

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

TO: President and Village Board of Trustees
FROM: Scott Niehaus, Village Manager
DATE: September 24, 2021 (B of T) AGENDA DATE: November 4, 2021
TITLE: Carriage House Addition
Project Number PW 21-10
SUBMITTED BY: Carl S. Goldsmith, Director of Public Works *g*

RESULTS:

Date Bids Were Published 9/2/2021 Bidding Closed 9/24/2021
Total Number of Bids Received 3
Total Number of Bidders Meeting Specifications 3
Bid Security Required _____ Yes X No
Performance Bond Required X Yes _____ No
Were Any Bids Withdrawn X Yes _____ No
Explanation: The lowest bidder was unable to provide a sufficient performance bond.
Waiver of Bids Requested? _____ Yes X No
If yes, explain:
Award Recommended to Lowest X Yes _____ No
Responsible Bidder?
If no, explain:

FISCAL IMPACT:

Engineer's estimate/budget estimate \$650,000/\$750,000
Amount of Award \$772,000

pursuant to the IGA, the Village will be reimbursed for the cost of the project by the Lombard Historical Society through the Illinois DNR Resources Public Museum Capital Grant.

BACKGROUND/RECOMMENDATION:

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? X Yes _____ No
Waiver of bids - Public Act 85-1295 does not apply _____ Yes

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.



October 8, 2021

TO: Village President and Board of Trustees
THROUGH: Scott Niehaus, Village Manager
FROM: Carl Goldsmith, Director of Public Works
SUBJECT: Carriage House Addition Project – PW 21 10

Background

The Village staff has been working with the Lombard Historical Society (LHS) on an addition to the Carriage House located at 23 W. Maple Street. The proposed addition will nearly double the size of the Carriage House and provide the Society with an opportunity to more effectively oversee and archive Lombard history. The grounds and facilities are owned by the Village of Lombard and through an agreement dating back to April 15, 1993 (amended in June 1993, November 1998, February 2008 and April 2018) the Society operates the programming of the facilities.

The LHS has received an Illinois Department of Natural Resources Public Museum Capital Grant in the amount of \$750,000 to fund the addition. As the facility and grounds are owned by the Village of Lombard, the Village will serve as the lead on the construction of the addition.

The Village Board awarded a contract with Flint Architects for the development of the plans for the project, which staff incorporated into the Village standard bid document. In order to try to minimize costs for the addition, the bid was prepared with a Base Bid price, along with a series of Alternates that would be deducted from the base bid at the Village's discretion. There are two (2) alternates included in the bid document.

The Village opened bids for the project at 10:00 am on Friday, September 24, 2021. The results of the sealed proposals received are summarized below:

<i>Company</i>	Base Bid	Alternate #1	Alternate #2
Precision Quality Contractors	\$687,700.00	(\$36,500.00)	(\$11,200.00)
Fine Home Builders	\$842,000.00	(\$10,000.00)	(\$8,000.00)
Action One Construction, Inc.	\$772,000.00	(\$45,000.00)	(\$9,500.00)
<i>Engineer's Estimate</i>	<i>\$650,000.00</i>	<i>(\$50,000.00)</i>	<i>(\$50,000.00)</i>

The lowest proposal that meets the Village's specifications was submitted by Precision Quality Contractors, Wood Dale, Illinois in the amount of \$687,700.00; however, the contractor was unable to provide a sufficient Performance Bond as required by the contract specifications. As such the Village determined that the contract should be awarded to the lowest responsible bidder; Action One Construction, Inc. The amount of the base bid from Action One Construction is \$772,000. The Village has reviewed references, which were favorable.

The funding of the project comes from an IDNR Public Museum grant in the amount of \$750,000. As the cost of the project, based upon the award of the construction contract and architectural fees, exceeds the amount of the grant, the Village and Lombard Historical Society has agreed on a funding strategy. This strategy has been incorporated into an IGA that has been presented to the Village Board of Trustees for consideration. Under the IGA, the Village will provide the funding up front, but receive reimbursements as funds are disbursed by the IDNR to the Lombard Historical Society. Under the IGA the Village does not have any financial exposure, as all funds are backed by IDNR grants of LHS funding.

