



**RIVER  
FOREST  
PUBLIC  
SCHOOLS**

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# MEMO

**To:** Board of Education

**From:** Anthony Cozzi *AC*

**RE:** District Window Replacement bid results

**Date:** March 11, 2020

Enclosed please find the results of the Window Replacement bid for all three schools. The Roosevelt portion of the bid covers about 2/3<sup>rd</sup> of that building, while the Lincoln portion is limited to their gymnasium windows and the Willard portion is very limited to only nine windows in their gym as the remainder of their gym windows were replaced in 2014. Additionally, there was an alternate for Lincoln to install laminated tempered glass. There were only two contractors at the mandatory pre-bid walk through, with both submitting bids. The results are as follows:

	<u>R-1 Roosevelt</u>	<u>L-1 Lincoln</u>	<u>W-1 Willard</u>	<u>Alternate</u>	<u>T-1 Total Bid (R1, L1, W1)</u>	<u>Performance Bond</u>
RWS	\$532,965	\$167,960	\$36,574	\$6,885	\$737,499	\$ 3,707
Commercial Window	625,000	165,600	54,800	7,300	845,400	16,200

Our estimate for the Roosevelt bid (without engineering costs) was \$578,875; the Lincoln bid (without engineering costs) was \$128,562; and the Willard bid (without engineering costs) was \$23,100, for a total of \$730,537. The apparent low bidder of the total bid was RWS. However, the contractor included a bid clarification which stated that due to an unprecedented volume of school projects requiring similar windows as well as the possible labor shortages and other global work stoppages, completion by the August 21<sup>st</sup> required date will not be possible. In addition, the other bidder, Commercial Window, requested, and was granted in the bid specifications, to use a reasonable alternate window product. We feel that, while it is a reasonable alternate for bidding purposes, it is not as good of a product.

After discussions with RWS, and their subsequent discussions with their manufacturer, RWS has given us written notification that if the Board awards them the bid on Monday night, they will send their manufacturer a letter of intent the next day, which will secure tentative manufacturing time in the schedule. If firm manufacturing sizes and other ordering information is sent to the manufacturer by March 27<sup>th</sup>, the manufacturer can deliver the Roosevelt portion of the order by the week of July 13<sup>th</sup>. Please note, that that delivery date only covers the Roosevelt order. With an estimated five weeks to complete Roosevelt, weather permitting, they could complete the project by the required date. If the Board awards them the entire bid, they see no problem in getting Lincoln and Willard completed over the winter and spring breaks, even with the cold temperatures and possible snow in winter.

RWS has performed just about every window project that we have had in the District since 2001, with exceptional results. In speaking with RWS, they estimate that it takes approximately one day per classroom to demo and install a bank of windows. Similar to what we witnessed during the Willard window replacement project in 2014, they will never begin a classroom if they cannot finish it during that day, so there will be no board-up or break in the exterior envelope for more than that day. Therefore, our architect, Sven Dahlquist Architects recommends awarding the bid to the responsible low bidder, RWS for \$737,499, not including the Lincoln alternate, plus \$3,707 performance bond.

Please call me with any questions or comments.