Ogle County Courthouse
Project Description
6-5-09

Scope of Work Summary

The base bid renovation of the Ogle County Courthouse includes the following major scope of work descriptions:

1. Building Exterior
    a. Replacement of existing windows
    b. Installation of snow guards on the roof
    c. Installation of a new handicap ramp on the west side
    d. Repair of the existing exterior stairs and flanking marble walls
    e. Cleaning and repair of some brickwork

2. Interior Spaces
    a. A complete remodeling of all usable building spaces including new walls, ceilings, and finishes
    b. Renovation of the existing elevator
    c. Refinishing of the existing east interior stair
    d. A new and enlarged boardroom on the third floor

3. Mechanical Systems
    a. New heating ventilating and air conditioning systems, including a geothermal well and heat pump system
    b. New airhandling equipment
    c. A new sprinkler system
    d. New plumbing piping and fixtures

4. Electrical Systems
    a. New power distribution including a new electrical transformer
    b. New lighting and lighting control system
    c. New Telephone system (voice over IP)
    d. New security system
    e. New IT distribution system

5. Demolition
    a. Select demolition of existing bearing walls with reinforcement of new lintels
    b. Select demolition of existing floor structure for various mechanical openings
    c. New floor structure at existing spiral stair
    d. Reinforcement of select existing floor structure for heavy storage loads
    e. New light gauge structural support for hanging mechanical units
    f. New access walk-way for mechanical units in attic
    g. Select demolition of interior non-bearing walls.

The bid documents identified five bid alternates. They are as follows:

Alternate No. 1 Additional landscaping and hardscape on the west side of the courthouse including re-paving of the existing parking lot.

Alternate No. 2 Replacement of the existing curved concrete sidewalk east of the building

Alternate No. 3 Add snow melt system and canopy to handicap ramp on the west side of the building.

Alternate No. 4 This alternate was deleted

Alternate No. 5 Add an emergency generator

Ogle County Courthouse
Bid Review Summary
6/5/2009

			Comments	
			EVS Construction (EVS)	**Ringland Johnson Construction (RJC)**
1	**Submitted Bids**			
	A	Base Bids	$ 5,070,000	$ 5,187,000
	B	Alternates	$ 300,600	$ 277,025
	C	Performance Bond	$ 38,000	$ 34,442
	D	Builders Risk	$ 19,000	$ 7,500
		Total	$ 5,427,600	$ 5,505,967
			EVS is the apparent low bidder by $117,000 when considering the base bid only. Including the base bids, alternates, performance bond and Builders Risk Insurance, EVS is the apparent low bidder by $78,367. The Builders Risk Insurance for Ringling Johnson Construction is lower than that of EVS by $11,500. Builders Risk can be purchased by the Owner through the contractor or directly through the Owners Insurance company.	
2	**Firm Financial Status - Key Indicators**		Total Current Assets = $2,329,293 Cash = $494,253 (incl savings) Shareholders Equity = $1,500,980 Net income (loss) = ($239,360) Retained Earnings = $1,220,980 Backlog (Outstanding work) = $5,251,150 Estimated Profit Margin on Backlog = 2.6%	Total Current Assets = $16,796,581 Cash = $6,850,657 Shareholders Equity = $2,581,370 Net Income = $467,503 Retained Earnings = $1,717,300 Backlog (Outstanding Work) = $24,021,000 Estimated Profit Margin on Backlog = 5.0%
			While RJC is clearly a larger company, both appear to be successfully managing their finances in a difficult economy. Both carry appropriate bonding for the current project, indicating reasonable safeguards to Ogle County.	
3	**Years in Business/Licensing**		17/General Contractor Licensed in Illinois	62/General Contractor Licensed in Illinois
4	**Exp. with Projects of Similar Size/Scope**		EVS has identified a number of projects of the same size or larger than the Courthouse project. Many of their projects are renovations. EVS has not completed renovations within any buildings on the historic register or within buildings built near the turn of the century.	RJC has identified a number of projects of the same size or larger than the Courthouse project with many being historic renovations similar in size and scope to the Courthouse project. RJC averages 1 historic renovation project per year, including buildings on the historic register.
5	**Claims**		EVS claims to never have failed to complete work awarded. EVS acknowledges a Workman's Compensation insurance claim involving a minor accident on a job. The claim was settled by EVS insurance carrier. EVS acknowledges filing a claim against an Owner over a delay claim regarding extended general conditions due to Owner changes.	RGC claims to never have failed to complete work awarded. RGC states no claims have been filed against it. RJC states that it has not filed any litigation in the last five years.
6	**Total worth of work under contract**		$ 5,390,000	$ 25,285,000
7	**5 Yr average annual construction**		$ 10,510,100	$ 54,679,000
8	**Superintendent Experience**		The designated field superintendent (Pat Giblin) resume shows extensive renovation experience, but none within historic buildings. Please review his attached resume for more details.	The designated field superintendent (Mike Brown) resume shows extensive renovation experience, including many within historic buildings. Please review his attached resume for more details.
9	**Work performed with their own forces**		Demolition, concrete and carpentry.	Demolition, concrete, masonry, carpentry, moisture protection, doors and windows, finishes, specialty installation, equipment installation, furnishings installation
10	**Experience with Geothermal Systems**		EVS has identified experience with a geothermal system installed at the College of DuPage	RJC has identified experience with geothermal systems including projects at the University of Illinois, College of Medicine at Rockford, and Washington School in Belvidere.
11	**Reference Checks**		Please see attached Reference Summary	Please see attached Reference Summary

