

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda  
Bids and Proposals

TO: Scott Niehaus, Village Manager  
FROM: Carl Goldsmith, Director of Public Works  
DATE: May 7, 2024 Agenda Date: May 16, 2024  
TITLE: Victorian Cottage Exterior Rehabilitation 23 w. Maple St. proj # 2414  
SUBMITTED BY: Scott Neetz, Facilities Supervisor

RESULTS:

Date Bids Were Published       N/A       Bidding Closed       N/A        
Total Number of Bids Received       3        
Total Number of Bidders Meeting Specifications       3        
Bid Security Required       Yes             X       No  
Performance Bond Required       Yes             X       No  
Were Any Bids Withdrawn       Yes             X       No

Explanation:

Waiver of Bids Requested?       X       Yes                      No  
If yes, explain: Staff sought proposals from qualified vendors per the attached memorandum.  
Award Recommended to Lowest       X       Yes                      No  
Responsible Bidder?  
If no, explain:

FISCAL IMPACT:

Amount of Award: \$98,682.00  
Funding Source: 240.110.107.75610

BACKGROUND/RECOMMENDATION:

Waive the competitive bidding requirements and authorize the Village Manager to execute a proposal from LA exteriors to replace and repair fence, front and rear porch, siding, soffit and fascia, window casings and windows at the Victorian Cottage at 23 W. Maple St. for \$98,682.00

Has Recommended Bidder Worked for Village Previously            Yes   X   No  
If yes, was quality of work acceptable            Yes        No  
Was item bid in accordance with Public Act 85-1295?            Yes   X   No  
Waiver of bids - Public Act 85-1295 does not apply   X   Yes        No

REVIEW (as needed):

Village Attorney XX \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director XX \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager XX \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 4:30 pm, Wednesday, prior to the Board Agenda distribution.



April 17, 2024

TO: Scott Niehaus, Village Manager  
THROUGH: Carl Goldsmith, Director of Public Works *g*  
FROM: Scott Neetz, Facilities Supervisor  
SUBJECT: Victorian Cottage Rehabilitation 23 w. Maple St.

**BACKGROUND**

The 2024 Capital Improvement Plan included funding for the rehabilitation and painting of the Victorian Cottage located at 23 w. Maple St.



Included in the plan is the carpentry replacement/repairs of the siding, soffit and fascia, crown moldings, front porch, rear porch, railings and front fence, window trim/casing, and finally painting of the entire building. In addition to these repairs, the windows are also in need of replacing. This building continues to degrade and no longer remains a candidate for maintenance painting requiring in depth repairs and replacements. Once repairs and replacements have been made, the cottage will be re-painted back to its original color schemes the Lombard Historical Society desires. Staff has reached out to receive quotes from multiple contractors who will succeed in accommodating the rehabilitation in accordance to the original “style” of the Victorian Cottage. This will ensure the needs and desires of the LHS requirements to stay “period correct.”

Concerning the windows at this location. There are 23 single and double hung windows including storm windows on this building. In order to maximize the future life of these windows, staff is recommending fiber glass windows. Marvin “Belmont” single hung fiber glass windows will have a superior life span compared to wood and will complete the aesthetic desired by LHS. The storm windows will remain and will be repaired or replaced as needed if removal or repairs around the window prove to be an issue. These storm windows would be a custom-made window to order, so our efforts will be to re-attach these storm windows to the frame in its original design.

## SINGLE-HUNG

One vertically sliding lower sash that tilts in for cleaning and one fixed upper glass.



### RECCOMENDATION

Staff recommends that the Village President and Board of Trustees waive the competitive bidding requirements and authorize the Village Manager to execute a proposal from LA Exteriors for the rehabilitations and window replacements of the exterior portions aforementioned. The painting will be performed by a separate contractor and awarded under the Village Managers approval per the Villages procurement policy. Funding for the purchase will be through the Hotel/Motel Fund.

<b>Carpentry and window replacements:</b>	<b>Total Proposal:</b>
LA Exteriors:	\$98,682.00
Chicagoland Exteriors	\$153,842.00
B & K Home Improvement:	\$120,950.00
<b>Total Fiscal Impact:</b>	<b>\$98,682.00</b>

# ESTIMATE

**L.A. Exteriors Inc.**  
24806 W Illini Dr  
Plainfield, IL 60544

la.exteriorsinc@yahoo.com  
+1 (815) 641-0269

## Scott Neetz

**Bill to**  
Scott Neetz  
Village of Lombard  
23 W. Maple St  
Lombard, IL

**Estimate details**  
Estimate no.: 1218  
Estimate date: 04/28/2023

	Product or service		Amount
1.	<b>Services</b> Replace front, side, and rear deck boards. Replace stairs. Replace handrails/spindles/posts. Replace lattice under decks. Repair brick support under front deck		\$0.00
2.	<b>Services</b> Replace all Cedar siding and trim with new flashing	1 unit x \$0.00	\$0.00
3.	<b>Services</b> Replace all wood trim around 20 windows and 3 doors	1 unit x \$0.00	\$0.00
4.	<b>Services</b> Replace all crown moulding	1 unit x \$0.00	\$0.00
5.	<b>Services</b> Replace 6 fence posts and caps. Replace bottom rail in 4 areas of fence and spindles	1 unit x \$0.00	\$0.00
6.	<b>Services</b>	1 unit x \$75,432.10	\$75,432.10
		<b>Total</b>	<b>\$75,432.10</b>

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## Scott Neetz

**Bill to**  
Scott Neetz  
Village of Lombard  
23 W. Maple St  
Lombard, IL

**Ship to**  
Scott Neetz  
Village of Lombard  
23 W. Maple St  
Lombard, IL

### Estimate details

Estimate no.: 1252  
Estimate date: 03/13/2024  
Expiration date: 04/09/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Services</b> Replace 21 windows with Belmont single hung fiberglass brown exterior white interior		1	\$23,250.00	\$23,250.00
					<b>Total</b>	<b>\$23,250.00</b>
					Expiry date	04/09/2024