



To: Dr. Mike Riggle
Board of Education

From: Dr. Kimberly Ptak

Date: Monday, February 11, 2019

Re: Acceptance of Bids for Summer 2019 Life Safety and Capital Projects

Recommendation

It is recommended that the Board of Education

1. Accept the life safety and capital project bid results for work to be performed during the summer of 2019 in the amount of \$3,257,518 as presented;
2. Approve an addendum to the 10-year life safety survey adding the GBN natatorium ceiling painting and GBN surge tank replacement.

Funding Source:		Life Safety Funds (Fund 90)			District Capital Projects Budget (Fund 60)				
Trade	Contractor	Fieldhouse Roof	Intercom Repair & Pressure Switch	Pool HVAC & Filter Replacement	Paving & Concrete	Pool Ceiling Painting	Pool Surge Tank	Pool Deck Repair	Total Cost
Paving	Schroeder Paving				\$241,897				\$241,897
General Trades	Monarch	\$22,156			\$32,000	\$129,500		\$131,000	\$314,656
Roofing	Combined Roofing	\$551,000							\$551,000
HVAC Plumbing	DeKalb	\$32,000		\$1,453,000			\$50,000	\$116,000	\$1,651,000
Electrical	Carey Electric	\$8,000	\$240,000	\$146,065				\$104,900	\$498,965
	Total Cost	\$613,156	\$240,000	\$1,599,065	\$273,897	\$129,500	\$50,000	\$351,900	\$3,257,518
	10/2018 Estimate	\$810,000	\$225,000	\$1,550,000	\$420,000	\$130,000	\$50,000	\$345,000	\$3,530,000
	+/-	-\$196,844	\$15,000	\$49,065	-\$146,103	-\$500	\$0	\$6,900	-\$272,482

LS Funds Under Estimate: -\$132,779

Capital Funds Under Estimate: -\$139,703

-\$272,482

Summary of Bid Results

At the Monday, November 12, 2018 regularly scheduled board meeting, the Board of Education authorized Arcon Associates to create bid specifications for the recommended summer 2019 life safety and capital projects. Bid specifications were distributed to prospective bidders on Monday, December 10, 2018 and a mandatory pre-bid meeting was held on Thursday, December 20, 2018. Bids were opened and publicly read on Thursday, January 17, 2019.

Overall, life safety bids were \$132,779, or 5.14%, under the original cost estimate and capital projects were \$139,703, or 14.8%, under the original cost estimate. Roofing and paving bid results had the greatest variance and are summarized below.

Roofing (Life Safety Project) \$196,844 under estimate

The Glenbrook North fieldhouse roof is 42,000 square feet and is scheduled to be replaced the summer of 2019. The size of the project made it desirable to bidders and resulted in a very competitive bidding environment with eight roofing contractors participating. The estimate for the Glenbrook North roof was based on the median bid prices submitted last summer for the Glenbrook South fieldhouse roof; adjusted for slight inflation. The low bidder for the Glenbrook North roof is Combined Roofing Services who submitted a bid \$60,216 less than the next lowest bidder. Despite the difference, Combined Roofing is confident in its bid and its scope of work has been validated. Combined Roofing is a reputable roofing contractor who has successfully completed projects of this size and scope.

Paving and Concrete (Capital Project) \$146,103 under estimate

The scope of work for paving and concrete includes parking lot sealcoating, patching and replacement of the tennis court parking lot at Glenbrook North. Additionally, it includes a sidewalk connecting the crosswalk being added as part of Maple School's construction to the Glenbrook North entrance which will allow for a safe and complete passage between the two schools. The paving bid package also was very competitive and had seven bidders participate. From the time the estimate was created to the time the project went out to bid, the project was value engineered which resulted in cost savings. Rather than adding additional structures to improve the site drainage in the tennis parking lot, adjustments to the pavement slope were made. Additionally, prior to the bidding process the Village of Northbrook accepted the proposed pavement cross section which utilized existing stone for the drive aisles rather than requiring BAM (bituminous aggregate mixture) be added.

GBN Natatorium Ceiling Painting and GBN Surge Tank Replacement

The painting of the Glenbrook North natatorium ceiling and the replacement of the Glenbrook North surge tank are projects the Board approved to be bid and funded by the district capital budget. Bids for these projects total \$179,500. As shown in the life safety fund reconciliation on page 4, after bids are awarded a remaining life safety balance of \$168,795 is projected. It is recommended that an addendum to the District's 10-year life safety survey be submitted to the state for the Glenbrook North natatorium ceiling painting and the Glenbrook North surge tank project to allow the projects to be funded with the remaining life safety money, rather than capital funds as originally planned.

Summary of District Capital Projects

One component of the District's operating budget is an amount designated for capital projects that are not funded by life safety bond proceeds. The amount budgeted is based on the facility master plan, which incorporates ongoing physical plant maintenance including paving and concrete services, and other identified facility projects intended to enhance the student experience.

It should be noted that capital projects such as these are funded on a "pay as you go" method and built into the overall district operating budget. Presently, the school district budgets approximately \$1,000,000 each year for capital projects. We anticipate finalizing the capital projects budget over the next two months. If the natatorium ceiling painting and surge tank replacement projects are funded via life safety funds, the following projects will be funded as district capital projects and be built into the 2019-20 fiscal year budget.

Location	Description	Cost
GBN	Paving and Concrete	\$273,897
GBN	Pool Deck Repair	\$351,900
		\$625,797
7.5% architectural fee		\$46,935
7.5% construction management fee		\$46,935
2% contingency		\$12,516
Total Cost of Capital Projects		\$732,183

Life Safety Fund Reconciliation

Revenue	
Description	Actual (1/29/2019)
Life Safety Bond Proceeds	\$15,166,109
Interest Earned as of September 1, 2018	\$182,548
Revenue Totals	\$15,348,657

Expenditures	
Description	Actual or Updated Estimate (10/01/2018)
Summer 2017 Life Safety Projects	
Cost of Projects (bids awarded)	\$5,459,313
Architect Fee (7.5%)	\$409,448
Construction Mgmt Fee (7.5%)	\$409,448
Contingency (2%)	\$0
Total Cost	\$6,278,209
Summer 2018 Life Safety Projects	
Cost of Projects (bids awarded)	\$5,288,348
Architect Fee (7.5%)	\$396,626
Construction Mgmt Fee (7.5%)	\$396,626
Contingency (2%)	\$0
Total Cost	\$6,081,600
Summer 2019 Life Safety Projects	
Cost of Projects (bids to be awarded)	\$2,452,221
Architect Fee (7.5%)	\$183,916
Construction Mgmt Fee (7.5%)	\$183,916
Contingency (.6%)	\$0
Total Cost	\$2,820,053
Expenditure Totals	\$15,179,862
Excess Reserve	\$168,795