

## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development

**DATE:** January 24, 2007

**SUBJECT: Two Car Garage To Be Built Adjacent to Hammerschmidt Parking Lot**

The Community Development Department requests that the Village Board of Trustees waive bids and authorize staff to oversee the construction and awarding of contracts to create a two (2) car garage adjacent to the Hammerschmidt Commuter Parking Lot. The estimated construction cost is \$101,162. Staff recommends that a 10% contingency factor be approved as well for a total cost of \$111,278.

A copy of the proposed garage plan is attached. In 2005, staff sent this project out to bid and received estimates ranging from \$125,000 to \$190,000. Those bids were rejected and staff then worked with New Urban Communities (NUC) the developer of the balance of the Hammerschmidt property. NUC bid the project at \$99,500 and wanted an additional 15% construction management fee for a total project cost of \$114,425. NUC recommended that the Village manage the project themselves and they consented to allow the Village to contact their subcontractors to see if they would honor their previous bids. All subcontractors came back with their bids nearly on target of their prior bid.

If approved, Keith Surges of the Public Works Department will oversee the award of contracts and they would be authorized by the Village Manager. A list of the subcontractors is listed below. Staff would request that a 10 % contingency be approved if necessary.

### **ACTION REQUESTED**

Staff requests that the Village Board waive bids and authorize award of contracts in the following amounts to the various subcontractors:

Contractor	Specialty	December 2006 Cost
SS Schwartz - Steven S. Schwarz 1185 Carolina Dr. West Chicago, Illinois 60185 Phone: 1-630-293-3322	Stone and Brick Supplier and Installer	\$ 37,392.00

Fox River Components - Joseph W. Vierthaler, Jr. Bluff 5N172 Fox Court St. Charles, Illinois 60175 Phone: 1-630-514-4812	Truss Manufacturer	\$ 3,445.00
ALCA Carpentry - Daniel J. DeCicco 161 Tower Drive, Unit F Burr Ridge, Illinois 60527 Phone: 1-630-321-0022	Carpenter Contractor	\$ 27,380.00
Feze Roofing - Joseph A. Feze 111 Maple P.O. Box 492 Elmhurst, Illinois 60126 Phone: 1-630-530-5944	Roofing Supplier and Installer	\$ 9,250.00
DSM Enterprises -Frank Herbik 2218 Cornell Ave. Montgomery, Illinois 60538 Phone: 1-630-897-0200	Electrical Contractor	\$ 14,500.00
Allied Garage Door - Mike Tiberi P.O. Box 817 Lombard, Illinois 60148 Phone: 1-630-279-0795	Garage Door & Opener Supplier and Installer	\$ 2,739.00
John Tobin Millwork Company - John Tobin 231 West North Ave. P.O. Box 557 Villa Park, Illinois 60181 Phone: 1-630-832-3780	Door and Window Supplier	\$ 2,531.00
Midwest Siding Supply Co. - Jim Bright 244 S. River St. Aurora, Illinois 60506 Phone: 1-630-897-0967	Facia, Soffit and Gutters	\$ 2,450.00
Genoa Drywall - Tony Rio 2417 Rhodes Ave. River Grove, Illinois 60171 Phone: 1-708-452-8990	Painting Exterior and floor	\$ 1,475.00
Totals		\$ 101,162.00

And also authorize the Village President and Village Clerk to sign the applicable contract documents with authority of an additional ten (10) percent contingency fee if necessary. Staff will come back to the Village Board with a final balancing change order relating to any individual contract for which a contract price revision is necessary.

H:cd/worduser/director/2 car