



Board of Park Commissioners Special Board Meeting

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062
847-291-2960
nbparks.org

July 15, 2019

Joe Doud Administration Building, 545 Academy Drive, Northbrook, Illinois
5:45pm

SPECIAL BOARD MEETING AGENDA

- I. Call to Order and Roll Call
- II. Recognition of Visitors
- III. Approval of Agenda
- IV. New Business
 - 7/15.41 Approval of Contractor Agreements for the Activity Center Project, Bid #2171
- V. Next Meeting
 - a. Regular Board Meeting, July 24, 2019, 7pm, Joe Doud Administration Building, 545 Academy Drive
- VI. Adjourn

Copies to: Park Board, Attorney, Directors, All Staff and Park District Facilities, The Northbrook Tower, Northbrook Star, Village of Northbrook,
Posted on Park District Website: nbparks.org

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact Eileen Loftus, the Park District's ADA Compliance Officer, at the Park District's Administration Building by mail at 545 Academy Drive, Northbrook, Illinois 60062, by phone at (847) 291-2960, Monday through Friday 8:30am until 5:00pm, or by email to eloftus@nbparks.org at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter generally require at least 5 business days' advance notice. For the deaf or hearing impaired, please use the Illinois Relay Center voice only operator at (800) 526-0857.



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MEMORANDUM

To: Board of Commissioners
From: Ed Dalton, Director of Parks and Properties
Agenda Item: 7/15.41 Approval of Contractor Agreements for the Activity Center Project, Bid #2171
Date: July 12, 2019

Staff Recommendation:

Based upon Corporate Construction Services' (CCS) and staff's review of the bids and selected Alternate #1, we are recommending the following contractors at this time.

Background & Analysis:

On June 20, 2019, the Northbrook Park District and consultants opened 70 bids for the Activity Center project. These bids were a result of contacting over 151 contractors to generate interest in 19 bid packages for specific trade contractor scopes of work. A total of 138 sets of bidding documents were distributed. Recommended contractors are listed below, a complete bid summary is attached for your reference.

Site Work /Excavation	DiMeo Brothers	\$695,000.00
Site Utilities	Jensen's Plumbing & Heating	\$839,573.00
Landscaping	Sebert Landscaping	\$516,000.00
Paving	Abbey Paving	\$530,545.00
Concrete	Elliot Construction	\$619,925.00
Pre-Cast Concrete	Illini Precast	\$1,004,000.00
Masonry	MPZ Masonry	\$63,600.00
Structural Steel	McKinney Steel & Sales	\$1,021,787.00
Carpentry/Gen Trades	Hargrave Builders	\$1,824,450.00
Roofing	Metalmaster Roofmaster	\$614,773.00
Aluminum /Glass	3F Corp	\$583,500.00
Flooring	Johnson Flooring	\$534,555.00
Athletic Flooring	Prostar Surfaces	\$178,000.00
Painting	Nedrow Decorating	\$119,730.00
Elevator	ThysennKrupp	\$96,900.00
Fire Protection	Automatic Fire Systems	\$96,539.00
HVAC	MG Mechanical	\$974,800.00
Plumbing	Jensen's Plumbing & Heating	\$399,800.00
Electrical	Fitzgerald's Electrical	\$2,318,400.00
Total Trade Contracts		\$13,031,877.00

If these recommendations are approved by the Board, CCS will proceed to draft contracts for your authorization.

NORTHBROOK PARK DISTRICT

Alternate #1 is the addition of an 80kw emergency generator for \$33,900 that will provide for emergency lighting and maintain the heating systems to prevent frozen water pipes if there is a loss of electricity in the winter months. In comparison, this is nearly half the cost we paid for the replacement of the same size generator at Sportsman's Country Club in Fiscal Year 2015-16.

In the Masonry Bid package, the apparent low bidder, GC Masonry, withdrew their bid when they realized they had missed an entire wall. Their withdrawal letter is attached.

Explanation:

1. Budgeted Cost: \$16,000,000
2. Budget Source: 2019 and 2020 Capital Improvement Plan
3. Legal Requirement: None

Motion: I move to approve the Contractor Agreements for the Activity Center Project, Bid #2171 as presented to the full Board for approval.

