

CHAMPAIGN COUNTY BOARD
COMMITTEE AGENDA

COUNTY FACILITIES

Tuesday, April 15, 2008 – 6:30 p.m.

Meeting Room 2, Brookens Administrative Center
1776 E. Washington, Urbana

CHAIR: Steve Beckett

MEMBERS: Bensyl, Betz, Cowart, James, Jay Richards, Sapp, Weibel

AGENDA ITEM

- I Call to Order
- II Approval of Agenda/Addendum
- III Public Participation
- IV Courthouse Masonry/Bell Tower Project
 - A. Review of proposed contract with Roessler Construction (Information Only)
 - B. Request County Board Rescind Resolution No. 6437 and Reconsider Recommendation for Award of Contract
- V Other Business
 - A. Reuse of South Highway Building
- VI Adjournment

*Champaign County
Administrative Services
1776 East Washington
Urbana, IL 61802
(217) 384-3776*

*Pius Weibel
County Board Chair
Denny Inman, Del Busey
County Administrators*

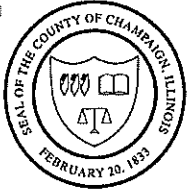
ATTACHMENTS GIVEN TO COMMITTEE AT MEETING

COUNTY FACILITIES

April 15, 2008

CONTENTS:

1. Resolution Rescinding Resolution No. 6437 (IV B)
2. Reuse of South Highway Building Site Plans (V A)



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 EAST WASHINGTON
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(217) 384-3896 – FAX
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ADMINISTRATIVE SUPPORT
DATA PROCESSING
MICROGRAPHICS
PURCHASING
PHYSICAL PLANT
SALARY ADMINISTRATION

To: Steve Beckett, Chair/County Facilities Committee
County Facility Committee Members

From: Denny Inman/County Administrator Facilities & Procurement

Date: April 10, 2008

Re: Courthouse Masonry Restoration & Stabilization Project –
Request County Board Rescind Resolution 6437 and Reconsider Recommendation for Award
of Contract

Issue:

In March 2008, after receiving contractor bids, the County Facilities Committee and County Board received presentations on constructability options and their financial implications. On March 27 the County Board adopted Resolution 6437 which accepted Roessler base bid and alternative bids identified as Option A2 as the basis for award of contract. The issue before you is the coordination between presentation options, County Board action, and Resolution 6437.

Report:

1. In an effort to maximize public and private funding the County Board directed viable alternatives be incorporated into project bidding documents.
2. The masonry construction budget is \$6,183,978.18. The construction contract and contingency must be equal to or less than \$6,183,978.18 for the masonry project to be within budget.
3. Roessler Construction Company of Rantoul, Illinois was identified as the lowest responsive and responsible bidder. Roessler's submitted a base bid of \$6,545,000. Post bid meeting confirmed that Roessler and the County project team were in concurrence with the viability of the base bid. The base was accepted by the County Board at the March 27th meeting.