Ogle County Courthouse Renovation Project
Reference Summary
June 4, 2009

	EVS Construction Company	**Ringland Johnson Construction**
Reference Contacts	1) Alleluia Lutheran Church 2) East Aurora High School Freshman Center 3) Opperman Architects 4) Cardigan and Clark Architects	1) Owner for Pearl Place Apts, Marquette Manor, Old Iowa Inn 2) Owner for Van Allen Apts, Armstrong Apts, Clinton Block ** Second reference also serves on the Advisory Board to the National Trust for Historic Preservation
Experience w/ Historic Bldg Structures?	No	Yes
Overall Impressions	High quality of work, professional, proactive in setting expectations	Professional, thorough, responsible, experts at knowing what to do/not do inside an historic structure
Change Orders	Honesty, fairness, smooth process	Legitimate, valid change orders, proactively communicated, properly managed
Subcontractor process	Honesty, fairness, no problems	Seamless, timely payments, no problems
Successful history of job completion, on time schedules	Outstanding. East Aurora High School finished 2 months early. Finished on time, and on budget, kept everyone informed along the way	Outstanding. Finished on time and on budget, kept you informed along the way.
Superintendent experience	Pat Gliblin is highly regarded, and described as “awesome to work with.” Easy going personality, proactive in suggestions, focused on solutions for betterment of the school district	Mike Brown noted as outstanding resource, excellent & proactive communication. “No one better, especially when it comes to working inside an historic building.”
Other points to note	Spoke highly of the weekly construction meetings EVS held to review status of projects, timeline, problems, solutions, and to keep everyone informed and properly set expectations.	References noted how critical it is to engage a partner with extensive experience working inside historic structures because problems are unavoidable due to unfamiliar and complex building techniques used at the turn of the century. (e.g., you cut something here and something crumbles there; or, a wall that doesn’t appear to be a load bearing wall may in fact turn out to be load bearing, etc.) References noted how critical it is to work with someone who has an historic structure mindset so they can anticipate problems, direct the subcontractors proactively to avoid problems, and provide unusual solutions to problems when they do arise based on past experience.

Patrick M. Giblin
2257 Jason Drive
Montgomery, IL 60538
Phone: 630/618-4792

QUALIFICATIONS SUMMARY:

Project Superintendent – Responsible for planning and execution of work per the contract documents. Also responsible for coordination of all trades and enforcing safety and quality.

