



**To:** Dr. Mike Riggle  
Board of Education

**From:** Dr. Kimberly Ptak

**Date:** Monday, March 19, 2018

**Re:** Approval of Capital and Life Safety Project Bids for Fiscal Year 2018-19

**Recommendation**

It is recommended that the Board of Education approve the following capital project and life safety bids for fiscal year 2018-19 in the amount of \$6,043,348 as presented.

**Update**

The transformer replacement project was redesigned and rebid. The lowest bid for the replacement of four original transformers at GBS is American Electric at a cost of \$161,700; the original estimate was \$160,000.

Funding Source:		Life Safety Proceeds	District Capital Projects Budget		School Operating Budget	
Trade	Contractor	Life Safety Projects	Paving and Concrete	GBN Back Gym	GBN Back Gym	Total Cost
Paving	Accu-Paving	\$403,760	\$210,000			\$613,760
Abatement	Valor	\$243,350				\$243,350
Flooring	Vortex	\$138,641				\$138,641
General Trades	RB Construction	\$199,000		\$435,000	\$90,000	\$724,000
Roofing	Riddiford Roofing	\$933,362				\$933,362
Gym Floor	Floors, Inc.	\$413,800				\$413,800
HVAC	DeKalb	\$810,000				\$810,000
Electrical	Prospect Electric	\$181,750		\$20,000		\$201,750
Fire Alarm	Carey Electric	\$1,802,985				\$1,802,985
Transformer	American Electric	\$161,700				\$161,700
<b>Total Cost</b>		<b>\$5,288,348</b>	<b>\$210,000</b>	<b>\$455,000</b>	<b>\$90,000</b>	<b>\$6,043,348</b>
<b>10/2017 Estimate</b>		<b>\$5,315,000</b>	<b>206,580</b>	<b>\$290,000</b>	<b>\$85,000</b>	<b>\$5,896,580</b>
<b>+/-</b>		<b>-\$26,652</b>	<b>\$3,420</b>	<b>\$165,000</b>	<b>\$5,000</b>	<b>\$146,768</b>
						<b>2.5%</b>

### **Summary of Bid Results**

Bid specifications were distributed to prospective bidders on Tuesday, January 16, 2018 and a mandatory pre-bid meeting was held on Tuesday, January 30, 2018. Bids were opened and publicly read on Wednesday, February 14, 2018. A bid for the transformer replacement project was opened on Thursday, March 8, 2018.

Overall, life safety bids were \$26,652 under the original cost estimate. The majority of projects were very close to the original estimates; there are two exceptions to note.

### **Roofing**

The scheduled roofing work includes replacing the GBS fieldhouse roof, weight room and student activity corridor roofs. The original estimate was \$1,525,000 and the low bidder was Riddiford Roofing at a cost of \$933,362. We received a total of nine bids, six of which were within \$100,000 of each other and the next lowest bidder was only \$15,000 higher than Riddiford. The highest two bids were close to the original estimate. In talking to our roofing architect several factors played in our favor. The overall size and layout of the fieldhouse roof lends itself to a lower cost per square foot. Reusing existing insulation and the wide layout of the roof allows for increased production and lower labor costs. Additionally, the access to the student activities corridor is less complicated than anticipated. Riddiford successfully performed roofing work last summer and has been awarded several projects in the past.

### **Fire Alarm**

The scope of work includes a full voice evacuation fire alarm system at Glenbrook South including new devices, wiring and head end equipment. Three systems were included in the bid specification Simplex, Notifier and Edwards. Three reputable electrical vendors bid all three systems giving the district nine prices, all which were within a close range. An Edwards system is being recommended. Edwards is a 140 year old company, owned by United Technologies and is a global leader in fire alarm, mass notification and hazard warning systems. Edwards has a network of certified dealers to distribute parts and service equipment.

The original estimate for a full voice evacuation fire alarm system was \$1,350,000 and the bid is \$1,802,985. The majority of cost is the labor involved in installing the system; as opposed to the system and equipment itself. In talking to the contractors, the original estimates did not take into account wiring for all 1,233 devices.

### **Glenbrook North Back Gym**

The Glenbrook North back gym wall removal project was \$165,000 over the original estimate of \$290,000. The high cost is driven by the necessary steel and associated labor; \$270,000. The steel required for the project is 38 tons and comes in three pieces. There is extensive labor associated with welding the pieces together in the field. Additionally, given the weight and size of the steel, openings need to be made in the roof to allow a crane to lift the steel into the proper location.

Following is a summary to-date of revenue and actual/estimated expenditures.

<b>Revenue</b>	
<b>Description</b>	<b>Actual (2/16/2018)</b>
Life Safety Bond Proceeds	\$15,171,718
Interest Earned to-date	\$59,519
<b>Revenue Totals</b>	<b>\$15,231,237</b>

<b>Expenditures</b>	
<b>Description</b>	<b>Actual or Updated Estimate (2/16/2018)</b>
Summer 2017 Life Safety Projects	
Cost of Projects	\$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	\$5,288,348
Architect Fee (7.5%)	
Construction Mgmt Fee (7.5%)	\$396,626
Contingency (2%)	\$396,626
Total Cost	\$105,767
	\$6,187,367
Summer 2019 Life Safety Projects	
Cost of Projects	\$2,215,000
Architect Fee (7.5%)	\$166,125
Construction Mgmt Fee (7.5%)	\$166,125
Contingency (2%)	\$44,300
Additional Reserve	\$0
Total Cost	\$2,591,550
<b>Expenditure Totals</b>	<b>\$15,057,126</b>
<b>Excess Reserve</b>	<b>\$174,111</b>