

## CITY OF WARRENVILLE MEMO

To: Mayor, City Council, and City Administrator White  
From: Public Works Director Kuchler *PK*  
Subject: WELL NO. 13 WATER TREATMENT BUILDING BID  
RECOMMENDATION  
Date: May 7, 2025

### Project History

The City planned for the construction of a new water tower, new well, and treatment building to support the development of the Thorntons gas station, Lexington Trace and Everton Subdivisions, Culver's restaurant, and the anticipated future development of the other commercial sites in this area. The water tower is under construction with a completion date of August 31, 2025. Well No. 13 has been drilled and the grading and site improvements have been completed in preparation for the construction of the water treatment plant. Bonds were issued to fund these improvements. Those bonds will be repaid with TIF#4 revenue. In total, the City anticipated \$10.55 million when issuing bonds for these projects.

### Comparison of Bid Results to Original Estimate of Cost

The original engineer's estimate from 2022 was \$2,569,000. That estimate was updated to \$4,747,755 shortly before the March 27, 2025, bid opening. Four bids were opened, ranging from \$5,795,000 to \$6,666,117.70. City staff and consultant Engineering Enterprises, Inc. (EEI) evaluated why the bids were significantly higher than the engineer's estimates of cost. Below is a table summarizing the categories of items and their associated costs.

Description	Cost	Notes
Original Engineer's Estimate	\$ 2,569,000	Based on 2,000 sq. ft. building
1. Increased Building Size	\$ 770,700	During design, size increased to 2,600 sq. ft. to meet needs and codes
2. Increased Building Truss & Mezzanine Costs	\$ 100,000	Increased structural elements related to roofing changes and mezzanine area
3. Inflation: 2022 - 2025	\$ 533,154	Inflation in Chicago area construction costs = 15.5% (2022-2025)
4. Increased Water Treatment Equipment	\$ 628,110	Originally included \$270,000 in estimate. Actual is \$898,110.
5. Materials Cost Increases Exceeded Inflation	\$ 110,000	Concrete/Rebar, Masonry, and Structural Steel Costs outpaced normal inflation
6. Specialized Subcontractor Costs	\$ 1,045,000	Increased specialized mechanical and electrical subcontractor costs
<b>Total</b>	<b>\$ 5,755,964</b>	
<b>Low Bid</b>	<b>\$ 5,795,000</b>	

The purpose of the table is to break the difference in costs down into categories with estimates of cost to help explain why the costs are much higher than expected. In some cases, such as inflation or increased building size, they are based on data. In others, staff and EEI estimated based on conversations with contractors and other recent bid prices.

The price of this project increases the total cost of the bond funded projects to \$12.75 million, which is approximately \$2.2 million higher than contemplated with the bonds. Although the FY26 budget does not include the actual bid price for this project, Finance Director Dahlstrand has confirmed that TIF#4 has sufficient fund balance to cover the higher than expected costs for this project.

### **Evaluation of Bids**

Staff and EEI do not believe rebidding the project now or in a year will result in better prices. The City received four bids, with the lowest two only separated by \$20,000 (0.35%). This is an indication that this is a fair cost to construct this project. Based on several decades of collective experience, construction prices do not typically come back down once they increase, and there is risk that costs will increase even more if the City were to rebid the project in a year.

After evaluation of the specific bids, staff and EEI determined that the lowest bid submitted does not meet the contract requirement to self-perform at least 51% of the project, and based on the advice of the City Attorney, staff is recommending that City Council reject all of the bids, waive competitive bidding, and enter into a contract with the second bidder. That contractor has confirmed it will honor its bid prices for the project and it will meet the self-performance requirement.

