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May 20, 2024

Mr. Larry Miller – County Board Chairman
Mr. John Gossett – Board Member, Steering Committee Member
Mr. Kevin Weston – Board Member, Steering Committee Member
FRANKLIN COUNTY BOARD
100 Public Square
Benton, IL 62812

RE: Letter of Recommendation for General Contractor
Franklin County EOC-Building Addition and Site Work Project

To the Franklin County Board Members,

I am writing this letter to summarize the bidding process, reference verification and interview process that was conducted by Archimages, Inc. to provide the Franklin County Board Members a recommendation for awarding the Construction Project known as Franklin County EOC-Building Addition and Site Work Project, located at the Franklin County Sheriff's Office, 403 East Main St., Benton, IL 62812.

At 2:00 p.m. local time on May 07, 2024, the County received six (6) bids for the project mentioned above. The Base Bids ranged from \$3,081,000.00 to \$3,565,000.00 and time frames from 210 calendar days to 456 calendar days. The three apparent low bidders were Johannes Construction Inc., H.E. Mitchell Construction and Fager-McGee Construction. Their base bids were \$3,081,000.00 with 220 calendar days, \$3,087,500.00 with 364 calendar days and \$3,142,000.00 with 456 calendar days respectively. *(Additional Bid information attached)*

Archimages, Inc. and selected county staff members, Ryan Buckingham, Amos Abbott, Sheriff Kyle Bacon, Board Member Kevin Weston, Board Member John Gossett, and Office Manager Gayla Sink Prather, conducted interviews with all three companies on May 16, 2024. All companies submitted complete bids and appeared to be qualified contractors based on initial information obtained.

Of all three companies interviewed, Fager-McGee Construction Company appeared to be more thorough and have a better understanding of the project. They understood the long lead items and the delivery timeline required. They demonstrated a thorough bidding process as well as illustrated a comprehensive understanding of all the requirements for this project. Based on current references, past experience and the project team slated for this project, the committee felt that the bid submitted by Fager-McGee was the best, most responsible and the most responsive bid that best meets the interests and requirements of the Owner.

As a result of this interview process, thorough discussion with staff members, responses received, current and past references, and qualifications, Archimages, Inc. recommends that the Franklin County Board of Directors enter into a contract for the construction/renovation and associated site work of the Franklin County EOC-Building Addition with Fager-McGee Construction Company for the Base Bid plus (+) Alternate No. 1 (Secondary Mechanical Unit) for the total bid of \$3,251,000.00.

Sincerely,



Roy A. Mangan
Principal, Project Manager
Archimages, Inc.



May 16, 2024

Archimages Inc.
143 West Clinton Place
St. Louis, MO. 63122
Attn: Mr. Roy Mangan

RE: Franklin County E.O.C. – Additional Items Included in FMC's Bid

Roy,

We wanted to thank you and Franklin County for considering Fager-McGee as the potential General Contractor for the Franklin County EOC project, and for your time interviewing us today. Per your request, please see the list below, with explanations as necessary, for items that Fager-McGee included in our 5/7/24 Base Bid pricing for the Franklin County Emergency Operations & Communications Center project. We hope that both our interview and this list aid your efforts in selecting a General Contractor to move forward with on this project. For reference the total of all items listed below is \$82,749.00.

1. Temp. chain link fencing around the jobsite = \$5,000.00
2. Temp. plywood partitions for Vestibule/Lobby work and temp. zipwall partitions for ceiling work in existing Sheriff Sally Port/Booking = \$3,500.00
3. Traffic control/flagging on Highway 34 for sewer tap = \$4,000.00
4. Demo/Asphalt patch for generator gas/elec. lines = \$10,955.00
5. AISC Steel - there were (3) non-AISC steel fab shops that bid on this project, including LaSalle Ironworks at \$79,448.00. The low AISC certified steel fab shop, as specified, was Hanley at \$101,842.00.
 - a. Difference in using an AISC certified steel fab shop = \$22,394.00
6. Security equipment (i.e. parts/smarts) was shown as being supplied by the GC per Note 7 on sheet E402. No electricians had this included in their price. Fager-McGee had to contact Novacom direct to get their pricing, which they didn't send until 10 minutes before GC bids were due. We included Novacom's equipment pricing in our Base Bid, but it is likely that other GC's did not.
 - a. Value of Novacom's security equipment = \$24,600.00
7. Demo of existing coping cap and roofing to construct new parapet per detail A1 on A305 = \$1,500.00
8. All Toilet Accessories suppliers that quoted this project missed the following items, which Fager-McGee included in our Base Bid to supply and install (i.e. (3) toilet paper holders, (5) soap dispensers, (5) paper towel dispensers, (2) shower curtain rods, (2) shower curtains & (2) two-sided ADA grab bars) = \$1,850.00
9. Owner Furnished/Contractor Installed items included: (1) refrigerator, (1) coffee maker, (1) printer/fax, (1) microwave, (4) type A monitors and (18) type B monitors = \$2,200.00
10. Temp. Electric & Water was specified for the General Contractor to pay for (i.e. both hook-up and the actual utility bill) = \$6,750.00

Please feel free to contact us with any questions or requests for additional information.

Respectfully submitted:


Andrew Speraneo
Senior Estimator