



BID TABULATION

Project : Lake County Public Works Remodel

Owner: Lake County

Date and Time

2/14/2017

Klubber Project No.:

16-346-1060

Single Contract, stipulated sum

[illegible]

February 15, 2017

Mr. Phil Perna
Interim Director of Public Works
Lake County Public Works
650 W. Winchester Road
Libertyville, IL 60048

RE: Bid Results
Public Works Administration Building Interior Remodeling
Kluber Project No. 16-346-1060

Dear Phil,

On Tuesday, February 14, 2017 bids were publicly opened and read aloud for the above referenced project. Ten contractors chose to submit bids for the project. The low base bid was submitted by RoMAAS, Inc. from Glen Ellyn, Illinois in the amount of \$449,900.00. Alternate No. 1 for existing door hardware replacement was bid in the amount of \$7,0000.00. The total Base Bid plus Alternate No. 1 is \$456,900.00.

We conducted a Contractor Bid Scope Review with RoMAAS, Inc. on February 15, 2017 and believe their base bid and alternate bid to be responsive and complete.

Therefore, the County may wish to award a Contract to RoMAAS, Inc. in the amount of \$456,900.00, which would include acceptance of Alternate No.1 for existing door hardware replacements.

The information contained herein and in the attached bid tabulation and scope review is provided to you for reference and use in your decision to award the Contract. Thank you for the opportunity to be of service to the Lake County Public Works Department. We look forward to the successful completion of this project with you.

Sincerely,



Christopher Hansen, AIA
Project Manager
Kluber Architects + Engineers

Attachments: Bid Tabulation, Bid Scope Review
Cc: Fred Treven

BID SCOPE REVIEW
LAKE COUNTY PUBLIC WORKS ADMINISTRATION BLDG. INTERIOR REMODELING
Kluber Project No. 16-346-1060
Lake County Bid Number: 17005

Contractor: RoMAAS, Inc.

Contact: Alexandru Mihailescu

Base Bid Amount: \$449,900.00

Phone: 630-432-7368

Alternate No. 1 Amount: \$7,000.00

Email: alexm@romaas.com

Base Bid Plus Alternates Amount: \$456,900.00

Date: February 15, 2017

SCOPE REVIEW:

All Addenda have been included in the bid.	Yes
All Alternates applicable to your contract package have been acknowledged in the bid.	Yes
All pertinent Allowances are included in the bid.	Yes
• Contingency Allowance: \$40,000.00?	Yes
• Cash Allowance: Carpet Materials: \$28.00/SqYd. (Install in Base Bid?)	Yes
• Cash Allowance Technology Systems: \$55,000.00?	Yes
○ Proposed IT Contractor?	JJ Jones Elect.
• Cash allowance: Door Control Systems: \$20,000.00?	Yes
○ Proposed Door Control Contractor?	TBD W/Owner
A bid bond was included in the bid package.	Yes
Did you include the required permit and inspection fees in the Base Bid?	Yes
• Dollar Amount Carried?	\$5,000 EST.
Are your proposed sub-contractor trades currently licensed in the City of Libertyville?	Yes
What portions of the work do you intend to self-perform?	
• Demolition:	Yes
• Rough & Finish Carpentry:	Yes
• Drywall:	Yes
• Acoustical Ceilings:	Yes
• Painting:	Yes
Please verify if sub-contractors are prevailing wage or Union tradesman.	Both
Can you identify the casework sub-contractor you propose to use for the project?	Ameriscan or Hutchings

Did you include the HVAC Equipment replacements in your Base Bid?	Yes
• What HVAC Contractor's are you considering for this project?	Jensen's or Mechanical Concepts
Did you include Roof patching and removal of existing B-Vents for the new mechanical equipment located in the west mechanical room?	Yes
• Did you include Condensing unit replacements associated with the West mechanical room work?	Yes
Did you include the replacement of the Fire alarm panel in your Base Bid?	Yes
Are there any qualifications to the bid?	Yes
• Attic Stock 5% for carpet tile is an additional expense. – Add \$2,000.00.	
• Existing Floor Prep: if Relative Humidity is >85% - Spraylock Platinum – Add \$3,500.	
• Unit Cost for moisture mitigation: Ardex Ultra Moisture Control System, - Add \$7.00/SF.	
Are there any material deliveries which you feel could have a negative impact on the project schedule?	No
Are you aware of any discrepancies and/or have any questions on the bid documents?	No

REFERENCES:

Ron McGrath, Architect, Tria Architecture, 630.455.4500

1. What was the Contractor work scope for the projects Tria has been involved with?
 - a. RoMAAS has completed the Shorewood Public Library and AERO Special Ed. Partition wall project. Both projects were under \$100,000.00 in size.
2. Did the Contractor adequately staff the project?
 - a. Yes.
3. Was the materials and workmanship in compliance with the contract documents?
 - a. Yes. RoMAAS was proactive after the project was complete as well. They scheduled an 11 month warranty walk-thru of the AERO project before Tria asked for the walk-thru to be performed.
4. Did the Contractor cause any delays to the project?
 - a. None. Tria said they were very proactive with submittals being turned in timely and pay applications being correct each month. Certified payroll records were also good.
5. Did the Contractor work to actively resolve any problems?
 - a. Yes. They were very proactive.
6. Did the Contractor coordinate and cooperate with other contractors and suppliers?
 - a. Yes.
7. Would you recommend them on future work?
 - a. Yes.
8. Any additional comments?
 - a. Change orders were kept to a minimum and were fairly priced for the additional work requested by the client.



Lee Spino, Great American Insurance Company (Bonding Agent), Schaumburg, IL. 847.330.6750

1. As the Surety company for RoMAAS Inc., have any claims been filed against this contractor in the last 5 years? No
2. Are you aware of them failing to complete a construction project? No
3. How long has Great American Insurance Company been the bonding agent for RoMAAS, Inc.? 3 Years.

Steve Grace, Deputy Director of Public Works, & Margaret Leonard, Purchasing Agent, Village of Glenview. 847.657.3030

Glenview Public Works Project.

1. What was the Contractor work scope?
 - a. Interior renovations of the public works facility.
2. Did the Contractor adequately staff the project?
 - a. Project is just starting construction. Staffing to date for pre-construction services has been good. Alex is primary contact for their project.
3. Was their bid competitive?
 - a. Yes. Very competitive.
4. What other input can you share regarding their performance to date?
 - a. The Village had to relocate some power and data services before the project could begin. RoMAAS worked with the Village staff through their electrical contractor to assist the Village before the work of the general contract for construction began. JJ Jones Electric assisted the Village.
 - b. RoMAAS did a good job at submitting all their shop drawings quickly for the project prior to construction beginning so all materials can be ordered.
5. Would you recommend this contractor?
 - a. It is too soon to tell but based on how responsive they have been to date, they do not anticipate any issues during construction.

The above constitutes Kluber, Inc. interpretation of the Bid Scope Review telephone call on February 15, 2017. Any changes or discrepancies shall be received by Kluber, Inc. in writing within five business days.

