



January 21, 2020

Mrs. Rebecca Allard  
Business Manager/CSBO  
Gavin School District 37  
25775 W. Highway 134  
Ingleside, Illinois 60041

**RE: Bid Results for Summer Work 2020 at Gavin South & Gavin Central Schools  
Option B**

Dear Mrs. Allard:

Enclosed is the review of the bids opened on December 23, 2019 for the Summer Work 2020 at Gavin South Middle School and Gavin Central Elementary School. Attached are the following documents that summarize the bid results:

- Budget & Owner Costs Spreadsheet
- Bid Opening Analysis Matrix
- Bid Opening Snapshot

The construction subtotal that represents the agreement value with Pepper Construction is \$2,780,021, which includes the lowest qualified bid for each bid package, unassigned allowances and Pepper's construction management general conditions, preconstruction costs, general liability insurance and fee.

The following bidders are complete, and we recommend the district award these contracts to the lowest responsive bidder. The values are inclusive of the following: **Alternates #1, #4, #5, #6, #7 and the cabinet voluntary alternate.**

- Bid Package 1 – Selective Demo: Pepper Construction in the amount of \$90,571
- Bid Package 2 – Concrete & Earthwork: Manusos General Contracting in the amount of \$214,000
- Bid Package 3 – Steel: Mechanical & Industrial Steel Services in the amount of \$165,500
- Bid Package 4 – Carpentry/General Trades: Pepper Construction in the amount of \$223,745
- Bid Package 5 – Roofing: Sterling Commercial Roofing, Inc. in the amount of \$236,325
- Bid Package 6 – Aluminum & Glass: Lake Shore Glass and Mirror, Inc. in the amount of \$276,500
- Bid Package 7 – Drywall & Acoustical Ceilings: Pepper Construction in the amount of \$216,840
- Bid Package 8 – Flooring: Libertyville Tile & Carpet in the amount of \$98,719
- Bid Package 9 – Painting: Midwest Decorating in the amount of \$23,220
- Bid Package 10 – Plumbing: Jensen's Plumbing & Heating, Inc. in the amount of \$39,800
- Bid Package 11 – HVAC: Jensen's Plumbing & Heating, Inc. in the amount of \$401,600
- Bid Package 12 – Electrical: Associated Electrical Contractors, LLC in the amount of \$211,000
- Bid Package 13 – Asphalt: Schroeder Asphalt Services in the amount of \$52,998

Finally, additional information was requested from several of the low bidders to confirm payment and performance bond ratings, alternate clarifications, etc. that were not included or incorrectly submitted on the

bid form. These circumstances are noted in the Bid Opening Analysis Matrix, and Pepper can provide this information if needed.

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,

PEPPER CONSTRUCTION COMPANY

*Jenny Spence*

Jenny Spence  
Senior Project Manager

# Gavin School District 37

January 21, 2020

## Budget & Owners Costs

Referendum Value	\$ 6,125,000
Maintenance Grant	\$ 50,000
<b>Total Budget</b>	<b>\$ 6,175,000</b>
<b>Less the Following Costs</b>	
Construction Costs 2019	\$ 2,702,194
PCC Return of Unused Dollars	\$ (55,050)
A/E Fees - includes addn'l services (\$12,972)	\$ 390,831
Materials Testing - ECS quote	\$ 18,587
Asbestos Removal - 2019 (Flooring), Includes TEM	\$ 113,421
Asbestos Removal - 2020 (Soffits-Allowance)	\$ 22,500
ComEd Services	\$ 3,006
Nicor Services	\$ 5,000
Low Voltage	\$ 97,670
B&F Inspections 2019	\$ 750
B&F Inspections 2020	\$ 9,075
Furniture Allowance	\$ 150,000
<b>Remaining Monies for 2020 Construction Project =</b>	<b>\$ 2,717,016</b>

