

County Board Meeting

Agenda Items - Distributed December 15, 2022

Agenda Items

Page

XI. New Business

- | | |
|--|------|
| A. Adoption of Resolution No. 2022-303 Revising Award of Contract for the Satellite Jail Consolidation Project (Originally Awarded by Resolution No. 2022-264), based on the County Board's MBE/WBE Participation Percentage Aspirations | 1-5 |
| B. Adoption of Resolution No. 2022-304 Approval to Award Contract for County Plaza Renovation Project, pursuant to ITB#2022-008 | 6-11 |

RESOLUTION NO. 2022-303

RESOLUTION REVISING AWARD OF CONTRACT FOR THE SATELLITE JAIL CONSOLIDATION PROJECT

WHEREAS, The Champaign County issued ITB#2022-009 for the Satellite Jail Consolidation Project on September 29, 2022; and

WHEREAS, Resolution No. 2022-264 awarding the contract for the Satellite Jail Consolidation Project to P.J. Hoerr for \$22,098,000 was approved on November 17, 2022 ; and

WHEREAS, P.J. Hoerr’s original bid included minimal minority and women business enterprise (MBE & WBE) participation and they have submitted an updated bid, with nine options, to include additional MBE/WBE participation; and

WHEREAS, the Facilities Director and the County Executive recommend amending the award of contract, by selecting options one through nine, and spending an additional \$132,997 to meet the County Board’s MBE/WBE participation percentage aspirations;

NOW, THEREFORE, BE IT RESOLVED that the Champaign County Board approves the revision of award of contract to P.J. Hoerr, Inc for the additional amount of \$132,997 for the Champaign County Satellite Jail Consolidation Project and authorizes the County Executive to execute that agreement.

PRESENTED, PASSED, APPROVED, AND RECORDED this 17th day of November A.D. 2022.

Kyle Patterson, Chair
Champaign County Board

Recorded
& Attest: _____
Aaron Ammons, County Clerk
and ex-officio Clerk of the
Champaign County Board
Date: _____

Approved: _____
Steve Summers, County Executive
Date: _____



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

Date: 12/9/2022
Project: Champaign County Jail Addition
Subject: MBE/WBE Participation
Attn: Champaign County Board

At the time of bid, PJ Hoerr only included the low bid responsible subcontractors with a complete scope. This resulted in minimal MBE/WBE participation as our priority was to provide the lowest possible price. It is our understanding that the board would like to see additional MBE/WBE participation, so PJ Hoerr reviewed our proposals and requested participation options from several of our subcontractors. See the attached Table 1 – MBE Participation Summary, Table 2 – WBE Participation Summary, and Table 3 – PBE Participation Summary. Please note that the PBE certification is recognized by the State of Illinois (Central Management Services) for businesses owned by persons with disabilities. Per the State of Illinois statute and the Project Labor Agreement, the PBE certification may be used to meet the MBE goals for the project. If this is an option the County would like to pursue, Davis Electric is certified as a PBE contractor.

Even though there were no Veteran (VBE) goals for the project, P.J. Hoerr invited veteran owned contractors and suppliers as we do on all the projects that we bid. Unfortunately, we did not get any responsive bids from veteran owned contractors.

The following are descriptions of the various line items shown in the tables that the County may select to increase the participation amount.

Bid Day Participation: Items M1 and W1 were included in our bid day participation amount.

Additional Participation:

Option 1: For \$0 premium we can offer an additional \$22,000.00 worth of MBE utilizing Item M6 from JP Excavating as a trucking subcontractor to Stark Excavating, as well as \$715,000.00 worth of WBE utilizing Item W3 for steel fabrication from Titan Industries.

Option 2: Item M2. Davis Electric is our current low Electrical Contractor. For \$30,657.00 premium we can add \$413,150.00 worth of MBE participation through Agile Supply for material and equipment procurement.

Option 3: Item M3. A&R is our current low Plumbing and Mechanical Contractor. For \$35,000.00 premium we can add \$500,000.00 worth of MBE participation through Agile Supply for material and equipment procurement.



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

Option 4: Item M4. Western Waterproofing is our current low Roofing Contractor. For \$13,950.00 premium we can add \$302,000.00 worth of MBE participation through Avian for material procurement.

