



**RESOLUTION OF THE COUNTY BOARD
WILL COUNTY, ILLINOIS**

***Awarding Contract for Facility Remodeling for Recorder of Deeds and Coroner's
Offices***

WHEREAS, in order to obtain the most competitive rates for the facility remodel for the Recorder of Deeds and Coroner's Office, proposals were solicited, and

WHEREAS, on July 28, 2014, the County Executive's Office opened eleven (11) bids for the facility remodel for the Recorder of Deeds and Coroner's Office, and

WHEREAS, the County Executive's Office and Cordogan Clark Architects have recommended, and the Capital Improvements Committee has concurred, that a contract be entered into with the lowest responsible bidder of Lite Construction, Inc., of Montgomery, Illinois, for a total base cost of \$1,349,700.00, and

WHEREAS, sufficient appropriations exists in the Capital Improvement Fund 304-40-260-4100.

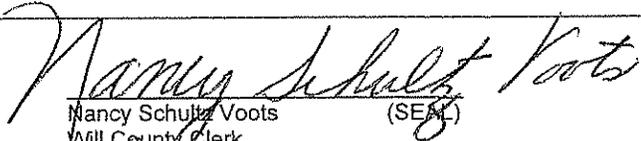
NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the County Executive to execute a contract with the lowest responsible bidder of Lite Construction, Inc., of Montgomery, Illinois, for a total base cost of \$1,349,700.00.

BE IT FURTHER RESOLVED, that the Preamble of this Resolution is hereby adopted as if fully set forth herein. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

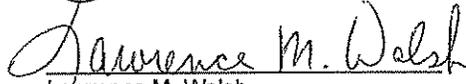
Adopted by the Will County Board this 21st day of August, 2014.

AYES:	Howard, Izzo, Moustis, Moran, Rice, Harris, Bennefield, Bible, Freitag, Balich, Fricilone, Brooks Jr., Winfrey, Adamic, Zigrossi, Babich, Wilhelmi, Hart, Maher, McDermed, Weigel, Collins, Ferry
ABSENT:	Ogalla, Traynere
LEFT MEETING:	Gould

Result: Approved - [Unanimous]


Nancy Schultz Voots (SEAL)
Will County Clerk

Approved this 21st day of August, 2014.


Lawrence M. Walsh
Will County Executive

FROM THE DESK OF
RITA WEISS
PURCHASING DIRECTOR

BID HISTORY

ITEM: 2014-57 FACILITY REMODEL – RECORDER & CORONER

DEPARTMENT: WILL COUNTY BOARD

BID LETTING: July 10, 2014

PUBLISHED NOTICE: July 10, 2014 HERALD NEWS & INTERNET

FUNDING SOURCE: Capital Improvements

PREBID MEETING: July 18, 2014, 10:00 AM

NUMBER ATTENDED: 28 – GC's & Subcontractors

BID OPENING: July 28, 2014, 2:10 PM

LOCATION: WILL COUNTY OFFICE BUILDING
302 N. CHICAGO STREET
JOLIET, ILL. 60432

BIDDING RESULTS:

NUMBER RELEASED: 14 + INTERNET

NUMBER RETURNED: 11

BIDDER:

TOTAL BASE COST

See Bid Tabulation attached.

Recommendation from CordoganClark Architects is to award bid to lowest, responsible, responsive bidder, LITE CONSTRUCTION INC., Montgomery, IL, for a Total Base Cost of \$1,349,700.00.

WILL COUNTY

RECORDER & CORONER RELOCATION

Bid Tabulations

July 28, 2014

Bids Due 2:00pm



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ARCHITECTS • ENGINEERS • CONSTRUCTION

ORIGINAL

Bidder's Name	Address	Bid Bond	Prime Cert.	Signed BF	Addm.	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Total Base + Accepted Alts.
Complete Construction Resources <i>SOLUTIONS</i>	12540 S. Holiday Drive, Unit D, Alsip, IL 60803	10%	Y	Y	3	1,382,723	6,450	2,300	16,500	15,000	\$0
R.L. Sohol General Contractor	14150 S Route 30, Suite 201, Plainfield, IL 60544	10%	Y	Y	3	1,451,000	2,800	1,900	11,600	13,500	\$0
Lite Construction Inc	711 S. Lake Street, Montgomery, IL 60538	10%	Y	Y	3	1,344,700	5,700	1,000	11,700	4,700	\$0
LJ Morse Construction	128 S Broadway, Aurora, IL 60505	10%	Y	Y	3	1,356,900	13,200	1,312	2,882	14,600	\$0
Reliable & Associates Construction	235 N. Ogden Avenue, Chicago, IL 60607	10%	Y	Y	3	1,699,999	8,350	1,300	10,100	13,000	\$0
Schramm Construction	3520 Swenson Avenue, St. Charles, IL 60174	10%	Y	Y	3	1,502,535	5,000	1,779	29,417	14,500	\$0
Tuscany Construction LLC	445 W. Kay Avenue, Addison, IL 60101	10%	Y	Y	3	1,369,000	4,500	1,400	15,500	16,000	\$0
Path Construction Co.	3550 W. Salt Creek Ln, Arlington Hights, IL 60005										\$0
Northwest Contractors Inc.	200 Industrial Drive, Hampshire, IL 60140	10%	Y	Y	3	1,423,000	6,400	1,300	3,000	12,500	\$0
Henry Bros. Company	9821 S. 78th Avenue, Hickory Hills, IL 60457	10%	Y	Y	3	1,398,000	18,200	1,800	8,700	14,000	\$0
The Lombard Company	4245 W. 123rd Street, Alsip, IL 60803	10%	Y	Y	3	1,394,000	6,000	1,900	10,000	5,500	\$0
Mack Construction Corporation	16800 Oak Park Avenue, Tinley Park, IL 60477										\$0
Frank Burla & Sons Builders	24115 Northern Illinois Drive, Channahon, IL 60410										\$0
<i>DOHERTY CONSTRUCTION</i>	<i>163 N. VALLEY HILLS WOODSTOCK, IL 60098</i>	10%	Y	Y	3	1,438,900	10,400	1,300	0	1,400	\$0
											\$0
											\$0
											\$0

