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Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Kent Mutchler
FROM: Scott Ney
RE: 2022-23 Concrete Repairs Bid – District Wide
DATE: June 6, 2022

Bids were publicly posted on Thursday, May 12, 2022, in the Daily Herald.

On Wednesday, June 1, 2022 at 3:00 pm, bids were opened and read aloud for the 2022-23 District Wide Concrete Repairs bid.

Two (2) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:

Eagle Concrete Inc. – Batavia, IL
Mertes Contracting Corporation – Broadview, IL

Results are as follows:

<u>CONTRACTOR</u>	<u>Bid Bond</u>	<u>Base Bid</u>	<u>Deductive Alternate Bid #1 (GMSN)</u>	<u>Deductive Alternate Bid #2 (GMSS)</u>	<u>Total</u>
Eagle Concrete Inc.	X	\$736,700.00	\$195,175.00	\$120,950.00	\$420,575.00
Mertes Contracting Corporation	X	\$987,206.81	\$282,340.87	\$172,222.20	\$532,643.74

It is my recommendation that Eagle Concrete, Inc. be awarded the 2022 Concrete Repairs contract. The total project cost, which includes a \$37,750 Contingency Allowance, is \$420,575.00 for the Base Bid Work and Deductive Alternate Bid #1 and Deductive Alternate Bid #2.



Cashman Stahler Group

June 6, 2022

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

**2022 Concrete Renovations
Geneva Community Unit School District 304
Project Number: CSG754**

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 concrete pavement renovations at seven (7) school sites throughout the District including the following:

1. Geneva High School
2. Geneva Middle School North
3. Geneva Middle School South
4. Fabyan Elementary School
5. Heartland Elementary School
6. Western Avenue Elementary School
7. Williamsburg Elementary School

Bidding Approach

Bids were solicited from concrete contractors who will act as general contractors for the project. We published a bid notice for the project in the Daily Herald Newspaper on Thursday, May 12, 2022.

To solicit additional interest in the project, we contacted eight (8) concrete contractors that have successfully completed past projects for our firm or for the District. We also sent the bid notice to three (3) digital bidding services to which many contractors subscribe for information related to public construction projects.

The bid documents consisted of twenty-one (21) 30"x42" drawings and two hundred eighty-seven (287) pages of Specifications and contract requirements in a Project Manual. The bid documents were issued electronically on Friday, May 20, 2022 to all interested bidders and to the digital bidding services.

On Tuesday, May 24, 2022, we held a mandatory pre-bid meeting at Coultrap Educational Services Center to review important project requirements with interested bidders. A total of two (2) contractors attended the pre-bid meeting.

Bid Opening

On Wednesday, June 1, 2022, at 3:00 p.m., we held a public bid opening at the Coultrap Educational Services Center. By bid time, we received two (2) sealed bids and the bid opening was attended by two (2) bidders and a representative from the laborers union.



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The bid form included a base bid, six (6) deductive alternate bids, and three (3) unit prices as summarized below.

- | | | |
|-----|-----------------------------|--|
| 1. | Base bid: | All work of the Contract Documents |
| 2. | Deductive Alternate Bid #1: | All work at Geneva Middle School North |
| 3. | Deductive Alternate Bid #2: | All work at Geneva Middle School South |
| 4. | Deductive Alternate Bid #3: | All work at Fabyan Elementary School |
| 5. | Deductive Alternate Bid #4: | All work at Heartland Elementary School |
| 6. | Deductive Alternate Bid #5: | All work at Western Avenue Elementary School |
| 7. | Deductive Alternate Bid #6: | All work at Williamsburg Elementary School |
| 8. | Unit Price #1: | Concrete pavement replacement |
| 9. | Unit Price #2: | Concrete curb and gutter replacement |
| 10. | Unit Price #3: | Concrete curb cutting |

Bid Results

We received sealed bids from the following bidders and the bids were publicly opened and read.

Bidder	Base Bid
Eagle Concrete, Inc.	\$736,700.00
Mertes Contracting Corp.	\$987,206.81

Note: Refer to the attached bid tabulation for a listing of the deductive alternate bids and unit prices.

Comparison to Budget

The District budget for the work was Three Hundred Seventy-Seven Thousand Five Hundred Dollars (\$377,500). The base bid amount also includes a Thirty-Seven Thousand Seven Hundred Fifty Dollar (\$37,750) Owner's Contingency Allowance to cover costs of unforeseen conditions.

Bid Analysis - Eagle Concrete, Inc.

The lowest apparent bidder was Eagle Concrete, Inc. Regarding project experience with Eagle Concrete, the Cashman Stahler Group has not previously work with this firm, but Eagle Concrete has completed several concrete pavement replacement projects for Geneva CUSD 304 over the years, most recently in 2019. Eagle Concrete is a local concrete contractor based in Batavia and has performed well for the school district.

On Thursday, June 2, 2022, we contacted Craig Martin, senior estimator, of Eagle Concrete. We reviewed their submitted bid and the overall scope of work and Craig had no reservations about their bid and welcomed the opportunity to work again with Geneva CUSD 304.



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Recommendation

In conclusion, we believe Eagle Concrete, Inc. has included all the required work in their bid and are a qualified concrete contractor that should perform well on the District's concrete renovation work this summer.

The Cashman Stahler Group recommends that the Geneva Community Unit School District 304 Board of Education award an Owner-Contractor Agreement to **Eagle Concrete, Inc.** for the Work indicated in the Contract Documents for a Contract Sum of **Four Hundred Twenty Thousand Five Hundred Seventy-five Dollars and Zero Cents (\$420,575.00)** for the Base Bid Work and Deductive Alternate Bid #1 and Deductive Alternate Bid #2.

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: Bid Tabulation

Bid Tabulation - Geneva CUSD 304 - 2022 Concrete Renovations

Geneva Community Unit School District Bid Opening: Wednesday, June 1, 2022, 3:00 p.m.
 Project CS6754 Bid Opening Location: Coultrap Educational Services Center, 227 N. Fourth St., Geneva, IL 60134



Cashman Stahler Group
 Architects

Registered Bidder Company Name	Bid Security Submitted?		Base Bid Amount	Alternate bids						Unit Prices			Contractor Alternates, Substitutions, or Notes
	Bond	Check		Deductive Alternate Bid #1 - GMSN	Deductive Alternate Bid #2 - GMSS	Deductive Alternate Bid #3 - Fabyan	Deductive Alternate Bid #4 - Heartland	Deductive Alternate Bid #5 - Western Avenue	Deductive Alternate Bid #6 - Williamsburg	Unit Price #1 - Concrete Pavement (SF)	Unit Price #2 - Concrete Curb Replacement (LF)	Unit Price #3 - Concrete Curb Cutting (LF)	
Eagle Concrete, Inc.	X		\$ 736,700.00	\$ (195,175.00)	\$ (120,950.00)	\$ (70,400.00)	\$ (115,200.00)	\$ (8,050.00)	\$ (46,050.00)	\$ 13.25	\$ 57.00	\$ 40.00	None. Apparent low bidder.
Mertes Contracting Corp.	X		\$ 987,206.81	\$ (282,340.87)	\$ (172,222.20)	\$ (44,977.92)	\$ (162,623.29)	\$ (17,609.28)	\$ (80,834.33)	\$ 16.00	\$ 350.00	\$ 28.00	None.