

April 24, 2023

Jolene Coulter
Director of Purchasing
City of Aurora
44 E. Downer Place
Aurora, Illinois 60507

RE: Bid Results
City of Aurora – Human Resources Department Interior Renovations
City of Aurora Project # 23-19
Kluber Project No. 22-130-1426

Dear Ms. Coulter,

On April 19, 2023 bids were publicly opened and read aloud for the above referenced project. Four (4) contractors chose to submit bids for the project. The low Base Bid was submitted by F.H. Paschen, S.N. Nielsen & Associates LLC, from Chicago, Illinois in the amount of \$675,000.00. The second lowest Base Bid was submitted by R.C. Wegman, from Aurora, Illinois in the amount of \$762,500.00. See attached bid tabulation for details on bid results.

We conducted a Contractor Bid Scope Review with F.H. Paschen, S.N. Nielsen & Associates LLC, on April 21, 2023, and believe their bid to be responsive and complete.

Therefore, the City may wish to award a Contract to F.H. Paschen, S.N. Nielsen & Associates LLC, in the amount of \$683,500.00, which includes the Alternate No. 1 bid amount of \$8,500.00. Note: The potential long lead time (16 to 34 weeks) associated with Alternate No. 1 may deter the acceptance of this Alternate Bid.

The information contained herein and in the attached bid tabulation and scope review documents is provided to you for reference and for use in your decision to award the Contract. Thank you for the opportunity to be of service to the City of Aurora and we look forward to the successful completion of this project with you.

Sincerely,



Jeffrey M. Bruns, SE, LEED AP
Manager, Structural Engineering
Kluber Architects + Engineers
Attachments: Bid Tabulation, Bid Scope Review

Project : Human Resources Department Interior Renovations

Date: 04/19/2023

Owner: City of Aurora: Project Number 23-19

Time: 2:00 PM

	Plan Holder	Location	Bid Bond	Addendum No. 1	Addendum No. 2	Base Bid	Alternate No. 1 - New panelboard	Total with Alternates	Comments
1	FH Paschen	Chicago, IL	Y	Y	Y	\$675,000.00	\$8,500.00	\$683,500.00	
2	R.C. Wegman Construction Co.	Aurora, IL	Y	Y	Y	\$762,500.00	\$9,000.00	\$771,500.00	
3	KWCC, Inc.	Montgomery, IL	Y	Y	Y	\$804,900.00	\$8,490.00	\$813,390.00	
4	Industria, Inc.	Des Plaines, IL	Y	Y	Y	\$883,000.00	\$8,400.00	\$891,400.00	
5	Bear Construction					NO BID	NO BID	NO BID	
6	Cosgrove Construction Inc.					NO BID	NO BID	NO BID	
7									
8									
9									
10									
Kluber Opinion of Probable Costs - 03/24/2023:						\$584,450.00	\$8,500.00	\$592,950.00	

BID SCOPE REVIEW
CITY OF AURORA: HUMAN RESOURCES DEPARTMENT INTERIOR RENOVATIONS
Kluber Project No. 22-130-1426

Contractor: F.H. Paschen, S.N. Nielsen & Associates LLC

Contact: Dan Dunn

Base Bid Amount: \$675,000.00

Phone: 773-444-3474

Alternate No. 1 Amount: \$8,500.00

Email: ddunn@fhpaschen.com

Date: April 21, 2023 @ 10:30 am

All Addenda have been included in the bid. (Addenda #1 & #2)

Yes

All Alternates applicable to your contract package have been acknowledged in the bid.

Yes

All pertinent Allowances are included in the bid. (\$30,000.00)

Yes

A bid bond was included in the bid package.

Yes

Are there any qualifications to the bid?

No

Are there any material deliveries which you feel could have a negative impact on the project schedule?

Possible

Wood doors potentially, all other materials anticipated to have reasonable lead times. The light fixtures have approximately 14-16 week lead time. The panel board replacement is likely to be a concern and may deter from accepting this Alternate. FHP contracted one of the electrical subcontractors and the lead time is anticipated to be 16 to 34 weeks.

Are you aware of any discrepancies and/or have any questions on the bid documents?

No

Discussions transpired regarding clarity on the scope of work associated with the Alternate No 1 panel board replacement. FHP was not aware of any concerns from their electrical subcontractors. FHP will confirm with electrical sub-contractor. Kluber is considering this item closed and the scope of work is defined for contractors to perform the work for the amount indicated if this Alternate Bid is accepted.

SCOPE REVIEW:

1. The Contractor indicated he has included all scope noted on the contract documents.
 - a. Storefront & Glazing
 - b. Security Window
 - c. Kevlar panels
 - d. Acoustical Shielding
 - e. Flooring & Finishes
 - f. Visual Display Board
 - g. Carrier Equipment
2. Mike Wowczuk will be superintendent, Jared Witt will be the Project Manager
3. Potential sub-contractors include:

Many sub-contractors have submitted bids to FHP. They are in the process of reviewing and are not able to comment on selected sub-contractors at this time.

References: It is our understanding that F.H. Paschen has successfully completed several projects for the City of Aurora and the City has been satisfied with their performance.

The above constitutes Kluber, Inc. interpretation of the Bid Scope Review meeting on April 21, 2023. Any changes or discrepancies shall be received by Kluber, Inc. in writing within five business days.