Pc: Molly Hamer, Executive Director

Northbrook Park District - Northbrook Activity Center
Bid Results
Thursday, June 20, 2019



3,201,043.00

BP#	Trade	Contractor	BASE BID	Alternate #1: Standby Generator	Total Base with Alternates Selected
#1	Sitework / Excavation	DiMeo Brothers Inc	695,000.00	-	695,000.00
#2	Site Utilities	Jensen's Plumbing & Heating	839,573.00	-	839,573.00
#3	Landscaping	Sebert Landscaping	516,000.00	-	516,000.00
#4	Paving	Abbey Paving	530,545.00	-	530,545.00
#5	Concrete	Elliot	619,925.00	-	619,925.00
#6	Pre-Cast Concrete	Illini Precast	1,004,000.00	-	1,004,000.00
#7	Masonry	MPZ Masonry	63,600.00	-	63,600.00
#8	Structural Steel & Misc. Metals	McKinney Steel & Sales Inc	1,021,787.00	-	1,021,787.00
#9	Carpentry & General Trades	Hargrave Builders	1,824,450.00	-	1,824,450.00
#10	Roofing	Metalmaster Roofmaster	614,773.00	-	614,773.00
#11	Aluminum, Glass & Glazing	3F	583,500.00	-	583,500.00
#12	Flooring	Johnson Flooring	534,555.00	-	534,555.00
#13	Athletic Flooring	Prostar Surfaces	178,000.00	-	178,000.00
#14	Painting	Nedrow Decorating	119,730.00	-	119,730.00
#15	Elevator	Thyssen Krupp	98,000.00	(1,100.00)	96,900.00
#16	Fire Protection	Automatic Fire Systems	96,539.00	-	96,539.00
#18	Plumbing	Jensen's Plumbing & Heating	399,800.00	-	399,800.00
#17	HVAC	MG Mechanical	974,800.00	-	974,800.00
#19	Electrical	Fitzgerald's Electrical	2,284,500.00	33,900.00	2,318,400.00
Total			\$ 12,999,077.00	\$ 32,800.00	\$ 13,031,877.00

**Northbrook Park District - Northbrook Activity Center
Apparent Low Bidders**



BP#	Trade	Contractor	BASE BID		Bid #2	Difference	
#1	Sitework / Excavation	DiMeo Brothers Inc	695,000.00	Lenny Hoffman	714,300.00	(19,300.00)	-3%
#2	Site Utilities	Jensen's Plumbing & Heating	839,573.00	Lenny Hoffman	864,321.00	(24,748.00)	-3%
#3	Landscaping	Sebert Landscaping	516,000.00		516,000.00	-	0%
#4	Paving	Abbey Paving	530,545.00		530,545.00	-	0%
#5	Concrete	Elliot	619,925.00	Abbey Paving	642,150.00	(22,225.00)	-4%
#6	Pre-Cast Concrete	Illini Precast	1,004,000.00	Mid-States Concrete Industries	1,135,442.00	(131,442.00)	-13%
#7	Masonry	MPZ Masonry	63,600.00	MPZ Masonry	63,600.00	-	0%
#8	Structural Steel & Misc. Metals	McKinney Steel & Sales Inc	1,021,787.00	Jack Frost	1,054,925.00	(33,138.00)	-3%
#9	Carpentry & General Trades	Hargrave Builders	1,824,450.00	DBM Services	1,829,000.00	(4,550.00)	0%
#10	Roofing	Metalmaster Roofmaster	614,773.00	Anthony Roofing	638,000.00	(23,227.00)	-4%
#11	Aluminum, Glass & Glazing	3F	583,500.00	Lake Shore Glass and Mirror	639,990.00	(56,490.00)	-10%
#12	Flooring	Johnson Flooring	534,555.00	TSI	559,252.00	(24,697.00)	-5%
#13	Athletic Flooring	Prostar Surfaces	178,000.00	Floors Inc	184,450.00	(6,450.00)	-4%
#14	Painting	Nedrow Decorating	119,730.00	Oosterbaan Painting	188,690.00	(68,960.00)	-58%
#15	Elevator	Thyssen Krupp	98,000.00		98,000.00	-	0%
#16	Fire Protection	Automatic Fire Systems	96,539.00	Nelson Fire Protection	102,011.00	(5,472.00)	-6%
#17	Plumbing	Jensen's Plumbing & Heating	399,800.00	Martin Peterson	415,000.00	(15,200.00)	-4%
#18	HVAC	MG Mechanical	974,800.00	Quality Mechanical	1,014,900.00	(40,100.00)	-4%
#19	Electrical	Fitzgerald's Electrical	2,284,500.00	ARC 1	2,339,000.00	(54,500.00)	-2%
		Total	\$ 12,999,077.00	\$ -	\$ 13,529,576.00	\$ (530,499.00)	-4.081%

