



January 31, 2024

Mr. Tim Wellnitz
Town Administrator
Town of Beloit
2445 S. Afton Rd.
Beloit, WI 53511
twellnitz@town.beloit.wi.us

RE: Town of Beloit
New Fire Station #2 & Town Hall Offices
1143 E. Inman Parkway, Beloit, WI 53511
FQC #572

Dear Mr. Wellnitz:

On January 16th, 2024, bids were received by the Town of Beloit for Bid Package #2 for the New Fire Station #2 and Town Hall Offices. Bids were received for twenty-two (22) trade packages with a total of Forty-Eight (48) individual bids received. The bid opening followed legal advertisement for bids on December 19th, 2023, a pre-bid meeting on January 4th, 2024, and issuance of electronic invitations to bidders from Frederick Quinn Corporation to over 550 trade contractors. No bids were received for BP#2-07a, #2-08a, and #2-09f. The Town of Beloit Board previously approved awards for BP#2-04 and #2-26. The purpose of this letter is to provide a summary of the remaining bids received on 1.16.24 for Bid Package #2 and to recommend the award to the low responsive, responsible contractors for their respective bid packages for your approval.

The attached bid tabulations detail the bids as read at bid opening. Subsequent to the receipt of bids, scope review meetings were held with the apparent low bidders by FQC for each bid package. This summary details irregularities in the bidding process, if any, that were considered during the bid review and award recommendation process. FQC is recommending the award of the following trade contracts to the low responsive and responsible bidder, as follows:

1. Bid Package #2-6a – Carpentry/ General Trades: One (1) bid was received. Klobucar Construction Co. Inc. of Beloit, WI., was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. Acceptance of alternate #2-06a will result in a cost savings for the project, therefore **we recommend that BP #2-06a be awarded to Klobucar Construction for the base bid along with the acceptance of Alternate #2-06a for the installation of the Casework / Millwork for a total award amount of Three Hundred Forty-Eight Thousand Five Hundred Ninety-Five Dollars (\$348,595.00).**

2. Bid Package #2-06b – Millwork / Casework: One (1) bid was received. CS Architectural Woodworking of Montgomery, IL., was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. Acceptance of alternate #2-06b will result in a cost savings for the project, therefore **we recommend that BP #2-06b be awarded to CS Architectural Woodworking for the base bid and the acceptance of Alternate #2-06b to eliminate the installation of the Casework / Millwork for a total award amount of Two Hundred One Thousand Nine Hundred Dollars (\$201,900.00).**

3. Bid Package #2-07a – Air Barrier: No bids received.

4. Bid Package #2-07b –Roofing & Sheet Metal: Two (2) bids were received. SRS Roofing and Sheet Metal, Inc., of Waterford, WI was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07b be awarded to SRS Roofing and Sheet Metal, Inc., for the base bid amount of Five Hundred Eighty-Nine Thousand Dollars (\$589,000.00).**

5. Bid Package #2-08a – Doors, Frames & Hardware: No bids received.

6. Bid Package #2-08b –Sectional OH Doors: Two (2) bids were received. Builders Chicago Corporation of Elk Grove Village, IL was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08b be awarded to Builders Chicago Corporation for the base bid amount of One Hundred Ten Thousand Seven Hundred Twenty-Nine Dollars (\$110,729.00).**

7. Bid Package #2-08c – Aluminum, Glass & Glazing: One (1) bid was received. Milwaukee Plate Glass Company, of Milwaukee, WI was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08c be awarded to Milwaukee Plate Glass Company for the base bid amount of Three Hundred Five Thousand One Hundred Thirty-Two Dollars (\$305,132.00).**

8. Bid Package #2-09a – Insulation, Drywall & Metal Framing: One (1) bid was received. Koja Construction, Inc., of Machesney Park, IL was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09a be awarded to Koja Construction Inc., for the base bid amount of Four Hundred Thirty-Five Thousand Eight Hundred Dollars (\$435,800.00).**

9. Bid Package #2-09b – Ceramic Tiling: Three (3) bids were received. Northern Illinois Terrazzo & Tile Co. of Rockford, IL was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09b be awarded to Northern Illinois Terrazzo & Tile Co. for the base bid amount of Seventy Thousand Seven Hundred Dollars (\$70,700.00).**

10. Bid Package #2-09c – Stained, Epoxy & Sealed Flooring: One (1) bid was received. Floorcare USA of Waukesha, WI was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09c be awarded to Floorcare USA for the base bid amount of Seventy-Nine Thousand Four Hundred Sixty-Two Dollars (\$79,462.00).**

11. Bid Package #2-09d – Acoustical Ceilings & Treatments: Three (3) bids were received. Performance Contracting Inc. (PCI) of Sun Prairie, WI was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09d be awarded to (PCI) for the base bid amount of Seventy-One Thousand Four Hundred Fifty Dollars (\$71,450.00).**

12. Bid Package #2-09e – Resilient & Carpet Flooring: Four (4) bids were received. Benchmark Flooring, Inc., of Loves Park, IL was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09e be awarded to Benchmark Flooring Inc., for the base bid amount of Seventy-One Thousand Eight Hundred Forty Dollars (\$71,840.00).**

13. Bid Package #2-09f – Painting: No bids were received.

14. Bid Package #2-10 – Signage: Two (2) bids were received. Neither bidder, JNB Signs, Inc. of Janesville, WI or Olympik Signs of Lombard, IL provided a correct or complete bid. During discussions with both bidders, it was determined that there is an issue with the scope of signage work currently shown. We recommend that these bids be rejected. We further recommend that prior to re-bidding the scope of signage work be re-evaluated by the project team.