BID OPENING ANALYSIS

BID PKG #	BID PACKAGE / CONTRACTOR	CITY/STATE	BID BOND	ADDENDA		P/P BOND	BASE BID	NOTES	ALTERNATES										VOLUNTARY ALTERNATE	VOLUNTARY ALTERNATE DETAIL	D37 Base Bid & Accepted Alternates				
				NO. 1	NO. 2				Alternate 1: Delete Replacing Storefront Entry at Gavin South	Alternate 2: Add Classroom Security Film at Gavin South	Alternate 3: Delete Replacing Cooridors with Ceramic Tile at Gavin Central	Alternate 4: Delete Replacing Cooridors with Carpet at Gavin Central	Alternate 5: Delete Replacing Office Flooring at Gavin Central	Alternate 6: Delete Replacing Library Flooring at Gavin Central	Alternate 7: Delete Replacing Band Flooring at Gavin Central	Alternate 8: Add Cafeteria Flooring at Gavin South	Alternate 9A: Add Replacing Classroom Flooring with LVT at Gavin Central	Alternate 9B: Add Replacing Classroom Flooring with Carpeting at Gavin Central				Alternate 10: Add Aluminum & Glass Canopy at Gavin South			
<b>1</b>	<b>Selective Demo</b>																								
	Alpine Demolition Services	St. Charles, IL					No Bid	Late Bid Due to FedEx																	
	Green Demolition Contractors	Chicago, IL	Y	Y	Y	AXV	\$192,700																		
	Pepper Construction Company	Barrington, IL	Y	Y	Y	AXV	\$118,860																		\$90,571
	(low bid analysis)						\$118,860																		\$90,571
<b>2</b>	<b>Concrete &amp; Earthwork</b>																								
	Abbey Paving Company	Aurora, IL	Y	Y	Y	A+XV	\$249,365																		
	Manusos General Contracting	Fox Lake, IL	Y	Y	Y	AXV	\$214,000																		\$214,000
	Pepper Construction Company	Barrington, IL	Y	Y	Y	AXV	\$340,995																		
	Schaefges Brothers, Inc.	Wheeling, IL	Y	Y	Y	A+XV	\$245,445																		
	(low bid analysis)						\$214,000																		\$214,000
<b>3</b>	<b>Steel</b>																								
	Guardian Construction Products	Naperville, IL	Y	Y	Y	A+XV	\$274,000																		\$1,000
	Mechanical & Industrial Steel Services	Channahon, IL	Y	Y	Y	A+	\$165,500	See correspondence - Surety Rating																	\$165,500
	TA Bowman Constructors	Bloomington, IL	Y	Y	Y	A	\$206,700																		
	(low bid analysis)						\$165,500																		\$165,500
<b>4</b>	<b>General Trades</b>																								
	Edwin Anderson Construction Co.	Bensenville, IL	Y	Y	Y	A+XV	\$252,000																		
	Manusos General Contracting	Fox Lake, IL	Y	Y	Y	AXV	\$258,101																		
	Ostrander Construction, Inc.	Downers Grove, IL	Y	Y	Y	AXI	\$238,600																		
	Pepper Construction Company	Barrington, IL	Y	Y	Y	AXV	\$225,235																		\$223,745
	(low bid analysis)						\$225,235																		\$223,745
<b>5</b>	<b>Roofing</b>																								
	Bennett & Brosseau Roofing Inc.	Romeoville, IL					No Bid																		
	G.E. Riddford Roofing Co.	Arlington Heights, IL					No Bid	Late Bid Due to FedEx																	
	Sterling Commercial Roofing, Inc.	Sterling, IL	Y	Y	Y	AX	\$236,325	See correspondence - Addendum #2 included.																	\$236,325
	Weatherguard Roofing	Elgin, IL					No Bid																		
	(low bid analysis)						\$236,325																		\$236,325
<b>6</b>	<b>Aluminum &amp; Glass</b>																								
	Illinois Architectural Glass & Aluminum	Libertyville, IL	Y	Y	Y	A+XV	\$318,800																		\$89,800
	Lake Shore Glass and Mirror, Inc.	Chicago, IL	Y	Y	Y	A++	\$289,000	See correspondence - Surety Rating																	\$276,500
	Northern Glass, Inc.	Elk Grove Village, IL	Y	Y	Y		\$408,441																		\$70,304
	Reliant Contract Glass, Inc.	Crystal Lake, IL	Y	Y	Y	AXV	\$392,900																		\$74,400
	(low bid analysis)						\$289,000																		\$276,500
<b>7</b>	<b>Drywall &amp; Acoustical Ceilings</b>																								
	International Decorators	Lake Barrington, IL					No Bid																		
	Laub Construction	Aurora, IL					No Bid																		
	Pepper Construction Company	Barrington, IL	Y	Y	Y	AXV	\$216,840																		\$216,840
	(low bid analysis)						\$216,840																		\$216,840

Gavin School District 37  
 Summer 2020 Renovations  
 Bid Packages 1-13  
 December 23, 2019

