



**To:** Dr. Charles Johns  
Board of Education

**From:** Dr. Kim Ptak  
Dr. R.J. Gravel

**Date:** Monday, February 24, 2020

**Re:** Award of Bids for Capital Projects for Summer 2020

**Recommendation**

It is recommended that the Board of Education award the bids as presented below for capital project work to be performed during the summer of 2020 in the amount of \$1,223,109.

**Background**

At the November 12, 2019, meeting, the Board of Education authorized Arcon Associates to create bid specifications for the recommended summer 2020 capital projects. Bid specifications were distributed to prospective bidders on Thursday, January 9, 2020, and a mandatory pre-bid meeting was held on Monday, January 20, 2020. Bids were opened and publicly read on Tuesday, February 11, 2020. Overall, bids are \$1,223,109, or 4%, under the original cost estimate brought to the Board on November 12, 2019.

**Table 1**  
***Lowest Bids Received by Trade***

Trade	Contractor	Projects				Total Cost
		Paving GBS, GBO, GBA	Roofing GBS	Nurses' Office Renovation GBN, GBS	Flooring/ Painting GBN	
Paving	Superior Paving	\$298,500				\$298,500
General Trades	TOR Construction			\$188,100	\$28,000	\$216,100
Flooring	Johnson Flooring			\$9,000	\$78,869	\$87,869
Roofing	Knickerbocker		\$403,000			\$403,000
Plumbing	DeFranco Plumbing			\$75,900		\$75,900
HVAC	DeKalb Mechanical		\$4,200	\$26,460		\$30,660
Electrical	Carey Electric		\$2,400	\$95,480		\$97,880
Wireless Lock	Anderson Lock			\$13,200		\$13,200
<b>Total Cost</b>		<b>\$298,500</b>	<b>\$409,600</b>	<b>\$408,140</b>	<b>\$106,869</b>	<b>\$1,223,109</b>
<b>11/2019 Estimate</b>		<b>\$302,000</b>	<b>\$420,000</b>	<b>\$415,000</b>	<b>\$130,000</b>	<b>\$1,267,000</b>
<b>Overestimate/ Underestimate</b>		<b>-\$3,500</b>	<b>-\$10,400</b>	<b>-\$6,860</b>	<b>-\$23,131</b>	<b>-\$43,891</b>
						<b>-4.0%</b>

The largest variance between our estimate and the bids received is with the Glenbrook North flooring and painting project. The scope of the project includes replacing the carpeting in the math, social studies, and world language offices, as well as room A204 which is a large classroom with capacity for 100 students, used for testing, professional development, and large group instruction. When the carpeting is replaced, it presents an opportunity to remove an interior wall segregating a small portion of the social studies office which will create a more open space. These areas will also be repainted. The bid for the removal of the interior wall and associated patching as well as painting of the area was \$16,000 under budget and the carpet replacement was \$7,131 under the estimate.

The district has applied for a grant (School Maintenance Project Grant) to help fund the nurses area renovation project. This is a dollar for dollar state matching grant program providing awards up to \$50,000 exclusively for the maintenance or upkeep of buildings or structures for educational purposes. There is no limit to the cost of a project; however, the grant award will not exceed \$50,000. Needs are prioritized with priority one being emergency projects, priority two ADA accessibility, priority three State Priority Energy projects, priority four permanent building systems, and priority five other projects. The nurses' renovation fits under priority 2 as it will make the overall area including restrooms ADA compliant.

The only remaining costs for summer 2020 capital projects are associated with the Nurses' Office renovation at Glenbrook South. As part of the substantial space conversion, there will be a need to purchase several pieces of furniture (e.g., patient chairs, privacy dividers, mobile medical storage) which will be funded as a non-capitalized expense as part of the 2020-21 fiscal year budget. Below is the finalized rendering that has been prepared by Arcon, based on feedback from the school leadership team and nursing personnel.

