMINED IN FIELD
A9	HVAC EQUIPMENT, FINAL LOCATION AND CONFIGURATION TO BE DETERMINED IN FIELD
A10	WALL MOUNTED 48" HIGH X 120" LONG MARKER BOARD
A11	WALL MOUNTED MONITOR ON MONITOR MOUNT BY OWNER, CONTRACTOR TO PROVIDE WOOD BACKING AS REQUIRED
A12	WATER COOLER, SEE PROJECT SPECIFICATIONS
A13	ELECTRIC OUTLET AT CEILING FOR GARAGE DOOR OPENER
A14	QUAD ELECTRIC OUTLET AT CEILING FOR TRAINING EQUIPMENT
A15	PROVIDE CONDUIT AND BOX FROM MONITOR LOCATION TO STORAGE ROOM 105, COORDINATE FINAL LOCATION WITH OWNER
A16	WALL TO RECEIVE FULL HEIGHT WALL GRAPHIC SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR
A17	CONTRACTOR TO COORDINATE FIBER OPTIC FEED INTO BUILDING
A18	PROVIDE 16 LINEAR FEET OF 36" HIGH FREE CABINETS WITH STAINLESS STEEL SINK AND 16 LINEAR FEET OF 30" HIGH UPPER CABINETS, CABINETS TO BE FLUSH PANEL LAMINATE OR EQUIV.



**1 FLOOR PLAN**  
 1/4" = 1'-0"

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 FIRM #184000025

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ISSUANCE		
NO.	DATE	DESCRIPTION

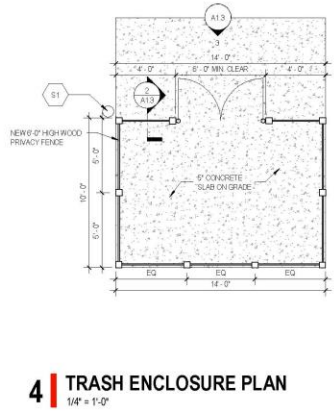
**ST. CHARLES POLICE TACTICAL TRAINING BUILDING**  
 CITY OF ST. CHARLES  
 3825 Karl Madsen Dr.  
 St. Charles, IL 60174

FLOOR PLAN  
 SHEET NO. **A1.1**  
 JOB NO. 23-3824.01  
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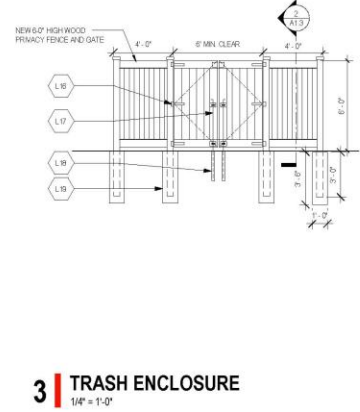


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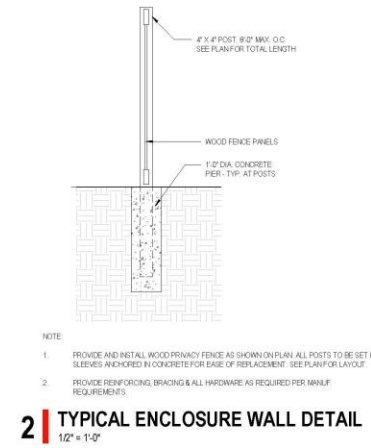
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**4 | TRASH ENCLOSURE PLAN**  
 1/4" = 1'-0"



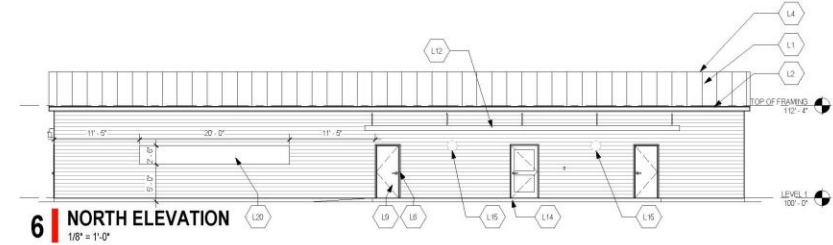
**3 | TRASH ENCLOSURE**  
 1/4" = 1'-0"



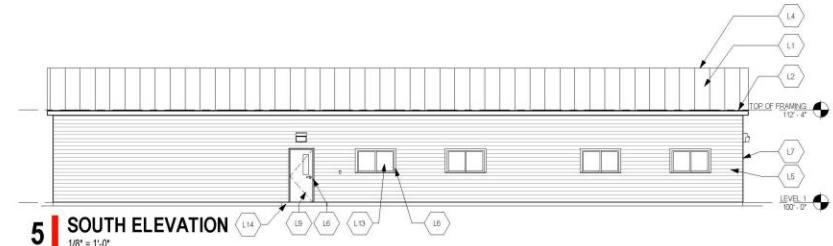
**2 | TYPICAL ENCLOSURE WALL DETAIL**  
 1/2" = 1'-0"