Option 5: Item M5. Bacon Van Buskirk is our current low Glazing Contractor. For \$1,700.00 premium we can add \$36,100.00 worth of MBE participation through Agile Supply for material procurement.

Option 6: Items M7 & W2. Associated Constructors is our current low Drywall/Painting Contractor. For \$44,000 premium we can switch to Von Alst Operating for the drywall and acoustical scope of work and GivSCO Construction for painting. This would add \$846,913.00 worth of WBE and \$247,600.00 worth of MBE participation.

Option 7: Item W4. Apex is our current low fire Protection Contractor. For \$1,750.00 premium we can add \$35,000.00 worth of WBE participation through MLN Enterprises for material procurement.

Option 8: Item W5. Stark Excavating is our current low Site/Concrete/Utility Contractor. For \$6,300.00 premium we can add \$56,000.00 worth of MBE participation through K&A Rebar for rebar fabrication.

Option 9: Item P1. As discussed in our initial meeting, if Davis Electric's PBE certification is valid for MBE participation, we can provide \$3,315,000 of MBE for no additional premium.

By utilizing these options, P.J. Hoerr, Inc. can provide substantial MBE and WBE participation on the project for a minimal premium to the County. As shown in the attached tables, the total MBE percentage for the project could range from 7.4% to 23.35% if all options are taken. Total WBE percentage for the project would be 8.12% if all options are taken.

Please reach out to myself or Craig Smith in the Peoria office or Colin Logue in our Normal office if you have any questions or need additional information.

Mr. Gregory Bachler
Estimating Director – P.J. Hoerr, Inc.



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

Item	Contractor	2nd Tier	Status	Participation		Premium		Notes
				Amount	Percentage	Cost		
M1	Buddy's Groundskeeping	--	MBE	\$ 17,337.00	0.08%	\$ -		Included in original bid
M2	Davis Electric	Agile Supply	MBE	\$ 413,150.00	1.99%	\$ 30,657.00		Equipment procurement
M3	A&R	Agile Supply	MBE	\$ 500,000.00	2.41%	\$ 35,000.00		Equipment procurement
M4	Western Waterproofing	Avian	MBE	\$ 302,000.00	1.45%	\$ 13,590.00		Material procurement
M5	Bacon Van Buskirk	Agile Supply	MBE	\$ 36,100.00	0.17%	\$ 1,700.00		Material procurement
M6	Stark	J P Excavating & Trucking	MBE	\$ 22,000.00	0.11%	\$ -		Trucking subcontractor
M7	GivSCO	--	MBE	\$ 247,600.00	1.19%	\$ 11,000.00		Switch from Associated Constructors to GivSCO for Painting
Total				\$ 1,538,187.00	7.40%	\$ 91,947.00		

Table 1 - MBE Participation Summary

Item	Contractor	2nd Tier	Status	Participation		Premium		Notes
				Amount	Percentage	Cost		
W1	TSI Floorcovering	NA	WBE	\$ 35,400.00	0.17%	\$ -		Included in original bid
W2	Von Alst	NA	WBE	\$ 846,913.00	4.08%	\$ 33,000.00		Switch from Associated Constructors to Von Alst for Drywall and Acoustical
W3	Titan Steel	NA	WBE	\$ 715,000.00	3.44%	\$ -		Switch from Hanley Steel to Titan Industries for steel fabrication
W4	Apex	MLN Enterprises	WBE	\$ 35,000.00	0.17%	\$ 1,750.00		Material procurement
W5	Stark	K&A Rebar	WBE	\$ 56,000.00	0.27%	\$ 6,300.00		Material procurement
Total				\$ 1,688,313.00	8.12%	\$ 41,050.00		

Table 2 - WBE Participation Summary



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

Item	Contractor	2nd Tier	Status	Participation Amount	Item Percentage	Premium Cost	Notes
P1	Davis Electric	--	PBE	\$ 3,315,000.00	15.95%	\$ -	Included in original bid. Count PBE certification as MBE.
Total				\$ 3,315,000.00	15.95%	\$ -	

Table 3 - PBE Participation Summary

RESOLUTION NO. 2022-304

RESOLUTION APPROVING AWARD OF CONTRACT FOR
COUNTY PLAZA RENOVATION PROJECT, PURSUANT TO ITB#2022-008

WHEREAS, The Champaign County issued ITB#2022-008 for the County Plaza Renovation Project; and

WHEREAS, Bids were received on Tuesday, December 13, 2022, for the County Plaza Renovation Project; and

WHEREAS, pursuant to the parameters and guidelines established by ITB 2022-008 the Facilities Director and Bailey Edward Design are recommending the award of contract to Broeren Russo for \$18,825,000.