Recommendation

Staff recommends that the Village award a contract to Action One Construction, Inc. in the base bid amount of \$772,000.00.

**VILLAGE OF LOMBARD
BID PROPOSAL**

Proposal for Contract Document Number PW 21-10. We hereby agree to furnish to the Village of Lombard the **Carriage House Addition Project** in accordance with provisions, instructions, and specifications of the Village of Lombard for the prices as follows:

NAME OF BIDDER: Action One Construction, Inc.

**TO: CARL GOLDSMITH
DIRECTOR OF PUBLIC WORKS
VILLAGE OF LOMBARD PUBLIC WORKS
1051 S. HAMMERSCHMIDT
LOMBARD, IL 60148**

We as contractor having familiarized ourselves with local conditions affecting the work and with the proposed Contract Documents on file at the office of the Owner, hereby propose to perform everything required to be performed and to provide all of the labor, materials, necessary equipment and all utilities and transportation and services necessary to perform and complete in a workmanlike manner all work required to complete the proposed work indicated in the bidding documents for the construction of the Garfield Maintenance Facility, all in accordance with Drawings and Specifications prepared by the Flint Architects, LLC issued thereto for the sum of:

BASE BID - ALL WORK:

\$ 772,000.00

Total Bid Price in Words: Seven Hundred Seventy Two Thousand & 00/100 Dollars

ALTERNATE NO. 1 - DELETE GIFT SHOP

Deduct: \$ 45,000.00

Total Bid Price in Words: Forty Five Thousand & 00/100 Dollars

ALTERNATE NO. 2 - DELETE CASEWORK IN KITCHEN AND WORK IN ROOMS E3 & E11

Deduct: \$ 9,500.00

Total Bid Price in Words: Nine Thousand Five Hundred & 00/100 Dollars

Bidder understands that it is the intent of the owner to award one General Lump Sum Contract for all the work on the above project. Bidder must quote on all items called for in the Bid Proposal including alternates and unit prices.

**VILLAGE OF LOMBARD
BID PROPOSAL (CONTINUED)**

Delivery of the item(s) will be within 120 day(s) following notification of bid award.

State length and terms of warranty(s): One Year

Is your bid in compliance with specifications? Yes No
If answer is no, please list deviation(s) on the provided "Specification Deviation" Form.

Signed on this 23 day of September, 2021.

If an individual or partnership, all individual names of each partner shall be signed:

By.....: _____
Print Name: _____
Position/Title.....: _____

By.....: N/A
Print Name: _____
Position/Title.....: _____

Company Name.....: _____
Address line 1: _____
Address line 2: _____
Telephone: _____

If a corporation, an officer duly authorized should sign and attach corporate seal

PLACE CORPORATE SEAL HERE

By.....: Adam Kieta
Print Name: _____
Position/Title.....: President
Company Name.....: Action One Construction, Inc.
Address line 1.....: 1855 N Leclaire Ave., Chicago IL
Telephone.....: (312) 771-2326

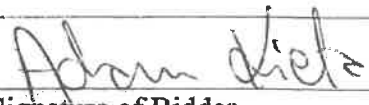
No additional charges over the total net bid price will be made during the specified Bid/Contract period.
The Village of Lombard is exempt from sales or federal tax; therefore, do not include in bid price. All bid prices shall be shown as F.O.B. destination Lombard, Illinois, unless otherwise stated.