Attachment: Award Docs Facility Remodel - Recorder & Coroner (14-225 : Award of Bid for Facility Remodel for Recorder of Deeds and

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July 29, 2014

Mr. Nick Palmer
 Chief of Staff
 Office of the Will County Executive
 302 North Chicago Street
 Joliet, IL 60432

Re: Will County Department Relocation to SS Building
 Lowest Responsible Bidder Recommendation

Dear Nick:

A total of eleven (11) Bids were received and opened publicly on July 28, 2014 for the Will County Recorder & Coroner Relocation Project to the 158 N. Scott Building. The attached Bid Tabulation document illustrates the recorded bids and the bidders. There were four alternates that were bid, and after discussion with County representatives, and as recommended by all parties, it was determined that none of the alternates were desired to be accepted. As such, the lowest responsible bidder for the Base Bid total of \$1,349,700.00 was Lite Construction, Inc. from Montgomery, IL. This base bid was \$23,000 below our estimated cost of construction.

We proceeded to do an extensive project scope review with Lite Construction, Inc. on 7/29/14 to ensure that they fully understood the project and the contract requirements. The attached signed scope review illustrates what was discussed. It is our recommendation that Lite Construction, Inc. be awarded the General Contract for the base bid total of \$1,349,700.00 in accordance with the bidding documents for the aforementioned project.

Thank you for this opportunity to serve Will County on this critical project that will benefit all of tax payers of the County. Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,

Cordogan Clark & Associates



Brian K. Kronewitter, AIA, DBIA
 Executive Vice President

Encl - Bid Tab & Scope Review

CC: John Cordogan; Brice Calms; Michael Konopka; Dawn Barry

WILL COUNTY
RECORDER & CORONER RELOCATION
 Bid Tabulations
 July 28, 2014

Bids Due 2:00pm



CORDOGANCLARK
 ARCHITECTS • ENGINEERS • CONSTRUCTION

Bidder's Name	Address	Bid Bond	Prime Cert.	Signed BF	Addm.	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Total Base + Accepted Alts.
Construction Solutions, Inc	12540 S. Holiday Drive, Unit D, Alsip, IL 60803	x	x	x	1,2,3	\$1,382,723	\$6,450	(\$2,300)	\$16,500	(\$15,000)	\$1,382,723
R.L. Sohol General Contractor	14150 S Route 30, Suite 201, Plainfield, IL 60544	x	x	x	1,2,3	\$1,451,000	\$2,800	(\$1,900)	\$1,600	(\$13,500)	\$1,451,000
Lite Construction Inc	711 S. Lake Street, Montgomery, IL 60538	x	x	x	1,2,3	\$1,349,700	\$5,700	(\$1,000)	\$11,700	(\$4,700)	\$1,349,700
LJ Morse Construction	128 S Broadway, Aurora, IL 60505	x	x	x	1,2,3	\$1,356,900	\$13,200	(\$1,312)	\$2,882	(\$14,600)	\$1,356,900
Reliable & Associates Construction	235 N. Ogden Avenue, Chicago, IL 60607	x	x	x	1,2,3	\$1,699,999	\$8,350	(\$1,300)	\$10,100	(\$13,000)	\$1,699,999
Schramm Construction	3520 Swenson Avenue, St. Charles, IL 60174	x	x	x	1,2,3	\$1,502,535	\$5,600	(\$1,779)	\$29,417	(\$14,500)	\$1,502,535
Tuscany Construction LLC	445 W. Kay Avenue, Addison, IL 60101	x	x	x	1,2,3	\$1,369,000	\$9,500	(\$1,400)	\$15,500	(\$16,000)	\$1,369,000
Path Construction Co.	3550 W. Salt Creek Ln, Arlington Hghts, IL 60005		NO	NO	BID						\$0
Northwest Contractors Inc.	200 Industrial Drive, Hampshire, IL 60140	x	x	x	1,2,3	\$1,423,000	\$6,900	(\$1,300)	\$3,000	(\$12,500)	\$1,423,000
Henry Bros. Company	9821 S. 78th Avenue, Hickory Hills, IL 60457	x	x	x	1,2,3	\$1,398,000	\$18,200	(\$1,300)	\$8,700	(\$14,000)	\$1,398,000
The Lombard Company	4245 W. 123rd Street, Alsip, IL 60803	x	x	x	1,2,3	\$1,394,000	\$6,000	(\$1,700)	(\$10,000)	\$5,500	\$1,394,000
Mack Construction Corporation	16800 Oak Park Avenue, Tinley Park, IL 60477		NO	NO	BID						\$0
Frank Burla & Sons Builders	24115 Northern Illinois Drive, Channahon, IL		NO	NO	BID						\$0
Doherty Construction, Inc.	163 N. Valley Hill Road, Wo	x	x	x	1,2,3	\$1,438,900	\$10,400	(\$1,300)	\$0	(\$7,400)	\$1,438,900
Total Apparent Lowest Qualified Bid:											\$1,349,700