NOW, THEREFORE, BE IT RESOLVED that the Champaign County Board approves the award of contract to Broeren Russo pursuant to ITB 2022-008 for the County Plaza Renovation Project for the amount of \$18,825,000 and authorizes the County Executive to execute that Agreement.

PRESENTED, PASSED, APPROVED, AND RECORDED this 15th day of December A.D. 2022.

Kyle Patterson, Chair
Champaign County Board

Recorded
& Attest: _____
Aaron Ammons, County Clerk
and ex-officio Clerk of the
Champaign County Board
Date: _____

Approved: _____
Darlene A. Kloepffel, County Executive
Date: _____



t 217.363.3375
 f 312.440.2303
www.baileyedward.com

1103 South Mattis Ave
 Champaign, IL
 61821-4829

December 15, 2022

Mr. Dana Brenner
 Facilities Director
 Champaign County Administrative Services, Physical Plant Division
 1776 East Washington Street
 Urbana, Illinois 61802-4581

Re: Champaign County Plaza Renovation Project ITB #2022-008
 Architect Recommendation of Award of Bids

Dear Mr. Brenner:

The following is Bailey Edward's bid analysis and recommendation for ITB #2022-008 Champaign County Plaza Renovation. This scope is for the renovation of the 88,000 square feet at the existing building. This work was bid as one (1) General Work bid with ten (10) alternate bids.

Pre-Bid Effort

The Project Team targeted qualified contractors to solicit interest and bids. Bailey Edward followed up with the Contractors to clarify the scope of the project, provide information, and confirm overall Prime Contractor commitment to providing bids in efforts to receive competitive bids. The plans were posted in a plan room and printed, and electronic copies were made available at our offices. The select documents were also available for free download from the Champaign County web site.

Bid Results

Three (3) bids were received and opened on Tuesday, December 13, 2022, at 2:00 pm in the Putman Meeting Room at Brookens. Bids were as follows:

Contractor	Base Bid Amount
Broeren Russo	\$16,600,000.00
Felmley-Dickerson	\$17,000,000.00
Petry-Kuhne	\$14,750,000.00

There were ten (10) Alternate Bids, one unit price, and one allowance as part of the bid. The Bidders were further requested to include what the cost of the project would be to meet the County's requested MBE participation of 10% and WBE participation of 15%. The base bids above along with select alternates, is in line with the recent cost estimate and the funds available for construction while still allowing for a construction contingency to address uncovered conditions during construction. A complete bid tabulation with analysis is attached to this letter.



t 217.363.3375
f 312.440.2303
www.baileyedward.com

1103 South Mattis Ave
Champaign, IL
61821-4829

Comparison Analysis based on Bid and Scope Review

After the bid opening, Petry-Kuhne returned to the location of the bid opening and informed BE and the County they had an error on their bid form and requested to have their bid removed from consideration. The County will consider this action.

As a result, Bailey Edward's team discussed the project with Broeren Russo and Felmely-Dickerson representatives to get a sense of bidders understanding of the project scope. After speaking with the representatives, they reported that each company is comfortable with their bid amount, understood the scope of the work, and are looking forward to working on this project with the County.

