

# RESOLUTION

## Authorizing a Contract with Maneval Construction of Ingleside, Illinois for the Administration Building Parking Lot Renovation Project (16)

**WHEREAS**, the Facilities Management Department is responsible for the maintenance and repair of all County owned facilities, mechanical equipment, and grounds; and

**WHEREAS**, the Administration Building parking lot and site concrete is in need of replacement due to its condition; and

**WHEREAS**, the renovation of the Administration Building parking lot was included in the 2025 Capital Plan and it was budgeted at \$2,887,630; and

**WHEREAS**, in accordance with the McHenry County Purchasing Ordinance, the Procurement and Special Services Department issued Bid # 25-8057 to solicit bids for the necessary parking lot renovations, and

**WHEREAS**, the bid submitted by Maneval Construction of Ingleside, IL, for the lump sum amount of \$1,490,614 (includes recommended alternate 3 shown in the attached Project Investment Summary) has been reviewed, found to be in non-compliance with the plans and specifications and is recommended for acceptance by the Director of Facilities Management and the Director of Procurement and Special Services; and

**WHEREAS**, the total requested budget of \$1,667,973 for the Administration Building parking lot replacement project, as outlined in the attached project investment summary document and was included in the 2025 budget under fiscal dimension 607000-60-90-9000-400; and

**WHEREAS**, the Administrative Services and Finance & Audit Committees have reviewed the said request.

**NOW, THEREFORE BE IT RESOLVED**, by this County Board of McHenry County, Illinois, that it hereby authorizes the commencement of the McHenry County Administration Building Parking Lot Renovation Project; and

**BE IT FURTHER RESOLVED**, by this County Board of McHenry County, Illinois, that the Chairman of the Board is also hereby authorized to accept the bid and enter a contract with Maneval Construction of Ingleside, Illinois in accordance with their submitted bid in the amount of \$ 1,490,614; and

**BE IT FURTHER RESOLVED** that the Director of Facilities Management is hereby authorized to approve changes and/or change orders as may reasonably be necessary to keep the project schedule and as intended so long as the aggregate total of the project cost does not exceed the approved project budget; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized to distribute a certified copy of this Resolution to the Director of Facilities Management; the Director of Procurement and Special Services; the County Auditor; the Deputy County Administrator; the Chief Financial Officer and the County Administrator.

**DATED** at Woodstock, Illinois, this 18<sup>TH</sup> day of February, A.D., 2025.

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Michael Buehler, Chairman  
McHenry County Board

ATTEST:

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Joseph J. Tirio, County Clerk

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**RESOLUTION**

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**SUBJECT:** Authorizing a Contract with Maneval Construction of Ingleside, Illinois for the Administration Building Parking Lot Renovation Project (16)

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**Board / Committee Action Requested:**

Authorizing a contract with Maneval Construction of Ingleside, Illinois, for site work, paving, concrete, electrical and other related construction activities for the replacement of the McHenry County Administration Building parking lot surfaces.

**Background and Discussion:**

The McHenry County Administration Building parking lots/drives, exterior lighting, storm drainage, and site concrete curb/sidewalks were installed during the construction project of the building in 2002-2003 and have been maintained through the years with seal coating and patching to extend their useful life. The County Board in its efforts to maintain the County's facilities recognized the need for the replacement of the parking lots and this project was listed in the 2025 Capital Projects and was included in FY2025 budget in the amount of \$2,887,630.

Due to the condition of the Administration Building parking lots and site concrete, replacement has now been deemed necessary with construction scheduled to begin in April of 2025. To limit the impact on available parking, minimize the disruption/inconvenience to staff and the general public, the plans and specifications have the work proceeding in multiple phases during the project with an estimated completion date in September of 2025.

Working with the Procurement and Special Services Department, Bid # 25-8057 was sent out to potential bidders with ten (10) bidders responding. After reviewing the required information, it was determined that Maneval Construction of Ingleside, Illinois was found to be in compliance, and the lowest responsive, responsible bidder.

The Resolution is requesting a project budget of \$1,667,973 which includes all the work being done by Maneval Construction. It is Facilities Management's recommendation that the County Board approve the contract with Maneval Construction of Ingleside, Illinois.

**Impact on Human Resources:**

Facilities Management staff will be tasked with the management and oversight of this project.

**Impact on Budget (Revenue; Expenses, Fringe Benefits):**

Funding for this project is included in FY2025 budget, Capital Improvement Fund, 607000-60-9000-400.

**Impact on Capital Expenditures:**

This is considered a capital expense and will be added to the total cost of the parking lot and site concrete on the County's book of record.

**Impact on Physical Space:**

This project will improve the current site conditions of the parking lot, associated sidewalks and other site concrete.

**Impact on Other County Departments or Outside Agencies:**

This project will enhance the overall safety for both staff and the public using the parking lots and sidewalks of the Administration Building.

**Conformity to Board Ordinances, Policies and Strategic Plan:**

Parking Lot Replacement Project aligns with the 2022-2025 Strategic Plan, Environmental Sustainability Goal 2, Development and implement an environment sustainability plan, action item: Recommend/support capital improvements that advance the County's environmental sensitivity objectives.