



1702 W. College Ave. Suite E
Normal, IL 61761-2793
p: 309.452.1271
f: 309.454.8049
www.middletonassociates.net

April 17, 2020

LETTER OF TRANSMITTAL

SEND TO: McLean County Unit District No. 5
1809 W. Hovey Avenue
Normal, IL 61761

ATTENTION: Dr. Mark Daniel, Superintendent / Kim Stewart, Executive Assistant

SUBJECT: Submission of Project for Review and Approval
for McLean County Unit District No. 5

ENCLOSED ARE THE FOLLOWING ITEMS: Bid Recommendation Letter, Bid Tabulation, Owner/Contract Agreement, Application for Building Permit:

DESCRIPTION	SENT	DISPOSITION
Glenn Elementary School Teacher Workroom Remodel And Addition A/E #24422319		
Bid Recommendation Letter		for your consideration
Bid Tabulation		for your consideration
Owner/Contract Agreement (3 copies)		for approval
Application for Building Permit		for approval

REMARKS

Kim,
Since the Unit office is closed due to COVID-19, we are only sending this in pdf format for your use. If you would like a hard copy also mailed, please let me know.

Call us when the following documents are ready and available for pickup (309) 452-1271:

- Three original, signed contracts
- Signed Application for Building Permit

If not possible to pick up, please mail them back to our office.

After contracts are signed by the Contractor, we will return an original contract to Tommy Hoerr for Unit 5 records.

MIDDLETON ASSOCIATES INCORPORATED

Jennifer Hickman, Office Manager

cc: Joe Adelman – Unit 5, District Warehouse
letter file



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April 17, 2020

DR MARK DANIEL, SUPERINTENDENT
MCLEAN COUNTY UNIT DISTRICT NO. 5
1809 W HOVEY AVE
NORMAL IL 61761

SUBJECT: Glenn Elementary School Teacher Workroom Remodel and Addition
McLean County Unit District No. 5
A/E Project No. 24422319
BID OPENING

On Thursday, April 16, 2020, at 1:30 p.m. bids were received at the District Maintenance Office at 1999 Eagle Rd. for the above subject project.

Seven (7) sealed bids were received and publicly opened and read. A copy of the Bid Tabulation is attached. I recommend awarding this Contract to the low bidder GIVSCO Construction Company for their Base Bid in the amount of \$206,700.00 for the Glenn Elementary School Teacher Workroom Remodel and Addition project. GIVSCO has not had a job with Unit 5. However, this company has completed many jobs around Central Illinois in the recent past. In addition, the Project Manager for this job has previous experience in the Bloomington-Normal construction market.

If you concur, we will advise the awarded Contractor to proceed to obtain Insurance Certificate, bonds and to order material.

Three (3) copies of the Owner / Contractor Agreement and one (1) copy of the ISBE Application for Building Permit are enclosed for presentation to the Board of Education for signatures. These documents will be picked up at the District Office by the Architect for further processing.

The Bids will be kept on file at the Maintenance Warehouse.

A handwritten signature in blue ink, reading 'Randall E. Middleton'.

RANDALL E. MIDDLETON, PRESIDENT
MIDDLETON ASSOCIATES INCORPORATED

REM/jlh

enc: Bid Tab
Owner / Contractor Agreement (3 copies)
Application for Building Permit

cc: Joe Adelman, Unit 5 (Letter and Bid Tab)
Eric England, GIVSCO Construction Company (Letter and Bid Tab)
letter file

BID TABULATION
GLENN ELEMENTARY SCHOOL TEACHER WORKROOM REMODEL AND ADDITION
A/E PROJECT #: 24422319
MCLEAN COUNTY DISTRICT NO. 5 -- MAINTENANCE WAREHOUSE
BID OPENING: THURSDAY, APRIL 16, 2020 - 1:30 PM PREVAILING TIME

CONTRACTOR	5% BID BOND	ADD 1	ADD 2	ADD 3	ADD 4	BASE BID (Includes \$19,000 Allowance)	ALTERNATE 1	VOLUNTARY ALTERNATE	TOTAL
GIVSCO CONSTRUCTION COMPANY 2321 LAKESHORE DRIVE PEKIN, IL 61554 309/620-9127	✓	✓	✓	✓	✓	\$206,700.00	N/A	N/A	\$206,700.00
J SPENCER CONSTRUCTION LLC 2028 WAREHOUSE RD NORMAL IL 61761 309/454-5885	✓	✓	✓	✓	✓	\$207,500.00	N/A	N/A	\$207,500.00
D. JOSEPH CONSTRUCTION 5001 N. UNIVERSITY STREET PEORIA, IL 61614 309-692-1135	✓	✓	✓	✓	✓	\$221,000.00	N/A	N/A	\$221,000.00
BISHOP BROS., INC. PO BOX 3654 PEORIA IL 61612 309/243-5599	✓	✓	✓	✓	✓	\$226,700.00	N/A	N/A	\$226,700.00
P.J. HOERR 117 MERLE LANE NORMAL, IL 61761 309/888-9567	✓	✓	✓	✓	✓	\$243,400.00	N/A	N/A	\$243,400.00
PEORIA METRO CONSTRUCTION 1925 S DARST STREET PEORIA, IL 61607 309/671-1466	✓	✓	✓	✓		\$243,800.00	N/A	N/A	\$243,800.00
ZOBRIST CONSTRUCTION 95 COMMERCE DRIVE MORTON, IL 61550 309/263-1230	✓	✓	✓	✓	✓	\$244,900.00	N/A	N/A	\$244,900.00