BID OPENING ANALYSIS

BID PKG #	BID PACKAGE / CONTRACTOR	CITY/STATE	BID BOND	ADDENDA		P/P BOND	BASE BID	NOTES	ALTERNATES										VOLUNTARY ALTERNATE	VOLUNTARY ALTERNATE DETAIL	D37 Base Bid & Accepted Alternates				
				NO. 1	NO. 2				Alternate 1: Delete Replacing Storefront Entry at Gavin South	Alternate 2: Add Classroom Security Film at Gavin South	Alternate 3: Delete Replacing Cooridors with Ceramic Tile at Gavin Central	Alternate 4: Delete Replacing Cooridors with Carpet at Gavin Central	Alternate 5: Delete Replacing Office Flooring at Gavin Central	Alternate 6: Delete Replacing Library Flooring at Gavin Central	Alternate 7: Delete Replacing Band Flooring at Gavin Central	Alternate 8: Add Replacing Cafeteria Flooring at Gavin South	Alternate 9A: Add Replacing Classroom Flooring with LVT at Gavin Central	Alternate 9B: Add Replacing Classroom Flooring with Carpeting at Gavin Central				Alternate 10: Add Aluminum & Glass Canopy at Gavin South			
<b>8</b>	<b>Flooring</b>																								
	Consolidated Flooring of Chicago	Chicago, IL	Y	Y	Y	A+	\$193,300		\$0	\$0	-\$28,493	-\$31,914	-\$24,550	-\$16,672	-\$6,557	\$27,569	\$179,456	\$144,542	\$0						
	Douglas Floor Covering, Inc.	North Aurora, IL	Y	Y	Y	A++XV	\$250,000		\$0	\$0	-\$39,000	-\$45,000	-\$31,000	-\$20,000	-\$9,200	\$43,000	\$260,000	\$191,000	\$0						
	Libertyville Tile & Carpet	Libertyville, IL	Y	Y	Y	AXIV	\$187,813		\$0	\$0	-\$36,505	-\$36,785	-\$31,558	-\$14,264	-\$6,487	\$37,015	\$217,500	\$182,220	\$0					\$98,719	
	Manico Flooring	McHenry, IL					No Bid																		
	Noland Sales Corporation	Wood Dale, IL					No Bid																		
	Laub Construction	Aurora, IL	Y	Y	Y	AXIV	\$560,000		\$0	\$0	-\$45,270	-\$49,517	-\$34,539	-\$18,275	-\$9,948	\$48,355	\$289,653	\$156,016	\$0						
	(low bid analysis)						\$187,813		\$0	\$0	-\$36,505	-\$36,785	-\$31,558	-\$14,264	-\$6,487	\$37,015	\$217,500	\$182,220	\$0					\$98,719	
<b>9</b>	<b>Painting</b>																								
	Ascher Brothers Co, Inc.	Chicago, IL					No Bid																		
	Cosgrove Construction, Inc.	Joliet, IL					No Bid	Late Bid Due to FedEx																	
	D.E.S. Painting, Inc.	Chicago, IL					No Bid																		
	Midwest Decorating	Hampshire, IL	Y	Y	Y	A+XV	\$23,220		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,220
	Oosterbaan & Sons Co.	Posen, IL	Y	Y	Y	AXIV	\$28,400		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pepper Construction Company	Barrington, IL	Y	Y	Y	AXV	\$26,233		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(low bid analysis)						\$23,220		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,220
<b>10</b>	<b>Plumbing</b>																								
	A & H Plumbing & Heating Co.	Elk Grove Village, IL					No Bid																		
	DeFranco Plumbing, Inc.	Palatine, IL	Y	Y	Y	A+XV	\$53,552		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Ernie Peterson Plumbing, Inc.	Waukegan, IL	Y	Y	Y	A+XV	\$47,425		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Jensen's Plumbing & Heating, Inc.	Woodstock, IL	Y	Y	Y	AXI	\$39,800		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,800
	Sherman Mechanical, Inc.	Cary, IL	Y	Y	Y	AXVI	\$71,600		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(low bid analysis)						\$39,800		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,800
<b>11</b>	<b>HVAC</b>																								
	Amber Mechanical Contractors, Inc	Alsip, IL	Y	Y	Y	AXV	\$314,000	Withdrew Bid Due to Mistake	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Dekalb Mechanical	Dekalb, IL					No Bid																		
	Jensen's Plumbing & Heating, Inc.	Woodstock, IL	Y	Y	Y	AXI	\$401,600		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401,600
	Oak Brook Mechanical Services, Inc.	Elmhurst, IL	Y	Y	Y	AXIII	\$518,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Premier Mechanical, Inc.	Addison, IL					No Bid																		
	R. J. Olmen Co.	Glenview, IL	Y	Y	Y	A	\$865,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sherman Mechanical, Inc.	Cary, IL	Y	Y	Y	AVI	\$469,950		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(low bid analysis)						\$401,600		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401,600
<b>12</b>	<b>Electrical Work</b>																								
	Associated Electrical Contractors, LLC	Woodstock, IL	Y	Y	Y	A+XV	\$211,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,000
	Carey Electrical Contractors	McHenry, IL					No Bid																		
	J. Hamilton Electric	Elk Grove Village, IL	Y	Y	Y	AXII	\$218,950		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Krause Electrical Contractors	Zion, IL	Y	Y	Y	A+XV	\$224,870		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pieper Power	Kenosha	Y	Y	Y	A+XV	\$244,250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(low bid analysis)						\$211,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,000