Bailey Edward's Recommendation

In our discussions, it was confirmed that both the remaining bidders are quality firms, and large enough companies with the experience to perform a project of this complexity. Therefore, after careful consideration, we recommend that Champaign County accept the bid from Broeren Russo. We recommend alternates 6, 7, 8, and 9 be selected along with either alternate 1 or alternates 2, 3, 4, and 5. We are not recommending selection of alternate 10 at this time. Should you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Respectfully,

Karla J. Smalley, AIA
NCARB, LEED AP

**BID TABULATION
CHAMPAIGN COUNTY PLAZA RENOVATION**

2:00pm, December 13, 2022

CONTRACTOR	Base Bid	Alt 1 Full Curtain wall	Alt 2 North Curtain wall	Alt 3 East Curtain wall	Alt 4 South Curtain wall	Alt 5 West Curtain wall	Alt 6 Operable wall	Alt 7 Tile at Lobby	Alt 8 Fire Rated Glazing	Alt 9 Wood Veneer	Alt 10 Carpet at Lobbies	Unit Price 1 Replace Metal Deck	Allowance 1 Tile
Felmley-Dickerson Co.	17,000,000	1,800,000	360,000	480,000	360,000	450,000	87,000	23,000	70,000	62,000	26,000	200	350
Broeren Russo Builders, Inc.	16,600,000	2,032,000	451,000	603,000	453,000	555,000	61,000	8,000	64,000	60,000	19,000	500	5.00/sq ft
Petry-Kuhne Co.	14,750,000	1,785,000	565,000	495,000	375,000	459,000	58,000	6,200	64,000	52,000	21,000	300	1,500
MBE/WBE Participation													
Felmley-Dickerson Co.	19,000,000	2,016,000	403,000	537,000	403,000	504,000	97,000	26,000	78,000	69,000	29,000		
Broeren Russo Builders, Inc.	16,600,000	2,032,000	451,000	603,000	453,000	555,000	61,000	8,000	64,000	60,000	19,000		
Petry-Kuhne Co.	14,750,000	1,785,000	565,000	495,000	375,000	459,000	58,000	6,200	64,000	52,000	21,000		

Champaign County Plaza Renovation

12/14/2022

Broeren Russo Builders, Inc.

Vendor List

The vendor list below is subject to change pending final scope review and subcontract award. BRBI will meet or exceed the project goals of 10% MBE and 15% WBE participation.

Vendor	Scope	Scope as % of Total Contract	
		MBE	WBE
Advanced Commercial Roofing	Roofing		1.0%
Arrow Glass	Aluminum, Glazing		
Bacon Van Buskirk	Aluminum, Glazing		
Broeren Russo Construction, Inc	General Trades	10%	
Davis Electric	Electrical, Low Voltage		
Davis-Houk Mechanical	Plumbing, HVAC		
JJ Braker	Masonry		
Matco Fire Protection	Fire Protection		
Mid Illinois Concrete	Concrete		
MLN Enterprises	Plumbing, HVAC & Electrical Supply		5.3%
Nick's Paints	Gyp Systems and Paint Supply		4.7%
SK Fence	Fencing		
Specialty Commercial Flooring	Flooring		
Titan Industries	Steel		4.0%
Total Percentage of Total Contract		10%	15%

