



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

***Awarding Contract for Facility Remodeling at Court Annex for State's Attorney's Office***

WHEREAS, in order to obtain the most competitive rates for the facility remodel at the Court Annex for the State's Attorney's Office, proposals were solicited, and

WHEREAS, on April 22, 2015, the County Executive's Office opened ten (10) bids for the facility remodel for the State's Attorney's Office, and

WHEREAS, the County Executive's Office and Andrew Partak, Architect, have recommended, and the Capital Improvements Committee has concurred, that a contract be entered into with the lowest responsible bidder of LITE CONSTRUCTION, of Montgomery, IL, for a total cost of \$575,789.00, and

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

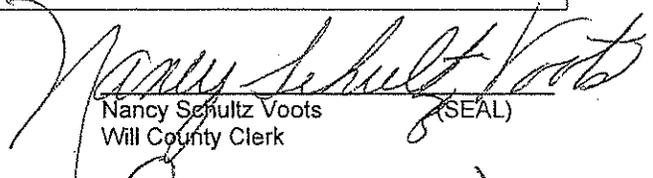
NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the County Executive to execute a contract with the lowest responsible bidder of LITE CONSTRUCTION, of Montgomery, IL, for a total cost of \$575,789.00.

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 May, 2015.

<b>AYES:</b>	Howard, Ogalla, Moustis, Singer, Moran, Rice, Harris, Traynere, Bennefield, Fritz, Freitag, Gould, Balich, Fricilone, Brooks Jr., Winfrey, Parker, Staley-Ferry, Babich, Wilhelmi, Hart, Maher, Tuminello, Weigel, Collins, Ferry
--------------	---

Result: Approved - [Unanimous]



Nancy Schultz Voots (SEAL)  
Will County Clerk

Approved this 26th day of May, 2015.



Lawrence M. Walsh  
Will County Executive

**FROM THE DESK OF  
RITA WEISS  
PURCHASING DIRECTOR**

**BID HISTORY**

**ITEM:** 2015-54 ANNEX REMODEL – SAO – 4<sup>th</sup> FLOOR

**DEPARTMENT:** WILL COUNTY BOARD

**BID LETTING:** MARCH 27, 2015

**PUBLISHED NOTICE:** MARCH 31, 2015 HERALD NEWS & INTERNET

**FUNDING SOURCE:** Capital Improvements

**PREBID MEETING:** APRIL 6, 2015, 10:00 AM

**NUMBER ATTENDED:** 27 – GC's & Subcontractors

**BID OPENING:** APRIL 22, 2015, 10:10 AM

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

**BIDDING RESULTS:**

**NUMBER RELEASED:** 16 + INTERNET                      **NUMBER RETURNED:** 10

**BIDDER:**    **TOTAL BASE COST**

See Bid Tabulation attached.

Recommendation from Mike Miglorini, Maintenance Director, and Andrew Partak, Architect, is to award bid to **lowest, responsible, responsive bidder, LITE CONSTRUCTION INC., Montgomery, IL, for a Total Base Bid of \$546,789.00 and Alternate Bid of \$29,000.00, for a Total Bid Award of \$575,789.00.**