CAREER EXPERIENCE:

June 1998 to Present:
EVS Construction Co.
Supt./Safety Officer – Restoration and Addition to Alleluia Lutheran Church, 2007 – 2008 $6,485,748
Supt./Safety Officer – Renovation and Addn. to East Aurora Freshman Center 2006- 2007, $14,132,000
Supt./Safety Officer – MWRDGC, Restoration and Addition, Kirie Plant – 2004-2005 - $2,282,299
Supt./Safety Officer – College of DuPage - Restoration to the Courtyards at BIC - 2004 - $990,000
Supt./Safety Officer - Elgin H. S. Renovations and Additions, Phase 2 - 2003 - $3,922,234
Supt./Safety Officer - Gemini Jr. High School Renovations and Additions - 2001-2002 - $6,550,436
Supt./Safety Officer - St. Matthew School Renovations and Addition - 2001 - $765,453
Supt./Safety Officer - Shabbona Middle School Renovation and Addition - 2000 - $4,962,000
Supt./Safety Officer - New York Commons Shopping Center - 1998-99 - $781,000

July 1986 – June 1998:
Wil-Freds Construction, Inc.

- Superintendent and Safety Officer – MWRD Racine Pumping Station. A complete course screen replacement (8 screens), 12,000 sq. ft. masonry addition, changing over to a fully automated plant. $9.7 million project. 1996-98

- Other Projects include:

Supt./Safety Officer:	MWRD Calumet Digester, 1995
Supt./Safety Officer:	MWRD Skokie Bridge Renovation, 1994
Supt./Safety Officer:	MWRD Skokie/Hanover Renovations, 1993
Supt./Safety Officer:	Aurora Waste Water Treatment Plant, 1991-92
Supt./Safety Officer:	Wright Jr. College, 1990
Supt./Safety Officer:	East Aurora High School, 1989
Supt.Safety Officer:	K-8 School, 1989
Supt./Safety Officer:	Cameron Lowell School, 1987-88
Carpenter Foreman:	Beebe School, 1986

EDUCATION/ LICENSES & CERTIFICATES

OSHA Construction Safety and Health Officer
American Red Cross First Aid & Adult CPR
Joliet Junior College Contractor Safety Orientation

PERSONAL: Married, U.S. Citizen, Excellent Health

Ringland-Johnson CONSTRUCTION

Mike Brown

Sr. Superintendent

EDUCATION

Healthcare Construction Certificate - American Society for Healthcare Engineering (ASHE), 2004
Certificates for: Basic Supervision; Tight Job Control Program; OSHA Scaffold; OSHA Safety & Health; and CPR and Medical First Aid

RESPONSIBILITIES & EXPERIENCE

Ringland-Johnson, Inc.
Sr. Superintendent

- Provide overall administrative and technical direction for large, complex, preservation projects.
- Full-time, on-site, single-source responsibility for leadership of the construction project.
- Manage work force subcontractors and suppliers to ensure an on-time schedule completion and high quality workmanship and ensure job safety.
- Communicate with Architect and Owner.

Historic Preservation Projects

Armstrong Building, Clinton, IA
Original Construction – 1898; 3-story building
Renovation into 16 apartment units

Howes Building, Clinton Block, Clinton, IA*
Original Construction – 1900; Originally designed by: Josiah Rice in Renaissance Revival style
Listed National Historic Register 2004 (One of only 23 in the state)
4-story building; Renovation into 19 apartment units

Van Allen Apartments, Clinton, IA*
Original Construction – 1913;
Listed National Historic Register, 1976 (One of only 23 in the state)
4-story building; Originally designed by: **Louis H. Sullivan**
19 rental units
Award winner: 1,000 Friends of Iowa – 2005 Best Development

Old Iowa Inn, Dubuque, IA
Original Construction – 1894
4-story building – 37,188 SF
Renovation into 33 senior living units

St. Mary's, Sterling, IL
3-story addition and renovation of historic church and elementary school

Old City Hall Renovation, Rockford, IL
Historic approvals include State and National Park Service, Heritage Preservation Services
Former jail/City Hall renovation into 31 apartments
4-story plus clock tower lofts

Pearl Place Apartments, Belvidere, IL
Historic approvals include State and National Park Service, Heritage Preservation Services
Award winner: Richard H. Driehaus Foundation Preservation Award for Outstanding Rehabilitation from Landmarks Preservation Council of Illinois
56-unit senior citizen complex

Numerous Other Projects

***See attached case studies**

"I take pride in the way I manage my historic preservation projects, and I think it shows. I treat each building as if it were a rare jewel."

