


VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda
Bids and Proposals

TO : President and Village Board of Trustees

FROM: Scott Niehaus, Village Manager

DATE : September 15, 2025 Agenda Date: September 18, 2025

TITLE : Waiver of Bids – Utility Relocation Lot #2 - Water Tower
Baxter&Woodman/Boller Design Build Team

SUBMITTED BY: Brian Jack, Utilities Superintendent 

RESULTS:

Date Bids Were Published	_____	Bidding Closed	_____
Total Number of Bids Received	_____ 2 _____		
Total Number of Bidders Meeting Specifications	_____ 1 _____		
Bid Security Required	_____ Yes _____	_____ X _____	_____ No _____
Performance Bond Required	_____ Yes _____	_____ X _____	_____ No _____
Were Any Bids Withdrawn	_____ Yes _____	_____ X _____	_____ No _____
Explanation:			
Waiver of Bids Requested?	_____ X _____	_____ Yes _____	_____ No _____
If yes, explain:			
Award Recommended to Lowest Responsible Bidder?	_____ Yes _____	_____ X _____	_____ No _____
If no, explain:			

FISCAL IMPACT:

Engineer's Estimate/Budget Estimate \$300,000
Amount of Award \$394,370.00
Account # 520.790.715.75420 RM PROG 32 Water Maintenance & Improvements

BACKGROUND/RECOMMENDATION:

Waive the formal bidding process and accept the proposal from Baxter&Woodman/Boller Design Build Team for the Utility Relocation on Lot #2 for the Water Tower Construction in an amount not to exceed \$394,370.00.

Has Recommended Bidder Worked for Village Previously	X _____ Yes _____	_____ No _____
If yes, was quality of work acceptable	X _____ Yes _____	_____ No _____

REVIEW (as needed):

Village Attorney XX _____	Date _____
Finance Director XX _____	Date _____
Village Manager XX _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Board Agenda distribution.



MEMORANDUM

To: Scott Niehaus, Village Manager
From: Brian Jack, Utilities Superintendent
Through: Carl Goldsmith, Director of Public Works
Date: September 15, 2025
Subject: Lot #2 Lombard South Water Tower Utility Relocation

Background

The construction of the new South Water Tower Facility located on Lot #2 of the old Baptist Seminary/Hoffman Subdivision property requires the relocation of the existing water main and sanitary sewer main on the property. The Village contracted with Caldwell Engineering Ltd. to design the utility relocation plan for construction. This utility relocation is necessary to make way for the foundation of the new water tower and the pressure adjusting and metering station on the property and for future connection into the water distribution system once the water tower construction is completed.

Due to timing of the foundation construction schedule and the construction season nearing the end, staff sought proposals from Baxter & Woodman / Boller Design Build Team (contractor building the water tower) and John Neri Construction for the utility relocation. The proposals for the original relocation design received are listed below:

Baxter & Woodman / Boller:	\$394,370.00
John Neri Construction:	\$278,375.00

Although the proposal from John Neri Construction is significantly less, staff reviewed both proposals and determined that the Baxter & Woodman / Boller Design Build Team proposal would be the most advantageous to award to. The John Neri Construction proposal did not take into consideration the removal of the existing retaining wall and hill nor the removal of the abandoned utilities directly under the foundation of the water tower in their proposal but intended for those items to be included at a time and material cost that would be above their proposal. Staff also determined that it is in the best interest of the Village to have Baxter & Woodman / Boller be the sole contractor for the tower site for both the utility relocation and the water tower construction. This way there is one contractor on site and will remain the party responsible and liable for all aspects of the construction.

Recommendation

Staff is recommending awarding a contract to Baxter & Woodman / Boller Design Build Team for the utility relocation project for Lot #2 in an amount not to exceed \$394,370.00 and present this to the Village BoT meeting on September 18, 2025.



August 15, 2025

Mr. Carl Goldsmith
Director of Public Works
Village of Lombard
255 E. Wilson Avenue
Lombard, Illinois 60148

Subject: *PROPOSAL: Village of Lombard – Water & Sanitary Main Relocation Project*

Dear Mr. Goldsmith:

Baxter & Woodman/Boller Construction, LLC. is pleased to provide a price proposal for the Water & Sanitary Main Relocation – Future Water Tower Site Project.

WORK OVERVIEW & SCOPE

The detailed project scope for this project is included below which is based on the plans provided by Caldwell Engineering, Ltd. (included in Appendix A).

1. Base Scope:

1. General Condition & Mobilization.
2. Temporary facilities as required.
3. Erosion control as required.
4. Site survey, layout, and as-built drawings.
5. Site utility abandonment and removal per the Caldwell plans.
 1. Remove existing concrete structures 1' below grade. *Removal of existing structure foundations discovered below 1' below-grade are not included.*
 2. Dispose of excess and unsuitable soil, and other materials on property approx. 200' north of lot. (no off-site disposal included)
 3. Provide granular fill as required.
6. Site utility relocation installation (water and sanitary main) per the Caldwell plans.
 1. Pressure test & chlorination as required.
 2. Dispose of excess and unsuitable soil, and other materials on property approx. 200' north of lot. (no off-site disposal included)
 3. Provide granular fill as required.
7. Performance/payment bond and insurance.

2. Items to be provided by Owner/Others:

1. Water for construction and testing.
2. Obtaining permits and associated fees.
3. Tree removal as required.
4. Groundwater dewatering well points are not included as they are not assumed to be required.



COST PROPOSAL

The lump sum price for this proposal is included the table below, on a lump sum basis.

Total	\$394,370.00
Lump Sum Price	

We are excited by this opportunity and available to begin immediately. Should you have any questions about our proposal, please feel free to contact Jason Ruffatti, PE at (847) 212-2477 or jasonr@bollerconstruction.com. *We are ready to begin!*

Sincerely,

BAXTER & WOODMAN / BOLLER CONSTRUCTION LLC.

A handwritten signature in black ink, appearing to read 'Jason Ruffatti'.

Jason Ruffatti, PE
Division Manager – Water/Wastewater

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