<u>COMMUNITY UNIT SCHOOL DISTRICT #304</u> OFFICE OF FACILITY OPERATIONS

SCOTT NEY, DIRECTOR

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TO: Donna Oberg

FROM: Scott Ney

RE: 2016 Capital Improvement Projects

DATE: April 6, 2016

On March 31, 2016 at 10:00 a.m., bids were opened and read aloud for Geneva CUSD #304 2016 Capital Improvement Projects.

Three bidders were invited and two bidders responded. Projects included in the Capital Improvement 2016 bid were: emergency back-up generators for both CESC and Keslinger bus garage, floor tile at Fabyan Elementary, chiller replacement at Western Avenue, 10 Year Health, Life and Safety required repairs for both GMSS and GMSN, security access control doors at GMSS, flooring replacement in various GHS office and academic areas, sequencing of existing GHS hot water pumps, variable frequency drives and secondary pumps at GHS and installation of the mobile classroom unit outside GHS.

The contractors submitting bids were:

Laub Construction Inc., Batavia, IL Wm. Tonyan & Sons, Inc., McHenry, IL

The results are shown on Exhibit A and the low bidder is highlighted.

My recommendations are presented in two scenarios on Exhibit B and C. The yellow highlighted items are the base bids and the orange highlights are recommended alternates. Exhibit D is part of both scenarios. It was the recommendation of the Facility Task Force Committee to bring Exhibit B and C forward for a full board discussion and decision.

FGM Architects

BID TABULATION

		Signed:	
Project Name:	Geneva CUSD 304 - 2016 Capital Improvements	Witness #1	
		Witness #2	
Project Number:	16-2123.01	Date:	March 31, 2016

		Adde	enda		Alternates											
Contractor	Bid Bond	1	2	Base Bid	GHS Add Alt. No. 1	GHS Add Alt. No. 2	GHS Add Alt. No. 3A	GHS Add Alt. No. 3B	GHS Add Alt. No. 4	GHS Add Alt. No. 5A	GHS Add Alt. No. 5B	WAS Add Alt. 6A	WAS Add Alt. 6B	WAS Add Alt. 6C	CESC Ded. Alt. No. 7	BG Ded. Alt. No. 8
Gilcor																
Construction				No Bid												
Laub Construction	n Y	Υ	Υ	\$604,048.00	\$58,869.00	\$17,195.00	\$29,373.00	\$17,584.00	\$316,140.00	\$21,867.00	\$95,665.00	\$5,559.00	\$359,617.00	\$40,572.00	-\$138,208.00	-\$84,900.00
WM Tonyan & Sor	ns Y	Y	Y	\$663,010.00	\$64,000.00	\$18,000.00	\$31,600.00	\$18,800.00	\$320,500.00	\$32,800.00	\$102,500.00	\$25,700.00	\$368,800.00	\$61,000.00	-\$157,500.00	-\$119,000.00
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Exhibit B Recommendations for 2016 Capital Improvement Projects