	Project Cost Summary 5/12/08		
1	**Construction Cost**	EVS	RJC
	Base Bid	$ 5,070,000	$ 5,187,000.00
	Performance Bond	$ 38,000	$ 34,442.00
	Builders Risk Insurance	$ 19,000	$ 7,500.00
	Alternate No. 1	$ 174,000	$ 142,000.00
	Alternate No. 2	$ 8,700	$ 12,625.00
	Alternate No. 3	$ 86,200	$ 91,400.00
	Alternate No. 4	$ -	$ -
	Alternate No. 5	$ 31,700	$ 31,000.00
	Sub Total of Bids Received	$ 5,427,600	$ 5,505,967.00
	ComEd Utility Charge	$ 17,000	Allowance
	Construction Contingency	$ 815,415	Allowance of 7.5% of Construction Cost
80%	Construction Cost Sub-Total	$ 6,260,015	
2	**Furniture**		
	Moveable Furniture	$ 337,200	Budget Estimate
4%	Furniture Cost Sub Total	$ 337,200	
3	**Professional Fees**		
	A/E Fees	$ 576,063	8.5% of Construction + Furniture Cost+ Stencil Restoration
	Programming Fee	$ 40,000	Lump Sum Fee
	Reimbursable Expense Allowance	$ 50,000	Allowance
	Site Survey	$ 5,000	Allowance
	Geo-Thermal Test Boring	$ 15,000	Allowance
	Paint Historian	$ 5,000	Allowance
	Hazardous Material Assessment	$ 5,000	Allowance
	Hazardous Material Abatement	$ 30,000	Allowance
	Tree Removal	$ 2,000	Allowance
	Owners Contingency	$ 75,000	Allowance
10%	Professional Fees Sub-Total	$ 803,063	
4	**Owner Furnished Equipment**		
	A/V Equipment	$ 10,000	Allowance
	Security Equipment	$ 10,000	Allowance
	Telephone/Data Systems	$ 25,000	Allowance
	Departmental Signage	$ 5,000	Allowance
1%	Owner Furnished Equipment Sub-Total	$ 50,000	
5	**Costs Associated with Temporary Office Space**		
	Moving Costs	$ 25,000	Allowance
	Tempoary Rental Space	$ 75,000	Allowance
	Watts building improvements	$ 70,000	Allowance
2%	Temporary Space Sub-Total	$ 170,000	
6	**Project Scope to be Completed**		
	Boardroom Stenciling		
	Boardroom Stencil Restoration	$ 145,000	Allowance
	Plaster Restoration	$ 35,000	Allowance
	Stencil Mock-up	$ 14,000	Allowance
	Memorial Hall Mural Restoration		
	Testing	$ 3,000	Allowance
	Mural & Wall Restoration	$ 21,000	Allowance
	Floor Plan Re-Design and Detailing	$ 8,000	Allowance
	Construction Cost	$ 12,000	Allowance
3%	Project Scope to be Completed Sub-Total	$ 238,000	
	Total Estimated Project Budget	**$ 7,858,278**	

MEMO

To: Ogle County Board
From: Ben Roe
Re: Awarding of Courthouse Renovation Bid
Date: June 11, 2009

Pursuant to the Illinois Procurement Code (30 ILCS 500/20-10(g)), "the contract shall be awarded with reasonable promptness by written notice to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the invitation for bids, <u>except when a State purchasing officer determines it is not in the best interest of the State and by written explanation determines another bidder shall receive the award. The explanation shall appear in the appropriate volume of the Illinois Procurement Code."</u>