



City of Pekin

**CITY COUNCIL MEETING
MONDAY, OCTOBER 18, 2021
3:00 PM**

1.	Pledge of Allegiance
2.	Call to Order
3.	Approve Agenda
4.	Public Input
5.	New Business
5.1.	Resolution No. 328-21/22 Award Fire Station Storage Building Project ACTION REQUESTED: Approve and Adopt the Resolution.
6.	City Council and Staff Reports
7.	EXECUTIVE SESSION 5 ILCS 120/2 (c)
8.	Adjourn



REQUEST FOR COUNCIL ACTION

Agenda Date: October 18, 2021
To: Council Members
From: Sue McMillan, City Clerk

AGENDA ITEM: Resolution No. 328-21/22 Award Fire Department Storage Building Project

ACTION REQUESTED: Approve and Adopt the Resolution.

DESCRIPTION: This request is to award the bid for the Fire Department Storage Building to Blunier Builders, Inc. for the total amount of \$266,790.00. This bid is approximately 40% below the budgeted amount of \$444,267.

This project was bid with three (3) project components including the Building Construction, Electrical Installation, and HVAC Installation. Contractors were able to bid on any or all project components. The City received eight (8) bid prices for the Building Component, six (6) bid prices for the Electrical component, and five (5) bid prices for the HVAC component.

Blunier Builders submitted a bid price for all three (3) project components. Blunier was the low bidder on the Building and HVAC components, for this reason, staff recommends the award the complete contract to Blunier Builders in order to have a single contractor responsible for all building components.

FINANCIAL IMPACT:

Requested Amount: \$266,790
 Line Item: Storage Facility on Court Street in Capital Budget, Funding Source - BDD column
 Budgeted Amount: \$444,267
 Remaining Funds: \$444,267

IMPACT IF APPROVED: Project will be awarded to Blunier Builders

IMPACT IF DENIED: Project will not be awarded to Blunier Builders

ALTERNATIVES: Central Illinois Electrical Services was the low bidder on the Electrical component of this project. The Electrical Component could be awarded to Central Illinois Electrical Services in the amount of \$19,039.00. The Central Illinois Electrical Service bid is \$5,431 below the Blunier Builders electrical bid.

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Date:

WHEREAS, the City solicited bids for a new Fire Station Storage Building at 3224 Court St.; and

WHEREAS, after the receiving all bids, Blunier Builders, Inc was found to be the lowest bidder for the building component, which constitutes the largest component of the project;

WHEREAS, the City Council of the City of Pekin finds that the bid from Blunier Builders, Inc, attached hereto as Exhibit A, is overall the most reasonable and responsible of the bids received.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The findings and recitations set forth above are adopted and found to be true and correct.

Section 2. The proposal submitted by Blunier Builders Inc, attached hereto as Exhibit A, is approved and accepted. The Mayor and/or the City Manager is authorized and directed to enter into a Contract with Blunier Builders Inc.

Section 3. The City Clerk is directed to attest to the execution of the Contract as negotiated and approved by the Mayor and/or City Manager.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

Attachment A – Certification Document

Bid Form

Please Completely Fill out each section of this bid form in which your contracting company is to bid on.

BUILDING CONSTRUCTION AND CONCRETE:Print Company Name: Blunier BuildersSub-Contractor (if applicable) Justcore ConcreteAmount of Bid \$ 230,640.00**BUILDING ELECTRICAL:**Print Company Name: Blunier BuildersSub-Contractor (if applicable) RAB ElectricAmount of Bid \$ 24,470.00**BUILDING HEAT:**Print Company Name: Blunier BuildersSub-Contractor (if applicable) Comfort HVACAmount of Bid \$ 11,680.00Print Name and Title of Authorized Signing Officers: Rock A. Kelly / Sales ConsultantSignature of Authorized Signing Officer: Rock A. KellyDate: 10.5.2021

Attachment B – Certification Document

Certification

We have carefully read and examined the RFP document and have conducted such other investigations as were prudent and reasonable in preparing this Proposal.

We certify that the statements made in this proposal are true and complete. These statements represent our proposal to the City of Pekin. We agree to be bound by statements and representations made in this proposal.