**VILLAGE OF LOMBARD
SPECIFICATION DEVIATION**

We deviated from the desired specifications of the Village of Lombard in the following areas. As best as can be ascertained, there are no other deviations from those listed below:

(IF ADDITIONAL SPACE IS REQUIRED, PLEASE USE THE BACK OF THIS PAGE)

N/A


Signature of Bidder

09/23/2021
Date

BIDDERS MUST PROPERLY FILL OUT THE FOLLOWING FORMS:

1. The Bid Proposal Form must be signed by an authorized agent. The seal, if applicable, must be affixed. The unit price(s), amount(s), delivery date(s), date of signature, warranty(s) and any other relevant information must be stated. The question concerning compliance with specifications must also be answered.
2. The Contractor's Certification Form must be signed by an authorized agent. The date, notary public seal and any other relevant information must also be properly filled out.
3. The Specification Deviation Form must be signed and dated even if no deviations are taken.
4. The Performance Reference Form located in the body of the general terms, conditions and instruction section must also be properly filled out.

IF THESE FOUR FORMS ARE NOT PROPERLY FILLED OUT, THE BID MAY BE REJECTED.

The *successful* bidder will be required to agree to and sign the Village of Lombard contract and exhibits A and B (contract execution certification, sexual harassment policy, Illinois Department of Revenue tax compliance certification, and additional insured endorsement) that follow this page. These documents need not be completed at the time the bid is submitted. They are provided at this time for the bidder's information.

VILLAGE OF LOMBARD

(Sample Contract for Construction Projects)

CONTRACT DOCUMENT NUMBER _____

This agreement is made this ____ day of _____, 20__ between and shall be binding upon the Village of Lombard, an Illinois municipal Corporation hereinafter referred to as (the "Village") and (_____) hereinafter to as (the "Contractor") and its successors.

Witnessed, that in consideration of the mutual promises of the parties delineated in the contract documents, the Contractor agrees to perform the services and the Village agrees to pay for the following services as set forth in the contract documents:

(The description, quantities and proposal prices are stated here)

1. This contract shall embrace and include all of the applicable contract documents listed below as if attached hereto or repeated herein:
 - a. Specification and contract document no. _____ for _____, consisting of the following:
 - i) Cover Sheet
 - ii) Table of Contents
 - iii) Invitation to Bid on Contract Document No. _____ - Legal Notice
 - iv) General Terms, Conditions and Instructions
 - v) Specific Terms, Conditions and Instructions and Blue Prints
 - vi) Bid Proposal Form
 - vii) Plans and Specifications and Specification Deviation Form
 - b. The Contractor's Bid Proposal Dated _____
 - c. Required Performance and Payment Bonds and Certificate of Insurance

2. The Village agrees to pay, and the Contractor agrees to accept as full payment for the items, and installation of the same, which are the subject matter of this contract the total sum of \$ _____ paid in accordance with the provisions of the Local Government Prompt Payment Act.
3. The Contractor represents and warrants that it will comply will all applicable Federal, State and local laws concerning prevailing wage rates and all Federal, State and local laws concerning equal employment opportunities.
4. The Contractor shall commence work under this Contract upon written Notice to Proceed from the Village and shall complete work on this project within _____ calendar days from the date of the Notice to Proceed. Time is of the essence of this Contract and Contractor agrees to achieve completion within the contract time by all proper and appropriate means including working overtime without additional compensation.
5. Bonds required to guarantee performance and payment for labor and material for this work shall be in a form acceptable to the Village and shall provide that they shall not terminate on completion of the work, but shall be reduced to ten percent (10%) of the contract sum upon the date of final payment by the Village for a period of one (1) year to cover a warranty and maintenance period which Contractor agrees shall apply to all material and workmanship for one (1) year from the date of issuance of the final payment by the Village.
6. Pursuant to the provisions of Section 5 of the Mechanics' Lien Act of Illinois, prior to making any payment on this contract the Village demands that the Contractor furnish a written statement of the names of all parties furnishing labor and/or materials under this Contract and the amounts due or to become due on each. This statement must be made under oath or be verified by affidavit. Final payment shall not be issued by the Village nor shall any retained percentage become due until releases and waivers of lien have been supplied as the Village designates.
7. In executing this Contract, Contractor agrees that it has examined the site of the work and the conditions existing therein, has examined the Contract Documents and taken and compared field measurements and conditions with those Documents.
8. This Contract represents the entire Agreement between the parties and may not be modified without the written approval of both parties.

