

COMMUNITY UNIT SCHOOL DISTRICT #304

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.

Exhibit B
Recommendations for 2016 Capital Improvement Projects

| LOCATION | ITEM | BUDGET | BID | DIFFERENCE | BIDDER | AWARD | COMMENT |
|---------------------|--|---------------|---------------|----------------|------------------------|------------|--|
| CESC (4TH STREET) | Emergency Back-Up Generator Base Deductive Alternate | \$ 125,000.00 | \$ 138,208.00 | \$ (13,208.00) | Laub Construction, Inc | Recommends | |
| Bus Garage | Emergency Back-Up Generator Base Deductive Alternate | \$ 125,000.00 | \$ 84,900.00 | \$ 40,100.00 | Laub Construction, Inc | Recommends | |
| FES | Floor Tile Base | \$ 165,500.00 | \$ 154,237.00 | \$ 11,263.00 | Laub Construction, Inc | Recommends | |
| WAS | 200-Ton Chiller/Chilled/hot water pumps (3) 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 | |
| | VFD for the chilled/hot water pumps Add Alternate 6C | \$ 25,000.00 | \$ 40,572.00 | \$ (15,572.00) | Laub Construction, Inc | | Exceeds budget - not moving forward with project but \$25K to be put towards the Chiller |
| GMSS | 10 Year HLS "A" Repairs 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 Area | Flooring Replacement 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 | | |
| | Flooring Replacement Add Alternate 2 LMC Classrooms EE184 * EE191 | | \$ 17,195.00 | | Laub Construction, Inc | Recommends | |
| | Flooring Replacement Add Alternate 3A Classrooms CC150,CC151 & CC153 - CARPET | | \$ 29,373.00 | | Laub Construction, Inc | | Recommend Epoxy vs Carpet |
| | Flooring Replacement Add Alternate 3B Classrooms CC150,CC151 & CC153 - EPOXY | | \$ 17,584.00 | \$ 38,111.00 | Laub Construction, Inc | Recommends | |
| | New Sequence of Existing Hot Water Pumps (3) Add Alternate 5A Installation | | \$ 21,867.00 | | Laub Construction, Inc | | 5B exceeds budget - to be done at a later date |
| | VFD's and Secondary Pumps (3) Add Alternate 5B Installation | \$ 50,250.00 | \$ 95,665.00 | \$ (45,415.00) | Laub Construction, Inc | | Exceeds Budget - to be done at a later 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

\$ 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 |
|---|--|---------------|-----------------|-----------------|------------------------|------------|--|
| CESC (4TH STREET) | Emergency Back-Up Generator Base Deductive Alternate | \$ 125,000.00 | \$ 138,208.00 | \$ (13,208.00) | Laub Construction, Inc | Recommends | |
| Bus Garage | Emergency Back-Up Generator Base Deductive Alternate | \$ 125,000.00 | \$ 84,900.00 | \$ 40,100.00 | Laub Construction, Inc | Recommends | |
| FES | Floor Tile Base | \$ 165,500.00 | \$ 154,237.00 | \$ 11,263.00 | Laub Construction, Inc | Recommends | |
| WAS | 200-Ton Chiller/Chilled/hot water pumps (3) 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 | |
| | VFD for the chilled/hot water pumps Add Alternate 6C | \$ 25,000.00 | \$ 40,572.00 | \$ (15,572.00) | Laub Construction, Inc | | Exceeds budget - not moving forward with project but \$25K to be put towards the Chiller |
| GMSS | 10 Year HLS "A" Repairs 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 Area | Flooring Replacement Base (Main Offices) | \$ 95,000.00 | \$ 22,110.00 | \$ 72,890.00 | Laub Construction, Inc | Recommends | |
| | Flooring Replacement Add Alternate 1 Classrooms A100-A109 | | \$ 58,869.00 | | Laub Construction, Inc | | Because of construction contingency costs - exceeds budget to be done at a later date |
| | Flooring Replacement Add Alternate 2 LMC Classrooms EE184 * EE191 | | \$ 17,195.00 | | Laub Construction, Inc | | Because of construction contingency costs - exceeds budget to be done at a later date |
| | Flooring Replacement Add Alternate 3A Classrooms CC150,CC151 & CC153 - CARPET | | \$ 29,373.00 | | Laub Construction, Inc | | Because of construction contingency costs - exceeds budget to be done at a later date |
| | Flooring Replacement Add Alternate 3B Classrooms CC150,CC151 & CC153 - EPOXY | | \$ 17,584.00 | | Laub Construction, Inc | | Because of construction contingency costs - exceeds budget to be done at a later date |
| | New Sequence of Existing Hot Water Pumps (3) Add Alternate 5A Installation | | \$ 21,867.00 | | Laub Construction, Inc | | 5B exceeds budget - to be done at a later date |
| | VFD's and Secondary Pumps (3) Add Alternate 5B Installation | \$ 50,250.00 | \$ 95,665.00 | \$ (45,415.00) | Laub Construction, Inc | | Exceeds Budget - to be done at a later date |
| TOTALS FOR PROJECTS MOVING FORWARD | | \$ 914,255.00 | \$ 502,961.00 | | | | |
| | | | \$ 75,000.00 | | | | Base Bid |
| | | | \$ 26,087.00 | | | | General Allowance |
| | | | \$ 604,048.00 | | | | Fixed Project costs over 7 base bids for general conditions, insurance, fee and bond costs |
| | | | \$ 48,461.20 | | | | Total Base Bid of Projects |
| | | | \$ 365,176.00 | | | | Construction Contingency recommended by FGM (5% \$969,224) |
| | | | \$ 1,017,685.20 | \$ (103,430.20) | | | Alternates moving forward with (WAS Chiller) |
| | | | | | | | 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 Area | Mobile Classroom Unit | \$ 650,000.00 | \$ 283,423.00 | | Innovative Modular Solutions | | This is not an alternate but purchase/delivery price will come out of budget amount |
| | Mobile Classroom Add Alternate 4 Installation | | \$ 316,140.00 | \$ 50,437.00 | Laub Construction, Inc | Recommends | |
| TOTALS FOR PROJECTS MOVING FORWARD | | \$ 650,000.00 | \$ 316,140.00 | | Alternate Mobile Classroom Installation | | |
| | | | \$ 15,807.00 | | Construction Contingency recommended by FGM (5% \$316,140) | | |
| | | | \$ 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 | | |