**WILL COUNTY**

**PHASE I ANNEX REMODEL - SAO OFFICE**

Bid Tabulations  
April 22, 2015



**ANDREW R. PARTAK, JR. AIA**  
ARCHITECT

Bidder's Name	Address	Bid Bond	Prime Certificate	Signed Bid Form	Addendum	Complete By	Base Bid	Alternate Bid	Total Bid
Path Construction	Arlington Heights, IL	10%	Yes	Yes	1, 2	11/1/15	\$582,200	\$35,000	\$617,200
Life Construction Inc	Montgomery, IL	10%	Yes	Yes	1, 2	8/14/15	\$546,789	\$29,000	\$575,789
Frank Burla & Sons	Channahon, IL	10%	Yes	Yes	1, 2	10/1/15	\$630,327	\$43,200	\$673,527
Schramm Construction	St. Charles, IL	10%	Yes	Yes	1, 2	182 cal days	\$661,520	\$35,252	\$696,772
Drive Construction	Evergreen, IL						NO RESPONSE		
Blue Yonder Inc	Joliet, IL						NO RESPONSE		
Rodgers Construction Corp.	Elwood, IL						NO BID		
Chicagoland Building Cont	Addison, IL	10%	Yes	Yes	1, 2	n/a	\$567,000	\$57,600	\$624,600
Mack Construction	New Lenox, IL						NO RESPONSE		
Simpson Construction	Bellwood, IL						NO RESPONSE		
DBM Services, Inc	Mokena, IL						NO RESPONSE		
Shales McNutt	Elgin, IL						NO RESPONSE		
Henry Bros Co	Hickory Hills, IL	10%	Yes	Yes	1, 2	n/a	\$583,000	\$26,500	\$609,500
R.L. Sohol General Contractor	Plainfield, IL	10%	Yes	Yes	1, 2	n/a	\$647,000	\$48,000	\$695,000
LJ Dodd Construction	Oswego, IL	10%	Yes	Yes	1, 2	n/a	\$558,400	\$41,000	\$599,400
Troop Contracting	Willowbrook, IL	10%	Yes	Yes	1, 2	8/28/15	\$658,500	\$46,000	\$704,500
<b>Lowest Responsive &amp; Responsible Bidder:</b>	<b>Life Construction Inc, Montgomery, IL</b>						<b>\$546,789</b>	<b>\$29,000</b>	<b>\$575,789</b>

Also Present, Rita Weiss, Elisa Medina, Mike Miglorini, Andy Partak

Rita Weiss

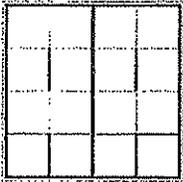
---

**From:** Mike Miglorini  
**Sent:** Tuesday, April 28, 2015 9:19 AM  
**To:** Rita Weiss  
**Cc:** Dave Tkac  
**Attachments:** R1307Ph1LtrRecomm.pdf

I have reviewed the bids for phase 1 remodeling for State's Attorney I recommend Lite Construction. Base bid \$546,789.00 with the alternate \$29,000.00 for the replacement of rooftop HVAC unit.

Michael Miglorini  
Director of Maintenance  
Office Of The County Executive  
Lawrence M. Walsh  
302 North Chicago St.  
Joliet Illinois 60432  
o.815-740-4715  
c.815-405-0395  
f.815-740-0395  
[mmmiglorini@willcountyillinois.com](mailto:mmmiglorini@willcountyillinois.com)

Attachment: Award Docs (15-155 : Facility Remodeling - Award of Bid)



ANDREW R. PARTAK, JR.  
ARCHITECT

April 23, 2015

Mike Miglorini  
Director of Maintenance  
County of Will  
302 N. Chicago Street  
Joliet, Illinois 60432

Re: Phase 1 Remodeling for New State's Attorney Office Facility  
Will County Court Annex  
57 N. Ottawa St. & 57 W. Jefferson St.  
Joliet, Illinois

Project No. R1307

Dear Mr. Miglorini:

We have reviewed the bids received in regards to the above referenced project and recommend that the project be awarded to Lite Construction, Inc. as follows:

Name: Lite Construction, Inc.

BASE BID – GENERAL CONSTRUCTION: \$ 546,789.00

ALTERNATE #1: \$ 29,000.00

**TOTAL RECOMMENDED AWARD: \$ 575,789.00**

We trust that the Will County Board will give this recommendation due consideration and we would be pleased to answer any questions should they be forthcoming.

Sincerely,

Andrew R. Partak, Jr. AIA  
Architect

Attachment: Award Docs (15-155 : Facility Remodeling - Award of Bid)