IN WITNESS WHEREOF, the Village of Lombard, Illinois by Keith T. Giagnorio, Village President, and the Contractor have hereunto set their hands this ___ day of _____, 20__.

If an individual or partnership, all individual names of each partner shall be signed or if a corporation, an officer duly authorized shall sign here:

Accepted this ___ day of _____, 20__.

Individual or Partnership _____ Corporation

By Position/Title

By Position/Title

Print Company Name

THE VILLAGE OF LOMBARD, ILLINOIS

Accepted this ___ day of _____, 20__.

Keith T. Giagnorio
Village President

Attest:

Elizabeth Brezinski
Village Clerk

Approved contents of contractual documents:

Thomas P. Bayer Date
Village Attorney

EXHIBIT A
VILLAGE OF LOMBARD
CONTRACTOR'S CERTIFICATION

Adam Kieta, having been first duly sworn, depose and states as follows:
(Officer or Owner of Company)

I am the President for Action One Construction, Inc.,
(Title) (Name of Company)
(the "Contractor"), which has submitted a proposal for Carriage House Addition Project,
(Name of Village project)

to the Village of Lombard and, having personal knowledge of the matters certified to herein, and being authorized by the Contractor to make the certifications set forth herein, hereby certifies that said Contractor:

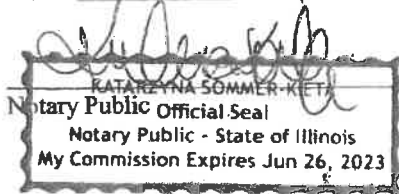
1. has a written sexual harassment policy in place, in full compliance with 775 ILCS 5/2-105(A) (4);
2. is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:
 - a. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate revenue Act; or
 - b. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement;
3. is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382, and that Action One Construction, Inc. (Name of employee/driver or "all employee drivers")

is/are currently participating in a drug and alcohol testing program pursuant to the aforementioned rules; and

4. is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3 or 33E-4 of Article 33E of the Illinois Criminal Code of 1961.

By: Adam Kieta
Authorized Agent of Contractor

Subscribed and sworn to
before me this 26
day of SEPT 2021



REFERENCE SHEET

Please submit the names of accounts for whom you have provided services or similar services required herein.

1. Name Schaumburg Park District
Address 523 E. Beech Dr., Schaumburg IL 60193
Contact Person Nikki RTao - Architect
Telephone # 518-321-6868

Length of time service has been provided From 2015-2019

Summary of project/services: General contracting
Concrete
masonry
Roofing
Carpentry

2. Name Glenview Park District
Address 2400 chestnut ave, Glenview, IL 60025
Contact Person Ken Wexler Park Planner
Telephone # 224-521-2264

Length of time service has been provided 2016-2018

Summary of project/services: Masonry, Concrete ,roofing lanscaping

3. Name Glecoe Park District
Address 999 Green Bay Rd. Glencoe, IL 60022
Contact Person Chris Leiner- Director of Parks
Telephone # 847-835 -3030

Length of time service has been provided 2018

Summary of project/services: Painting, Plumbing, Electrical

**VILLAGE OF LOMBARD
ADDENDUM NO. 1
TO THE
CONTRACT DOCUMENTS
FOR
PW 21-10
Carriage House Addition Project**

DATE: September 13, 2021

To: All Prospective Bidders


All BIDDERS for the above contract shall carefully read the enclosed addendum and consider its impact in the preparation of their bid.

- I. Attached Addendum #1 prepared by Flint Architects dated September 10, 2021
- II. The Bidder shall acknowledge receipt of this Addendum by returning the "Bidder's Acknowledgment of Receipt" form and Addendum No. 1 in their bid.

**VILLAGE OF LOMBARD
BIDDER'S ACKNOWLEDGMENT OF RECEIPT**

**ADDENDUM NO. 1
PW 21-10
Carriage House Addition Project**

BIDDER hereby acknowledges receipt of Addendum No. 1

Company Name..... : Action One Construction, Inc.
By : 
Print Name : Adam Kieta
Position/Title..... : President
Date : 09/23/2021

Note: This Addendum shall be included with and is considered part of the bid documents. Failure to return this form may result in disqualification of the BIDDER.

