



Meeting Minutes || Bid Results
Messenger Public Library of North Aurora
113 Oak St. North Aurora Illinois || Library Meeting Room
Special Meeting
Bid Opening – West Wing Renovation Project
Thursday, August 18, 2016 2:00 p.m.

The Bid Opening Meeting began at 2:00 p.m. The following attachment contains the bids that were opened and read on the above meeting date and time by Kluber Architects and Engineers. Also present at this meeting was Kevin Davis, Library Administrator and three Trustees: President Marguerite Treest, Treasurer Tanya Berley, and Secretary Bill Middleton. The following Library staff members were also present: Jessie Affelder and Joanne Galloway. Chris Hansen, Architect was also present to facilitate and oversee the process. The next step it was announce will be for the Library Board to approve the Base and Alternate Bid Projects and for the Board to approve the furniture order with Interiors for Business of Batavia Illinois. The invoice for the furniture order was still being finalized the week of August 15th. The Bid Opening meeting was completed at 2:35 p.m. It should be noted that this was not a regular Committee Meeting of the Library Board but a public meeting conducted by the Architects on behalf of the Library Board. No action was taken by the Library Board that were present at this meeting.

August 19, 2016

Mr. Kevin Davis
Library Director
Messenger Public Library
113 Oak Street
North Aurora, IL 60542

RE: Messenger Public Library West Wing Renovation Project – Bid Results
Kluber Project No. 16-311-1037

Dear Kevin,

On Thursday, August 18, 2016 bids were publicly opened and read aloud for the above referenced project Fifteen (15) contractors chose to submit bids for the project. The low base bid was submitted by L.J. Morse Construction from Aurora, IL in the amount of \$510,000.00. Their Alternate #1 bid to build-out the northwest porch is \$63,200.00. The combined base bid plus alternate #1 bid is \$573,200.00.

The second lowest base bid was submitted by Construction Solutions of Illinois from Alsip, IL in the amount of \$512,723.00. Their Alternate #1 bid to build-out the northwest porch is \$64,000.00. The combined base bid plus alternate #1 bid is \$576,723.00. See attached bid tabulation for details on bid results.

We conducted a Contractor Bid Scope Review with the two low bidders and believe their bids to be responsive and complete. Therefore, the Board may wish to award a Contract to L.J. Morse Construction in the amount of \$573,200.00 which would include acceptance of Alternate No. 1 for the build-out of the northwest porch in the amount of \$63,200.00.

The information contained herein and in the attached bid tabulation and scope review is provided to you for reference and use in your decision to award the Contract.

Thank you for the opportunity to be of service to the Messenger Public Library and we look forward to the successful completion of this project with you.

Sincerely,



Christopher J. Hansen, AIA, NCARB
Vice President
Kluber Architects + Engineers

Attachments: Bid Tabulation, Bid Scope Review



BID TABULATION

Project : Messenger Library West Wing Renovations
Owner: Messenger Library

Date 8/18/16
 16-311-1037

	Plan Holder		Location		Bid Bond	Addendum #1	Addendum #2	Base Bid	Alternate No. 1	Total with All Alternates
1	LJ Morse Construction		Aurora, IL		X	X	X	\$ 510,000.00	\$ 63,200.00	\$ 573,200.00
2	Construction Solutions of IL		Alsip, IL		X	X	X	\$ 512,723.00	\$ 64,000.00	\$ 576,723.00
3	Laub Construction		Batavia, IL		X	X	X	\$ 529,768.00	\$ 68,575.00	\$ 598,343.00
4	R.L. Sohol		Plainfield, IL		X	X	X	\$ 562,900.00	\$ 62,260.00	\$ 625,160.00
5	Lite Construction, Inc		Montgomery, IL		X	X	X	\$ 567,000.00	\$ 63,700.00	\$ 630,700.00
6	Boller Construction		Waukegan, IL		X	X	X	\$ 565,800.00	\$ 76,000.00	\$ 641,800.00
7	Schramm Construction		St. Charles, IL		X	X	X	\$ 591,000.00	\$ 72,000.00	\$ 663,000.00
8	R.C.Wegman Construction		Aurora, IL		X	X	X	\$ 599,900.00	\$ 73,500.00	\$ 673,400.00
9	Troop Contracting		Willowbrook, IL		X	X	X	\$ 609,500.00	\$ 79,000.00	\$ 688,500.00
10	Manusos General Contracting, Inc.		Fox Lake, IL		X	X	X	\$ 627,000.00	\$ 67,331.00	\$ 694,331.00

BID SCOPE REVIEW
Messenger Library West Wing Renovations
Kluber Project No. 16-311-1037

Contractor: Construction Solutions of Illinois, Inc.

Contact: Peter Schipma

Base Bid Amount: \$512,723.00
Alternate No. 1 Amount: \$64,000.00

Phone: 708-239-0001
Email: pschipma@csofi.com

Date: August 19, 2016

All Addenda have been included in the bid.	Yes
All Alternates applicable to your contract package have been acknowledged in the bid.	Yes
All pertinent Allowances are included in the bid.	Yes
A bid bond was included in the bid package.	Yes
Are there any qualifications to the bid?	No
Are there any material deliveries which you feel could have a negative impact on the project schedule?	No
Are you aware of any discrepancies and/or have any questions on the bid documents?	No

SCOPE REVIEW:

Base Bid:

Mr. Schipma was contacted on August 19, 2016. His bid is complete. He did bid to the project schedule in the contract documents but feels he may be able to accelerate the schedule slightly. All allowances were included in the base bid as indicated in the contract documents.

Alternate #1:

This Alternate is complete as indicated on the Contract Documents.

The above constitutes Kluber, Inc. interpretation of the Bid Scope Review telephone call on Friday, August 19, 2016. Any changes or discrepancies shall be received by Kluber, Inc. in writing within five business days.

BID SCOPE REVIEW
Messenger Library West Wing Renovations
Kluber Project No. 16-311-1037

Contractor: L.J. Morse Construction Company

Contact: Brain Fraser

Base Bid Amount: \$510,000.00
Alternate No. 1 Amount: \$63,200.00

Phone: 630-896-2696
Email: brianf@ljmorseconstruction.com

Date: August 18, 2016

All Addenda have been included in the bid.	Yes
All Alternates applicable to your contract package have been acknowledged in the bid.	Yes
All pertinent Allowances are included in the bid.	Yes
A bid bond was included in the bid package.	Yes
Are there any qualifications to the bid?	No
Are there any material deliveries which you feel could have a negative impact on the project schedule?	No
Are you aware of any discrepancies and/or have any questions on the bid documents?	No

SCOPE REVIEW:

Base Bid:

Brian indicated that he bid per plans and specifications. All allowances for the project have been accounted for in the Base Bid. The Base Bid does include the full re-painting of the public areas of the West Wing of the project in addition to the newly renovated staff areas. Work does include the Armstrong wood Acoustical ceiling tile system.

Alternate #1:

The alternate bid for the build-out for the NW porch is complete. Floor leveling of the porch will be included under the floor leveling allowance carried as part of the Base Bid.

The above constitutes Kluber, Inc. interpretation of the Bid Scope Review telephone call on Thursday, August 18, 2016. Any changes or discrepancies shall be received by Kluber, Inc. in writing within five business days.