OWNER - CONTRACTOR AGREEMENT

To be filled out upon award

Between:

The Owner: McLean County Unit District No. 5
1809 Hovey Ave.
Normal, IL 61761

And the General Contractor: GIVSCO Construction Company
2321 Lakeshore Drive
Pekin, IL 61554

For the Project: **GLENN ELEMENTARY SCHOOL TEACHER WORKROOM REMODEL AND ADDITION
FOR MCLEAN COUNTY UNIT DISTRICT NO. 5**

The Owner and Contractor agree to enter into a contract in accordance with the terms and conditions of the Documents (Plans & Specifications), A/E Project Number 24422319 and the Contractor's Bid Proposal dated April 16, 2020 which become the Contract for completion of the project as follows:

Base Bid Substantial Completion Date: **August 16, 2020. Work inside building will not be possible after that date.**

Additional Terms & Conditions: None (or as applicable)

Addenda: #1 ✓ #2 ✓ #3 ✓ #4 ✓

Contract Amount: (to be listed as appropriate)

Base Bid Proposal	\$ 206,700.00
Alternate Bids as awarded to be listed	\$ 0.00
Total Contract Amount	\$ 206,700.00

(Written) Two Hundred Six Thousand Seven Hundred and 00/100 Dollars

Date of Agreement: May13, 2020

Signatures:

Owner: **McLean County Unit District No. 5**

Contractor:

Contractor's Seal
(Corporation Only)

This Agreement must be signed and returned with the Contractor's Performance Labor and Materials Payment Bonds within fifteen (15) days of notice or the Contractor will be considered in default on acceptance of the award.

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Normal, IL 61761

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APPLICATION FOR BUILDING PERMIT

Date Received by Regional Office of Education _____

Regional Office of Education Assigned Application Number _____

DISTRICT NAME McLean County Unit District No. 5

COUNTY McLean

FACILITY NAME Glenn Elementary School

FACILITY LOCATION 306 Glenn Avenue
Normal, IL 61761☒ Property is owned by the district☐ Property **not** owned by district (Attach Authorization by owner)

PROJECT SCOPE

COST AND FINANCING

- ☐ Less Than \$50,000 but involves like activity
☒ More than \$50,000
☒ Less than 15% of replacement cost
☐ More than 15% of replacement cost but less than 50% of replacement cost
☐ More than 50% of replacement cost
☐ Fire Prevention and Safety Financing involved

AREA AFFECTED:

- ☐ New area more than 7200 square feet
☒ Less than 50% of existing area
☐ More than 50% of existing area (sprinkle entire area per 105 ILCS 5/22-23)

PROJECT NUMBER: A/E #24422319

TOTAL ESTIMATED COST: \$233,370.00

ESTIMATED COMPLETION DATE: August 16, 2020

SOURCE OF ALL FUNDS: Working Cash

TOTAL SQUARE FOOTAGE: 230 sq. ft. on site.

FOR HEALTH/LIFE SAFETY
FUNDING (5¢ LEVY OR BONDS)
INDICATE:

Amendment number: N/A

Item(s): N/A

CATEGORIES OF WORK INVOLVED

- | | | |
|--|--|--|
| <input type="checkbox"/> New building construction | <input checked="" type="checkbox"/> Energy conservation | <input checked="" type="checkbox"/> Site work |
| <input checked="" type="checkbox"/> School building addition | <input checked="" type="checkbox"/> Mechanical (HVAC) work | <input type="checkbox"/> Sprinkler system installation |
| <input type="checkbox"/> Asbestos abatement | <input type="checkbox"/> Paving | <input checked="" type="checkbox"/> Structural work |
| <input type="checkbox"/> Accessibility (ADA) | <input checked="" type="checkbox"/> Plumbing work | <input type="checkbox"/> Telephone systems (E-911) |
| <input checked="" type="checkbox"/> Electrical work | <input type="checkbox"/> Security system | <input type="checkbox"/> Other: |

PROJECT DOCUMENTS (Attach two copies of all construction documents)

CONSTRUCTION DOCUMENTS ATTACHED

DATE SUBMITTED

Drawings	5 / 13 / 2020
Specifications	5 / 13 / 2020
Plan Review Statements	
Confirmation of Plan Review Records	

ARCHITECT

We hereby certify that this application accurately describes the work to be performed and that, upon approval, all work will be completed to the best of our knowledge in compliance with the Health/Life Safety Code and the Sprinkler Code 5/22, 23 in accordance with this application and all applicable laws and regulations.

(Seal)

Name and Signature of Architect/Engineer
Randall Middleton001-007938
License Number11/30/2020
Expiration DateMiddleton Associates, Inc.
Name of Firm309/452-1271
Phone Number

SCHOOL DISTRICT

The Board of Education does hereby approve and adopt said plans and specifications for submission to the Regional Superintendent for review and issuance of a building permit.

Date _____ Signature of President, Board of Education _____

Date _____ Signature of District Superintendent _____

The above Application for Building Permit is hereby accepted as submitted. An Application of Occupancy Permit and the final inspection are required for the Certificate of Occupancy, and must be scheduled prior to occupancy of building.

Date _____ Signature of Regional Superintendent _____