### **Committee of the Whole Action Recommended**

Staff and the City Attorney are recommending the following action for the Public Works and Infrastructure Committee of the Whole:

Recommend the City Council i.) pass a resolution rejecting all bids for the Well No. 13 Water Treatment Plant Project (B2025-02), and ii.) pass a resolution waiving competitive bidding and entering into a contract with Whittaker Construction and Excavating, Inc. of Earlville, Illinois in the amount of \$5,815,000 for the Well No. 13 Water Treatment Plant Project.



**BID SUMMARY**  
**WELL NO. 13 AND WATER TREATMENT PLANT PROJECT - B2025-02**  
**CITY OF WARRENVILLE**

BID TABULATION BIDS RECEIVED 1:00 P.M. 03/27/25	ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554	Boller Construction Company Inc. 3045 Washington St Waukegan, IL 60085	IHC Construction Companies, LLC 385 Airport Rd, Ste 100 Elgin, IL 60123	John Burns Construction Company, LLC 1750 W Fulton St Chicago, IL 60612	Path Construction Company 125 E Algonquin Rd Arlington Heights, IL 60005	Whittaker Construction & Excavating, Inc. 105 E Park St Earlville, IL 60518
<b>TOTAL BID</b>	\$4,747,755.00	No Bid	\$6,187,000.00	\$6,666,117.70	\$5,795,000.00	\$5,815,000.93
<b>ADDENDUM NO. 1</b>			X	X	X	X
<b>ADDENDUM NO. 2</b>			X	X	X	X
<b>ADDENDUM NO. 3</b>			X	X	X	x
<b>BID BOND</b>			X	X	X	X
<b>SIGNED BID</b>			X	X	X	X
<b>SWORN ACKNOWLEDGEMENT</b>			X	X	X	X
<b>SWORN WORK HISTORY</b>			X	X	X	X
<b>AFFIDAVIT OF AVAILABILITY</b>			X	X	X	X

% above/below EEOPC

30.31%

40.41%

22.06%

22.48%

\*Corrected Total Bid. Bidder entered \$6,666,000.

\*Corrected Total Bid. Bidder entered \$5,815,000.



**BID TABULATION  
BASE BID SUMMARY SCHEDULE  
WELL NO. 13 AND WATER TREATMENT PLANT PROJECT - B2025-02  
CITY OF WARRENVILLE**

BID TABULATION BIDS RECEIVED 1:00 PM, 3/27/25		<b>ENGINEER'S ESTIMATE</b> 52 Wheeler Road Sugar Grove, IL 60554	<b>IHC Construction Companies, LLC</b> 385 Airport Rd, Ste 100 Elgin, IL 60123	<b>John Burns Construction Company, LLC</b> 1750 W Fulton St Chicago, IL 60612	<b>Path Construction Company</b> 125 E Algonquin Rd Arlington Heights, IL 60005	<b>Whittaker Construction &amp; Excavating, Inc.</b> 105 E Park St Earlville, IL 60518
ITEM NO.	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
1	MOBILIZATION, BONDS, INSURANCE, GENERAL OVERHEAD, DEMOBILIZATION	\$ 325,000.00	\$ 750,000.00	\$ 190,000.00	\$ 901,923.00	\$ 400,000.00
2	SITE WORK	\$ 300,000.00	\$ 360,000.00	\$ 600,000.00	\$ 447,445.00	\$ 420,000.00
3	WTP BUILDING AND EQUIPMENT	\$ 3,350,000.00	\$ 4,191,183.00	\$ 5,066,000.00	\$ 3,663,975.00	\$ 4,202,405.54
4	SYSTEMS INTEGRATOR: INSTRUMENTATION AND SCADA	\$ 200,000.00	\$ 315,000.00	\$ 190,000.00	\$ 216,832.00	\$ 218,000.00
5	WELL 13 PUMP AND MOTOR	\$ 227,755.00	\$ 205,246.00	\$ 255,117.70	\$ 199,825.00	\$ 207,595.39
6	PV SOLAR SYSTEM	\$ 90,000.00	\$ 91,914.00	\$ 100,000.00	\$ 92,000.00	\$ 92,000.00
7	GENERATOR AND ATS	\$ 180,000.00	\$ 198,657.00	\$ 190,000.00	\$ 198,000.00	\$ 200,000.00
8	ALLOWANCE	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
<b>TOTAL BASE BID (Items 1 - 8)</b>		<b>\$ 4,747,755.00</b>	<b>\$ 6,187,000.00</b>	<b>\$ 6,666,117.70</b>	<b>\$ 5,795,000.00</b>	<b>\$ 5,815,000.93</b>