ITB#2022-008 County Plaza Renovation Project

2:00pm, December 13, 2022

Proposed Selected Alternates: 1, 6, 7, 8, 9

<u>Contractor</u>	<u>Petry-Kuhne</u>		<u>With MBE/WBE</u>		<u>Broeren Russo</u>		<u>With MBE/WBE</u>		<u>Felmley-Dickerson</u>		<u>With MBE/WBE</u>		<u>Broeren Russo</u>		<u>Felmley-Dickerson</u>	
	yes	yes	yes	yes	yes	yes	yes	yes								
Bid Bond																
Acknowledge Four Addenda	yes	yes			yes	yes			yes	yes				yes	yes	
Base Bid	\$ 14,750,000.00	\$ 14,750,000.00	\$ 14,750,000.00	\$ 14,750,000.00	\$ 16,600,000.00	\$ 16,600,000.00	\$ 16,600,000.00	\$ 16,600,000.00	\$ 17,000,000.00	\$ 17,000,000.00	\$ 19,000,000.00	\$ 19,000,000.00	\$ 19,000,000.00	\$ 16,600,000.00	\$ 16,600,000.00	\$ 17,000,000.00
Alternate #1 New Exterior Glass	\$ 1,785,000.00	\$ 1,785,000.00	\$ 1,785,000.00	\$ 1,785,000.00	\$ 2,032,000.00	\$ 2,032,000.00	\$ 2,032,000.00	\$ 2,032,000.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 2,016,000.00	\$ 2,016,000.00	\$ 2,016,000.00	\$ 2,032,000.00	\$ 2,032,000.00	\$ 1,800,000.00
Alternate #2	\$ 565,000.00	\$ 565,000.00	\$ 565,000.00	\$ 565,000.00	\$ 451,000.00	\$ 451,000.00	\$ 451,000.00	\$ 451,000.00	\$ 360,000.00	\$ 360,000.00	\$ 403,000.00	\$ 403,000.00	\$ 403,000.00	\$ 451,000.00	\$ 451,000.00	\$ 403,000.00
Alternate #3	\$ 495,000.00	\$ 495,000.00	\$ 495,000.00	\$ 495,000.00	\$ 603,000.00	\$ 603,000.00	\$ 603,000.00	\$ 603,000.00	\$ 480,000.00	\$ 480,000.00	\$ 537,000.00	\$ 537,000.00	\$ 537,000.00	\$ 603,000.00	\$ 603,000.00	\$ 537,000.00
Alternate #4	\$ 375,000.00	\$ 375,000.00	\$ 375,000.00	\$ 375,000.00	\$ 453,000.00	\$ 453,000.00	\$ 453,000.00	\$ 453,000.00	\$ 360,000.00	\$ 360,000.00	\$ 403,000.00	\$ 403,000.00	\$ 403,000.00	\$ 453,000.00	\$ 453,000.00	\$ 403,000.00
Alternate #5	\$ 459,000.00	\$ 459,000.00	\$ 459,000.00	\$ 459,000.00	\$ 555,000.00	\$ 555,000.00	\$ 555,000.00	\$ 555,000.00	\$ 450,000.00	\$ 450,000.00	\$ 504,000.00	\$ 504,000.00	\$ 504,000.00	\$ 555,000.00	\$ 555,000.00	\$ 504,000.00
Total #2, #3, #4, & #5	\$ 1,894,000.00	\$ 1,894,000.00	\$ 1,894,000.00	\$ 1,894,000.00	\$ 2,062,000.00	\$ 2,062,000.00	\$ 2,062,000.00	\$ 2,062,000.00	\$ 1,650,000.00	\$ 1,650,000.00	\$ 1,847,000.00	\$ 1,847,000.00	\$ 1,847,000.00	\$ 2,062,000.00	\$ 2,062,000.00	\$ 1,847,000.00
Alternate #6	\$ 58,000.00	\$ 58,000.00	\$ 58,000.00	\$ 58,000.00	\$ 61,000.00	\$ 61,000.00	\$ 61,000.00	\$ 61,000.00	\$ 87,000.00	\$ 87,000.00	\$ 97,000.00	\$ 97,000.00	\$ 97,000.00	\$ 61,000.00	\$ 61,000.00	\$ 87,000.00
Alternate #7	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 23,000.00	\$ 23,000.00	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ 8,000.00	\$ 8,000.00	\$ 23,000.00
Alternate #8	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 70,000.00	\$ 70,000.00	\$ 78,000.00	\$ 78,000.00	\$ 78,000.00	\$ 64,000.00	\$ 64,000.00	\$ 70,000.00
Alternate #9	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 62,000.00	\$ 62,000.00	\$ 69,000.00	\$ 69,000.00	\$ 69,000.00	\$ 60,000.00	\$ 60,000.00	\$ 62,000.00
Alternate #10	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 26,000.00	\$ 26,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 19,000.00	\$ 19,000.00	\$ 26,000.00
Total	\$ 16,736,200.00	\$ 16,736,200.00	\$ 16,736,200.00	\$ 16,736,200.00	\$ 18,844,000.00	\$ 18,844,000.00	\$ 18,844,000.00	\$ 18,844,000.00	\$ 19,068,000.00	\$ 19,068,000.00	\$ 21,315,000.00	\$ 21,315,000.00	\$ 21,315,000.00	\$ 18,825,000.00	\$ 18,825,000.00	\$ 19,042,000.00

Unit Price	\$ 300.00	\$ 500.00	\$ 200.00
Allowance	\$ 1,500.00	\$ 5.00/SF	\$ 350.00