

ORDINANCE NO. 2018-017

AN ORDINANCE AUTHORIZING APPROVAL OF EXPENDITURES AND AUTHORIZING HEZCORP TO AWARD CONTRACTS TO INDIVIDUAL CONTRACTORS FOR THE VILLAGE HALL REMODELING PROJECT

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*"the Village"*) is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, for several years, the Village and Park District has allowed community groups and organizations to use meeting space within the Laschen Center; and

WHEREAS, the Laschen Center is no longer used by the Park District and was permanently closed on December 31, 2017, and

WHEREAS, for the purpose of finding an alternate location for community groups to hold meetings and for the purpose of finding an alternate voting site, Village Board authorized a contract with The Hezner Corporation to perform a space needs and cost analysis of the Village Hall; and

WHEREAS, after review and consideration of the space needs analysis, the Village Board, at its Committee of the Whole meeting on July 5, 2017 directed that The Hezner Corporation prepare design drawings and bid specifications to remodel and upgrade the Village Hall; and

WHEREAS, upon completion of the design drawings and specifications, and after publication of an RFP for Construction Manager at Risk services, the Village Board, at its Committee of the Whole meeting on December 12, 2017, determined that Hezcorp Construction Services, Inc. was the most qualified company to provide Construction Management services and directed that Hezcorp Construction Services, Inc. prepare and coordinate the bidding process for all trade contractors; and

WHEREAS, a bid notice was published in January 8, 2018, inviting all interested subcontractors to bid on their respective scope of work; and

WHEREAS, bids were opened at a public meeting on January 22, 2018. Each bid package was thoroughly reviewed to verify compliance with plans specifications and contract documents; and

WHEREAS, The Village Board at its meeting on February 6, 2018 reviewed the bid tabulations of each subcontractor and determined that a final budget of \$234,048 is appropriate for the renovation of the Village Hall. Said budget includes a 3% contingency, general conditions/requirements, insurance, furniture allowance and CMc fee.

NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS:

SECTION 1: EXECUTION OF AGREEMENT: The Village Manager is authorized to execute contracts to commit the Village to make payments in connection with remodeling the Village Hall, 290 Evergreen Drive. Pursuant to the Construction Manager agreement, Hezcorp Construction Services, Inc. is authorized to award contracts to the individual contractors, in the amounts referenced in the attached memo and report prepared by Hezcorp Construction Services, Inc., titled, "Vernon Hills Village Hall Alterations," dated January 31, 2018; attached hereto as Exhibit "A."

The total budget shall not to exceed \$234,048.

SECTION 2: AUTHORIZATION & RELEASE OF PAYMENT: The Finance Director is hereby authorized to make payment to Hezcorp Construction Services, Inc. in an amount not to exceed \$230,048. The Finance Department is further authorized to make payments for furniture in connection with this project in an amount not to exceed \$4,000.

SECTION 3: EFFECTIVE DATE: This Ordinance shall be in full force and effect from its passage and approval.

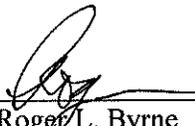
SECTION 4: ORDINANCE NUMBER: This Ordinance shall be known as Ordinance Number 2018-017.

Dated the 6th day of February, 2018

AYES: 6 – Koch, Hebda, Marquardt, Oppenheim, Schultz, Takaoka

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None



Roger L. Byrne
Village President

PASSED: 2/06/2018

APPROVED: 2/06/2018

ATTEST: 2/07/2018



John M. Kalmar
Village Clerk

Exhibit "A"

Memo and Report prepared by Hezcorp Construction Services, Inc. titled, "Vernon Hills Village Hall Alterations" dated January 31, 2018



**Hezcorp Construction
Services**

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Libertyville, IL 60048-2324

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MEMO

Date: January 31, 2018
To: Village of Vernon Hills
Mr. Michael J. Atkinson, Building Commissioner
From: Mr. Kurt E. Hezner – 847-918-3800 x110 – kurth@hezner.biz
Hezcorp Construction Services, Inc.
Job: C-909
RE: Vernon Hills Village Hall Interior Alterations, 290 Evergreen Drive, Vernon Hills, IL 60061

On Monday, January 22, 2018 at 2:00 p.m., bids were received and opened and the Public Bid was closed for the Vernon Hills, Village Hall Interior Alterations, 290 Evergreen Drive, Vernon Hills, IL Project. Compilation of bids received was distributed to the Village of Vernon Hills on Monday, January 22, 2018. Hezcorp Construction Services, Inc. had 68 companies register on their share server site to access the project's bid documents, 26 subcontractors attended the Friday, January 12, 2018 mandatory pre-bid meeting and 42 subcontractor bids were received and read at the public bid opening.

