

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: September 13, 2022

TO: Douglas A. Krieger-City Manager

THRU: Darrell W. Blenniss- Director, Water Utilities

FROM: Amy Ries- Deputy Director, Water Utilities
Jason Xi – Senior Civil Environmental Engineer

SUBJECT: Bid 22-180 Integral Construction, Inc. Qualification Investigation

PURPOSE:

The purpose of this memo is to provide additional information regarding Integral Construction, Inc. (Integral)'s qualifications.

BACKGROUND:

Integral was established in 2016 and currently the company has 15 salaried employees. It has completed over 200 construction projects with a total contract value of \$75M within the past 5 years. It currently has an additional \$35M in recently awarded contracts, including pump station rehabilitations in City of Palos Heights, West Chicago, Lagrange Highlands Sanitary District and Town of Winfield, IN. The total contract value of above projects is approximately \$4.8M. Integral has also provided a US DOL apprenticeship program certificate.

City staff has checked twelve (12) project references; the feedback includes nine (9) positive, two (2) negative and one (1) no response. The two (2) negative references were not from randomly selected projects; they were listed in the IIFFC letter as evidence that Integral is not a responsible bidder. Therefore, the result does not mean that Integral's negative project feedback is at 2/12 ratio. Below are the details of the two negative feedback projects:

1. Bolingbrook Park District- They feel that the project manager from Integral had a lack of communication with Park District staff. There was also a dispute on change orders. In addition, the project was delayed and by December 2020, there were still some minor items incomplete. In order to close the project in FY2020, the Park District decided to finish the incomplete items themselves and deducted the value of unfinished items from Integral's original contract. The Park District did indicate that they have no issues with Integral's work quality.
2. Village of Homer Glen-The project had issues with lack of communication, change order dispute and delays on completing the punch list items. The

personnel from Homer Glen who worked on the project are no longer with the Village and the person we spoke with had limited information.

DISCUSSION:

The negative feedback received regarding delays, change orders and communication is not unusual on construction projects. To minimize the potential disputes during construction, City staff has held a pre-award meeting to review the project scope with Integral and documented numerous scope-related items and project details and their clarifications. Integral has carefully reviewed the document and agreed that they understand all items.

Staff also performed a thorough reference check of Integral and their subcontractors. Nothing disqualifying was discovered during this process.

REFERENCE CHECKLIST

#	Name	Results		#	Name	Results
1	Naperville Park District	Positive		7	City of Palos Heights	Positive
2	Greene Valley WWTP	Positive		8	City of West Chicago	Positive
3	Elk Grove Township	Positive		9	Lagrange Highlands Sanitary District	Positive
4	DuPage County-Public Work	Positive		10	Elgin School District U-46	No response
5	College of DuPage	Positive		11	Bolingbrook Park District	Negative
6	Oak Forest Park	Positive		12	Village of Homer Glen	Negative

RECOMMENDATION:

Based on the above information, staff recommends award of this contract to Integral Construction Inc.