

To: Dr. Laurie Borowicz, President
From: David J. Dammon, Executive Director of Campus Operations
Date: March 2nd, 2020
Re: Approval of Bid Recommendation for Campus Remodeling Project

On February 4th, 2020 a Request for Proposals (RFP) was circulated for the following summary of professional services:

- Renovations to (A0406) Men's and (A0402) Women's locker rooms, including the referee locker rooms and trainer facility/office.
- Renovations to A1300 (new Information Technology (IT) area), and A1314 (new Facilities offices).
- Renovations to F111 bathrooms (new Early Learning Center).

The locker rooms will be a complete removal of old equipment, venting, and plumbing. The floors will be restructured to ADA compliance. The size of the locker rooms will be brought in line with each other. Finishes include installation of new lockers, restrooms, LED lighting, heating and cooling, flooring and paint.

Room A1300 and A1314 will receive new carpet, paint, ceiling tiles and LED lighting. A1300 will be furnished with new office furniture and partitions for work space, new fire rated entry door, and new front reception desk.

The restrooms in the F111 area will be made accessible from the hallway in the new Early Learning Center and will increase the number of toilets in each of the men's and women's bathrooms to a total of 4 wall hung units. Two new gender neutral bathrooms will be installed for staff. A floor drain will be added to the kitchen area to meet code.

Interested firms were invited to submit (a) a statement concerning their company history and the qualifications of their key personnel, (b) a bid security, (c) a performance bond, (d) a prevailing wage rate verification and (e) a separate pricing statement.

The bid opening was held Thursday February 27th, 2020 at 1:00 p.m. 2 firms submitted bids. (see attached Bid Tab sheet). The low bidder, Sjostrom & Sons Inc., had bid of \$1,734,064.00. The company had excellent references and the bid was within the range of the estimates of the architect.

The total cost of the project is estimated to be \$2,142,164.00 including contingency, furnishings, and Architectural and Engineering fees. DKA estimated all three projects would total \$2,212,944.00. The bid came in \$70,780.00 under the estimated total cost.

Approval of the Sjostrom & Sons Inc. bid is recommended.

ALTERNATE 1-A: Deduct to eliminate the Liquidated Damages clause.	00 30 00 - BID FORM
ALTERNATE 1-B: Add to provide all work associated to raise the pipes in the Locker Room.	00 41 00 - BID BOND
ALTERNATE 2-A: Deduct to eliminate the Liquidated Damages clause.	00 42 00 - BEP UTILIZATION PLAN
ALTERNATE 2-B: Add to provide all painting work in the IT Offices.	00 43 00 - W9
ALTERNATE 3-A: Deduct to eliminate the Liquidated Damages clause.	00 44 00 - SUBSTITUTION SHEET
ALTERNATE 4-A: Deduct to eliminate the Liquidated Damages clause.	00 49 50 - BIDDER ELIGIBILITY AND NON-COLLUSION AFFIDAVIT



March 4, 2020

Mr. Dave Dammon, Executive Director of Campus Operations
Kishwaukee College
21193 Malta Road
Malta, Illinois 60150

Re: 2020 Interior Renovations
Letter of Recommendation to Award a Construction Contract

Dear Mr. Dammon,

Bids were received on the above referenced project at 1:00 pm on February 27, 2020. Nine contractors were Bidders of Record and two bids were received.

The bid documents were organized into three distinct bid packages with an opportunity for the bidders to submit a combined bid (Bid Package #4) in order to allow the college the flexibility to select a combination of bids most appropriate for its needs. Upon review of the bid submittals and project scope for the combined bid with Sjostrom & Sons, Inc., we believe that they have met the intent of the bidding requirements for the project and included all of the required work per the bidding documents within their bid. Demonica Kemper Architects has reviewed the qualifications of Sjostrom & Sons, Inc. and have found no evidence which would disqualify them from being awarded the contract for this work. Demonica Kemper Architects, therefore, recommends that the Board of Trustees of Kishwaukee College consider awarding the contract for construction for Bid Package #4 to:

Sjostrom & Sons, Inc.
1129 Harrison Avenue
Rockford, IL 61104

The contract amount shall include the Base Bid, Alternate 1-B, and Alternate 2-B for a total contract amount of \$1,734,064.00. Work for each phase of the project shall be substantially completed in accordance with the contract documents.

If you have any questions regarding the bidding of this project, please do not hesitate to call. Demonica Kemper Architects looks forward to working with the College toward the successful completion of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'NS', is located below the 'Sincerely,' text.

Nicholas Schoeppner, AIA, NCARB
Associate



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Kishwaukee College
2020 Interior Renovations
Bid Evaluation

Low Base Bid (Sjostrom & Sons):	
• Base bid:	\$1,734,064
Contingency:	\$131,100 (7.5%)
Furnishings Estimate (From Steelcase, 1-15-20)	\$91,000
<u>A & E Fees:</u>	<u>\$186,000</u>
Total Anticipated Project Costs:	\$2,142,164