

**WAUKEGAN
PORT DISTRICT**
AIRPORT · MARINA · PORT

AGENDA

WAUKEGAN PORT DISTRICT
Special Board Meeting of August 3, 2020
8:00 a.m.

Virtual Meeting via Zoom – Open to Public
Join Zoom Meeting by phone

Call: 1 (312) 626-6799
Enter Meeting ID & Password when prompted
Meeting ID: 823 3460 2850 Password: 714330

Members of the public who join the meeting will hear the full meeting while on the call.

Callers will be muted until the Public Comment section of the Agenda where each will be given an opportunity to speak to the Board

Call to Order

Roll Call

Pledge of Allegiance

General Counsel's Comments on OMA and Governor's Executive Orders

Chairman Remarks

Public Comment

Agenda

- 2020-R-28, A RESOLUTION AWARDED PROJECT, REJECTING NONRESPONSIVE BIDS, AND AUTHORIZING NEGOTIATION OF A CONSTRUCTION CONTRACT FOR THE U.S. CUSTOMS BORDER PROTECTION FACILITY PROJECT

Adjournment

a memo from



July 28, 2020

Board of Directors
Waukegan Port District
55 S. Harbor Place
Waukegan, IL 60085

Re: Recommendation to Award Bid for U.S. Customs & Border Protection GA Facility

Dear Chairman Farrell and Members of the Board:

Background

U.S. Customs is a necessary service for UGN corporate users.

The Waukegan Port District was notified in January 2012 by U.S. Customs and Border Protection Agency (CBP) that the CBP building at UGN was deficient and that WPD was required to provide a facility that met their specifications. WPD continued discussions with CBP for the following five years to seek acceptable alternative solutions to constructing a new CBP building. The March 2017 CBP facility inspection and the April 2017 UGN corrective action response led to a May 2018 letter from CBP. The CBP letter stated that UGN had 120 days to provide an approved block plan, 30% design drawing, and a full project timeline. The Memorandum of Agreement (MOA) with CBP was in jeopardy

CBP does not contribute any funding, and they set the specifications for the construction of the building, technology requirements, security infrastructure, and short and long-term maintenance requirements for the facility. The General Manager and WPD Board worked to secure an architecture firm and funding for the project through a general obligation bond.

In July 2019, the WPD Board of Directors approved Ordinance 2019-O-02, authorizing the issuance of general obligation bonds (alternative revenue source) Series 2019, of the Waukegan Port District, in an aggregate principal amount not to exceed \$2,600,000 for the purpose of financing the costs of certain capital projects within the district and paying for costs related thereto. \$1.8 million of the bond proceeds were allocated to the construction costs of the CBP building. The 2019 Airport User Fee Ordinance was updated to include a special assessment to cover the bond debt by companies who use the U.S. Customs Services.

UGN went out for bids on the U.S. Customs building with a March 5, 2020, closed-bid due date. These initial bids came in approximately \$500,000 higher than projected. The bidders were consulted and asked to recommend methods to reduce costs related to the project. The project specifications were modified based on the feedback from bidders and input by some WPD Board members. CBP agreed to the modifications of the building. The project was rebid with revised specifications, and the closed-bid due date was July 2, 2020. At its July meeting, the WPD Board formally rejected all of the initial bids.

Analysis of July 2, 2020 Bids

Twelve companies submitted bids to WPD in response to the second rebid. Six of the twelve companies failed to provide all the required checklist items (see attached Tabulation of Bids for details).

The six companies that submitted the required items within their bid package are as follows:

Six Qualified Bidders to 7/2/2020 Bid Date

Company 3	Tandem Construction Inc.	\$2,209,000.00
Company 5	Boller Construction	\$1,791,400.00
Company 6	J.A. Watts, Inc.	\$1,940,000.00
Company 8	Camosy	\$1,964,900.00
Company 9	Efraim Carlson & Son	\$2,345,800.00
Company 12	LRC Group, LLC	\$1,825,000.00

After review of the qualified bids, it is my recommendation that the Board award the project to Boller Construction and negotiate and enter into a contract with Boller Construction to construct the U.S. Customs and Border Protection GA Facility.

I have requested that our General Counsel prepare a Resolution consistent with my recommendation for consideration by the Board at the Board's Special Meeting scheduled for Monday, August 3, 2020, at 8:00 AM.

Please call or email if you wish to discuss this recommendation.

Respectfully submitted,



Skip Goss
Airport General Manager/Director
Waukegan Port District

Cc: Peter Friedman, Esq.

Attachment: Bid Tabulation for 7/2/2020

Tabulation of Bids - Waukegan National Airport - US Customs & Border Protection GA Facility

Awarded to:	Date Awarded:	Amount Awarded:

Project Manager:	Aron Kiesau, AIA	Consultants:	OMNINI Associates & CMT
Airport:	Waukegan National Airport	Bid Date:	7/2/2020
Project:	US Customs & Border Protection GA Facility	Bid Time:	2:00 P.M.

CHECKLIST ITEMS	Company 1		Company 2		Company 3		Company 4		Company 5		Company 6				
	Northwest Group, Inc.	YES	FBG Corporation	YES	Tandem Construction Inc.	YES	Structures Construction	YES	Boller Construction	YES	J.A. Watts, Inc.	YES			
GENERAL CONTRACTOR NAME:	Northwest Group, Inc.	YES	FBG Corporation	YES	Tandem Construction Inc.	YES	Structures Construction	YES	Boller Construction	YES	J.A. Watts, Inc.	YES			
*Request for Qualification received:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
*Addendum #1 acknowledged:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
Project Schedule:	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO			
Surety signature in Bid Forms:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
Bidder's Certificate:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
List of Subcontractor Form:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
*Bid security (10% of bid amount) received:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
DESCRIPTION:															
Base Bid: New US Customs GA Facility															
Bid Item	Description	Quantity	Unit	Company 1 Total		Company 2 Total		Company 3 Total		Company 4 Total		Company 5 Total		Company 6 Total	
	New US Customs GA Facility building including all systems & site work	1	LS	\$2,160,000.00	\$1,769,000.00	\$2,209,000.00	\$2,096,968.00	\$2,209,000.00	\$2,096,968.00	\$1,781,400.00	\$1,940,000.00	\$1,781,400.00	\$1,940,000.00	\$1,781,400.00	\$1,940,000.00
Base Bid Total				\$2,160,000.00	\$1,769,000.00	\$2,209,000.00	\$2,096,968.00	\$2,209,000.00	\$2,096,968.00	\$1,781,400.00	\$1,940,000.00	\$1,781,400.00	\$1,940,000.00	\$1,781,400.00	\$1,940,000.00

CHECKLIST ITEMS	Company 7		Company 8		Company 9		Company 10		Company 11		Company 12				
	Manusos General Contracting Inc.	YES	Camsoy	YES	Efralm Carlson & Son	YES	Stuckey Construction	YES	Kandu Construction, Inc.	YES	LRC Group, LLC	YES			
GENERAL CONTRACTOR NAME:	Manusos General Contracting Inc.	YES	Camsoy	YES	Efralm Carlson & Son	YES	Stuckey Construction	YES	Kandu Construction, Inc.	YES	LRC Group, LLC	YES			
*Request for Qualification received:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
*Addendum #1 acknowledged:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
Project Schedule:	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO			
Surety signature in Bid Forms:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
Bidder's Certificate:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
List of Subcontractor Form:	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO			
*Bid security (10% of bid amount) received:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
DESCRIPTION:															
Base Bid: New US Customs GA Facility															
Bid Item	Description	Quantity	Unit	Company 7 Total		Company 8 Total		Company 9 Total		Company 10 Total		Company 11 Total		Company 12 Total	
	New US Customs GA Facility building including all systems & site work	1	LS	\$2,211,400.00	\$1,964,900.00	\$2,345,800.00	\$1,814,418.00	\$2,345,800.00	\$1,814,418.00	\$1,987,000.00	\$1,825,000.00	\$1,987,000.00	\$1,825,000.00	\$1,987,000.00	\$1,825,000.00
Base Bid Total				\$2,211,400.00	\$1,964,900.00	\$2,345,800.00	\$1,814,418.00	\$2,345,800.00	\$1,814,418.00	\$1,987,000.00	\$1,825,000.00	\$1,987,000.00	\$1,825,000.00	\$1,987,000.00	\$1,825,000.00

WAUKEGAN PORT DISTRICT

RESOLUTION NO. 2020-R-28

**A RESOLUTION AWARING PROJECT, REJECTING NONRESPONSIVE BIDS,
AND AUTHORIZING NEGOTIATION OF A CONSTRUCTION CONTRACT
FOR THE U.S. CUSTOMS BORDER PROTECTION FACILITY PROJECT**

WHEREAS, the Waukegan Port District ("**District**") is a political subdivision, body politic, and municipal corporation established in accordance with the Waukegan Port District Act, 70 ILCS 1865/1, *et seq.* ("**Act**"); and

WHEREAS, the District owns and operates the Waukegan National Airport ("**UGN**"), a public airport and associated airport facilities; and

WHEREAS, the District advertised for bids for the construction of its U.S. Customs and Border Protection Facility at UGN ("**Project**") and received 11 initial bids, which were opened on March 5, 2020 ("**Initial Bids**"); and

WHEREAS, on July 15, the Waukegan Port District Board ("**Board**") rejected all Initial Bids for the Project pursuant to Resolution 2020-R-27; and

WHEREAS, the District re-advertised for bids for the Project ("**Request for Bids**") and received 12 bids, which were opened on July 2, 2020 ("**Bids**"); and

WHEREAS, six of the bidders submitted Bids that were not responsive to the Request for Bids because their Bids did not include the project schedule the Request for Bids required, and one of those Bids was also not responsive because it did not include the required list of subcontractor forms, all as indicated in the bid tabulation attached to this Resolution as *Exhibit A* ("**Bid Tabulation**"); and

WHEREAS, the Board has determined that Boller Construction ("**Boller**") is the lowest responsive and responsible bidder to construct the Project; and

WHEREAS, the Board has determined that it is in the best interest of the District to negotiate a contract with Boller for construction of the Project;

NOW, THEREFORE, BE IT RESOLVED by the Waukegan Port District Board, Lake County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the Board.

SECTION 2: REJECTION OF BIDS. The Board hereby rejects the Bids for the Project received from Northwest Group, Inc., FBG Corporation, Structures Construction, Manusos General Contracting, Inc., Stuckey Construction, and Kandu Construction, Inc., because their Bids

were not responsive to the Request for Bids as described in the Bid Tabulation, and directs the District's General Manager or designee to inform the bidders thereof.

SECTION 3: . BID AWARD. The Board hereby awards the Project to Boller and directs the District's General Manager and General Counsel to enter into negotiations with Boller for a contract for construction of the Project ("**Contract**"), which Contract shall be subject to Board approval.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this 3rd day of August, 2020.

APPROVED this 3rd day of August, 2020.

VOTE: AYES _____ NAYS _____ ABSENT _____

CHAIRMAN OF THE BOARD

**EXHIBIT A
BID TABULATION**

DRAFT

