



MEMORANDUM

TO: Jay Lerner, Executive Director
Waukegan Park District

DATE: August 2, 2022

SUBJECT: **CARNEGIE LIBRARY REDEVELOPMENT**
Bid Review & Recommendation

Summary:

On Tuesday, July 6, 2022, competitive bids for various trade packages for the above referenced project were publicly opened and read.

In general, many of the lowest responsible bids exceeded the construction manager's pre-bid estimates. No bids were received for two packages and some trade packages only received one bid. Only two packages (Plumbing and Steel) received multiple bids and were at or below the Construction Manger's pre-bid estimate.

Recommended Actions:

After reviewing the results with the project team and discussions regarding the results with the some of the bidders, the project team is recommending the following actions:

1. Formal rejection of all bids that were received in the following packages:
 - a. Bid Package #2: Concrete
 - b. Bid Package #3: Demolition
 - c. Bid Package #4: ERS and Excavation
 - d. Bid Package #5: Electrical
 - e. Bid Package #6: Elevator
 - f. Bid Package #7: Flooring
 - g. Bid Package #8: General Trades
 - h. Bid Package #9: Landscaping
 - i. Bid Package #10: Masonry (New)
 - j. Bid Package #11: Masonry (Restoration)
 - k. Bid Package #12: Mechanical
 - l. Bid Package #14: Fire Protection
 - m. Bid Package #15: Millwork
 - n. Bid Package #16: Painting
 - o. Bid Package #18: Windows (New)
 - p. Bid Package #19: Windows (Restoration)

2. Rebid of the above packages with deductive alternates to provide a reduction in costs, including revisions to the individual bid package scopes to make them more attractive to a wider range of bidders

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3. Approval of the apparent low bidders for Plumbing and Steel trade packages.

Recommended Bid Approval:

1. Steel: The estimated pre-bid value was \$ 565,885.

Two bids were received:

<u>Bidder</u>	<u>Base Bid Amount</u>
Waukegan Steel	\$ 577,000
Corsetti Structural Steel	\$ 873,000

Based on a scope review with Waukegan Steel, it has been determined that they have met all the bidding conditions and included all project requirements in their bid. We would recommend approval of Waukegan Steel's bid in the amount of \$ 577,000.

2. Plumbing: The estimated pre-bid value was \$634,024.

Five bids were received:

<u>Bidder</u>	<u>Base Bid Amount</u>
Terry Plumbing	\$ 297,950
Hill Mechanical	\$ 323,805
Ernie Peterson Plumbing	\$ 575,000
FJ Kerrigan	\$ 776,137
DeFranco Plumbing	\$ 850,000

In post-bid reviews conducted by the Construction Manager, it was determined that Terry Plumbing did not attend the mandatory pre-bid meeting and did not include the exterior utilities in their base bid. Hill Mechanical did attend the mandatory pre-bid, but also did not include the exterior utilities in their base bid. Because these bids did not meet the bidding conditions and/or include the required scope, the bids were determined to be non-responsive. The next lowest bidder who met all the bidding conditions and included the full scope of work in their bid was Ernie Peterson Plumbing. We would recommend approval of Ernie Peterson's bid in the amount of \$575,000.

Rebid schedule:

Revised bid packages will be available the week of August 5th. Based on the current schedule, the projected bid opening is set for August 30th, with review and recommendation to the Board for approval at the September 13, 2022 regular meeting.

Should there be questions regarding the bidding process or the recommendation, please let me know.

The AT Group, Inc.



Jerry Aulisio
Principal