4. As previously stated the County Board directed that viable bid alternates were incorporated into the bid documents. Acceptance of bid alternates and pricing is subject to County Board approval. In compliance with bidding instructions, Roessler included quotes for bid alternates with their base bid. Post bid meeting confirmed that Roessler and the County project team were in agreement with the alternate bids and each would be reviewed and recommended on their own merits. Alternate bids and pricing have been received by the County Board.
5. During the post-bid meetings the County project team requested of Roessler representatives any voluntary deductions for consideration. Contractor volunteered deducts are encouraged during the post bidding and contract negotiation process and can be accepted/rejected by the Owner on basis of merit. Roessler responded with proposed sandstone substitute from China which would result in an approximate \$200,000 reduction.
6. On February 28, 2008 the County Board's project architects, White & Borgognoni, submitted a recommendation for award of contract for the masonry project. The recommendation package included information on post-bid review, alternate bid/contingency analysis, bid tabulations, construction budget information, and their formal recommendation. The formal recommendation recommended accepting Roessler's base bid and "Option A2, which includes Alternate Bids G-3, G-4a, and G-4b". G-3 Modify completion date, G-4a domestic sandstone below elevation 120', and G-4b domestic sandstone above elevation 120'. The Roessler voluntary reduction using sandstone from China would be addressed at the April County Facility Committee meeting.
7. Mr. Beckett's presentation to the County Board on March 27th recommended accepting Roessler's base bid and alternate bids for Cast stone above 120' (G-1a), cast stone on tower balconies (G-1b), modify completion date (G-3), and sandstone below 120' (G-4a). This recommendation is based on acceptable alternate bid pricing and is constructible. The issue is aesthetics above elevation 120' as cast stone would be used in lieu of sandstone. Deductions total over \$830,000. The bid award amount is \$5,714,200. Contingency of 8.28%= \$469,778. The construction budget is \$6,183,978.
8. Resolution 6437 Approving Option 2A For the Clock & Bell Tower Stabilization & Restoration as Recommended by White & Borgognoni Architects states "accept and approve bid submitted by Roessler Construction Company, which said bid is based upon Option A2, and alternate bids G-3, G-4A, and G-4B in the total amount of \$5,875,200, as recommended by White & Borgognoni Architects". Based on alternate bid/contingency analysis the project would have a contingency of 5.3% or \$308,778. The construction budget is \$6,183,978.
9. On April 10, White & Borgognoni and the County, working with Roessler calculated that by substituting the Texas Red sandstone (voluntary reduction) in sandstone below 120' (G-4a), in sandstone above elevation 120' (G-4b), accepting the modified completion date (G-3), and accepting the color coated metal roof (G-2) the deductions would total \$952,900. In this scenario all replacement stone work would use Texas Red sandstone. The bid award amount is \$5,592,100. Contingency of 9.57% = \$591,878. The construction budget is \$6,183,978.

	Voluntary Deduction - Texas Red Sandstone	Cast Stone & Sandstone	Contractor Bid Sandstone
Base Bid	\$6,545,000	\$6,545,000	\$6,545,000
Cast stone above 120' (G-1a)	0	-\$406,000	0
Cast stone -tower balconies (G-1b)	0	-\$10,000	0
Modify completion date (G-3)	-\$180,000	-\$180,000	-\$180,000
Sandstone below 120' (G-4a)	-\$308,140	-\$234,800	-\$234,800
Sandstone above 120' (G-4b)	-\$422,760	0	-\$255,000
Colored Metal Roof (G-2)	-\$42,000	0	
<i>Total Deductions</i>	<i>\$952,900</i>	<i>\$830,800</i>	<i>\$669,800</i>
Award of Contract	\$5,592,100	\$5,714,200	\$5,875,200
Contingency %	9.57%	8.28%	5.3%
Contingency Amount	\$591,878	\$469,778	\$308,778
Construction Budget	\$6,183,978	\$6,183,978	\$6,183,978

11. From a financial perspective the conflict between Resolution 6437 and Mr. Becketts presentation results in the project proceeding not maximizing alternate bid financial deductions.
12. The April 10th deductions realized by utilizing Texas Red sandstone is the optimization of financial deductions while providing the County Board an assurance of a longer life cycle than cast stone. This approach is the best value for County tax payers and County Board.

RECOMMENDATION:

I request the County Facilities Committee recommend to the County Board:

1. Rescind Resolution 6437 adopted March 2008.
2. Award of contract to Roessler Construction Company of Rantoul, Illinois by accepting -
 - a. Base bid of \$6,545,000
 - b. Alternate bid G-3 deducting \$180,000 (Modifying tower completion date)
 - c. Alternate bid G-4a deducting \$308,140 (Voluntary deduction using Texas Red Sandstone below elevation 120')
 - d. Alternate bid G-4b deducting \$422,760 (Voluntary deduction using Texas Red Sandstone above elevation 120')
 - e. Alternate bid G-2 deducting \$42,000 Colored metal roof
 - f. Roessler Construction Company net contract amount of \$5,592,100.