% BELOW/ABOVE ENGINEER'S ESTIMATE

30.31%

40.41%

22.06%

22.48%

Incorrect calculation in Item No. 5 resulted in an incorrect total - they entered \$255,000 with an overall total of \$6,666,000.

Bidder used incorrect form for Detailed Schedule on Bid Item 5.

Incorrect calculation in Item No. 5 resulted in an incorrect total - they entered \$207,594.46 with an overall total of \$5,815,000



**BID TABULATION**  
**DETAILED BID SCHEDULE: ITEMS 1, 2, 3, 4, 6, AND 7**  
**WELL NO. 13 AND WATER TREATMENT PLANT PROJECT - B2025-02**  
**CITY OF WARRENVILLE**

BID TABULATION BIDS RECEIVED 1:00 PM, 3/27/25		<b>ENGINEER'S ESTIMATE</b> 52 Wheeler Road Sugar Grove, IL 60554	<b>IHC Construction Companies, LLC</b> 385 Airport Rd, Ste 100 Elgin, IL 60123	<b>John Burns Construction Company, LLC</b> 1750 W Fulton St Chicago, IL 60612	<b>Path Construction Company</b> 125 E Algonquin Rd Arlington Heights, IL 60005	<b>Whittaker Construction &amp; Excavating, Inc.</b> 105 E Park St Earlville, IL 60518
ITEM NO.	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
1	MOBILIZATION, BONDS, INSURANCE, GENERAL OVERHEAD, DEMOBILIZATION	\$ 325,000.00	\$ 750,000.00	\$ 190,000.00	\$ 901,923.00	\$ 400,000.00
2	SITE WORK	\$ 300,000.00	\$ 360,000.00	\$ 600,000.00	\$ 447,445.00	\$ 420,000.00
3	WTP BUILDING AND EQUIPMENT	\$ 3,350,000.00	\$ 4,191,183.00	\$ 5,066,000.00	\$ 3,663,975.00	\$ 4,202,405.54
4	SYSTEMS INTEGRATOR: INSTRUMENTATION AND SCADA	\$ 200,000.00	\$ 315,000.00	\$ 190,000.00	\$ 216,832.00	\$ 218,000.00
6	PV SOLAR SYSTEM	\$ 90,000.00	\$ 91,914.00	\$ 100,000.00	\$ 92,000.00	\$ 92,000.00
7	GENERATOR AND ATS	\$ 180,000.00	\$ 198,657.00	\$ 190,000.00	\$ 198,000.00	\$ 200,000.00



**BID TABULATION  
 DETAILED BID SCHEDULE: ITEM 5 (WELL PUMP AND MOTOR)  
 WELL NO. 13 AND WATER TREATMENT PLANT PROJECT - B2025-02  
 CITY OF WARRENVILLE**

