

GLENBROOK HIGH SCHOOLS
Regular Board Meeting March 8, 2010
District Business Office

TO: Dr. Mike Riggle
Hillarie Siena

FROM: Kimberly L. Ptak

DATE: MARCH 8, 2010

RE: DISCUSSION/ACTION: AWARD of CONSTRUCTION BIDS

RECOMMENDATION

1. It is recommended that the Board of Education award the following bids for construction work:

<u>GBN Work</u>		
Curtainwall work at GBN	FBG Corp	\$135,000
Masonry repair work at GBN	A Horn	\$22,775
<u>3801 & 1835 Renovation Work</u>		
Roofing	*Crowther Roofing	\$454,600
Mechanical HVAC	Amber Mechanical	\$793,777
Demolition	Rudnick	\$69,960
Structural Steel	TA Bowman	\$27,600
General Trades	R.B. Construction	\$139,185
Aluminum Windows and Door	Replacement Window Systems	\$84,148
Drywall/Metal Stud/Ceiling	Doherty Construction	\$177,890
Plumbing	Holmes	\$114,735
Fire Protection	F.E. Moran	\$57,700
Electrical	M.G. Electric	\$501,000
Flooring	Vortex	\$47,000
Casework	Vanities Manufacturing	\$36,000
Site Utilities	Advance Giannini	\$24,000
Painting	May Decorating	\$48,000
TOTAL CONTRACTS TO AWARD:		\$2,733,370
Masonry Package – To Be Bid	To be Bid	\$110,000
Paving work at GBN – To Be Awarded 3/22	To Be Awarded 3/22/10	\$128,529
TOTAL CONTRACTS		\$2,971,899
ESTIMATE FOR ABOVE WORK:		\$3,356,637
		(\$384,738)

*Note: If alternate 2, roof replacement at 3801 is not accepted, Riddiford Roofing is the lowest bidder at \$447,767.

2. It is recommended that the Board of Education *reject* the paving bid from E. Hoffman for \$47,092 for the replacement of the 1835 Landwehr parking lot. Although this bid came in under our original estimate of \$50,000, we feel we need to defer this project to the summer of 2011 once the construction at 1835 Landwehr is complete.

BACKGROUND

On Wednesday February 17, 2010 bids were opened for masonry, paving & curtain wall work at GBN and renovation work at 1835 Landwehr (new off-campus building) and 3801 W. Lake Ave (new district office building.) We are very pleased with our overall bid results. We had a terrific bidder turn out and received an average of 5 bids per trade. Overall results were **\$384,738 (13%) under** our original estimates. In the case of paving, 11 bids were received.

The masonry package still needs to be bid and will be taken to the board on April 26, 2010. Work is estimated to be \$110,000. A more detailed summary of bids compared to estimates is attached.

ITEMS TO NOTE

1. **GBN Paving Bid:** The Village of Northbrook is requiring the addition of a four inch layer of BAM to the parking lot we are replacing just south of the "A" building. This is a fairly new requirement and one that is not required in the majority of our contiguous communities, including Glenview. This new requirement resulted in our lowest paving bid being \$25,000 higher than it would have been if this requirement were not in place. Other bidders added upwards of \$50,000 to their paving numbers as a result of this BAM requirement. The Village of Northbrook is *not* requiring this layer of BAM in the parking lot being replaced just south of the CPA since we are not touching the curbs in that lot. This is the same issue we dealt with during the FY 2008 work at GBN when paving needed to be rebid.

We are still having discussions with the Village of Northbrook to get the BAM requirement waived for the lot south of the "A" building. Since this lot is similar to the lot south of CPA in that it is used solely for staff parking, we feel it should follow the same requirements as the lot south of the CPA where the Village is not requiring BAM. The Village has asked that a core sample be taken of the lot south of the "A" building to determine existing make-up. After a decision has been made, we will take a recommendation to the March 22, 2010 board meeting.