**8 | EAST ELEVATION**  
 1/8" = 1'-0"  
**7 | WEST ELEVATION**  
 1/8" = 1'-0"



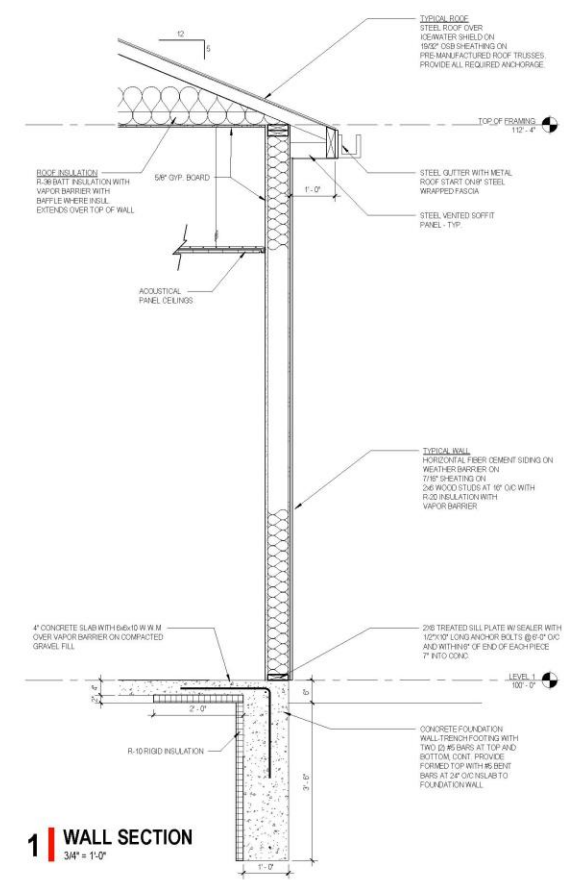
**6 | NORTH ELEVATION**  
 1/8" = 1'-0"



**5 | SOUTH ELEVATION**  
 1/8" = 1'-0"

**EXTERIOR ELEVATIONS KEYED NOTES**

TAG	DESCRIPTION
L1	PREFINISHED GALVANIZED STEEL ROOF
L2	6" METAL GUTTER WITH LEAF SCREEN ON METAL WRAPROD FACIA WITH VENTED METAL SOFFIT. COLOR: BLACK
L3	META WRAPPED WRAPROD. COLOR: BLACK
L4	RIDGE VENT
L5	PREFINISHED FIBER CEMENT SIDING WITH 5" EXPOSURE. COORDINATE COLOR WITH THE OWNER
L6	PREFINISHED FIBER CEMENT TRIM 1" WIDE
L7	PREFINISHED FIBER CEMENT CORNER BOARDS 3 1/2" WIDE
L8	EXTERIOR DOOR AND FRAME
L9	SECTIONAL OVERHEAD DOOR
L10	EXTERIOR WALL PACK LIGHT FIXTURE
L11	MAPES ARCHITECTURAL CANOPY, SUPER LUMINOX PRE-ENGINEERED ALUMINUM CANOPY SYSTEM SUPPORTED WITH HANDBAR
L12	FIBERGLASS SLIDING WINDOW UNITS
L13	CONCRETE STOOP
L14	DECORATIVE EXTERIOR LIGHT. SPIRIT POLICE GLOBE (SPRT-10-RD-MED-WH-POLICE-06) WITH WALL BRACKET
L15	RECALL: RECALL EXTERIOR LIGHT. SPIRIT POLICE GLOBE (SPRT-10-RD-MED-WH-POLICE-06) WITH WALL BRACKET
L16	GATE HINGE
L17	STAINLESS STEEL LICHANNEL
L18	PROVIDE KEEPER ROD AND SHOE AT OPEN AND CLOSED POSITIONS FOR EACH GATE
L19	MIN. 4" DEEP CONC. PRECAST FENCE POST. COORD. PER SIZE WITH GATE POST DESIGN MANUFACTURER
L20	PROVIDE 20" DEEP LONO 2" HIGH FLAT FIBER CEMENT PANEL. INTEGRATED INTO THE EXTERIOR SIDING FOR THE INSTALLATION OF BUILDING SIGNAGE. SIGN INSTALLATION BY OTHERS PER SIGNAGE ALLOWANCE



**1 | WALL SECTION**  
 3/4" = 1'-0"



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ISSUANCE		
NO.	DATE	DESCRIPTION

**ST. CHARLES POLICE TACTICAL TRAINING BUILDING**  
 CITY OF ST. CHARLES  
 3825 Karl Madsen Dr.  
 St. Charles, IL 60174

EXTERIOR ELEVATIONS

SHEET NO.  
**A1.3**

JOB NO. 23-3824.01  
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FOR REVIEW ONLY

St. Charles  
Police  
Department  
Regional  
Tactical  
Training  
Center

## Budget & Bids

- State of Illinois DECO Grant (Department of Commerce and Economic Opportunity) 1.1 Million
- Private Grant/Donations (Kara Foundation and Wayne Jimerson) \$165,000
- Total outside funding: \$1,265,000.00
- Bid awarded to KWCC Construction for \$1,239,000.00



**City of St. Charles, Illinois  
Resolution No. 2023-140**

**A Resolution Awarding the Bid for the Construction of the St. Charles  
Police Department Tactical Training Center to KWCC Construction, Inc.**

**Presented & Passed by the  
City Council on December 18, 2023**

WHEREAS, the City bid this project on November 17, 2023 with three companies providing bids;

WHEREAS, KWCC Construction, Inc. provided the low bid and City staff has evaluated the bid submittal and the firm's references;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the bid be awarded to KWCC Construction, Inc. for the construction of the St. Charles Police Department Tactical Training Center.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 18<sup>th</sup> day of December, 2023

PASSED by the City Council of the City of St. Charles, Illinois, this 18<sup>th</sup> day of December, 2023

APPROVED by the Mayor of the City of St. Charles, Illinois, this 18<sup>th</sup> day of December, 2023

\_\_\_\_\_  
Lora Vitek, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain: