

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: March 21, 2023 (B of T) AGENDA DATE: April 20, 2023
TITLE: Fleet Services Expansion and Renovations Project
Project Number FM 22-05

SUBMITTED BY: Carl S. Goldsmith, Director of Public Works 

RESULTS:

Date Bids Were Published 2/24/2023 Bidding Closed 3/21/2023
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Were Any Bids Withdrawn X Yes _____ No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: .
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 \$3,900,000
Amount of Award \$5,859,300 Building Reserve Fund (432.710.722.75770)

The Village of Lombard has received the lowest responsible bid for the Fleet Services Expansion and Renovations project from RoMAAS, Inc. in the amount of \$5,859,300. The project is included in the 2023 CIP and addresses a Village Board objective included in the Village of Lombard Strategic Plan.

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.



March 20, 2023

TO: Village President and Board of Trustees
THROUGH: Scott Niehaus, Village Manager
FROM: Carl Goldsmith, Director of Public Works *g*
SUBJECT: Fleet Services Expansion and Renovations Project

Background

The Village of Lombard's fleet maintenance facility is located in the Public Works Building located at 1051 S. Hammerschmidt. The facility was constructed in 1972 in conjunction with the relocation of the Village Hall. Due to the increase in the size and scope of the Village's fleet, the facility does not currently meet the demands of the Village. The Village of Lombard Central Garage is responsible for the maintenance of all vehicles and equipment owned by the Village. The current vehicle and equipment inventory is comprised of 152 pieces of rolling stock.

Current operations are conducted from a four-bay garage. The four repair bays are an average of 11 feet wide and 40 feet long from the door to the back wall of the facility. Two bays are configured as flat floor bays while one is equipped with a 12,000-pound capacity surface mounted automotive lift and another equipped with an in-ground 43,000-pound capacity two post axle engaging lift. One of the flat floor bays is equipped with a large floor drain and is used for steam cleaning engines and vehicle undercarriages. The bays are accessed by 12-foot-high by 12-foot-wide overhead doors. The limited width of the doors results in difficult maneuvering of large vehicles (especially those equipped with plows) in and out of the bays. The limited height of the doors coupled with the short bay length results in the inability to raise several of the fire apparatus to full lift height. As a result, Public Works Staff often maintain the larger pieces of equipment outside in the yard storage area. This often requires employee to work on equipment in the elements, which is not an ideal situation.

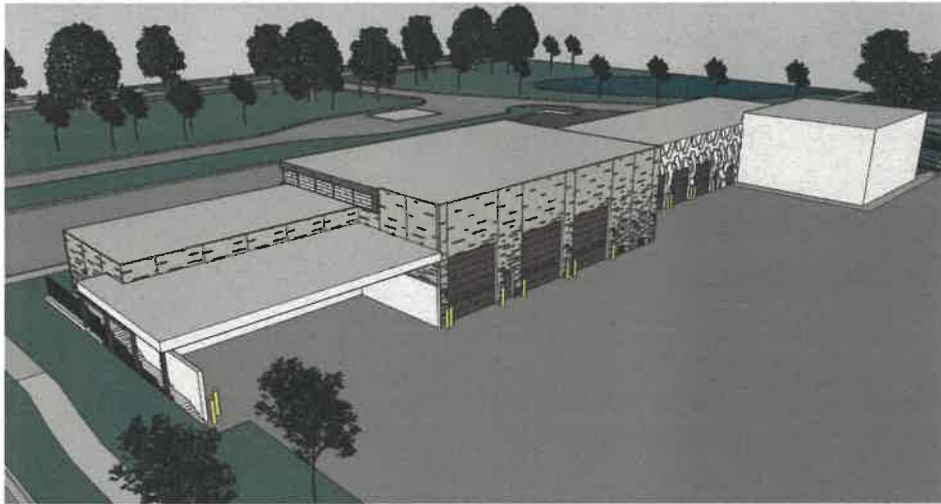
The Fleet Services administrative and personnel spaces are located in two separate areas within the complex. The Superintendent's office is located in the Public Works section of the building and is isolated from the garage. The Supervisor and the three (3) Mechanics share an office located adjacent to the shop floor. This office is small and overcrowded due to its use as an office, partial library, copy/work room, fire storage and crew area. A general crew room and restrooms are provided centrally within the Public Works portion of the facility.