By accepting this recommendation the masonry stabilization and restoration project will have a 9.57% contingency equal to \$591,878. The masonry restoration and stabilization construction budget is \$6,183,978.18.

RESOLUTION NO.

RESOLUTION RESCINDING RESOLUTION 6437 AND APPROVING BID AWARD AND CONTRACT TO ROESSLER CONSTRUCTION COMPANY FOR GENERAL CONTRACTING SERVICES FOR THE CHAMPAIGN COUNTY COURTHOUSE MASONRY STABILIZATION AND CLOCK & BELL TOWER RESTORATION PROJECT

WHEREAS, White & Borgognoni Architects, P.C. has been previously selected by the Champaign County Board as the Architectural firm to perform professional services associated with the Clock & Bell Tower Project; and

WHEREAS, the Champaign County Board let bids for the Clock & Bell Tower Restoration & Stabilization, which said bids were received on February 22, 2008; and

WHEREAS, the Champaign County Board adopted Resolution 6437 on March 27, 2008 in response to the recommendation from White & Borgognoni Architects recommending the bid award and final options for the Champaign County Courthouse Masonry Stabilization and Clock & Bell Tower Restoration Project; and

WHEREAS, subsequent to the adoption of Resolution 6437 the Facilities Committee received updated information from White & Borgognoni Architects as to the proposed bid award and final options for the Champaign County Courthouse Masonry Stabilization and Clock & Bell Tower Restoration Project which necessitate the rescission of Resolution 6437; and

WHEREAS, the Facilities Committee recommends to the Champaign County Board that they accept and approve the base bid submitted by Roessler Construction Company in the amount of \$6,545,000.00 for general contracting services for the Champaign County Courthouse Masonry Stabilization and Clock & Bell Tower Restoration Project, with the additional alternates: Alternate bid G-3 deducting \$180,000 (modifying tower completion date), Alternate bid G-4a deducting \$308,140 (deduction using Texas Red Sandstone below elevation 120 feet), Alternate bid G-4b deducting \$422,760 (deduction using Texas Red Sandstone above elevation 120 feet), Alternate bid G-2 deducting \$42,000 colored metal roof, for a final net contract amount of \$5,592,100.00; and

WHEREAS, the Facilities Committee recommends to the Champaign County Board that they enter into a contract with Roessler Construction Company for general contracting services for the Champaign County Courthouse Masonry Stabilization and Clock & Bell Tower Restoration Project in the amount of \$5,592,100.00, which said contract is attached to this resolution.

NOW, THEREFORE BE IT RESOLVED that Resolution 6437, previously adopted by the Champaign County Board, is hereby rescinded; and

BE IT FURTHER RESOLVED that the Champaign County Board accept and approve the base bid submitted by Roessler Construction Company in the amount of \$6,545,000.00 for general contracting services for the Champaign County Courthouse Masonry Stabilization and Clock & Bell Tower Restoration Project, with the additional alternates: Alternate bid G-3 deducting \$180,000 (modifying tower completion date), Alternate bid G-4a deducting \$308,140 (deduction using Texas Red Sandstone below elevation 120 feet), Alternate bid G-4b deducting \$422,760 (deduction using Texas Red Sandstone above elevation 120 feet), Alternate bid G-2 deducting \$42,000 colored metal roof, for a final net contract amount of \$5,592,100.00; and

BE IT FURTHER RESOLVED that the Champaign County Board enter into a contract with Roessler Construction Company for general contracting services for the Champaign County Courthouse Masonry Stabilization and Clock & Bell Tower Restoration Project in the amount of \$5,592,100.00, which said contract is attached to this resolution; and

BE IT FURTHER RESOLVED that the Champaign County Board authorize the Champaign County Board Chair, C. Pius Weibel, to execute the said contract.

PRESENTED, ADOPTED, APPROVED and RECORDED this 24th day of April, 2008.