Print Company Name: Blunier Builders

Company Address: 1230 US 24 Eureka, FL 61530

Print Name and Title of Authorized Signing Officers: Rick Kilday (Sales Consultant)

Signature of Authorized Signing Officer: Rick Kilday

Telephone Number: 309 360-5455 Fax Number: 309-467-5347

E-mail address: rickkilday@blunierbuilders.com

Signed this 5TH day of October, 2021.

Attachment E – Prevailing Wage Acknowledgment Form



Prevailing Wage Acknowledgement Form

Project Name - FIRE STATION STORAGE BUILDING

By submitting this document, along with your project estimate, you hereby acknowledge that the estimate was compiled using the most current prevailing wage rates (at a minimum) for Tazewell County, Illinois. This includes the base pay rate, along with all listed fringe benefits. Public bodies are required to utilize Prevailing wage for projects that are covered under the prevailing wage act, 820 ILCS 130/4. Also, by submitting this document along with your estimate, you acknowledge that you will provide the appropriate certified transcript of payroll upon request by the city. All payroll documents, along with the most current Prevailing rates and instructions, can be found at the Illinois Department of Labor Website.

Company Name - BLUNIER BUILDERS

Date - 10/5/21

Name - ERIC MINOR

Signature - [Signature]



PROPOSAL

Proposal Number: RK-1021-015

Proposal Date: 10/5/2021

Job Number:

Prepared By:

City of Pekin - Fire Station Storage Building
 Jayson Brien
 3224 Court St. Pekin, IL. 61554
 Cell 309-210-8717 Office 309-477-2300
jabrien@ci.pekin.il.us

Rick Killday
 Building Sales Consultant
 309-467-4847 (office)
 309-360-5455 (cell)
rickkillday@blunierbuilders.com

Building Specifications

Building Use	Width	Length	Clearance Height	Roof Pitch	Bot. Chord Pitch	Total Roof Load (lbs.)
Storage	40'	x 120'	x 16'	4/12	0/12	30

Site Preparation:

Remove any sod and/or vegetation from building location prior to excavating
 Furnish, install, & compact approx. 120 ton 5" of clean fill sand inside of building

Foundation:

Concrete Pier Footings, 4' Deep
 Stainless Steel Post Brackets (embedded in concrete piers)

Concrete Floor:

(4,800 sf) of 6" concrete floor with vapor barrier, 10 ga. mesh, smooth finish, sawcut, & sealer

Walls:

8' O.C. Sidewall column spacing
 3 ply 2x6 Nail & Glue laminated columns (#1 Southern Yellow Pine)
 Trusses fastened in center ply(s) of column
 2x4 wall girts at 2' O.C. on exterior of columns
 Housewrap on all 4 building walls between exterior girts & steel siding (excludes gable truss areas)
 40-Year, Kynar Max-Rib Ultra Steel, 80,000 psi tensile strength (screws-standard)
 3' steel wainscoting on all 4 sides

Roof:

8' O.C. Truss spacing
 2x4 roof purlins at 2' O.C.
 40-Year, Kynar Max-Rib Ultra Steel, 80,000 psi tensile strength (screws-standard)
 Continuous vented ridge

Overhangs:

12" Overhangs on both sidewalls (eaves) with vented soffit
 12" Overhangs on both endwalls (gables) with non-vented soffit
 Includes 6" Seamless aluminum gutters and (2) 3x4 downspouts per side (building)

Exterior Doors:

(4) 20'x14' Insulated (R13) overhead door with operator & 3 button wall control in sidewall of building
 (2) 3'0"x6'8" Plyco, S92, steel insulated walk door with keyed alike locksets (Grd.2)

all the above walk door(s) to include insulated jambs

Insulation:

14" (R38) Fiberglass blown-in insulation above ceiling in entire building
 6" (R19) Fiberglass batting insulation with poly vapor barrier in all 4 walls of building



PROPOSAL

Proposal Number: RK-1021-015

Proposal Date: 10/5/2021

Job Number:

Prepared By:

City of Pekin - Fire Station Storage Building
 Jayson Brien
 3224 Court St. Pekin, IL. 61554
 Cell 309-210-8717 Office 309-477-2300
jabrien@ci.pekin.il.us