The current Fleet Services Facility is not a large enough parcel to accommodate the current and future needs of the Village. The facility is approximately 4,000 square feet; 2,800 square feet of shop/storage and 1,200 square feet of administration area. The space needs analysis performed in 2018 identified the need for approximately 7,000 square feet, with the additional space being afforded to the shop/storage areas. These issues are not new, but are becoming

more problematic as we continue to size the size of equipment increase to meet the demands of the day-to-day services that the Village offers.

Over the last year, the Village staff has been working with TRIA Architects of Burr Ridge to design and bid the project. The project involves the construction of an addition of approximately 9,000 square feet onto the existing facility. The project includes the construction of the following; two 60' heavy equipment truck bays, a 60' wash bay, covered indoor storage, an exterior material bay, the rehabilitation of the existing fleet facility. The project will also include the relocation of the access drive to the Public Works with a new drive approximately 40' east. The entire public works yard will be resurfaced as part of the project. The addition will include four (4) new vehicle lifts, revised fluid delivery system, upgrades to the parts storage room and the mechanic office areas.

Renderings of the proposed addition can be found below:



The construction of the facility required two (2) actions by the Plan Commission and Village Board. The matter was heard by the Plan Commission on December 19, 2022 as PC 22-28. The first was an amendment to the Civic Center Planned Development, as established by Ordinances 6213, 6214, and 6978 and the second was to grant a variance for a front yard setback (along Central Avenue) of 7' where 30' is required pursuant to Section 155.412(F)(1). The Plan Commission unanimously supported the requested actions, which were approved by the Village Board at the January 19, 2023 meeting via Ordinance 8124.

The Village of Lombard advertised for bids on February 24, 2023 in the Daily Herald. A pre-bid conference was conducted on March 1, 2023 and allowed interested contractors the ability to ask questions and tour the existing facility. The project was bid with the base bid and five (5) alternates, which are summarized below:

Alternates	Description	Additive or Deduct
Alternate #1	PAINT EXISTING EXTERIOR PRECAST CONCRETE BUILDING WALL PANELS	Additive
Alternate #2	ADD FACE BRICK TO EXTERIOR BARRIER WALL CONSTRUCTION	Additive
Alternate #3	OMIT 5-TON FREESTANDING CRANE	Deduct
Alternate #4	OMIT RESURFACING OF EXISTING CONCRETE FLOOR SURFACES	Deduct
Alternate #5	OMIT EXISTING FULL DEPTH PAVEMENT REMOVAL AND FULL DEPTH REPLACEMENT AT THE SOUTH SIDE OF THE SITE	Deduct

The bid opening was conducted on Tuesday, March 21, 2023 at 11:00 am. The Village received 3 bids, which are summarized below:

Contractor	Base Bid	Additive #1	Additive #2	Additive #3	Additive #4	Additive #5
Simpson Construction Company	\$7,120,000	\$25,000	\$35,880	(\$34,000)	(\$6,000)	(\$183,000)
RoMAAS, Inc.	\$5,839,300	\$20,000	\$40,000	(\$70,000)	(\$5,000)	(\$140,000)
F.H. Paschen	\$6,520,000	\$14,000	\$37,500	(\$34,000)	(\$38,000)	(\$30,000)

Upon review of the bid documents, staff recommends that the Village Board of Trustees award a contract to RoMAAS, Inc in the amount of \$5,859,300 for the Fleet Services Expansion and Renovations Project. The recommendation is to award the contract with the base bid and Alternate 1. RoMAAS, Inc. has constructed numerous public works facilities and has performed well based upon referenced.

The bids received were significantly higher than the estimate, which was developed over 24 months ago as part of the CIP. Due to the current state of the economy, the cost for the project rose significantly; primarily due to the cost of labor, steel and concrete. This project requires a

significant amount of excavation and concrete due to being constructed below grade. The bid contains approximately \$1,400,000 to address the unusual site conditions. In the event that the project was to be constructed at grade, the project would likely have come in around \$4,400,000.

