

2021 Asbestos Abatement and Building Demolition - Bid No. B2021-03
Bid Opening, October 25, 2021 at 10:00 am
Community Development Large Conference Room
As-Read and Confirmed

Bidder	Bid Bond	Addendum #1 Ack	Base Bid
Anthem Excavation & Demo	x	x	\$98,500.00
Copenhaver Construction	x	x	\$108,000.00
Alpine Demolition Services	x	x	\$88,410.00
Green Demolition Contractors, Inc.	x	x	\$69,390.00
Break Thru Enterprises, Inc.	x	x	\$97,500.00
Omega III LLC	x	x*	\$60,503.00
Fowler Enterprises LLC	x	x*	\$62,802.00
*Written Signed Receipt Not Included, but acknowledged in Bid Form			
Engineer's Estimate			\$52,000.00
Average (mean) of Bids			\$83,586.43
Average (median) of Bids			\$88,410.00



October 27, 2021

City of Warrenville
3S258 Manning Avenue
Warrenville, Illinois 60555

Attn: Ms. Kristine Hocking, P.E., CFM
P: (630) 836-3066
E: khocking@warrenville.il.us

Re: **Omega III LLC References**
Bid Number B2021-03
Asbestos Abatement and Building Demolition at 28W244 Warrenville Road
Warrenville, Illinois 60555
Terracon Project No.: 11197222D

Dear Ms. Hocking:

Terracon Consultants, Inc. (Terracon) is pleased to submit our summary of discussions with references for the apparent low bidder for the above-referenced bid and project (the project). In response to the bid package that the City of Warrenville (the City) published on October 4, 2021, the City received bids from prospective contractors interested in performing the project.

On October 25, 2021, the City of Warrenville opened sealed bids for the project from contractors including:

- Anthem Excavation & Demo
- Break Thru Enterprises, Inc.
- Copenhaver Construction
- Omega III LLC
- Alpine Demolition Services
- Fowler Enterprises LLC
- Green Demolition Contractors, Inc.

According to the bid information from the City, the lowest bid was received from Omega III LLC of Elgin, Illinois.

Omega III LLC's bid was in the amount of \$60,503.00, which is higher than the engineer's estimate of \$52,000.00 established in early 2020 based on the cost estimate received at that time and City's input. Fowler Enterprises LLC provided the next lowest bid proposal at a value of \$62,802.00 (approximately \$2,300.00 higher than Omega III LLC's bid).

The bid from Omega III LLC provided six references for work they had performed for others that was similar in scope to the City's project. Omega III LLC listed projects completed either directly or indirectly for other municipalities including the Village of Hanover Park and Village of Stickney.

Terracon Consultants, Inc. 192 Exchange Boulevard Glendale Heights, IL 60139
P (630) 717-4263 F (630) 357-9489 www.terracon.com

Omega III LLC References – Bid Number B2021-03

28W244 Warrenville Road ■ Warrenville, Illinois

October 27, 2021 ■ Terracon Project No.: 11197222D



Based on the asbestos abatement and building demolition work that Omega III LLC performed the references provided the following information:

- Brad Treadwell, with the Forest Preserve District of Kane County (FPDKC), stated that they would recommend Omega III LLC and that they finished the project on time, on budget with no change orders. In addition, Omega III LLC was the low bidder which FPDKC is required to select and they were happy with the outcome.
- Jerry Ford, with K-Plus, stated that they would recommend Omega III LLC and that they finished the project early, on time and on budget.
- Josh Brniak, with the Village of Stickney, stated they are happy with Omega II LLC's services, they provided a good clean service and are currently working with them on a second project.

Terracon discussed the project schedule with Omega III LLC. On October 27, 2021, Omega stated that they should be available during the timeframe of the project as long as they can start the permit application right away. Please note that not all the references listed in the Bid responded for Terracon to get the reference information. Another noteworthy item is that \$1 was put in the removal and recycle of hazardous materials category. According to Omega, the removal and recycle of hazardous materials cost is built in the abatement line item, which is acceptable. Based on the feedback received, a reason to disqualify Omega III LLC from being awarded the subject work was not identified.

Please contact us at (630) 717-4263 if you have any questions or require additional information.

Sincerely,

Terracon Consultants, Inc.

for:

Heather E. Eckard
Project Manager

for:

Mitch Reiber, CIH
Principal

RESOLUTION NO. R2021-64

**A RESOLUTION APPROVING A CONTRACT WITH OMEGA III LLC
FOR THE 2021 ASBESTOS ABATEMENT AND BUILDING DEMOLITION AT
THE OLD TOWN REDEVELOPMENT SITE #2**

WHEREAS, the City is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City has budgeted sufficient funds in the FY2022 budget for asbestos abatement and building demolition at the Old Town Redevelopment Site #2 at 28W244 Warrenville Road ("**Work**"); and

WHEREAS, pursuant to the City's purchasing procedures, the City issued a Request for Proposals for the Work ("**RFP**"); and

WHEREAS, on October 25, 2021, the City received seven bids in response to the RFP; and

WHEREAS, City staff has reviewed and analyzed the bids and recommends that the City Council approve a contract for the Work with Omega III LLC ("**Contractor**") in the low bid not-to-exceed amount of \$60,503.00 ("**Contract**"); and

WHEREAS, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Contract with Contractor for the Work at the price proposed;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Resolution.

SECTION 2: Approval of Contract. The Contract with Contractor for the Work in the not-to-exceed amount of \$60,503.00 is hereby approved in the form attached to this Resolution as **Exhibit A**.

SECTION 3: Execution. The City Council hereby authorizes and directs the City Administrator to execute, on behalf of the City, the final Contract only after receipt by the City Administrator of at least two executed copies of the Contract from Contractor; provided, however, that if the City Administrator does not receive such executed copies of the Contract from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the Contract shall, at the option of the City Council, be null and void.

SECTION 4: Change Orders. The City Administrator, or his designee, is authorized to execute one or more Contract Change Orders for additional work consisting of additional unforeseen items of work related to, or arising from other work contemplated by, the scope of work in the Contract in an amount not to exceed five percent of the contract price, subject to the City Administrator making the necessary determination that the work contemplated by the Change Order complies with Section 33E-9 of Article 33E of the Criminal Code of 1961 and placing a copy of such determinations in the contract file.

SECTION 5: Effective Date. This Resolution shall be in full force and effect following its passage and approval in the manner provided by law.

PASSED THIS ____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS ____ day of _____, 2021.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A
CONTRACT