



Legislation Text

File #: 2024-0183, **Version:** 0

Title

Athletics Operations Maintenance Facility Project - RFP 24-009

History

On January 30, 2024, the Village issued Request for Proposal (RFP) 24-009 "Athletics Operations Maintenance Facility Project," requesting proposals from qualified contractors for the construction of the Athletics Operations Maintenance Facility located at 14671 West Ave, Orland Park IL 60462. In addition to the construction of the new Athletics Operations Maintenance Facility (Building #1), this project also includes the renovation of the existing Parks Administration building (Building #2), and the construction of a new storage building (Building #3).

During the four (4) weeks that the bid was open for review, sixty-two (62) firms downloaded either partial or complete bid packages. RFP 24-009 was opened on February 29, 2024, at which point seven (7) firms submitted proposals. It should be noted that K Brothers Fence, Inc. submitted a proposal for the installation of site fencing only, not the actual RFP scope of work. All qualifying proposal packages and an audit of the proposal submittals are attached for reference. A summary of the proposal prices is provided below:

Krause Construction Inc. - \$2,676,733.00
AGAE Contractors, Inc. - \$2,685,000.00
Harbour Construction, Inc. - \$2,740,936.00
The George Sollitt Construction Company - \$2,783,387.00
Simpson Construction Co. - \$2,876,000.00
Industria Inc. - \$2,994,302.00
K Brothers Fence, Inc. - \$83,715.00 (proposal for fence installation only)

Krause Construction, who submitted the lowest proposal price, provided responses to the AIA Contractor's Qualification Statement and a Client Portfolio, which were reviewed by Public Works and the project architect. Krause demonstrated evidence of having completed projects of similar scale and complexity as the Athletics Operations Maintenance Facility Project. Furthermore, Krause Construction has worked on two (2) previous projects for the Village, namely the Finance North Renovation Project and the FLC Facility Improvement Project. In both cases, Krause Construction completed work on time and on budget. As a result of working on these projects, Public Works staff has a solid relationship with Krause's staff and is confident the company will be able to effectively complete the project scope of work.

As such, staff recommends awarding RFP 24-009 to Krause Construction Inc. for \$2,676,733.00. An 8% contingency of \$214,138.64 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$2,890,871.64.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

Financial Impact

Funding for the Athletics Operations Maintenance Facility Project and Parks Admin Building Renovation were both budgeted in Capital account 3008010-570100 in the amount of \$2,390,000.00. The \$500,871.64 difference between the budgeted amount contract amount will be covered by savings from the Orland Hills West Road Project in Capital account 3008020-571250.

Recommended Action/Motion

I move to approve awarding RFP 24-009 Athletics Operations Maintenance Facility Project to Krause Construction Inc. for a total contract price not to exceed \$2,890,871.64 (\$2,676,733.00 plus an 8% contingency of \$214,138.00);

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

To authorize the Village Manager to execute all related contracts subject to Village Attorney review.