Rick Killday
 Building Sales Consultant
 309-467-4847 (office)
 309-360-5455 (cell)
rickkillday@blunierbuilders.com

Interior Framing:

2x4 wall girts at approx. 3' o.c. on interior of columns
 2x2 fire blocking in between each girt on both sides of columns
 2x fire blocking at top of wall cavities
 7/16" osb insulation stops at sidewall overhangs

Interior Liner:

Complete liner steel on all 4 walls of entire building
 Complete liner steel on ceiling of entire building with (1) 2'x3' attic access door
 Includes steel trim around interior of all windows and walk doors
 Includes flat trim & coil stock around overhead doors to mount track and springs onto

Interior Liner:

Complete liner steel on all 4 walls of entire building
 Complete liner steel on ceiling of entire building with (1) 2'x3' attic access door
 Includes steel trim around interior of all windows and walk doors
 Includes flat trim & coil stock around overhead doors to mount track and springs onto

Miscellaneous:

Anything not listed in the above specifications is not included

Attachment: BLUNIER BUILDERS, INC (2798 : Resolution No. 328-21/22 Award Fire Department Storage Building Project)



PROPOSAL

Proposal Number: RK-1021-015

Proposal Date: 10/5/2021

Job Number:

Prepared By:

City of Pekin - Fire Station Storage Building
 Jayson Brien
 3224 Court St. Pekin, IL. 61554
 Cell 309-210-8717 Office 309-477-2300
jabrien@ci.pekin.il.us

Rick Killday
 Building Sales Consultant
 309-467-4847 (office)
 309-360-5455 (cell)
rickkillday@blunierbuilders.com

Building Investment

Total Building Investment Before Options:

\$230,640.00

Additional Options:

1)

2)

3)

4)

5)

6)

Total Building Investment Including All Additional Options:

\$230,640.00

Misc. Notes:**Payment Schedule:**

30% Down Payment
 50% Due Upon Delivery
 20% Due Upon Completion

Conditions:

Project is quoted tax exempt
 Building permit is included
 Structural engineer sealed drawings are not included
 Above quote subject to a properly prepared site
 Above quote expires on: **October 30, 2021**



PROPOSAL

Proposal Number: RK-R003
 Proposal Date: 10/6/2021
 Job Number:

Prepared for:

Pekin Fire Station Storage Building
 Jayson Brien
 3224 Court St. Pekin, IL 61554
 Cell 309-210-8717 Office 309-477-2300
jabrien@ci.pekin.il.us

Prepared By:

Rick Killday
 Building Sales Consultant
 309-467-4847 (office)
 309-360-5455 (cell)
rickkillday@blunierbuilders.com

Proposal

Electric Bid For City of Pekin Fire Station Storage Building

1) RAB Electric:

- Install a 200 amp single phase electrical service
- Install a 200 amp single phase lever bypass meter base (Ameren specs)
- Install a Square D QO 200 amp electrical panel
- Install proper earth grounding
- (12) quad receptacles
- (2) 120 volt power wiring for tube heaters
- (4) 120 volt power and low voltage wiring for overhead doors
- (1) 20 amp switch
- (15) 18,000 lumen LED high bay lights
- (4) 70W LED wall pack lights above overhead doors
- (2) 30W LED wall pack lights above walk doors
- (2) exit/emergency lights
- Trench 2 1/2" PVC conduit from meter base to ground mount transformer-up to 20'
- Install (3) 4/0 AL XHHW wire from meter base to transformer in the conduit

2) Notes:

- All interior wiring to be installed in EMT conduit surface mounted on walls & ceiling
- All labor to be prevailing wage
- All materials to be tax exempt

Total Proposal Amount:**\$24,470.00****Payment Schedule:**

- 30% Down Payment
- 50% Due Upon Delivery
- 20% Due Upon Completion

Conditions:

- Project is quoted tax exempt
- Above proposal expires on:**

October 30, 2021



PROPOSAL

Proposal Number: RK-R004
 Proposal Date: 10/6/2021
 Job Number:

Prepared for:

Pekin Fire Station Storage Building
 Jayson Brien
 3224 Court St. Pekin, IL 61554
 Cell 309-210-8717 Office 309-477-2300
jabrien@ci.pekin.il.us

Prepared By:

Rick Killday
 Building Sales Consultant
 309-467-4847 (office)
 309-360-5455 (cell)
rickkillday@blunierbuilders.com

Proposal

HVAC Bid For City of Pekin Fire Station Storage Building

- 1) Comfort Heating & Cooling
 - (2) Schwank 130,000 BTU Radiant Tube Heaters
 - (2) 50' Tube Kits
 - (2) Thermostats included
 - Venting included
 - Gas piping included
 - Prevailing Wages
 - Materials Tax Exempt
- 2) Notes:
 - Running black iron gas pipe included in bid
 - No exterior piping or meter is included in the bid

Total Proposal Amount:

\$11,680.00
Payment Schedule:

- 30% Down Payment
- 50% Due Upon Delivery
- 20% Due Upon Completion

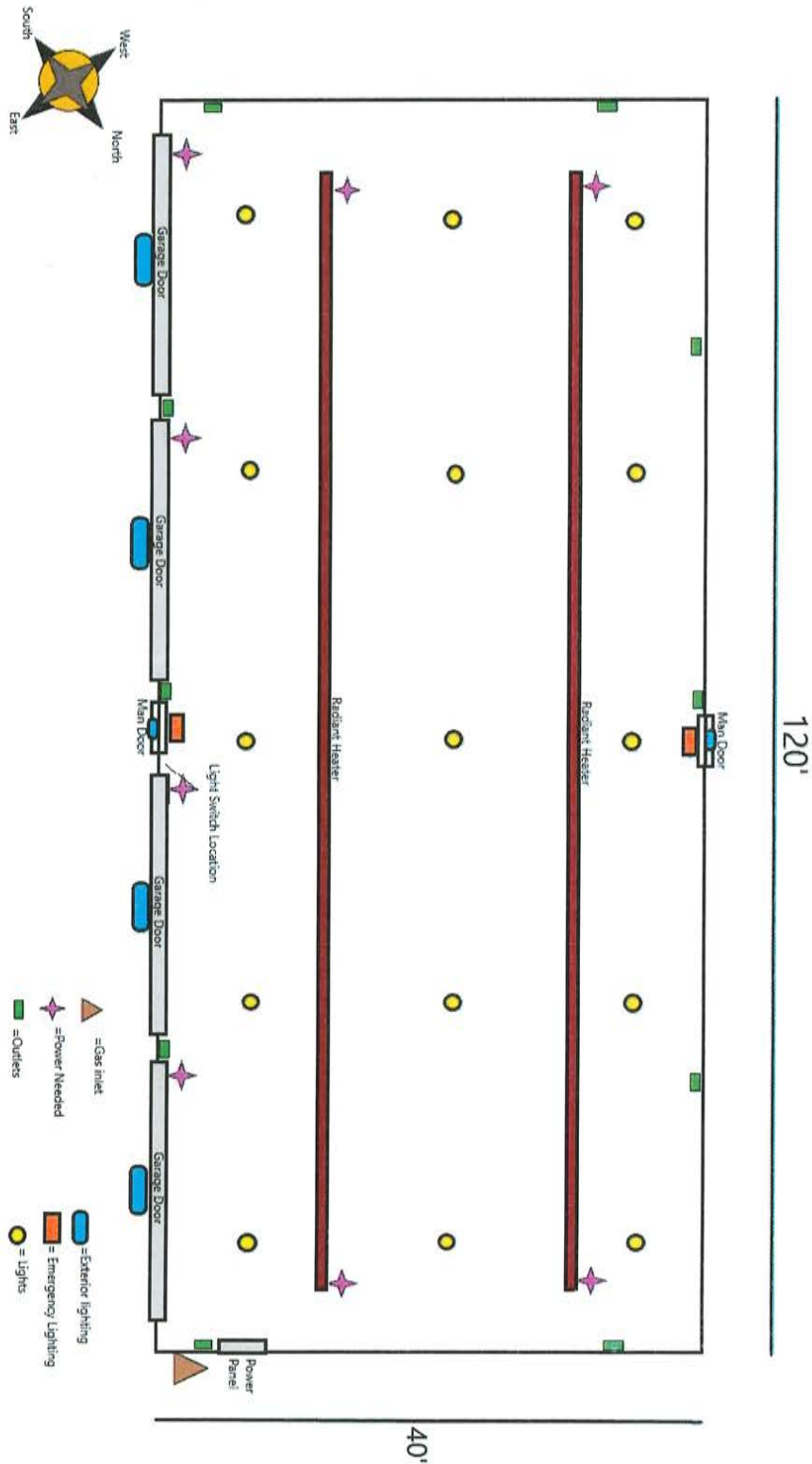
Conditions:

