

March 13, 2023

City of Rochelle  
1030 South 7<sup>th</sup>, Street  
Rochelle, IL 61068

Attention: Jillian Condon

**RE: ROCHELLE MUNICIPAL UTILITIES SERVICE COUNTER REMODEL**

Dear Jillian:

The City of Rochelle Municipal Utilities Service Counter Upgrades Project was recently put out to bid on February 14<sup>th</sup>, 2023. Invitations to bids were sent out and over 50 individual Contractors were notified of this project. We also reached out to multiple local contractors at the City's request in order to receive competitive pricing on your behalf.

Bids were opened on February 28<sup>th</sup>, 2023, of which we received two competitive quotes. The attached Bid Tabulation document illustrates the recorded bid and identifies the lowest responsive, responsible, and qualified bidder. The low bid for the RMU Service Counter Upgrade Project is Lite Construction at \$177,450 (including a price of \$2500 for Alternate 4 – Upgrading Ballistic Glazing to Level 5).

We proceeded to do a thorough project scope review with both Contractors, and they acknowledged full understanding and acceptance of the terms and conditions and executed our scope review sheets. We also reviewed their qualification statement and references and are satisfied that they meet our recommended standards. As such, it is our recommendation that the low bidder, Lite Construction Inc., be awarded this contract for the amount noted above.

The project will also have an Owner Contingency of 5% for any potential unforeseen work work that Cordogan Clark (CC) will monitor as needed to account for items that may arise on the project as noted in the CC Contract. We recommend that a sum of \$8,873 be set aside for this use. Thus, the total value of the project, including contingency, General Conditions & OH&P, AE Fees and other soft costs, is \$223,297 as illustrated in the attached Bid Analysis & Budget Sheet.

We realize that this project came in above the budget that was presented to you last year in November. During our scope review meetings, we discussed this with the contractors and were informed that the ballistic materials on this project have experienced a large price increase over the last few months. It is our feeling that because these quotes came in extremely close to one another, this pricing is a reflection of the current market conditions. Lastly, the low bidder Lite Construction has extensive experience performing projects like this including providing ballistic upgrades on more than half a dozen projects in the last 6 months.

Thank you for this opportunity to serve The City of Rochelle on this critical project. Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,  
**Cordogan Clark**



Brian Kronewitter, AIA, DBIA  
Executive Vice President

# City of Rochelle

## RMU Service Counter Renovations

### Bid & Budget Analysis

March 13, 2023



	<b>GSF:</b>	<b>400</b>					
Bidder's Name	Base Bid	Allowance s /Adj	Total Base Bid + Alts.	Delta From Estimate	Notes & Estimate Cost/SF	% Over / Under	Low Bid SF Cost
<b>General Trades</b>	<b>Estimated Cost:</b>		<b>\$81,650</b>	<b>\$95,800</b>	<b>\$204.13</b>	<b>117%</b>	<b>\$443.63</b>
Lite Construction	\$174,950	\$2,500	\$177,450				
Construction Inc.	\$175,000	\$13,000	\$188,000				
<b>*Total Recommended Lowest Qualified Bids or Estimated Cost:</b>			<b>\$177,450</b>	<b>\$95,800</b>	<b>\$204.13</b>	<b>54%</b>	<b>\$443.63</b>
<b>TOTAL SUBCONTRACTOR COST:</b>			<b>\$177,450</b>	<b>\$81,650</b>	<b>\$95,800</b>		
Desing/Construction Contingency (5%)			\$8,873	\$8,165	10.0%		
<b>SUBTOTAL CONSTRUCTION COST W/ CONTINGENCY</b>			<b>\$186,323</b>	<b>\$89,815</b>	<b>\$96,508</b>		
Escalation			\$0	\$8,982	10.0%		
<b>SUBTOTAL CONSTRUCTION COST</b>			<b>\$186,323</b>	<b>\$98,797</b>	<b>\$87,526</b>		
General Conditions & General Requirements (7.5%)			\$13,974	\$14,819	15.0%		
CM OH&P			\$8,000	\$7,904	8.0%		
<b>TOTAL CONSTRUCTION COST:</b>			<b>\$208,297</b>	<b>\$121,520</b>	<b>\$86,777</b>		
Architectural Fees			\$15,000	\$18,228	15%		
<b>CONTRACT TOTAL GMP PROJECT COST</b>			<b>\$223,297</b>	<b>\$139,748</b>	<b>\$83,549</b>	<b>59.8%</b>	<b>\$558.24</b>

**Rochelle RMU Service Counter Renovation**  
**City Of Rochelle, Illinois**  
**March 2, 2023 9:00AM**  
**BID TABULATION:**



Vendor Name / Address	Bid Bond	Signed Bid Form	Addendums	Base Bid	ALTERNATE #1 Remove and replace tile flooring in lobby and vestibule as specified on drawings	ALTERNATE #2 Remove and replace carpet flooring in main office area as specified on drawings	ALTERNATE #3 Upgrade ballistic glass to Level 7	ALTERNATE #4 Upgrade ballistic glass to Level 5	Total Base Bid + Accepted Alts.
Lite Construction 711 S. Lake St., Montgomery, IL 60538	x	x	x	\$174,950.00	\$30,000.00	\$28,000.00	\$4,000.00	\$2,500.00	\$177,450.00
Construction Inc 2 E 22nd St, Ste 101, Lombard, IL 60148	x	x	x	\$175,000.00	\$19,000.00	\$16,000.00	\$13,000.00	\$13,000.00	\$188,000.00
<b>Total Apparent Lowest Responsive &amp; Responsible</b>									<b>\$177,450.00</b>