Since Tuesday, January 23, 2018 all bids have been read and question on the bids received have been qualified as of Tuesday, January 30, 2018.

Hezcorp Construction Services, Inc. met with the Village of Vernon Hills Staff on Friday, January 26, 2018 to review the public bid results and determine alternate costs to be added to the base bid as final scope of work for approval by the Village Board.

Attached are final base bid results for construction including Addendum's No. 1 dated 1/12/2018 and final scope of the Addendum No. 2 dated 1/19/2018. Alternate No.6, No. 6A and No. 6B have been added to the scope of the base contract.

It is our recommendation that the qualified public bids represented be accepted for each category for the base bid project contract.

Vernon Hills Interior Alterations Project

Final Base Bid Breakdown including Low Qualified Bidders from Public Bid

1. Demolition - Robinette	7,720.00
2. Concrete Slab Patch - Hezcorp	1,331.00
3. Carpentry - Brookwood	4,736.00
4. Millwork Furnish & Install - Hezcorp	2,502.00
5. Caulking & Fire Stopping - Hezcorp	1,543.00
6. Aluminum & Glass Entry - Madden Glass	8,350.00
7. HM/WD Door/Hardware - LaForce, Inc.	5,510.00
8. Metal Framing & Drywall - Brookwood	9,462.00
9. Sound Barrier Insulation - Hezcorp	2,310.00
10. Ceramic Tile - SAS/Regency	3,050.00
11. Acoustical Ceiling - Brookwood	4,700.00
12. Carpeting & Vinyl Base - SAS	7,500.00
13. Floor Prep and Patch - Hezcorp	3,422.00
14. Painting - Lohre	5,775.00
15. Fire Extinguisher & Cabinet Install - Hezcorp	399.00
16. Window Treatment - Labor Only - Hezcorp	734.00
17. Furniture (Breakdown and Rework) - Hezcorp	7,464.00
18. Fire Suppression - Foundation Fire	2,056.00
19. HVAC - MK Mechanical	10,654.00
20. Electrical/Fire Alarm - Geary Electric	24,420.00
21. Structure Cabling/Access Control/Security Alarm - Geary Electric	9,528.00
22. Construction Barriers/Protection - Hezcorp	9,768.00
23. Final Cleaning - Hezcorp	3,662.00
24. Misc. Alternate (Signage/White Board/Keying) - Hezcorp Allowance	1,479.00
25. General Conditions/Superintendent's Time - Hezcorp	32,768.00
26. Insurance	2,488.00
27. CMc at Risk Preconstruction Fee	5,000.00
28. CMc Fee at 5.95%	10,267.00
Total Final Base Bid Costs for Project:	188,598.00



Accepted Alternates:

- Final Bid Breakdown for Alternate #6/Re-Carpet Council Chambers

1. Demolition/Removal - Robinette	3,500.00
2. Carpet - SAS	12,200.00
3. Floor Prep - Hezcorp	2,320.00
4. Furniture Relocate - Hezcorp	1,809.00
5. Protection Covering Millwork Dias - Hezcorp	572.00
6. Final Cleaning - Hezcorp	2,044.00
7. General Conditions/Superintendents Time - Hezcorp	3,048.00
8. Insurance	255.00
9. CMc Fee at 5.95%	1,532.00
Total Bid Costs to Perform Alternate #6:	27,280.00

- Final Bid Breakdown for Alternate #6A/Re-Carpet Lobby Inset to Match New Council Chambers

1. Demolition/Removal - Hezcorp	731.00
2. Carpet - SAS	1,555.00
3. Floor Prep - Hezcorp	280.00
4. Furniture Relocate - Hezcorp	150.00
5. General Conditions/Superintendents Time - Hezcorp	508.00
6. Insurance	31.00
7. CMc Fee at 5.95%	195.00
Total Bid Costs to Perform Alternate #6A:	3,450.00

- Final Bid Breakdown for Alternate #6B/Floor Box Covers to Replace Old Plastic Covers Failing

1. Seven (7) AFM-4-ALM-R Covers with Inset Pan for Carpeting	2,412.00
2. Shipping	110.00
3. Installation	728.00
4. General Conditions/Superintendents Time - Hezcorp	508.00
5. Insurance	37.00
6. CMc Fee at 5.95%	225.00
Total Bid Costs to Perform Alternate #6B:	4,020.00

Total proposed contract recommended.....\$223,348.00
 Plus contingency (which shall not exceed 3% of this contract which shall insure to the benefit of the Owner to the extent not exhausted to applied).

Clarifications to Final Bids for Project:

1. Bonding of project has been waived.
2. Alternates No. 1, No. 2, No.3, No. 4A, No. 4B, No. 4C, No. 5A, No. 5B, No. 5C and No. 7 have not been accepted and are not part of the proposed contract.