The 2023 CIP contains \$3,900,000 for the project, which is funded through the Building Reserve Fund. The project achieves a Village Board objective that was included in the Village's Strategic Plan. The plan articulated the following goals related to infrastructure. The highlighted sections are those desired outcomes and target(s) achieved by the Fleet Services Expansion and Renovations Project:

Desired Outcome	Key Outcome Indicator	Target	Strategic Initiatives
Facilities adequate to meet operational needs	<ul style="list-style-type: none"> Condition ratings achieved #gaps closed 	<ul style="list-style-type: none"> Complete facility plan for public safety by 2024 Complete fleet expansion project by 2024 Address 2 operational deficiencies by 2024 	<ul style="list-style-type: none"> a) Develop and implement comprehensive facilities plan b) Complete feasibility assessment of shared Public Safety Facility c) Revise Pavement Management Policy (6. J.) d) Develop inspectional program(s) for infrastructure & maintenance strategies e) Enhance CIP implementation to meet targeted needs
High quality and reliable utility and roadway systems	<ul style="list-style-type: none"> Roadway OCI achieved Water main break rate reduction Sewer back up reduction 	<ul style="list-style-type: none"> OCI of 74/100 20 main breaks/100 M by 2024 Reduction of 25% in sewer back-ups by 2024 	
Effective project management	<ul style="list-style-type: none"> Deadlines met Budget targets achieved 	<ul style="list-style-type: none"> 95% of projects completed on-time/on-budget Change orders limited to +15% 	

Recommendation

The Public Works Department recommends that the Village President and Board of Trustees award a contract to RoMAAS, Inc. of Glen Ellyn, Illinois in the amount of \$5,859,300 for the construction of the Fleet Services Expansion and Renovations Project.

**VILLAGE OF LOMBARD
BID PROPOSAL**

Proposal for Contract Document Number FM 22-05. We hereby agree to furnish to the Village of Lombard, the **Fleet Services Additions and Renovations**, in accordance with provisions, instructions, and specifications of the Village of Lombard for the prices as follows:

NAME OF BIDDER: RoMAAS, 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 Fleet Services Additions and Renovations, all in accordance with the Drawings and Specifications prepared by the office of TRIA Architecture, Inc., including Addenda No. 1, 2, and 3, issued thereto for the sum of:

BASE BID – FOR ALL WORK (including Allowances):

\$ 5,839,300

Total Bid Price in Words: FIVE MILLION EIGHT HUNDRED THIRTY NINE THOUSAND THREE HUNDRED DOLLARS

ALTERNATE BID 1 - PAINT EXISTING EXTERIOR PRECAST CONCRETE BUILDING WALL PANELS:

(Add) \$ 20,000

ALTERNATE BID 2 - ADD FACE BRICK TO EXTERIOR BARRIER WALL CONSTRUCTION:

(Add) \$ 40,000

ALTERNATE BID 3 - OMIT 5-TON FREESTANDING CRANE:

(Deduct) \$ 70,000

ALTERNATE BID 4 - OMIT RESURFACING OF EXISTING CONCRETE FLOOR SURFACES:

(Deduct) \$ 5,000

ALTERNATE BID 5 - OMIT EXISTING FULL DEPTH PAVEMENT REMOVAL AND FULL DEPTH REPLACEMENT AT THE SOUTH SIDE OF THE SITE (EAST SIDE OF BUILDING ADDITION):

(Deduct) \$ 140,000

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)**

State length and terms of warranty(s): 12 months from the date of issuance of final payment to Contractor.

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 21st day of March, 2023

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

By.....: _____

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

By.....: _____

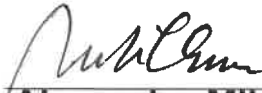
Print Name: _____
Position/Title.....: _____

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.....: 
Print Name: Alexandru Mihailescu
Position/Title.....: President
Company Name: RoMAAS, Inc.
Address line 1: 1S755 Taylor Road, Glen Ellyn, IL, 60137
Telephone.....: 630-432-7368

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.

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 (**RoMAAS, Inc.**) 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. **FM 22-05** for **Fleet Services**, consisting of the following:
Additions & Renov.
 - i) Cover Sheet
 - ii) Table of Contents
 - iii) Invitation to Bid on Contract Document No. FM 22-05 - 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 March 21, 2023
 - 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 _____

Alexandru Mihailescu, President

Position/Title



By _____ Position/Title

RoMAAS, Inc.

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
Village Attorney

Date

EXHIBIT A
VILLAGE OF LOMBARD
CONTRACTOR'S CERTIFICATION

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

I am the **President** for **RoMAAS, Inc.**,
(Title) (Name of Company)
(the "Contractor"), which has submitted a proposal for **Fleet Services Additions & Renovations**
(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
NOT APPLICABLE (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: [Signature]
Authorized Agent of Contractor



Subscribed and sworn to before me this 20th day of March, 2023

[Signature]
Notary Public