2. **Bid Package Results:** As shown on the attached spreadsheet, overall bids were \$384,738 under budget. Roofing, paving, masonry, curtainwall and HVAC work came in \$726,956 under budget and renovation and site utilities came in \$342,218 over budget. Renovation was budgeted at \$50 a square foot, bids came in closer to \$64 a square foot. Cost drivers include adding a science lab comparable to the labs at GBN and GBS to the 1835 building for both off campus and evening high school, creating (4) single toilet rooms for students rather than (2) gang toilet rooms, the need to run a water main line into 1835 for the new sprinkler system.
3. **Professional Service Fees:** As we have done in the past, we are using ARCON as our architect and Nicholas & Associates as our construction manager. Total fees for both firms are roughly 14% of total project cost. Using a construction manager allows us to bid each trade separately to get the most competitive pricing and avoid using a general contractor.

An RFP for construction manager services was done in 2007, prior to the referendum. 35 proposals were received, we interviewed five firms and two were selected to oversee the referendum work – Nicholas (GBN) and Henry Bros (GBS). The two firms selected had the most knowledge of our district and the most competitive pricing. We finished the referendum projects on time and slightly under budget.

Periodically we benchmark our architect and construction manager fee to ensure their fees remain competitive. Fees were most recently benchmarked in December, 2009. Our fees remain slightly lower than average.

SUMMARY OF BID RESULTS - GBN ROOFING/PAVING, 3801 W. LAKE AVE AND 1835 LANDWEHR

	A		B	C		D	E		F	G		
	Contractor			ESTIMATE			TOTAL				ACTUAL	
	3801	1835		GBN	TOTAL		TOTAL	TOTAL			(OVER/UNDER)	
Bid Result Summary												
Curtain Wall GBN												
"A" Building Curtainwall in Stairwell	FBG Corp				\$150,237		\$150,237	\$135,000	(\$15,237)			
Masonry Repairs GBN												
Repair corner of childcare & science	A Horn				\$42,000		\$42,000	\$22,775	(\$19,225)			
3801 Lake Ave & 1835 Landwehr												
Roofing	Crowthor Roofing	\$15,000	\$650,000				\$665,000	\$454,600	(\$210,400)			
Mechanical (HVAC)	Amber Mechanical	\$640,000	\$525,000				\$1,165,000	\$793,777	(\$371,223)			
Renovation Work												
Demolition	Rudnick							\$69,960				
Structural Steel	TA Bowman							\$27,600				
General Trades	R.B. Construction							\$139,185				
Aluminum Windows and Doors	Replacement Windows Systems							\$84,148				
Drywall/Metal Stud/Ceiling	Doherty Construction							\$177,890				
Plumbing	Holmes Mechanical							\$114,735				
Fire Protection	FE Moran							\$57,700				
Electrical	M.G. Electric							\$501,000				
Flooring	Vortex							\$47,000				
Casework	Vanities Manufacturing							\$36,000				
Painting	May Decorating							\$48,000				
Masonry	TO BE BID							\$110,000				
Total Renovation Work		\$520,000	\$575,000				\$1,095,000	\$1,413,218	\$318,218			
Site Utilities	Advance Giannini						\$0	\$24,000	\$24,000			
3801 W. Lake & 1835 Landwehr TOTAL		\$1,175,000	\$1,750,000				\$2,925,000	\$2,685,595	(\$239,405)			
BIDS TO BE AWARDED 3/22/10												
Paving Replacement GBN												
GBN Lot South of "A" Building					\$126,000		\$126,000					
GBN Lot South of CPA					\$94,500		\$94,500					
GBN South Portion of Drive at S. Visitor					\$18,900		\$18,900					
PAVING GRAND TOTAL	E. Hoffman				\$239,400		\$239,400	\$128,529	(\$110,871)			
GRAND TOTAL		\$1,175,000	\$1,750,000		\$431,637		\$3,356,637	\$2,971,899	(\$384,738)			

GBN Curtainwall



