

227 N. Fourth Street
 Geneva, Illinois 60134
 630/463-3000
 630/463-3020
 Fax: 630/463-3029



Scott K. Ney
 Director, Facility Operations

**Community Unit
 School District 304**

TO: Dr. Kent Mutchler
 FROM: Scott Ney
 RE: 2023 Resurfacing & Drainage Improvements – CESC & Boiler House
 DATE: June 12, 2023

Bids were publicly posted on Thursday, May 4, 2023, in the Daily Herald.

On Tuesday, May 23, 2023, at 9:00 AM, bids were opened and read aloud for the 2023 Coultrap Educational Services Center and Boiler House Resurfacing and Drainage Improvements.

One (1) bidder responded. The results are shown below.

The contractor that submitted a bid was:

Abbey Paving Co, Inc. – Aurora, IL

Results are as follows:

CONTRACTOR	Base Bid	Deductive Alternate Bid #1 (CESC)	Deductive Alternate Bid #2 (Boiler House)	Deductive Alternate Bid #3 (GHS Diagonal Drive)	Deductive Alternate Bid #4 (Center Street Parking)	Deductive Alternate Bid #5 (GHS Logan Ave Additional Parking)
Abbey Paving Co, Inc.	\$650,759.75	\$179,400.00	\$91,922.25	\$22,616.85	\$11,122.75	\$5,988.30

It is my recommendation for approval from the Geneva CUSD #304 Board of Education that Abbey Paving Co, Inc. be awarded the 2023 Resurfacing and Drainage Improvements contract. I also recommend including an additional 10% construction contingency as recommended by Cashman Stahler Group Architects. The contingency amount of \$65,075.98 would bring the total project cost to \$715,835.73.



Cashman Stahler Group

June 6, 2023

Mr. Scott Ney
Director of Facility Operations
Geneva Community Unit School District 304
227 N. Fourth Street
Geneva, IL 60134

**2023 Resurfacing & Drainage Improvements
Geneva Community Unit School District 304
Engineer's Project Number: GE-558
Architect's Project Number: CSG739**

RE: Bid Recommendation

Scott,

I am writing in regards to the bidding for the referenced project and to recommend a bidder to you and the Board of Education. First, I would like to provide a little background regarding the project and the bidding.

Project Scope of Work

In general, the project scope of work includes pavement resurfacing, pavement replacement, and drainage improvements at Coultrap Educational Services Center, Geneva High School, and Logan Avenue Maintenance Building.

Bidding Approach

Bids were solicited from paving contractors who will act as general contractors for the project. We published a bid notice for the project in the Daily Herald on Thursday, May 4, 2023.

To solicit additional interest in the project, we contacted three (3) paving contractors that have successfully completed past projects for our firm or for the District. We also sent the bid notice to a digital bidding service to which many contractors subscribe for information related to public construction projects.

Beyond the firms we contacted, four (4) additional contractors requested the bid documents after seeing the bid notice published in the newspaper. We also sent the bid documents to two (2) digital bidding services to generate additional interest in the project.

The bid documents consisted of ten (10) 24"x36" drawings and two hundred forty-one (241) pages of Specifications and contract requirements in a Project Manual. The bid documents were issued electronically on Tuesday, May 9, 2023 to all interested bidders and to the two (2) digital bidding services.

On Tuesday, May 16, 2023, we held a mandatory pre-bid meeting at Coultrap Educational Services Center to review important project requirements with interested bidders. Unfortunately, only one (1) contractor attended the pre-bid meeting.

Bid Opening

On Tuesday, May 23, 2023, at 9:00 a.m., we held a public bid opening at the Coultrap Educational Services Center. By bid time, we received one (1) sealed bid and the bid opening was attended by one (1) bidder and a representative from the laborer union.