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Date: 7/29/14

Time: 12:15

Project: Recorder & Coroner Relocation

Client: Will County

Proj. No.: 13357

Attendees: TIM CAMPBELL

B. KRONWITZER

R. KRISCHEL

1. Bid Package: GENERAL CONTRACTOR

2. Base Bid: \$ 1,349,200

3. Addenda(s) Received? 1, 2, 3

4. Does Bidder agree to all requirements of the specifications, drawings, and bid documents?
YES

5. Does Bid contain any qualifications or exclusions to scope of work? If so, explain:
NONE

6. Alternates: Is there a clear understanding of the alternates?
YES

7. Allowances: Is there a clear understanding of the allowances?
YES

8. Unit Prices: Is there a clear understanding of the unit prices?
N/A

9. Is Contractors bid based on Prevailing Wage Rates?
YES

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10. Did Contractor visit the site? If so, when?

YES

11. Does Contractor understand the schedule start and the completion dates?

YES

12. Does the Contractor understand that there may be multiple mobilizations to the site to complete their scope of work on time per the schedule?

YES

13. Does the bid account for all overtime and shift time necessary to complete the work and meet the schedule?

YES

14. Does Contractor have the appropriate manpower to complete the project on time as scheduled?

YES

15. Indicate Time required for design, shop drawings / submittals, material / equipment delivery, and installation?

8/21 CONTRACT AWARD

7/12 COMPLETE w/ SUBMITTALS

16. Contractor site requirements? (parking, staging area, hoisting, storage?)

NOTHING OUT OF THE ORDINARY

17. Proposed major subcontractors?

HVAC = RJ O'NEILL

ELECTRIC = TIMM OR CORRECT ELECTRIC

PLUMBING = PH PRIME, PERELLA OR KEY

18. Does the contractor have an understanding of Owner facilities, utilities, power, storage, etc?

YES

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19. Proposed superintendent name, credentials, experience, etc.:

TRENT, JEFF OR RYAN

20. What measures are used for supervision and inspection / surveillance of daily activities?

BY TIM CAMPBELL & SUPT.

21. Contractor is responsible to provide competent supervision and personnel capable of completing all required work in a safe manner as governed by current OSHA standards and all other authorities having jurisdiction. Agreed?

YES

22. Does Contractor have adequate insurance that meets local and state requirements to perform work?

YES

23. Does Contractor understand the requirements for payment applications process, certified payroll forms, preparation of schedule of values, and timely completion of closeout document preparation?

YES

24. Are Warranties, Close-out Documents, and As-Built Documents included?

YES

25. Are there any areas of work that you have recognized that are not covered by the drawings/specifications, not code-compliant, or not complete?

YES

26. Do you have a 'Job Safety' program in effect and does it meet all governing requirements, such as OSHA?

YES

27. Does the Contractor have References provided?

YES

28. Other Clarifications, Questions, Comments, etc.:

NO

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29. Follow up action items and assigned responsibility:

- Due Date: _____
- a. M/E/P SUBS INFO - 8/13/14
 - b. SUPERINTENDENT NAME - 8/13/14
 - c. PROJECT SCHEDULE - 8/13/14
 - d. S.O.V. - 8/13/14
 - e. _____
 - f. _____
 - g. _____
 - h. _____

Note: This conference is in no way intended to indicate award of contract.

Architect/CM: _____
 Signature: [Signature]
 Printed Name & Title: BRIAN FROMWITZER
 Date: 7/29/14

Contractor: _____
 Company: Lite Construction
 Signature: [Signature]
 Printed Name & Title: Tim Campbell VP.
 Date: 7/29/14

Attachment: Award Docs Facility Remodel - Recorder & Coroner (14-225 : Award of Bid for Facility Remodel for Recorder of Deeds and