BID TABULATION BIDS RECD 3/27/25				ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554		IHC CONSTRUCTION COMPANIES, LLC 385 Airport Rd, Ste 100 Elgin, IL 60123		JOHN BURNS CONSTRUCTION COMPANY, LLC 1750 W Fulton St Chicago, IL 60612		PATH CONSTRUCTION COMPANY 125 E Algonquin Rd Arlington Heights, IL 60005		WHITTAKER CONSTRUCTION & EXCAVATING, INC 105 E Park St Earlville, IL 60518	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	MOBILIZATION, INCLUDING BONDS	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 1.00	\$ 1.00	\$ 15,000.00	\$ 15,000.00	\$ 3,950.00	\$ 3,950.00	\$ -	\$ -
2	NEW PUMPING ASSEMBLY RATED FOR 700 GPM AT 260 FT	EA	1	\$ 28,000.00	\$ 28,000.00	\$ 30,000.00	\$ 30,000.00	\$ 34,321.84	\$ 34,321.84	\$ 23,400.00	\$ 23,400.00	\$ 31,502.30	\$ 31,502.30
3	NEW 100 HP MOTOR	EA	1	\$ 60,000.00	\$ 60,000.00	\$ 58,000.00	\$ 58,000.00	\$ 66,063.78	\$ 66,063.78	\$ 67,600.00	\$ 67,600.00	\$ 60,611.86	\$ 60,611.86
4	8-INCH DISCHARGE COLUMN PIPING WITH THREADED COUPLINGS	LF	185	\$ 130.00	\$ 24,050.00	\$ 105.00	\$ 19,425.00	\$ 120.69	\$ 22,327.65	\$ 102.00	\$ 18,870.00	\$ 110.78	\$ 20,494.30
5	DISCHARGE COLUMN SURGE VALVES	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,482.76	\$ 1,482.76	\$ 1,210.00	\$ 1,210.00	\$ 1,360.95	\$ 1,360.95
6	8-INCH DIAMETER SST PIPE SECTION	LS	1	\$ 750.00	\$ 750.00	\$ 1,900.00	\$ 1,900.00	\$ 2,216.44	\$ 2,216.44	\$ 1,090.00	\$ 1,090.00	\$ 1,951.75	\$ 1,951.75
7	AIR LINE WATER LEVEL INDICATOR	LF	190	\$ 4.50	\$ 855.00	\$ 6.00	\$ 1,140.00	\$ 6.90	\$ 1,311.00	\$ 3.00	\$ 570.00	\$ 6.33	\$ 1,202.70
8	SUBMERSIBLE LEVEL TRANSMITTER AND CABLING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,689.66	\$ 5,689.66	--	\$ 3,000.00	\$ 5,222.25	\$ 5,222.25
9	NEW POWER CABLE, WITH FLAT CABLE MOTOR ASSEMBLY AND ALL APPURTENANCE	LS	1	\$ 14,000.00	\$ 14,000.00	\$ 11,000.00	\$ 11,000.00	\$ 12,448.28	\$ 12,448.28	\$ 12,580.00	\$ 12,580.00	\$ 11,425.65	\$ 11,425.65
10	PITLESS ADAPTOR WITH 8" CONNECTION	EA	1	\$ 70,000.00	\$ 70,000.00	\$ 55,000.00	\$ 55,000.00	\$ 62,867.82	\$ 62,867.82	\$ 46,370.00	\$ 46,370.00	\$ 57,703.23	\$ 57,703.23
11	INSTALLATION OF ALL HERETOFOREMENTIONED EQUIPMENT	LS	1	\$ 13,000.00	\$ 13,000.00	\$ 9,000.00	\$ 9,000.00	\$ 10,344.83	\$ 10,344.83	\$ 12,841.00	\$ 12,841.00	\$ 9,495.00	\$ 9,495.00
12	CONDUCT PUMPING TEST	HR	8	\$ 450.00	\$ 3,600.00	\$ 410.00	\$ 3,280.00	\$ 471.26	\$ 3,770.08	\$ 398.00	\$ 3,184.00	\$ 432.55	\$ 3,460.40
13	PERFORM WELL DISINFECTION (AND DECHLORINATION IF REQUIRED)	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 3,200.00	\$ 3,200.00	\$ 3,632.18	\$ 3,632.18	\$ 140.00	\$ 140.00	\$ 3,165.00	\$ 3,165.00
14	DEMOBILIZATION AND SITE RESTORATION	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 7,000.00	\$ 7,000.00	\$ 13,641.38	\$ 13,641.38	\$ 5,020.00	\$ 5,020.00	\$ -	\$ -
	<b>TOTAL</b>				\$ 227,755.00		\$ 205,246.00		\$ 255,117.70		\$ 199,825.00		\$ 207,595.39