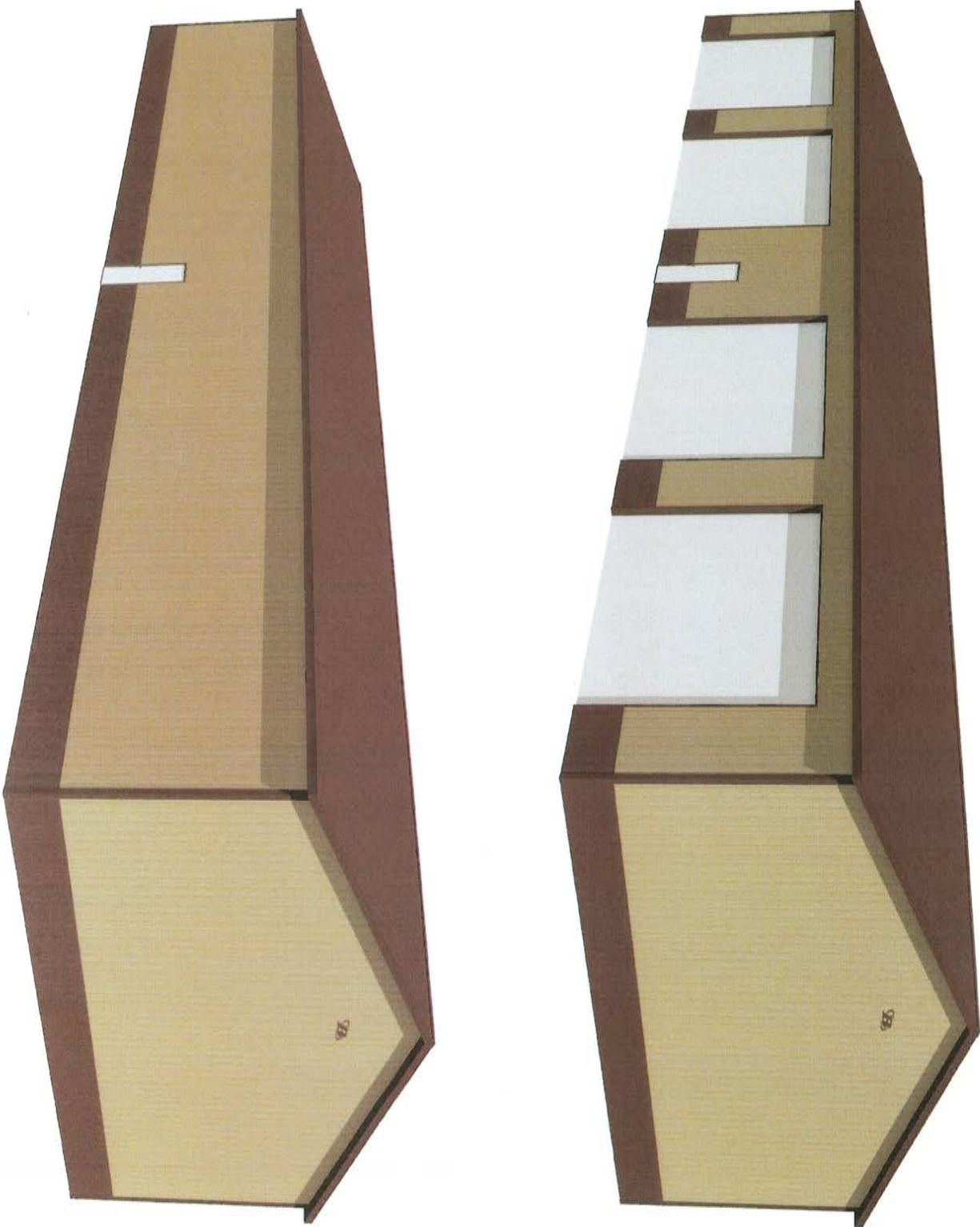
Project is quoted tax exempt
Above proposal expires on:

