GLENBROOK HIGH SCHOOLS District Business Office

TO: Dr. Mike Riggle

Hillarie Siena

FROM: Kimberly Ptak

DATE: March 14, 2011

RE: DISCUSSION/ACTION: APPROVAL OF SUMMER 2011

CONSTRUCTION BIDS

On Wednesday, February 16, 2011, bids for summer 2011 construction work were opened. Due to errors made on the part of two mechanical contractors, the mechanical bid package was rebid and opened on Monday, March 7, 2011; rebidding the mechanical package resulted in a \$197,000 reduction.

We were pleased with the overall bidder turn out and had an average of 4 bids per trade. Consistent with past practice, all work was bid out by trade, not by project. Overall, bids were 2% or \$185,282 over our original estimate. This overage is spread slightly among several trades including electrical, mechanical, asbestos and flooring.

Total Estimate of Summer, 2011 Work - \$8,312,773

1. Life Safety and Infrastructure Work – Estimate \$6,625,840 See Attached List

2. Roofing and Paving – Estimate \$1,236,933

GBS Stage Masonry Repair Work

GBS East Wing Addition Roof Replacement

GBS Lyceum Roof Replacement

GBS Parking Lot Replacement

1835 Landwehr Parking Lot Replacement

Phase 2 of GBN Back Gym Roof

3. Small Building Level Projects – Estimate \$450,000

GBN Coaches Locker Room Renovation

GBS Library Remodel

District Office Bathroom Renovation

District Office Remodeling of New Space

Bids Being Recommended

Bid Package #1 Abatement	\$268,000	Colfax Corp.
Bid Package #2 Demolition	\$133,700	Robinette Demolition
Bid Package #3 Paving	\$361,600	Accu Paving
Bid Package #4 Masonry	\$390,185	JAC Masonry
Bid Package #5 General Trades	\$982,078	Monarch Construction
Bid Package #6 Roofing	\$690,950	A1 Roofing
Bid Package #7 Flooring	\$605,300	Vortex
Bid Package #8 Sports Flooring	\$582,532	Haldeman-Homme
Bid Package #9 Painting	\$123,215	Cosgrove Construction
Bid Package #10 Lockers	\$307,195	Carroll Seating
Bid Package #11 Plumbing	\$511,000	Holmes Mechanical
Bid Package #12 HVAC – GBN	\$869,000	International Piping
Bid Package #12 HVAC – GBS	\$1,298,000	Amber Mechanical
Bid Package #13 Electrical	<u>\$715,300</u>	MG Electric
Total Bids Recommended	\$7,838,055	

Project to be Bid

Main Gym AHU (see note below)	\$385,000
Voice over IP (RFPs being reviewed)	\$275,000
Total:	\$8,498,055

Actual OVER Estimate \$185,282 2%

FUNDING To cover this overage, we are recommending using \$185,282 from the general contingency line item. This still leaves almost \$1.2M of our \$10M bond issuance in general contingency for unidentified projects. In addition, we have a 2% construction contingency built into our budget numbers.

<u>Alternate not to Accept – GBN Main Gym AHU</u>

The GBN main gym AHU was bid as an alternate as it was a lower priority at GBN and bidding it as an alternate would allow us to not accept the project if overall bids came in higher than expected. We are recommending deferring this project to summer of 2012 for the following reasons; 1. There was a large range in the bids on this alternate \$385K - \$625K. 2. Bidding rules require us to award the alternate to the contractor winning the base bid, in this case International Piping Services (IPS), IPS was the third lowest bidder on this alternate. 3. Since the main gym AHU is a standalone project at GBN, it does not have to be done this summer.

<u>Alternate not to Accept – GBN Solar Panel</u>

There are two issues with the GBN Solar Panel project. We are recommending that the solar panel alternate be rejected and revisited at a later date, perhaps in 2014 when the field house roof is slated for replacement.

1. As discussed at the December 14, 2010 facility committee meeting, the DCEO has put our 75% solar panel grant on hold. This is a federal grant with a clause not allowing grant money to be used for certain purposes, swimming pools being one. With that said, Paul Connor, AMSCO Engineering, revised the grant to make the primary purpose of the solar panel system to heat the field house and the secondary purpose to heat the swimming pool water. DCEO has not yet accepted this revised request and it is appearing unlikely that they will.

AGENDA ITEM #	‡
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2. The estimated cost of the panel system was \$560,000; bids came in at \$857,059. Due to the uncertainty of the grant, this project was bid as an alternate which allows us to see the exact price of this project. In the unlikely event we do get the grant, the district expense would be \$437,059 with a payback of 24 years.

The cost increase is attributed to the redesign of the system to funnel heat both to the field house and to the swimming pool. This system change resulted in the need for an additional unit heater in the field house to transfer the heat from the panel system into the field house as well as additional pumps, controls and panels. In addition, we have been told that the cost of all components has increased 7-10% over the last six months and there have been two price increases since December for the actual solar panels.