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June 7, 2021

Mr. Dana Brenner  
Facilities Director  
Champaign County Administrative Services, Physical Plant Division  
1776 East Washington Street  
Urbana, Illinois 61802-4581

Re: Champaign County Courthouse Roof Replacement Project ITB #2021-002  
Architect Recommendation of Award of Bids

Dear Mr. Brenner:

The following is Bailey Edward's bid analysis and recommendation for ITB #2021-002 Champaign County Courthouse Roof Replacement. This scope is for the replacement of the roofing materials at the County Courthouse in Urbana. This work was bid as one (1) General Work bid with no alternate bids.

#### **Pre-Bid Effort**

The Project Team targeted qualified contractors to solicit interest and bids. Bailey Edward followed up with the Contractors to clarify the scope of the project, provide information, and confirm overall Prime Contractor commitment to providing bids in efforts to receive competitive bids. The plans were posted in a plan room and printed, and electronic copies were made available at our offices. The documents were also available for free download from the Champaign County web site.

#### **Bid Results**

Two (2) bids were received and opened on Friday, June 4, 2021, at 2:00 pm in the Lyle Shields Meeting Room at Brookens. Bids were received from the contractors noted in the Bid Tabulation, attached hereto. The apparent low bidder, Knickerbocker Roofing, submitted a bid of \$337,400. The second bidder, Henson-Robinson Company, submitted a bid of \$771,579. Of the two roofing contractors, Henson-Robinson was the only firm to attend one of the pre-bid walk-throughs with our firm.

#### **Comparison Analysis based on Bid and Scope Review**

After the bid opening, Bailey Edward consulted with Knickerbocker to get a sense of both Knickerbocker's understanding of the project scope and proposed project schedule.

We spoke to Knickerbocker Roofing on two separate occasions to discuss the detailed scope of the project, share with them the bids received, and to confirm their confidence in their bid. We confirmed such scope items as building height, building access, replacement of damaged copper metal, and overhead pedestrian protection. After discussing the project, Knickerbocker has formally responded with a memo confirming their comfort in their bid price, which is included with this memo.

#### **Schedule Improvement Opportunities**

No schedule improvements were offered by any of the bidders.



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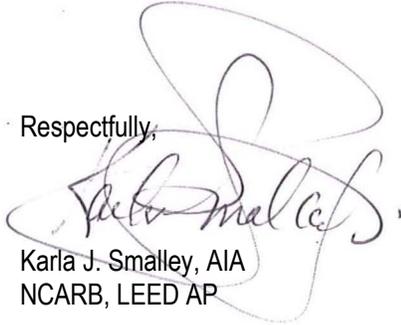
### **Bailey Edward's Recommendation**

Our office has not worked with Knickerbocker, however, we reached out to other trusted roofing firms who were not able to bid this project but could validate the reputation of Knickerbocker amongst their peers. In our discussions, it was confirmed that Knickerbocker is a quality firm, and a large company with the ability to perform a project of this magnitude and scope.

In terms of the price received from Henson-Robinson, we feel that it can be attributed to a present project workload that will keep their company busy through the summer. It is also important to note that Knickerbocker's bid was within 10% of Bailey Edward's estimate for the project, and in line with the insurance companies estimate for replacement cost.

Therefore, after careful consideration, we recommend that Champaign County accept the bid from Knickerbocker Roofing and proceed with contract award. Should you have any questions, concerns, or require additional information, please do not hesitate to contact our office at your convenience.

Respectfully,



Karla J. Smalley, AIA  
NCARB, LEED AP