October 30, 2021

Attachment C – General Design and Layout Guidelines

General Design and Layout Guidelines





BLUNIER BUILDERS, INC.
1230 US Highway 24
Eureka, IL 61530
Phone 309-467-4847
Fax 309-467-5347

DRAWN BY
J. HOVEY

DATE
10/1/2021

CITY OF PEKIN

3224 COURT ST.
PEKIN, IL. 61554

DIMENSIONS
40' X 120' X 16'
STORAGE

PAGE

1

Initials:

Date:



1230 US Highway 24
Eureka, IL 61530
Phone 309-467-4847
Fax 309-467-5347

DRAWN BY
J. HOVEY

DATE
10/1/2021

CITY OF PEKIN

3224 COURT ST.
PEKIN, IL. 61554

DIMENSIONS
40' X 120' X 16'
STORAGE

PAGE

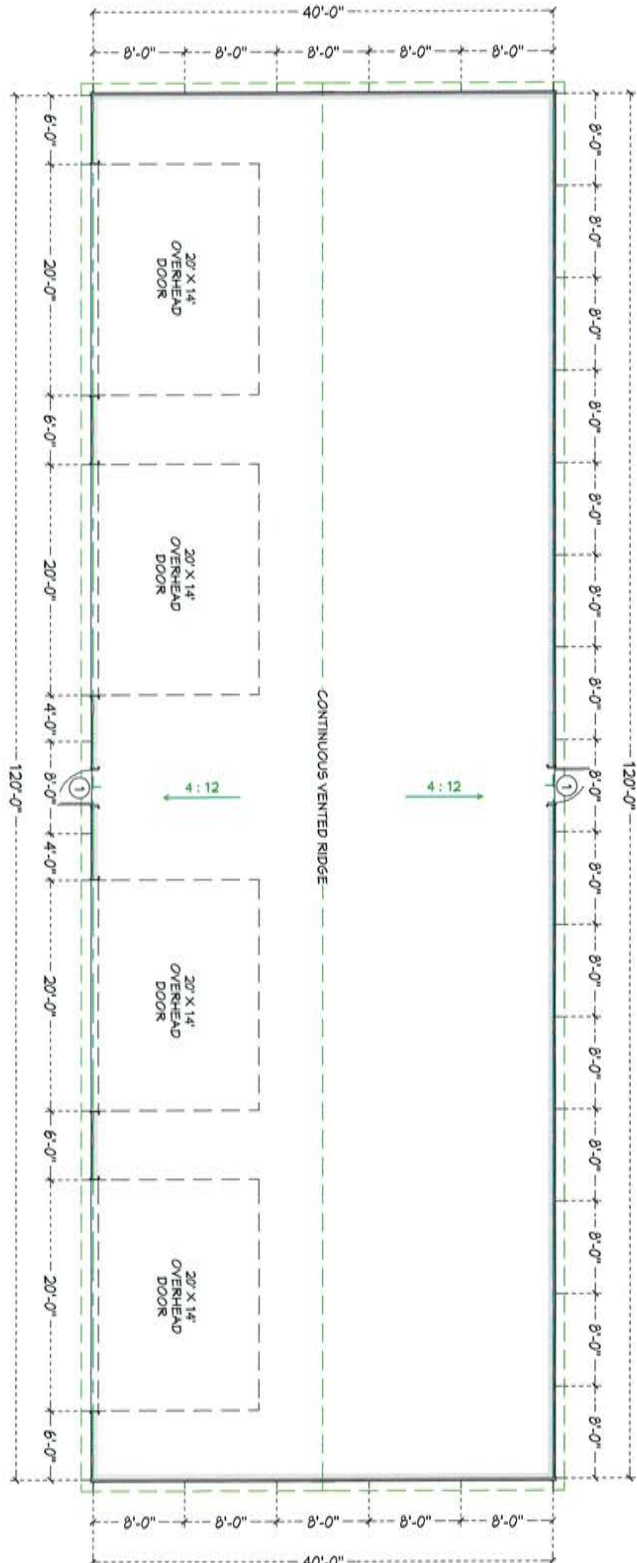
2

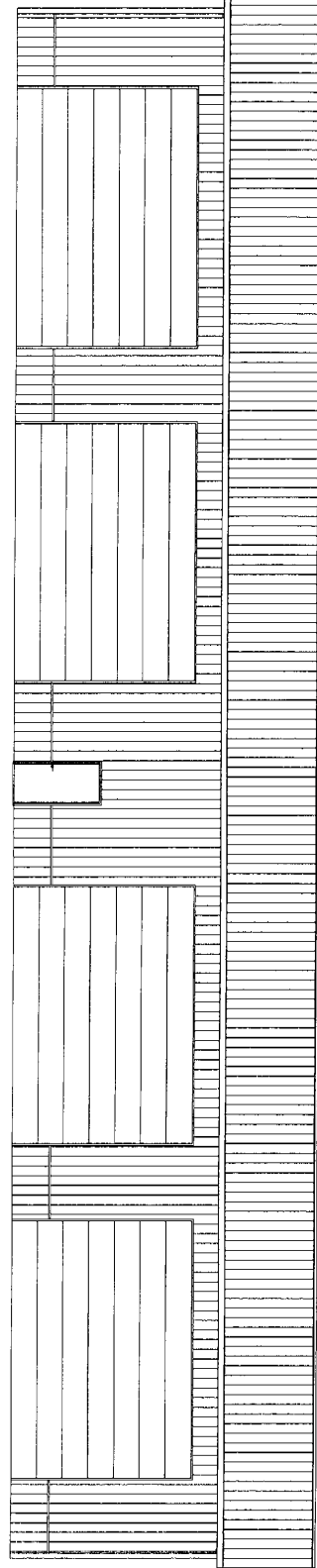
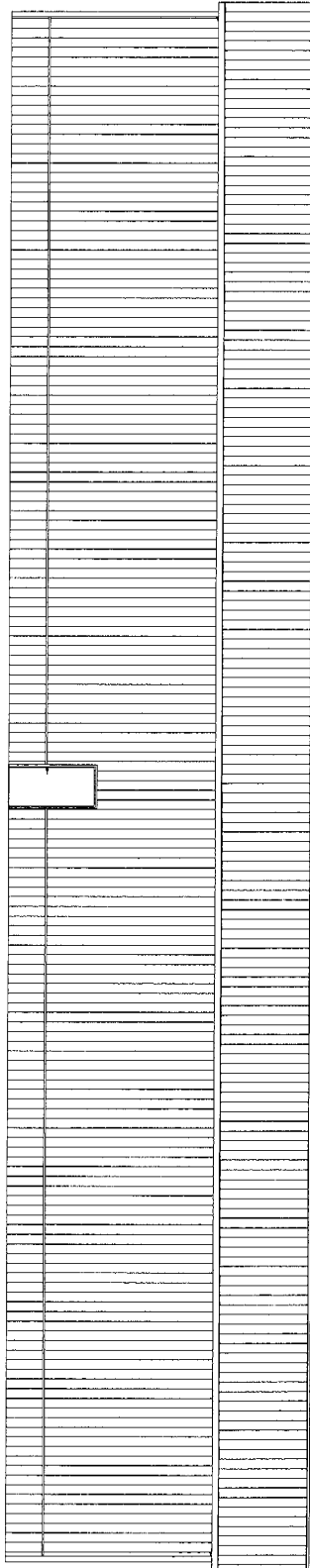
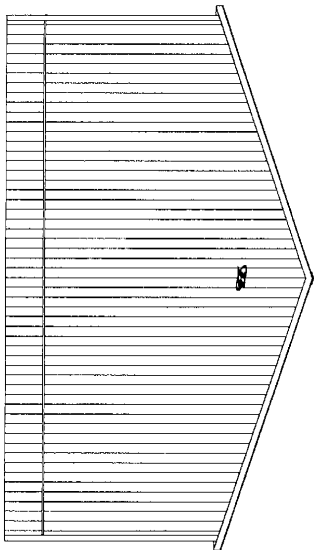
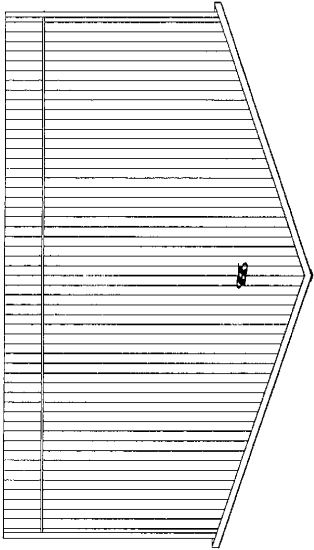
Initials:

