
VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 8/25/2026

Title: Award of Bids: Village Hall Renovation Project

Recommended Action: Motion to award the following Contract Bids for Village Hall Renovation: **Contract 1:** General Construction – RJM Construction, LLC for \$333,800, **Contract 2:** Plumbing – Hurckman Mechanical Industries, Inc. for \$46,900, **Contract 3:** HVAC – Southport Mechanical, LLC. for \$180,931 and **Contract 4:** Electrical – VOE Power Systems for \$202,700.

Background and Additional Information:

Village staff and McMahon decided to bid the project similar to Fire Station 70 in having McMahon serve as the construction manager and award separate contracts for each discipline of the work versus hiring a general contractor that has subcontractors working under them. The reason this was suggested the Owner can work with and hold the individual contractors responsible for the work and workmanship.

Under the plan, renovation work will begin on February 1, 2027 and be completed by July 15, 2027. Village Hall operations will move in December/January to Fire Station 70. The Calumet County Sheriff's office- administration duties will move to the old Station 70.

Four contracts were bid including General Construction, Plumbing, HVAC and Electrical. The following bids were received:

General Construction: Seven bids were received from \$333,800 to \$487,400.

Plumbing: Three bids were received from \$24,647 to \$51,300. The low bid from Jim's Plumbing for \$24,647 was not accepted because it did not provide a bid bond and acknowledge Addendas.

HVAC: Four bids were received from \$138,897 to \$217,452. The low bid from Robinson Heating and Cooling was not accepted because it did not provide a bid bond or acknowledge Addendas. This contract also included an Alternate bid for updates to the rooftop HVAC units.

Electrical: Two bids were received from \$202,700 to \$268,804.

Once the Board approves bids, Village staff will start the public education process as requested a prior board meeting to the residents why this project is needed.

Budget Impacts: All awarded contracts: \$779,331- approximately \$50,000 Police Impact Fees = \$729,331 is included in the Capital Improvements Plan and would come from Unreserved Fund Balance.

Attachments: McMahon Letter of Recommendation dated August 11, 2026