15. Bid Package #2-12 – Window Treatments: Two (2) bids were received. International Decorators, Inc., of Barrington, IL was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-12 be awarded to International Decorators Inc., for the base bid amount of Twenty-Four Thousand Eight Hundred Thirty-Eight Dollars (\$24,838.00).**

16. Bid Package #2-21 – Fire Protection: Five (5) bids were received. Automatic Fire Systems, Inc., of Rockford, IL was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-21 be awarded to Automatic Fire Systems, Inc., for the base bid amount of Eighty-Nine Thousand Seven Hundred Eighteen Dollars (\$89,718.00).**

17. Bid Package #2-22 – Plumbing: Three (3) bids were received. H.J. Pertzborn Plumbing & Fire Protection Corporation of Madison, WI, was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP#2-22 be awarded to H.J. Pertzborn for the base bid amount of Five Hundred Twenty-Four Thousand Eight Hundred Eighty- Dollars (\$524,880.00).**

18. Bid Package #2-23 – HVAC: Six (6) bids were received. Sun Mechanical LLC of Janesville, WI was the low as read bidder. Sun Mechanical failed to provide a bid for Alternate #1-23. At the direction of TOB this award is being recommended including alternates WA 3 – BP#2-23 and #1-23. Including the two alternates accepted the low responsive and responsible bidder is Total Mechanical, Inc. of Janesville, WI. There are no irregularities with the bid presented. **We recommend that BP #2-23 be awarded to Total Mechanical Inc. for the base bid with the accepted alternates #WA3 – BP#2-23 and #1-23 a total award amount of Eight Hundred Twenty-Two Thousand Four Hundred Fifty Dollars (\$822,450.00).**

19. Bid Package #2-32a – Asphalt Paving: Three (3) bids were received. Rock Road Companies, Inc. of Janesville, WI, was the low as read bidder. Included with the bid was the cost for striping & signage of the parking lot as an add alternate. This work should be included in the base bid. Including the added cost of striping & signage Rock Road Companies is the low responsible bidder. Because the alternate pricing was provided with the bid we recommend that failure to place the striping & signage cost within the base amount be considered a minor irregularity and the bid be accepted. There are no other irregularities with the bid presented. **We recommend that BP #2-32a be awarded to Rock Road Companies Inc., for the total amount of Thirty-Nine Thousand Three Hundred Eighty-Eight Dollars (\$39,388.00).**

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20. Bid Package #2-32b – Landscaping & Fencing: Three (3) bids were received: Cooling Land Concepts LLC of Cherry Valley, IL, was the low as read bidder and is recommended as the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP#2-32b be awarded to Cooling Land Concepts LLC for the base bid amount of Ninety Thousand Nine Hundred Seventy-Three Dollars (\$90,973.00).**

BP#2-07a, #2-08a and #2-09f have been re-issued for bid as BP#3. Bids are due on February 8, 2024. FQC will report to the TOB with the results of BP#3 after receipt of bids. We will work with TOB and Williams Architects to re-define the scope for signage work. We will report to TOB when signage work (BP# ? – 10) will be re-issued for bidding.

After approval of the above recommendations and receipt, review and award of BP#3 work, FQC will prepare a GMP amendment to finalize the project costs. The above awards will be incorporated into that amendment.

If the above meets with your approval, please sign, and return one copy of this correspondence indicating your acceptance. Upon receipt of your approval, Frederick Quinn Corporation will issue contracts for execution between FQC and the approved contractors.

Sincerely,

FREDERICK QUINN CORPORATION



Frederick J Marano
Executive VP / Estimating

CC: John Malizio / TOB
Chief Dan Pease / TOB
Brian Snyder / TOB
Andy Ouper / WA
Jack Hayes / FQC
John Eallonardo / FQC
File / FQC

ACCEPTANCE: _____ **Date:** _____

Frederick Quinn Corporation
Bid Tally



Date: January 16, 2024

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Frederick Quinn Corporation
Bid Tally



Date: January 16, 2024

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Date: January 16, 2024

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Date: January 16, 2024

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Frederick Quinn Corporation
Bid Tally



Project: Town of Beloit - New Fire Station #2 & Town Hall Offices - Bid Package #2

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