% BELOW/ABOVE ENGINEER'S ESTIMATE

-9.88%

12.01%

-12.26%

-8.85%

\* Bidder entered \$1,310.34 for Item 7 and \$3,770.11 for Item 12 for an overall total of \$255,000

\*Note: Bidder used the incorrect version of this page. It should have been the version from Addendum 3.

\*Bidder entered \$20,493.38 on Item 4 for an overall total of \$207,594.46



**BID TABULATION  
UNIT PRICE SCHEDULE  
WELL NO. 13 AND WATER TREATMENT PLANT PROJECT - B2025-02  
CITY OF WARRENVILLE**

BID TABULATION BIDS REC'D 3/27/2025			<b>ENGINEER'S ESTIMATE</b> 52 Wheeler Road Sugar Grove, IL 60554	<b>IHC Construction Companies, LLC</b> 385 Airport Rd, Ste 100 Elgin, IL 60123	<b>John Burns Construction Company, LLC</b> 1750 W Fulton St Chicago, IL 60612	<b>Path Construction Company</b> 125 E Algonquin Rd Arlington Heights, IL 60005	<b>Whittaker Construction &amp; Excavating, Inc.</b> 105 E Park St Earlville, IL 60518
ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE
1	SANITARY SEWER, 6-INCH, PVC SDR 26 UNDERGROUND	FOOT	\$ 100.00	\$ 200.00	\$ 75.00	\$ 72.00	\$ 150.00
2	SANITARY SEWER, 8-INCH, PVC SDR 26 UNDERGROUND	FOOT	\$ 130.00	\$ 240.00	\$ 87.00	\$ 83.00	\$ 175.00
3	STORM SEWER, 12-INCH PVC C900, UNDERGROUND	FOOT	\$ 125.00	\$ 215.00	\$ 115.00	\$ 110.00	\$ 165.00
4	TYPE A 4-FT DIA MANHOLE, TYPE 1 FRAME W/CLOSED LID	EACH	\$ 3,500.00	\$ 7,500.00	\$ 5,748.00	\$ 5,500.00	\$ 4,000.00
5	FURNISHED EXCAVATION	CU YD	\$ 50.00	\$ 100.00	\$ 35.00	\$ 33.00	\$ 60.00
6	CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	\$ 50.00	\$ 70.00	\$ 98.00	\$ 17.00	\$ 60.00
7	6" THICK HMA PLANT DRIVEWAY/PARKING LOT	SQ YD	\$ 60.00	\$ 50.00	\$ 62.00	\$ 72.00	\$ 55.00
8	FIBERIZED PCC SIDEWALK, 5-FT WIDE	SQ YD	\$ 100.00	\$ 100.00	\$ 117.00	\$ 80.00	\$ 140.00
9	COMPACTED CA-6 FILL FOR STRUCTURAL LOCATIONS	CU YD	\$ 50.00	\$ 100.00	\$ 46.00	\$ 44.00	\$ 75.00
10	SIDEWALK REMOVAL AND AGGREGATE BASE REPLACEMENT, 4"	SQ YD	\$ 10.00	\$ 80.00	\$ 41.00	\$ 3.00	\$ 90.00
11	EARTH OVEREXCAVATION AND BACKFILL (FIRST 50 YDS IN BASE BID)	CU YD	\$ 125.00	\$ 170.00	\$ 98.00	\$ 94.00	\$ 100.00
12	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	CU YD	\$ 100.00	\$ 150.00	\$ 104.00	\$ 100.00	\$ 250.00

Bidder's price was unclear  
(handwritten in) - the  
figure was guesstimated  
at \$215.