

# Memorandum



To: Dale Berman, Village President & Board of Trustees  
Cc: Steven Bosco, Village Administrator  
From: John Laskowski, Public Works Director  
Date: July 26, 2019  
Re: Silo Project Bid Rejection

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On November 1, 2017 the Village Board approved an agreement between Muller 2 (M2) and the Village of North Aurora for professional architectural consulting services. Over the next several months staff and M2 would develop a concept plan for rehabilitating and lighting the silo. Based on the agreed concept presented the Village Board, M2 prepared plans and specifications, advertised the project for letting, and conducted a pre-bid meeting on July 2, 2019. On July 12, 2019 bids were received and opened. The results of the bid opening are illustrated in the bid tabulation in the below table.

<b>No.</b>	<b>Company</b>	<b>Bid Amount</b>
1	R.C. Wegman Construction Co.	\$588,000
2	Paul Borg Construction Co.	\$614,000
3	Lite Construction, Inc.	\$657,000

The budget for the project was programmed in the FY 2019-2020 Route 31 TIF Fund in the amount of \$300,000. The bids received were substantially higher than the estimated project cost.

In conversations with our project consultants the Village identified a few factors that could reduce the cost of the project. The Village could reduce the risk associated with access by hiring a contractor to remove the debris from the access shaft and providing access to the silo. Additionally the Village could consider performing the project in phases in order to extend the cost over several construction seasons. It may be possible to rehabilitate the concrete and then coat

the silo under one contract and perform the lighting under another. Finally it could be possible to hire a general contractor who could eliminate operational redundancy during the rehabilitation and light installation.

At this time it is the staff recommendation to reject all of the bids investigate cost saving measures. Staff will present options for the silo project to the Village Board at a future meeting.