

MEMO

TO: UPD BOARD OF COMMISSIONERS
CC: VICKI MAYES, TIM BARTLETT
FR: DEREK LIEBERT
DT: SEPTEMBER 10, 2010
RE: AWARD OF BIDS FOR THE PLANNING & OPERATIONS PROJECT

I. Statement of Situation

The Urbana Park District board of commissioners approved a contract with BLDD to design, bid, and facilitate construction of a \$6,000,000 Planning and Operations (P&O) Facility at the February 2010 board meeting. At this same meeting, the board approved additional services to design access and bulk storage improvements at the Hickory Street site. The Hickory Street improvements were budgeted at \$246,000 and are funded separately out of capital funds swapped with bond sale funds to provide for a land acquisition fund. At the March board meeting, the P&O budget was expanded by \$174,825 to add the design of a geothermal system for the P&O facility, bringing the total construction budget to \$6,174,825 for the Shemauger Park P&O facility and \$246,000 for the Hickory Street Site facility.

The contract with BLDD included the design of alternates above the established construction budget in the event bids came in more favorably than estimated. These alternates were expected to include additional vehicular storage and precast concrete wall panels that were removed from the base program in order to meet the initial six million dollar construction budget. The board reviewed design progress throughout and were advised the project construction estimate was running 2-3% above the established budget less bid and construction contingencies but remained within the established bid contingency. At the August 2010 board meeting, staff and BLDD sought board approval to move forward with bidding the proposed facility and site improvements. At that time, facility and alternates were identified and estimated as follows:

P&O facility	\$5,776,070
Alt #1 Additional vehicle/equip storage	\$290,160
Alt #2 Pre-cast panels for shop space	\$120,840
Alt #3 Additional single user restroom	\$24,950
Alt #4 Hickory Street Site development	\$246,000
Alt #5 Asphalt Paving sub for concrete*	no estimate

*The asphalt was bid as an alternate in the unlikely event it was bid at a significant discount compared to concrete. BCA advised that in the current climate and given the amount of concrete already required by the project, asphalt would likely be more expensive despite being a less desirable and durable product in our application.

II. Statement of Work

BLDD bid the project with the assistance of Decatur Blue who utilizes an on line system to issue updates, announcements, and addenda. Over 105 sets of plans were issued to interested general contractors and sub contractors. A pre-bid meeting was held on Thurs August 25th to review the project and address various contractor questions. Four addenda to the plans and specifications were issued prior to bid opening to provide clarifications, corrections, and updates. The bid opening was held on March 9th and nine different general contractors submitted bids. The bid tabulation is attached. At conclusion of the bid opening, BLDD took a phone call from the low base bidder, Johnston Contractors, Inc. Johnston is also the low overall bidder for the base plus the alternates of interest, numbers 1-4. Johnston indicated they had made a typo error that was inadvertently included in the company's internal compilation of proposals received from their subcontractors. This error resulted in a total bid that was significantly lower than intended. They faxed and later submitted paperwork documenting this error and requested that the UPD not consider them for this project. Staff discussed the issue with BLDD and our PKD owner representative and agreed it would be in the best interest of the Urbana Park District not to hold the low bid contractor to an unintended bid. The second low overall bid contractor including the alternates of interest, Broeren Russo Construction, Inc., was contacted to confirm their bid and interest in the project. Broeren Russo confirmed both.

The Instructions to Bidders issued for the project provides in Section 9.1A, DURATION OF OFFER, "Bids shall remain open to acceptance and shall be irrevocable for a period of thirty (30) days after the Bid closing date." Given that language, Johnston Contractors, Inc., cannot withdraw their bid. However, the next section, 9.2A, ACCEPTANCE OF OFFER, provides that, "the owner reserves the right to accept or reject any or all offers, or to waive any informalities in the Bidding." Under that provision of the Instructions to Bidders, the board has the option to reject the bid of Johnston Contractors, Inc.

III. Budget

The budget for the P&O facility including contingency is \$6,174,825. The budget for the Hickory Street improvements including contingency is \$246,000.

IV. Recommendation

Staff recommend the Board of Commissioners reject the bid submitted by Johnston Contractors, Inc., and refund their bid bond in view of the typo error that was inadvertently included in the company's internal compilation of proposals received from their subcontractors.

Staff additionally recommend the Board of Commissioners award the base bid plus alternate numbers 1, 2, 3, and 4 as submitted by Broeren Russo Construction, Inc. for a total of \$5,722,600.



BLDG ARCHITECTS, INC.
 17 East Taylor Street
 Champaign, IL 61820
 ARCHITECTS 217-355-8006

Urbana Park District Planning + Operations Urbana, Illinois

Bid Tabulation Form

Date: September 8th, 2010
 Time: 2:00 P.M.

CONTRACTOR	BID				BASE BID				Alternate 1		Alternate 2		
	BOND	Adden 1	Adden 2	Adden 3	Adden 4	Alternate 3	Alternate 4	Alternate 5	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5
Broeren Russo Construction, Inc.													
	BID	Adden 1	Adden 2	Adden 3	Adden 4	BASE BID	Alternate 1	Alternate 2	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5
	BOND	1	2	3	4	\$5,246,000.00	\$207,000.00	\$124,000.00	\$207,000.00	\$124,000.00	\$126,000.00	\$112,400.00	\$112,400.00
Christy - Foltz, Inc.													
	BID	Adden 1	Adden 2	Adden 3	Adden 4	BASE BID	Alternate 1	Alternate 2	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5
	BOND	1	2	3	4	\$5,300,000.00	\$269,000.00	\$210,000.00	\$269,000.00	\$210,000.00	\$223,000.00	\$110,000.00	\$110,000.00
CORE Construction													
	BID	Adden 1	Adden 2	Adden 3	Adden 4	BASE BID	Alternate 1	Alternate 2	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5
	BOND	1	2	3	4	\$5,253,000.00	\$269,000.00	\$115,000.00	\$269,000.00	\$115,000.00	\$167,000.00	\$167,000.00	\$57,000.00