Date:

PRELIMINARY DOOR & WINDOW SCHEDULE

LABEL	QTY	BRAND	SIZE	DESCRIPTION	COLOR
1	2	PLYCO	3' X 6' 8"	92 SERIES SLAB WALK DOOR W/ LOCKSET	WHITE





1230 US Highway 24
Eureka, IL 61550
Phone 309-467-4847
Fax 309-467-5347

DRAWN BY
J. HOVEY

DATE
10/11/2021

CITY OF PEKIN

3224 COURT ST.
PEKIN, IL. 61554

DIMENSIONS
40' X 120' X 16'
STORAGE

PAGE

3

Initials:

Date:



1230 U.S. Highway 24
Eureka, IL 61530
Phone: 309-467-4847
Fax: 309-467-5347

Estimated Timeline

- 1) Prep building pad this fall (November)
- 2) Set building foundations (concrete piers) in December weather permitting
- 3) Pour concrete this fall, (December) weather permitting
- 4) Erect building January/February 2022
- 5) Expected build time 4 weeks weather permitting
- 6) If weather does not permit work this fall or winter building work will begin in March with finish date of mid April



CERTIFICATE OF LIABILITY INSURANCE

5.1.a

DATE (MM/DD/YYYY)

9/29/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ledgestone Associates, LLC 410 N. Main Street East Peoria IL 61611	CONTACT NAME: Arlen Edelman PHONE (A/C, No, Ext): 309-266-2507 FAX (A/C, No): 309-263-2510 E-MAIL ADDRESS: arlen.edelman@ledgestone.com
INSURED Blunier Builders Inc 1230 US Highway 24 Eureka IL 61530	License#: 19502006 BLUNBUI-01
INSURER(S) AFFORDING COVERAGE	
INSURER A: Erie Insurance Exchange	NAIC # 26271
INSURER B: Lloyds of London	
INSURER C: Erie Insurance Company	26263
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 1608574043**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:		Q61-0128735	9/8/2021	9/8/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY		Q09-0840055	9/8/2021	9/8/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED RETENTION \$		Q33-0870337	9/8/2021	9/8/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y ☐ N/A	Q93-0800809	9/8/2021	9/8/2022	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability		ANE4541388.21	9/8/2021	9/8/2022	Each Claim Aggregate 1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**City of Pekin
111 S Capitol St
Pekin IL 61554

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Arlene K Edelman

© 1988-2015 ACORD CORPORATION.



1230 U.S. Highway 24
Eureka, IL 61530
Phone: 309-467-4847
Fax: 309-467-5347

Participating Contractors:

RAB Electric, Inc
1148 County Road 1000 N, Eureka, IL 61530
309-657-2755

JustCore Concrete Construction
202 Moran St, Minonk, IL 61760
309-275-2572

Comfort Heating & Cooling, LLC
2281 County Road 600 N, Secor, IL 61771
309-287-8232

References

Cabery Fire District – Patrick Koerner (815-474-5552)
Eureka/Goodfield Fire District – Craig Neal (309-275-6410)

Description of organization and management of project:

Once sale of project is completed, the customer will be assigned a project manager to oversee the process and building crew from dirt work to completion of project.

Key Personnel:

Rick Killday – Sales Professional
Chad Blunier – Construction Manager