



Agenda Cover Memorandum

Meeting Date: October 22, 2012

Item Title: RFP - Phase I Renovations

Action Requested:

- Approval
- For discussion
- Feedback requested
- For your information

Staff Contact: Frank Kaminski, Chief of Police

Phone Number: (847) 318-5261

Email Address: fkaminsk@parkridgepolice.org

Background:

The FY 2013 budget that was approved by the council includes \$361,500 for Phase I of the Police Department Renovation project.

On October 1, 2012, an RFP (Police #12-2) was released from the City soliciting bids for Phase I of the Police Renovation Project. The response date was October 17, 2012 at 4:00 p.m. A total of six (6) bids were submitted for this project. This was the second round of bids for the Project. All of the four bidders in the first round also submitted bids in the second round. This project was re-bid upon the advice of our legal counsel because of a possible issue regarding the scope of work requested in comparison to the original bids that were received (construction manager vs. general contractor).

The Review Committee met on October 18, 2012 to review the bids. The Review Committee consisted of: Acting City Manager Shawn Hamilton, Police Chief Frank Kaminski, Deputy Police Chief Lou Jogmen, City Hall Facilities Manager Jim Lange and Mr. Ralph Cincinnelli. CP&D Director Jim Testin was also consulted, but did not attend the actual review committee meeting. Attached is an analysis of the bids prepared by Mr. Cincinnelli.

The Committee evaluated the bids based on:

1. Cost (Phase I budget of \$361,500)
2. Bid materials
3. Ability to perform the work as described

The bids were as follows:

<u>Company</u>	<u>Bid (Soft & Hard Costs)</u>	<u>Total Budget (Bid plus FF & E & Owner Costs)</u>
1. Workmasters 220 Graceland Des Plaines, IL	\$290,170	\$360,670
2. Poulos 735 S. Laramie Chicago, IL	\$369,096	\$436,596

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3. Holly/Linden Group Architects P.O. Box 634 Tinley Park, IL 60477	\$388,000	\$455,500
4. Neri Architects 145 South Northwest Hwy Park Ridge, IL 60068	\$388,498	\$455,998
5. Ghafari 122 South Michigan Avenue Chicago, IL 60603	\$539,700	\$607,200
6. Sumac 3701 North Ravenswood Chicago, IL 60613	\$588,000	\$625,500

The review committee agreed that Workmasters was the lowest responsible bidder for the project.

The City's legal department also reviewed the received bids and concur that Workmasters is the lowest responsible bidder.

The Committee has previously met with Mr. Joe Gallos and Mr. Mehan Farahmandpour, from Workmasters, during the first round of bids to discuss their bid proposals. Acting City Manager Hamilton was also present. The Committee was impressed with Workmasters presentations.

Two references for Workmasters were checked and both came back positive:

1. Stephan Kenesie, Director of Buildings and Grounds, Deerfield School District
2. Mark Rysavy, Assistant Director of Community Preservation and Development, Village of Bensenville

The Committee recommends that Workmasters be awarded the bid (soft and hard costs) for Phase I renovation of the Police Building at a cost of \$290,170. It is important to recognize that this bid does not include owner or FF&E costs. That being said, these two items are included in the approved, 2012-13 City Budget.

Recommendation:

Approve a purchase order in the amount of \$290,170 to Workmasters, Inc. 220 Graceland, Des Plaines, IL 60016 and place this item on the next City Council agenda for approval.

Budget Implications:

Does Action Require an Expenditure of Funds: Yes No

If Yes, Total Cost: \$290,170

If Yes, is this a Budgeted Item:

Yes No Requires Budget Transfer

If Budgeted, Budget Code (Fund, Dept, Object) 1002011990800

Attachments:

- Bid summary excel completed by Mr. Cincinnelli and Acting City Manager Hamilton
- Bid to Budget Analysis of Phase I Bids Received
- Bid from Workmasters and Contractor Qualification Statement

Park Ridge Police Department - Phase I Renovation Proposal Review

excel: PRPD Bid Summary #2

Budget: \$361,500

17-Oct-12

To each of the proposals, the Owner Cost (\$14,500) and FF&E amount (\$53,000) are added to complete the total project cost

Company Name

Comments

Workmasters

Soft Costs	(bid)	\$	15,000.00	add \$3,000 for city design reviews
Hard Costs	(bid)	\$	275,170.00	
FF&E		\$	53,000.00	
Owner Costs		\$	14,500.00	
Total		\$	360,670.00	

Poulos

Soft Costs	(bid)	\$	90,520.00	A/E @ \$52,500 + PM @ \$38,020
Hard Costs	(bid)	\$	278,576.00	No design submitted
FF&E		\$	53,000.00	
Owner Costs		\$	14,500.00	
Total		\$	436,596.00	

Holly-Linden Group

Soft Costs	(bid)	\$	-	Included in Hard Cost
Hard Costs	(bid)	\$	388,000.00	No design submitted
FF&E		\$	53,000.00	
Owner Costs		\$	14,500.00	
Total		\$	455,500.00	

Neri

Soft Costs	(bid)	\$	18,600.00	Design submitted
Hard Costs	(bid)	\$	369,898.00	
FF&E		\$	53,000.00	
Owner Costs		\$	14,500.00	
Total		\$	455,998.00	