Northbrook Park District - Northbrook Activity Center
Apparent Low
Thursday, June 20, 2019



3,201,043.00				Alternates						Total Base with Alternates Selected
BP#	Trade	Contractor	BASE BID	Alternate #1: Standby Generator	Alternate #2: Paver Finish at South	Alternate #3: Perennial Landscaping	Alternate #4: Metal Accordion	Alternate #5: Wood Wall Finish	Total: Base + ALTS	
#1	Sitework / Excavation	DiMeo Brothers Inc	695,000.00	-	6,000.00	-	-	-	695,000.00	695,000.00
#2	Site Utilities	Jensen's Plumbing & Heating	839,573.00	-	-	-	-	-	839,573.00	839,573.00
#3	Landscaping	Sebert Landscaping	516,000.00	-	80,100.00	61,000.00	-	-	516,000.00	516,000.00
#4	Paving	Abbey Paving	530,545.00	-	7,505.00	-	-	-	530,545.00	530,545.00
#5	Concrete	Elliot	619,925.00	-	-	-	-	-	619,925.00	619,925.00
#6	Pre-Cast Concrete	Illini Precast	1,004,000.00	-	-	-	-	-	1,004,000.00	1,004,000.00
#7	Masonry	MPZ Masonry	63,600.00	-	0	0	0	0	63600	63,600.00
#8	Structural Steel & Misc. Metals	McKinney Steel & Sales Inc	1,021,787.00	-	-	-	1,020.00	-	1,021,787.00	1,021,787.00
#9	Carpentry & General Trades	Hargrave Builders	1,824,450.00	-	-	-	-	(27,000.00)	1,824,450.00	1,824,450.00
#10	Roofing	Metalmaster Roofmaster	614,773.00	-	-	-	-	-	614,773.00	614,773.00
#11	Aluminum, Glass & Glazing	3F	583,500.00	-	-	-	-	-	583,500.00	583,500.00
#12	Flooring	Johnson Flooring	534,555.00	-	-	-	-	-	534,555.00	534,555.00
#13	Athletic Flooring	Prostar Surfaces	178,000.00	-	-	-	-	-	178,000.00	178,000.00
#14	Painting	Nedrow Decorating	119,730.00	-	-	-	-	12,550.00	119,730.00	119,730.00
#15	Elevator	Thyssen Krupp	98,000.00	(1,100.00)	-	-	-	-	98,000.00	96,900.00
#16	Fire Protection	Automatic Fire Systems	96,539.00	-	-	-	-	-	96,539.00	96,539.00
#18	Plumbing	Jensen's Plumbing & Heating	399,800.00	-	-	-	-	-	399,800.00	399,800.00
#17	HVAC	MG Mechanical	974,800.00	-	-	-	-	-	974,800.00	974,800.00
#19	Electrical	Fitzgerald's Electrical	2,284,500.00	33,900.00	-	-	-	-	2,284,500.00	2,318,400.00
Total			\$ 12,999,077.00	\$ 32,800.00	\$ 93,605.00	\$ 61,000.00	\$ 1,020.00	\$ (14,450.00)	\$ 12,999,077.00	\$ 13,031,877.00

Northbrook Park District - Northbrook Activity Center
Apparent Second Bidders
Tuesday, May 22, 2018