LOCATION	ITEM	BUDGET		BID	DIFFERENCE	BIDDER	AWARD	COMMENT
0500 (4711 670557)	Emergency Back-Up Generator							
CESC (4TH STREET)	Base Deductive Alternate	\$ 125,000.	00 \$	138,208.00	\$ (13,208.00)	Laub Construction, Inc	Recommends	
David Common	Emergency Back-Up Generator							
Bus Garage	Base Deductive Alternate	\$ 125,000.	00 \$	84,900.00	\$ 40,100.00	Laub Construction, Inc	Recommends	
FFC	Floor Tile Floor Tile							
FES	Base	\$ 165,500.	00 \$	154,237.00	\$ 11,263.00	Laub Construction, Inc	Recommends	
NA/A C	200-Ton Chiller/Chilled/hot water pumps (3)							
WAS	Add Alternate 6A (New Motor Starters)	\$ 285,000.	00 \$	5,559.00		Laub Construction, Inc	Recommends	
	200-Ton Chiller/Chilled/hot water pumps (3)							
	Add Alternate 6B		\$	359,617.00	\$ (80,176.00)	Laub Construction, Inc	Recommends	
								Exceeds budget - not moving forward
	VFD for the chilled/hot water pumps							with project but \$25K to be put
	Add Alternate 6C	\$ 25,000.	00 \$	40,572.00	\$ (15,572.00)	Laub Construction, Inc		towards the Chiller
GMSS	10 Year HLS "A" Repairs							
GIVISS	Base	\$ 46,160.	00 \$	60,088.00	\$ (13,928.00)	Laub Construction, Inc	Recommends	
	Access Control (New Doors)							
	Base	\$ 30,000.	00 \$	22,035.00	\$ 7,965.00	Laub Construction, Inc	Recommends	
GMSN	10 Year HLS "A" Repairs							
	Base	\$ 17,595.	00 \$	21,383.00	\$ (3,788.00)	Laub Construction, Inc	Recommends	
GHS - Academic	Flooring Replacement							
Area	Base (Main Offices)	\$ 95,000.	00 \$	22,110.00		Laub Construction, Inc	Recommends	
	Flooring Replacement							
	Add Alternate 1 Classrooms A100-A109		\$	58,869.00		Laub Construction, Inc		
	51							
	Flooring Replacement			47.405.00				
	Add Alternate 2 LMC Classrooms EE184 * EE191 Flooring Replacement		\$	17,195.00		Laub Construction, Inc	Recommends	
	Add Alternate 3A Classrooms CC150,CC151 &							Recommend Epoxy vs Carpet
	CC153 - CARPET		Ś	29,373.00		Laub Construction, Inc		Recommend Epoxy vs Carpet
	Flooring Replacement		7	25,575.00		Luas Construction, Inc		
	Add Alternate 3B Classrooms CC150,CC151 &							
	CC153 - EPOXY		Ś	17,584.00	\$ 38.111.00	Laub Construction, Inc	Recommends	
	New Sequence of Existing Hot Water Pumps (3)			17,0000	, 50,111.00	included on the control of th		5B exceeds budget - to be done at a
	Add Alternate 5A Installation		\$	21,867.00		Laub Construction, Inc		later date
	VFD's and Secondary Pumps (3)							Exceeds Budget - to be done at a later
	Add Alternate 5B Installation	\$ 50,250.	00 \$	95,665.00	\$ (45,415.00)	Laub Construction, Inc		date
	TOTALS FOR DROJECTS MOVING FORWARD					•	•	•

TOTALS FOR PROJECTS MOVING FORWARD \$ 914,255.00 \$ 502,961.00 Base Bid

\$ 75,000.00 General Allowance \$ 26,087.00 Fixed Project costs over 7 base bids for general conditions, insurance, fee and bond costs

\$ 604,048.00 Total Base Bid of Projects
\$ 50,200.15 Construction Contingency recommended by FGM (5% \$1,004,003)

\$ 399,955.00 Alternates moving forward with (GHS Flooring and WAS Chiller)

\$1,054,203.15 \$ (139,948.15) Total Projected Costs moving forward with Base Bids and selected alternatives