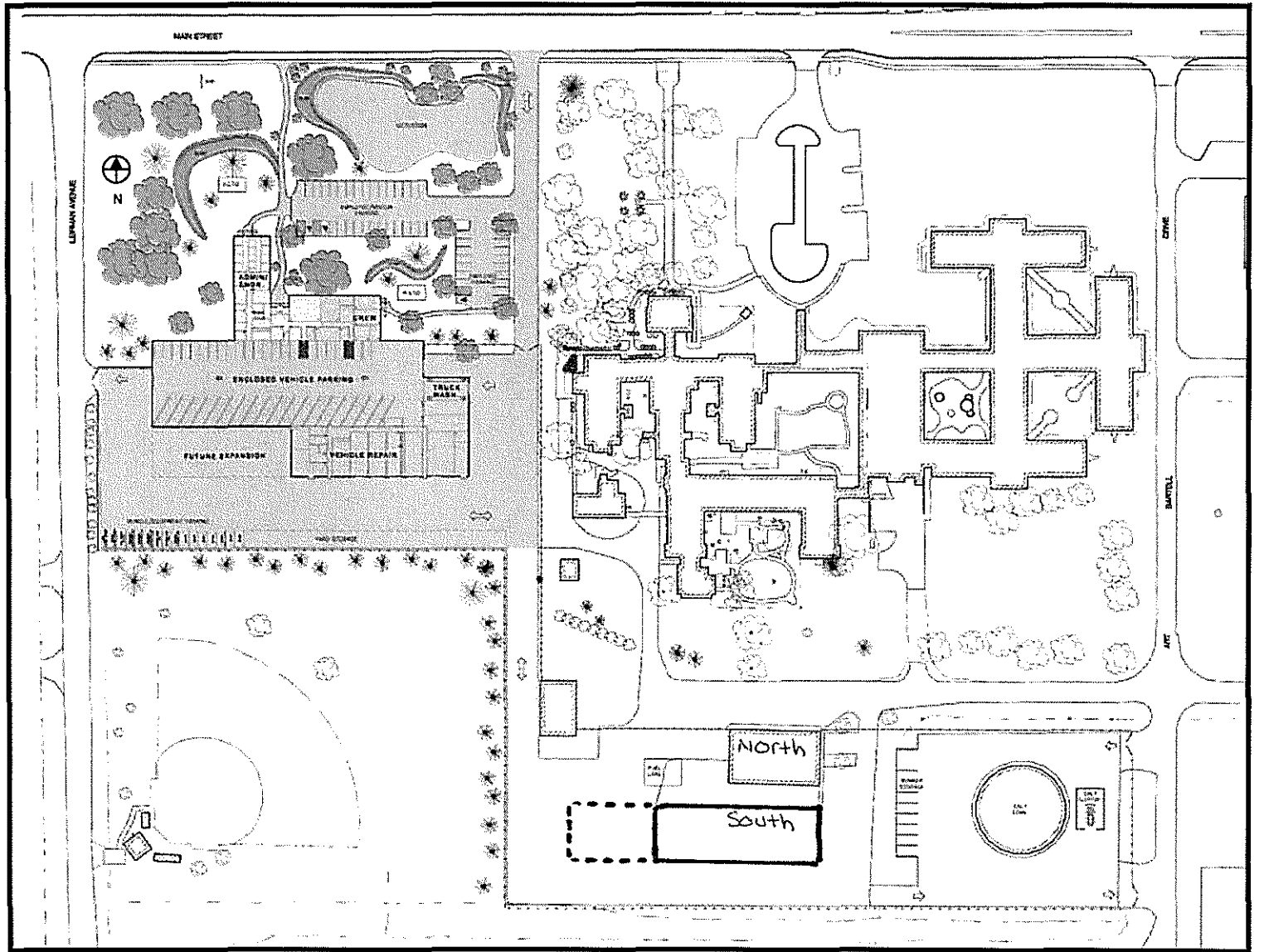
C. Pius Weibel, Chair
Champaign County Board

ATTEST:

Mark Shelden, County Clerk and
Ex-Officio Clerk of the County Board

SCHEME 'H'