Return a copy of this page to the VILLAGE upon receipt via email at publicworks@villageoflombard.org. Include this original in your bid.



September 10, 2021

**ADDENDUM NO. 1
CARRIAGE HOUSE ADDITION
LOMBARD HISTORICAL SOCIETY
PROJECT NO. 20013**

**Carriage House Addition
23 W. Maple Street
Lombard, IL 60148**

The Contractor/Bidder shall acknowledge in writing on his bid proposal form the receipt of this Addendum.

This Addendum shall be part of the Specifications and Drawings for this project and shall be part of the actual contract documents to complete the work. When the Architect issues an Addendum, it is the bidder's responsibility to copy and insert it into the bid documents they have obtained from the Architect or Owner.

There are (7) items in this Addendum.

ITEM NO. 1: DRAWINGS, SHEET C3

Revise note regarding frame outhouse relocation and slab removal. See attached Sheet C3 with revision 1 dated 09/03/21.

ITEM NO. 2: DRAWINGS, SHEET C4

Adjust south wall exterior dimension and add wood steps and concrete stop at southeast corner. See attached Sheet C4 with revision 1 dated 09/03/21.

ITEM NO. 3: DRAWINGS, SHEET C5

Adjust south wall exterior dimension and add wood steps and concrete stoop at southeast corner. See attached Sheet C5 with revision 1 dated 09/03/21.

ITEM NO. 4: DRAWINGS, SHEET A1, A2, & A7

See attached Sheets A1, A2 & A7 with revision 1 dated 09/03/21.

ITEM NO. 5: DRAWINGS, SHEET M3

See attached Sheet M3 with revision 1 dated 09/03/21



ITEM NO. 6: DRAWINGS, SHEET P1

See attached Sheet P1 with revision 1 dated 09/03/21.

ITEM NO. 7: DRAWINGS, SHEET E1, E2 & E3

See attached Sheets E1, E2 & E3 with revision 1 dated 09/03/21.

END OF ADDENDUM NO. 1

Action 1 Construction, Inc.

1855 N. Leclaire Avenue Chicago, IL 60639

(312) 771-2326 or (224)- 723-0233 Fax; (773)-622-1428

Masonry Work References

Work Completed

1. Schaumburg Park District

235 Beech Drive Schaumburg, IL 60193

We work for the Park District, from 2014 thru now 2020 in various location Masonry, Carpentry ,Roofing, Plumbing ,Hvac

Contact Person, Niki Rao Park Architect Ph: (847)-985-2115

Email Address; hellow@parkfan.com

2, Village Of Bedford Park Public Library

7816 W. 65th PL Village of Bedford Park, IL 60501

Tuck Pointing & Concrete Masonry replacement. October 2019 finish

Contact Person: James Kennedy Ph: (312)- 636-9208

3, Glenview Park District

2400 Chestnut Avenue, Glenview, IL 60026

Addition to Existing Historical Building at the Grove

1421 Milwaukee Ave, Glenview, IL 60026

Work was finish in 2017, Contact Person Ken Wexler 224-521-2264

Email: Ken.wexler@Glenviewparks.org

4, Glencoe Park District

999 Green Bay Rd., Glencoe, IL 60022

Exterior Rehabilitation Program

At Takiff Community Center

999 Green Bay Rd. Glencoe, IL

**Work was finish in 2018 Contact Person: Chris Leiner – Park
Coordinator Ph (847)-835-3030**

5, Village of Libertyville WWTP

Restoration of Exterior Wall Sat Screw Lift Motor Building

1532 Artaius Parkway, Libertyville, IL60048

**Contact person: Steve Vella Wastewater Plant Superintendent
(847)-918-2097**

Work in progress:

Schaumburg Park District

Golf Club Renovation & New Storage Buildings

Niki Rao, Park District Architect (847)-985-2115

Also, we have a private work for the private clients