

Memorandum No. M21-086

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
Nicole Hopkins, Director of Administration & Finance
RE: NWSRA Vogelei House Enhancement
DATE: September 28, 2021

Background:

The house at Vogelei has been vacant since 2018. The district has looked into multiple uses for this house. Late in 2020, the district began talks with Northwest Special Recreation Association on a possible partnership with them as renters at the Vogelei House. In March of this year, the board approved a five-year lease with NWSRA once construction of the house was completed.

Implications:

WT Group (API Architects) is serving as the consultant for this project and handling the entire scope of the project. They developed the plan working with HE Parks and NWSRA. The Village of Hoffman Estates has approved all plans and the bids for this project opened on September 16, 2021. In Memo M21-030, it stated that construction cost would not exceed \$360,000; this has since changed with additions to the project, and findings by mechanical and civil engineers. The bid results attached to the memo show the low three bidders were Action One, Precision Quality Contractors and Integrity Builders. After the bids, WT Group began the process of qualifying the contractors. Below are their recommendations.

At the request of the Hoffman Estates Park District, API Architects has reviewed the bids for the Vogelei House Interior and Exterior Remodel for completeness and conformity with the Bid Documents. Upon the review of the (3) low bidders, we have determined that (2) have not met the requirements of the Bid Documents.

The Bid Documents state that contractors shall receive and coordinate bids through the office of API Architects. This approach allows us to stay up to date on the number of bidders and send addendums directly without having to rely on a third party source. API Architects has had no contact with either Precision Quality Contractors or Action One Construction. We cannot verify where they obtained bid documents. Both Precision Quality Contractors and Action One Construction failed to note receiving the last addendum (Addendum #3) on their bid forms as required by the Contract Documents. Addendum #3 contained RFI responses and updates to the drawings, some of which included increases in scope. Addendum #3 has a direct impact on the cost of construction and thus the bids received from Precision Quality Contractors and Action One Construction are not accurate or comparable to the other bids received. We recommend disqualifying both Precision Quality Contractors and Action One Construction.

The next low bidder, Integrity Builders, did coordinate their bids through our office and received all of the addendums. Integrity Builders' bid appears to be in order, with all of the addendums noted, forms signed, and required bid bond. We recommend moving forward with Integrity Builders as the lowest responsive and qualified bidder. Please let me know if you have any questions or comments.

Staff reached out to our attorneys to verify the disqualifications of two of the bidders, and our attorneys stated that WT Group is correct in their disqualification of the bidders.

Staff will be recommending the use of Integrity Builders for a total cost of \$700,822.35. As stated in memo M21-030 NWSRA is covering the cost of the construction of the building. NWSRA is presenting the bids to their board on 9/29/2021 and once approved we can then enter into a contract with Integrity Builders to complete the enhancement project at Vogelei House.

Recommendation:

Staff recommends the Administration and Finance Committee recommend to the Board the approval of Integrity Builders to complete the Vogelei House project for a total of \$700,822.35 with a 5% contingency of \$35,000 for a total of 735,822.35.