Exhibit C Recommendations for 2016 Capital Improvement Projects

LOCATION	ITEM	BUDGET		BID		DIFFERENCE	BIDDER	AWARD	COMMENT
0500 (4711 070 557)	Emergency Back-Up Generator								
CESC (4TH STREET)	Base Deductive Alternate	\$ 125,000.00	\$	138,208.00	\$	(13,208.00)	Laub Construction, Inc	Recommends	
	Emergency Back-Up Generator								
Bus Garage	Base Deductive Alternate	\$ 125,000.00	\$	84,900.00	\$	40,100.00	Laub Construction, Inc	Recommends	
	Floor Tile Floor Tile								
FES	Base	\$ 165,500.00	\$	154,237.00	\$	11,263.00	Laub Construction, Inc	Recommends	
1446	200-Ton Chiller/Chilled/hot water pumps (3)								
WAS	Add Alternate 6A (New Motor Starters)	\$ 285,000.00	\$	5,559.00			Laub Construction, Inc	Recommends	
	200-Ton Chiller/Chilled/hot water pumps (3)								
	Add Alternate 6B		\$	359,617.00	\$	(80,176.00)	Laub Construction, Inc	Recommends	
									Exceeds budget - not moving forward
	VFD for the chilled/hot water pumps								with project but \$25K to be put
	Add Alternate 6C	\$ 25,000.00	\$	40,572.00	\$	(15,572.00)	Laub Construction, Inc		towards the Chiller
CNASS	10 Year HLS "A" Repairs								
GMSS	Base	\$ 46,160.00	\$	60,088.00	\$	(13,928.00)	Laub Construction, Inc	Recommends	
	Access Control (New Doors)								
	Base	\$ 30,000.00	\$	22,035.00	\$	7,965.00	Laub Construction, Inc	Recommends	
CNACNI	10 Year HLS "A" Repairs								
GMSN	Base	\$ 17,595.00	\$	21,383.00	\$	(3,788.00)	Laub Construction, Inc	Recommends	
GHS - Academic	Flooring Replacement								
Area	Base (Main Offices)	\$ 95,000.00	\$	22,110.00	\$	72,890.00	Laub Construction, Inc	Recommends	
									Because of construction contigency
	Flooring Replacement								costs - exceeds budget to be done at a
	Add Alternate 1 Classrooms A100-A109		\$	58,869.00			Laub Construction, Inc		later date
									Because of construction contigency
	Flooring Replacement								costs - exceeds budget to be done at a
	Add Alternate 2 LMC Classrooms EE184 * EE191		\$	17,195.00			Laub Construction, Inc		later date
	Flooring Replacement								Because of construction contigency
	Add Alternate 3A Classrooms CC150,CC151 &								costs - exceeds budget to be done at a
	CC153 - CARPET		\$	29,373.00	_		Laub Construction, Inc		later date
	Flooring Replacement								Because of construction contigency
	Add Alternate 3B Classrooms CC150,CC151 &								costs - exceeds budget to be done at a
	CC153 - EPOXY		\$	17,584.00	1		Laub Construction, Inc		later date
	New Sequence of Existing Hot Water Pumps (3)		ہ	24 007 00			Laub Canatauatias Isra		5B exceeds budget - to be done at a
	Add Alternate 5A Installation		\$	21,867.00			Laub Construction, Inc		later date
	VFD's and Secondary Pumps (3)	¢ 50.350.00	ہ	05 665 00	ے ا	(AE A1E 00)	Laub Canatauatias Isra		Exceeds Budget - to be done at a later
	Add Alternate 5B Installation						Laub Construction, Inc		date

TOTALS FOR PROJECTS MOVING FORWARD \$ 914,255.00 \$ 502,961.00 Base Bid

\$ 75,000.00 General Allowance
\$ 26,087.00 Fixed Project costs over 7 base bids for general conditions, insurance, fee and bond costs
\$ 604,048.00 Total Base Bid of Projects
\$ 48,461.20 Construction Contingency recommended by FGM (5% \$969,224)
\$ 365,176.00 Alternates moving forward with (WAS Chiller)

\$1,017,685.20 \$ (103,430.20) Total Projected Costs moving forward with Base Bids and selected alternatives

Exhibit D Recommendations for 2016 Capital Improvement Projects

LOCATION	ITEM	BUDGET	BID	DIFFERENCE	BIDDER	AWARD	COMMENT	
GHS - Academic							This is not an alternate but	
	Mobile Classroom				Innovative Modular		purchase/delivery price will	
Area	Unit	\$ 650,000.00	\$ 283,423.00		Solutions		come out of budget amount	
	Mobile Classroom							
	Add Alternate 4 Installation		\$ 316,140.00	\$ 50,437.00	Laub Construction, Inc	Recommends		
	\$ 650,000.00	\$ 316,140.00	Alternate Mobile Classroom Installation					
			\$ 15,807.00	Construction C	ontingency recommende	ed by FGM (5% \$31	16,140)	
			 ·	F				

\$ 331,947.00 Subtotal
\$ 283,423.00 Unit Cost
\$ 30,000.00 Remaining costs anticipated for mobile classrooms (Civil, Canopy and Landscape)
\$ 645,370.00 \$ 4,630.00 Total Projected Costs for Mobile Classroom