



WILLETT HOFMANN
& ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING

May 18, 2015

City of Rochelle
420 N. 6th Street
P.O. Box 601
Rochelle, IL 61068

ATTN: Sue Messer

RE: City Hall Roof Replacement Project
Award Recommendation
WHA No. 1315D14

Dear Ms. Messer:

Proposals for City Hall Roof Replacement Project were received, opened, and read aloud on May 15, 2015 at 10:00 A.M. at the Rochelle City Hall. This Project was advertised in the Rochelle News Leader newspaper on April 30, 2015. Eight (8) contractors and two (2) plan rooms received plans from Willett, Hofmann & Associates (WHA) and three (3) proposals were received.

Two (2) addenda were issued prior to the bid opening. All proposals were submitted with the required bid security. The proposals were reviewed for basic completeness at the time of bid, and all items to be submitted were later verified.

There was no bidding irregularities found. Filotto Construction did submit the Statement of Bidders Qualifications. This document was not required to be submitted at the time of bidding, and should not be held against the bidder.

A copy of the bid tabulation is attached for your information.

SUMMARY OF BIDS

The bid proposal was broken down into four (4) parts to aid in the flexibility and funding of this project. The Base Bid consisted of the removal of the existing asphalt shingle roof system and the installation of a new asphalt shingle roof system. Three (3) Alternate Bids were taken for replacing the membrane roof system, replacing the gutter and downspouts, and replacing fascia and soffit system, respectively.

Willett, Hofmann & Associates' Professional Opinion of Probable Construction Cost for this project was \$140,000.00. This opinion was presented to the City of Rochelle as an itemized list of the areas of work, correlating with the Alternate bids taken.

809 East 2nd Street, Dixon, IL 61021-0367 T: (815) 284-3381 F: (815) 284-3385

The apparent Low Bidder, if the Base Bid ONLY were selected, is Filotto Construction of Crest Hill, IL. Below is the bid tabulation ordered from low bidder to high bidder based on Base Bid only, compared to the provided Professional Opinion of Probable Construction Cost line item of \$77,000.

CONTRACTOR	BASE BID	\$ Over/Under Opinion	% Over/Under Opinion
Filotto Construction, Inc. Crest Hill, Illinois	\$72,640.00	\$4,360.00 ↓	5.7% ↓
Bruns Construction, Inc. Rochelle, Illinois	\$82,050.00	\$5,050.00 ↑	6.6% ↑
Sterling Commercial Roofing, Inc. Sterling, Illinois	\$82,800.00	\$5,800.00 ↑	7.5% ↑

The apparent Low Bidder if the Base Bid and ALL Alternate Bids were selected, is Sterling Commercial Roofing of Sterling, IL. Below is the bid tabulation ordered from low bidder to high bidder based on Base Bid and All Alternate Bids, compared to the provided Professional Opinion of Probable Construction Cost Total of \$140,000.

CONTRACTOR	TOTAL BID	\$ Over/Under Opinion	% Over/Under Opinion
Sterling Commercial Roofing, Inc. Sterling, Illinois	\$190,400.00	\$50,400.00 ↑	36.0% ↑
Bruns Construction, Inc. Rochelle, Illinois	\$194,270.00	\$54,270.00 ↑	38.8% ↑
Filotto Construction, Inc. Crest Hill, Illinois	\$251,760.00	\$111,760.00 ↑	79.8% ↑

Willett, Hofmann & Associates interviewed the Low Bidder for the Base Bid and ALL Alternate Bids by phone. They informed WHA that they would be able to begin work and complete the project as indicated on the plans and in the specifications. WHA asked them why the bids came in over the Professional Opinion of Probable Construction Cost, and they informed us that due to the small site and limited access directly below the roof edges, all of the work described in Alternate Bids 2 & 3 must be completed from a lift rather than scaffolding so as to be completed without damaging plantings. This information was not accounted for in the WHA Professional Opinion of Probable Construction Cost.

In conversations with City personnel, it was determined that the amount of work that could be done without negatively affecting any future roof projects on the site would consist of the Base Bid and only Alternate Bid 1. The apparent Low Bidder, if the Base Bid and only Alternate Bid 1 were selected, is Bruns Construction of Rochelle, IL. Below is the bid tabulation ordered from low bidder to high bidder based on Base Bid and only Alternate Bid 1, compared to the provided Professional Opinion of Probable Construction Cost line items of \$108,000.

CONTRACTOR	BASE BID + ALTERNATE 1	\$ Over/Under Opinion	% Over/Under Opinion
Bruns Construction, Inc. Rochelle, Illinois	\$120,550.00	\$12,550.00 ↑	11.6% ↑
Sterling Commercial Roofing, Inc. Sterling, Illinois	\$131,400.00	\$23,400.00 ↑	21.7% ↑
Filotto Construction, Inc. Crest Hill, Illinois	\$162,140.00	\$54,140.00 ↑	50.1% ↑

PROJECT AWARD

Since the City expressed a desire to create a project within the \$140,000.00 budgeted that would not negatively impact the completion of the remaining work at a future date, it is recommended that the City of Rochelle award Base Bid and Alternate Bid #1 for the Project entitled City Hall Roof Replacement Project to Bruns Construction, Inc. for a lump sum of One Hundred Twenty Thousand Five Hundred Fifty and 00/100 Dollars (\$120,550.00).

The apparent low bidder was interviewed by phone, and the scope of work, material quantities, construction schedule, and construction procedures were discussed. Based on the information obtained during the interview with the Contractor, we were assured that the complete scope of work has been included in the bid proposal and that the Contractor has the experience, capability, forces and equipment to competently and completely perform the work per the requirements as specified on the Drawings and in the Project Manual.

Please feel free to call if you have any questions, or we are willing to meet with you at your convenience to discuss the bid award in more detail.

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.

BY 

Alan Hulstedt, AIA, LEED AP^{BD+C}
Architect

AH:rv

Encl.

cc: Bruce McKinney, City Clerk w/ encl.
File