SITE PLAN



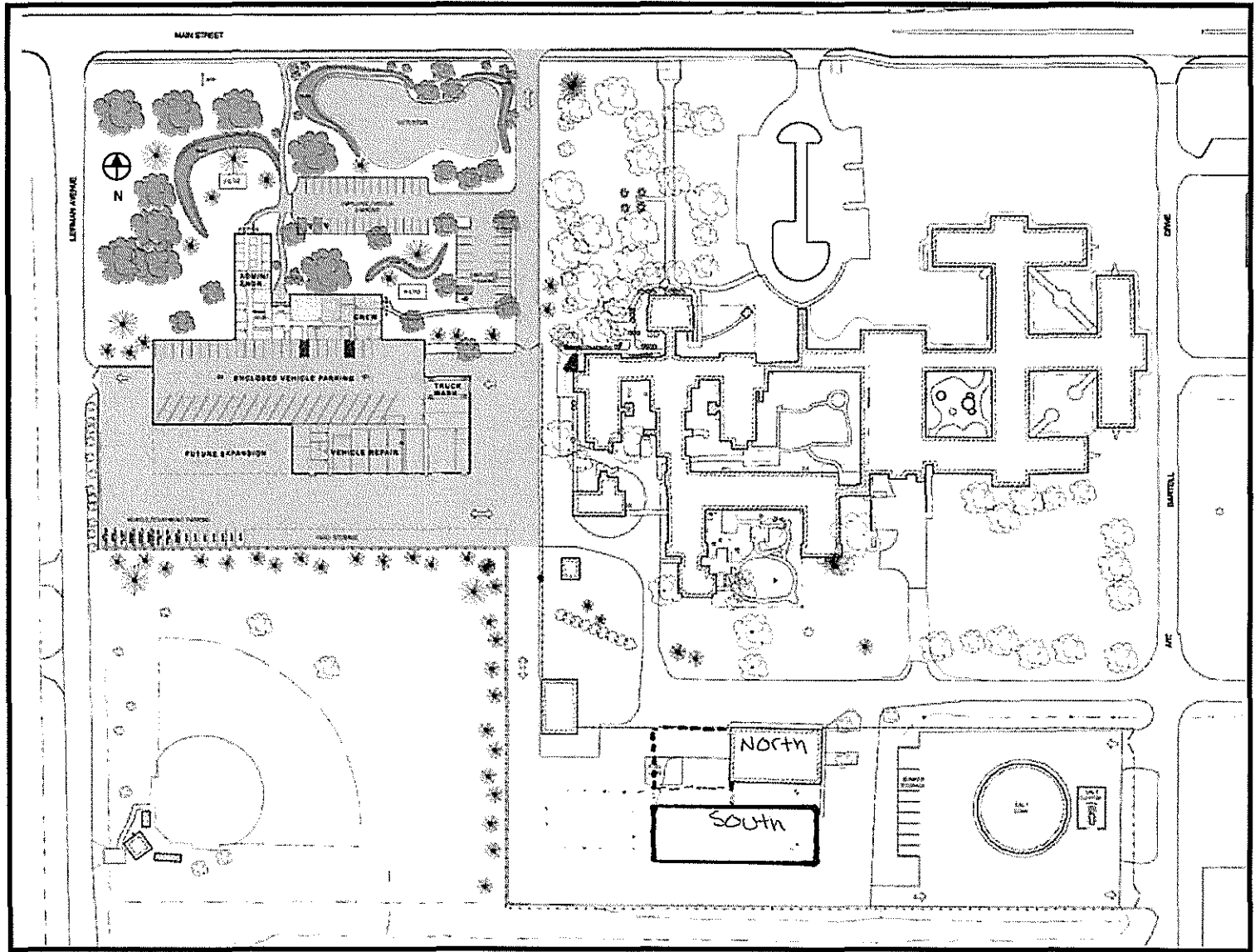
Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.

