



To: Dr. Mike Riggle
Board of Education

From: Dr. Kimberly Ptak

Date: Monday, May 20, 2019

Re: Award of Capital Project Bids Summer 2019 - Building Capital

Recommendation

It is recommended that the Board of Education award the bids as presented below for building capital projects in the amount of \$338,081.

| Funding Source: | | Building Capital Projects (Fund 60) | | | | |
|------------------------------------|----------------------|--|------------------|-------------------|-------------------------------|------------------|
| Trade | Contractor | GBN Dance Room Remodeling | GBN Flooring | GBN SAC Furniture | GBS State and Madison Seating | Total Cost |
| Electric | Carey Electric | \$41,685 | | | \$13,300 | \$54,985 |
| General Trades | Monarch Construction | \$14,550 | | | | \$14,550 |
| Mechanical | DeKalb | \$17,000 | | | | \$17,000 |
| Flooring | Vortex | \$33,720 | \$97,075 | | | \$130,795 |
| Abatement | Valor | \$16,200 | | | | \$16,200 |
| Furniture | Office Revolution | | | | \$49,551 | \$49,551 |
| Furniture | Interior Investments | | | \$55,000 | | \$55,000 |
| Total Cost | | \$123,155 | \$97,075 | \$55,000 | \$62,851 | \$338,081 |
| 2/2019 Estimate | | \$83,000 | \$100,000 | \$65,000 | \$75,000 | \$323,000 |
| Overestimate/ Underestimate | | \$40,155* | -\$2,925 | -\$10,000 | -\$12,149 | \$15,081 |

*See note below re. GBN dance floor. **4.6%**

Updates since 4/29/19 meeting

At the April 29, 2019 board meeting, a board member inquired about the warranty on the GBN floating dance floor. The floor comes with a 1 year manufacturer warranty. The installer, Vortex, has extended it to a two year warranty. The two year warranty is to "replace or repair any wood flooring and/or subflooring which shrinks, warps, cracks, or otherwise deteriorates, or which breaks its anchorage or bond with substrate or otherwise fails to perform as required, all due to failures of materials and/or workmanship, rather than to unusual exposure to moisture or other abusive forces or elements not anticipated for application."

Additionally at the April 29, 2019 board meeting, a board member inquired about the funding of the GBN dance floor increased cost over the original budget. The increased cost of removing the existing floor, performing abatement and installing a floating, maple hardwood dance floor is \$34,920. The majority of the incremental cost will be funded by the incremental impact fees we have received to date over the budgeted amount. We budgeted to receive \$100,000 in impact fees (or developer contributions) and have received \$130,557 to date. The remaining \$4,363 will be absorbed in the overall capital operating budget.

Background

A portion of the School Operating Budget provides funding for the operational needs of each school which includes small building projects, referred to as capital projects. Through the budgeting process that started in November, the school leadership teams outlined their budgetary needs, and prioritized the capital projects to be completed this year. At the Monday, February 25, 2019 regularly scheduled board meeting, the recommended building capital projects were discussed and the Board of Education authorized Arcon Associates to create bid specifications.

GBN Dance Floor

The original estimate of \$83,000 included a cost of \$15,000 to sand and refinish the dance floor. After discussion with building personnel, Facility Committee members and the Board of Education, the decision was made to get pricing on both floor refinishing and replacement. The current floor was originally 9x9 tile over suspended concrete as the room was designed as a music room. Later, a rigid, maple hardwood floor was installed over the tile and the room was repurposed for dance and other PE, athletic and club activities. The current floor does not have any deflection or cushion for the many high impact activities currently taking place. After receiving costs to both refinish and replace the floor, it is recommended that the floor be replaced with a cushioned, performance, maple floor. The current floor is laid over asbestos containing tile and abatement will need to occur prior to replacement.

| | Sanding/Refinishing | Replacement | Cost Difference |
|-------------------|----------------------------|--------------------|------------------------|
| Abatement - Valor | n/a | \$16,200 | \$16,200 |
| Flooring - Vortex | \$15,000 | \$33,720 | \$18,720 |
| | | | \$34,920 |