BP#	Trade	Contractor	BASE BID	Alternates					
				Alternate #1: Standby Generator	Alternate #2: Paver Finish at South Building	Alternate #3: Perennial Landscaping	Alternate #4: Metal Accordion Gate	Alternate #5: Wood Wall Finish	
#1	Sitework / Excavation	Lenny Hoffman	714,300.00	-	13,000.00	-	-	-	727,300.00
#2	Site Utilities	Lenny Hoffman	864,321.00	-	-	-	-	-	864,321.00
#3	Landscaping	Accu-Paving Co.	-	-	-	-	-	-	-
#4	Paving	Twin Oaks Landscaping	-	-	-	-	-	-	-
#5	Concrete	Abbey Paving	642,150.00	-	-	-	-	-	642,150.00
#6	Pre-Cast Concrete	Mid-States Concrete Industries	1,135,442.00	-	-	-	-	-	1,135,442.00
#7	Masonry	MPZ Masonry	63,600.00	-	-	-	-	-	63,600.00
#8	Structural Steel & Misc. Metals	Jack Frost	1,054,925.00	-	-	-	-	-	1,054,925.00
#9	Carpentry & General Trades	DBM Services	1,829,000.00	-	-	-	-	(45,000.00)	1,784,000.00
#10	Roofing	Anthony Roofing	638,000.00	-	-	-	-	-	638,000.00
#11	Aluminum, Glass & Glazing	Lake Shore Glass and Mirror	639,990.00	-	-	-	-	-	639,990.00
#12	Flooring	TSI	559,252.00	-	-	-	-	-	559,252.00
#13	Athletic Flooring	Floors Inc	184,450.00	-	-	-	-	-	184,450.00
#14	Painting	Oosterbaan Painting	188,690.00	-	-	-	-	-	188,690.00
#15	Elevator	0	-	-	-	-	-	-	-
#16	Fire Protection	Nelson Fire Protection	102,011.00	-	-	-	-	-	102,011.00
#18	Plumbing	Martin Peterson	415,000.00	-	-	-	-	-	415,000.00
#17	HVAC	Quality Mechanical	1,014,900.00	1,250.00	-	-	-	-	1,016,150.00
#19	Electrical	ARC 1	2,339,000.00	55,839.00	-	-	-	-	2,394,839.00
Total			\$ 12,385,031.00	\$ 57,089.00	\$ 13,000.00	\$ -	\$ -	\$ (45,000.00)	\$ 12,410,120.00

Sitework

[illegible]

Site Utilities

[illegible]

Landscaping & Hardscape

[illegible]

Paving

[illegible]

Concrete

[illegible]

6

[illegible]

Masonry

[illegible]

Structural Steel & Misc. Metals

[illegible]

Carpentry & General Trades

[illegible]

Roofing

[illegible]

Aluminium, Glass & Glazing

[illegible]

Flooring

[illegible]

Athletic Flooring

Bid Bond	Add.	Contractor	BASE BID	Alternates					Total
				Alternate #1: Standby Generator	Alternate #2: Paver Finish at South Building	Alternate #3: Perennial Landscaping	Alternate #4: Metal Accordion Gate	Alternate #5: Wood Wall Finish	
x	12	Prostar Surfaces	\$ 178,000.00						178,000.00
x	12	Floors Inc	\$ 184,450.00						184,450.00
x	12	Kiefer Specialty Flooring	\$ 199,900.00						199,900.00
		TSI							0.00
		Dynamic Sports Construction							0.00

Painting

[illegible]

Elevator

[illegible]

Fire Protection

[illegible]

Plumbing

[illegible]

HVAC/Mechanical

[illegible]

Electrical

[illegible]

July 2, 2019

Michael Rink
Corporate Construction Services
1323 Butterfield Road, Suite 110
Downers Grove, IL 60515

Re: Northbrook Park District
Activity Center
545 Academy Drive, Northbrook IL

Dear Michael:

This letter is written to state that G.C. Masonry, Inc., after reviewing the bid results, and in examining the bidding documents, have found a mistake resulting in missing the wall type M1 located adjacent to storage 117. Due to the size of the wall we would lose a substantial sum in taking this project. We respectfully request to withdraw our bid from consideration. Our apologies for the confusion this error may have caused Corporate Construction Services and Northbrook Park District.

Respectfully Submitted,
GC Masonry, Inc.



Mark Gundersen, President