Cashman Stahler Group

Bid Results

The bid documents included a base bid and five (5) deductive alternate bids to allow the district to track the costs per site and to allow for adjustments if the bid results exceed available funding. We received sealed bids from the following bidders and the bids were publicly opened and read:

Bidder	Base Bid
Abbey Paving & Sealcoating Co., Inc.	\$650,759.75

Alternate Bids

The following are the results of the five (5) deductive alternate bids:

1.	Deductive Alternate Bid No. 1 - Coultrap Educational Services Center:	\$179,400
2.	Deductive Alternate Bid No. 2 - Logan Avenue Maintenance Bldg.:	\$91,922.25
3.	Deductive Alternate Bid No. 3 - GHS Diagonal Drive Resurfacing:	\$22,616.85
4.	Deductive Alternate Bid No. 4 - Center Street Resurfacing:	\$11,122.75
5.	Deductive Alternate Bid No. 5 - Logan Avenue Additional Parking:	\$5,988.30

There were also two pages of detailed unit prices. Refer to the bid for details related to the unit prices.

Comparison to Budget

The District budget for the work was Four Hundred Seventy-Five Thousand Two Hundred Dollars (\$475,200). The base bid amount also includes an Owner's Contingency Allowance in the amount of Forty-Three Thousand Two Hundred Dollars (\$43,200) to cover costs of typical unforeseen conditions.

Bid Analysis - Abbey Paving & Sealcoating Co. Inc.

The lone bidder was Abbey Paving & Sealcoating Co., Inc. located in Aurora. The Cashman Stahler Group has worked repeatedly with Abbey Paving over the years including at Benet Academy, at Brookfield - La Grange Park School District 95, and at New Trier High School District 203. We have always been pleased with their performance.

They were incorporated in 1982 and have proven to be skilled at asphaltic paving, concrete paving, earthwork, storm water improvements, cast-in-place concrete foundations, and building slabs. Abbey Paving's bonding capabilities are \$15,000,000 for a single project or \$75,000,000 aggregate. They have averaged over \$82,000,000 in annual construction over the last five years.

Safety is critical on all projects and a firm's low insurance experience modification rating (EMR) typically reflects the success of the firm's safety programs. An EMR of 1.0 is considered the industry average. Abbey Paving has a current EMR of 0.97. That is an excellent rating and should reflect a successful safety program at their firm.

On Tuesday, May 23, 2023, we reviewed the bid with Kurt Kolodziej, Estimator, from Abbey Paving. We reviewed their submitted bid and the overall scope of work. He had no reservations about their bid and welcomed the opportunity to work with Geneva CUSD 304.



Cashman Stahler Group

Recommendation

In conclusion, we believe Abbey Paving & Sealcoating Co., Inc. has included all the required work in their bid and are a qualified contractor that should perform well on the District's resurfacing and drainage improvement project this summer.

The Cashman Stahler Group recommends that the Geneva Community Unit School District 304 Board of Education award an Owner-Contractor Agreement to **Abbey Paving & Sealcoating Co., Inc.** for the Work indicated in the Contract Documents for a Contract Sum of **Six Hundred Fifty Thousand Seven Hundred Fifty-Nine Dollars and Seventy-Five Cents (\$650,759.75)**.

If you have any questions or comments, please don't hesitate to contact me.

Sincerely,

CASHMAN STAHLER GROUP, INC.

A handwritten signature in green ink that reads "Stephen J. Cashman".

Stephen J. Cashman, AIA, LEED AP BD+C
Principal Architect

cc: Project File
Attachments: None

Bid Tabulation - Geneva CUSD 304 - 2023 Resurfacing & Drainage Improvements

Geneva Community Unit School District 304
 Project CSG739 / GE-558

Bid Opening: Tuesday, May 23, 2023, 9:00 a.m.

Bid Opening Location: Coultrap Educational Services Center, 227 N. Fourth St., Geneva, IL 60134



Registered Bidder Company Name	Bid Security Submitted		Addenda Acknowledged		Base Bid Amount	Alternate Bids					Unit Prices		Contractor Alternates, Substitutions, or Notes
	Bond	Check	#1	#2		Deductive Alternate Bid #1 - Coultrap Educational Service Center Work	Deductive Alternate Bid #2 - Logan Avenue Maintenance Building	Deductive Alternate Bid #3 - Geneva High School Diagonal Drive	Deductive Alternate Bid #4 - Center Street Resurfacing	Deductive Alternate Bid #5 - Logan Avenue Additional Three Parking Spaces	Refer to bid form schedules of unit prices		
Abbey Paving	X		X		\$ 650,759.75	\$ (179,400.00)	\$ (91,922.25)	\$ (22,616.85)	\$ (11,122.75)	\$ (5,988.30)			