Option 1

SCHEME 'H'
SITE PLAN



Champaign County
Board

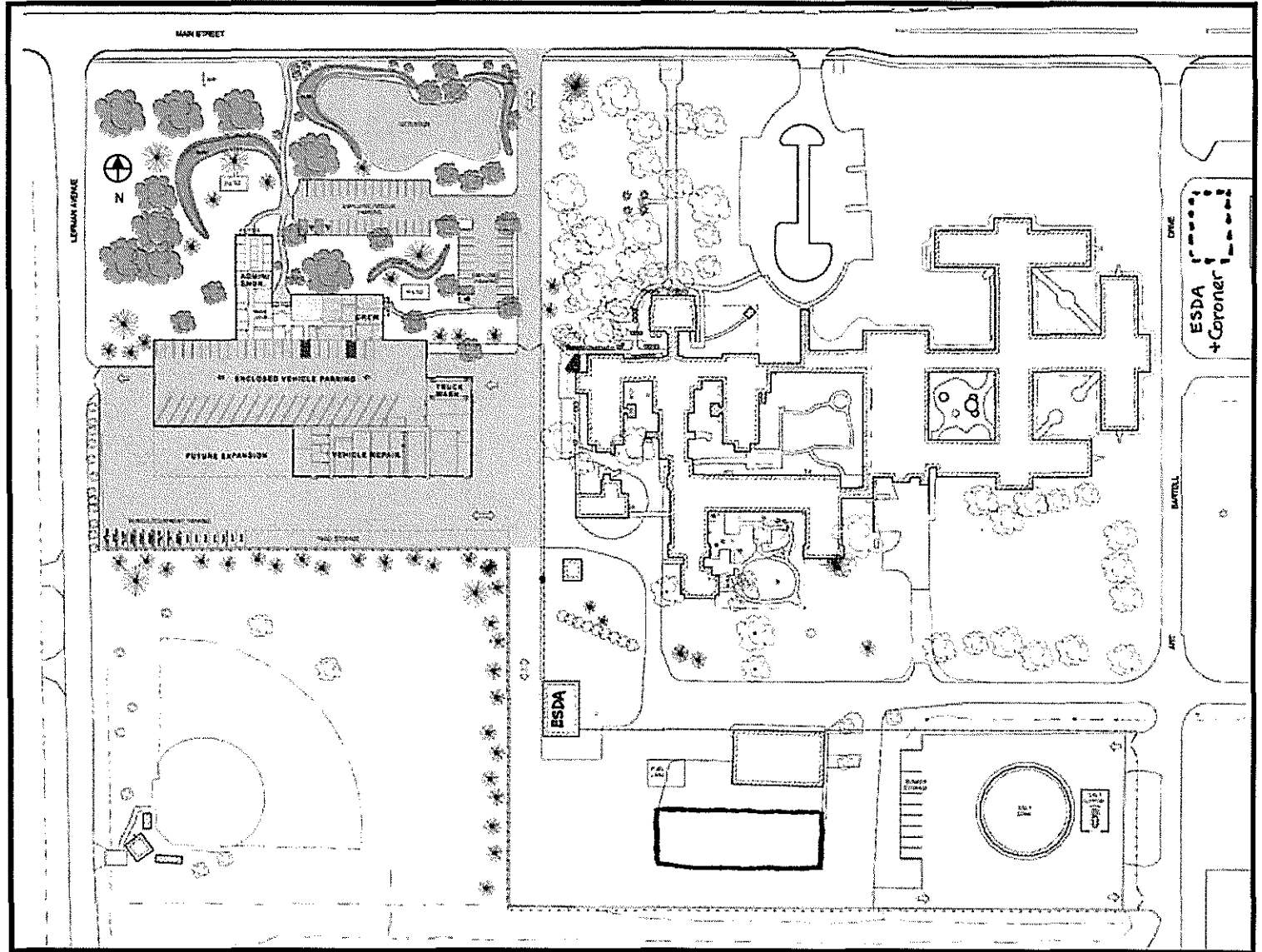


BERNS, CLANCY AND ASSOCIATES, P.C.

Option 2

SCHEME 'H'

SITE PLAN



Champaign County
Board



BERNS, CLANCY AND ASSOCIATES, P.C.

Option 3