BID OPENING ANALYSIS

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13	Asphalt																							
	Abbey Paving Co.	Aurora, IL	Y	Y	Y	A+XV	\$87,395		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
	Chadwick Contracting Co.	Lake in the Hills, IL					No Bid																	
	Schroeder Asphalt Services	Marengo, IL	Y	Y	Y	AXV	\$52,998		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$52,998	
	(low bid analysis)						\$52,998		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$52,998	
SUBTOTAL:							\$2,382,191		-\$17,710	\$5,900	-\$51,390	-\$46,655	-\$35,887	-\$20,694	-\$9,937	\$45,720	\$265,365	\$230,085	\$80,300	-\$1,490	\$2,250,818			

December 23, 2019

**BID OPENING SNAPSHOT**

<b>LOWEST QUALIFIED SUBCONTRACTS</b>		
Base Bid Totals from Bid Tab	\$	<b>2,382,191</b> <b>Notes:</b>
Alternate 1: Delete Replacing Storefront Entry at Gavin South, (\$17,710)	\$	(17,710) Yes - accept deduct alternate
Alternate 2: Add Classroom Security Film at Gavin South, \$5,900	\$	- TBD - add during job if monies allow
Alternate 3: Delete Replacing Cooridors Ceramic Tile at Gavin Central, (\$51,390)	\$	- No - decline deduct alternate
Alternate 4: Delete Replacing Cooridors Carpet at Gavin Central, (\$46,655)	\$	(46,655) Yes - accept deduct alternate
Alternate 5: Delete Replacing Office Flooring at Gavin Central, (\$35,887)	\$	(35,887) Yes - accept deduct alternate
Alternate 6: Delete Replacing Library Flooring at Gavin Central, (\$20,694)	\$	(20,694) Yes - accept deduct alternate
Alternate 7: Delete Replacing Band Flooring at Gavin Central, (\$8,937)	\$	(8,937) Yes - accept deduct alternate
Alternate 8: Add Replacing Cafeteria Flooring at Gavin South, \$45,720	\$	- No - decline add alternate
Alternate 9A: Add Replacing Classroom Flooring with LVT at Gavin Central, \$265,365	\$	- No - decline add alternate
Alternate 9B: Add Replacing Classroom Flooring with Carpeting at Gavin Central, \$230,085	\$	- No - decline add alternate
Alternate 10: Add Aluminum & Glass Canopy at Gavin South, \$80,300	\$	- No - decline add alternate
Voluntary Alternate: New Cabinets, (\$1,490)	\$	(1,490) Yes - accept deduct voluntary alternate
<b>TOTAL - LOWEST QUALIFIED SUBCONTRACTS INCLUDING ALTERNATES</b>	<b>\$</b>	<b>2,250,818</b>
<b>UNASSIGNED ALLOWANCES (CMc)</b>		
Moisture Mitigation - Central	\$	7,642
Moisture Mitigation - South Existing Concrete	\$	11,300
Moisture Mitigation - South New Concrete	\$	5,400
Stone Removal/Replacement for Asphalt Scope Gap	\$	21,648
Landscaping Repairs	\$	4,883
Electrical Behind Wood Soffit	\$	7,000
Mastic Removal at Abated Floors (Blast-it-all)	\$	2,160
Layout Benchmark	\$	2,200
OSHA Safety/Quality	\$	12,480
Temporary Construction	\$	36,014
Temporary Toilets	\$	-
Protect Finish Surfaces	\$	5,500
Construction/Safety Clean-Up	\$	22,080
Professional Cleaning (By Owner)	\$	-
Storage Containers (Qty. 2)	\$	1,255
Rubbish Containers	\$	13,500
VE# <u>Post Bid VE Options (Change orders to be issued to subs after contract award.):</u>		
1A VE Option on Aluminum Composite Metal Panels, (\$25,000)	\$	(25,000) Wold accepts but changes aesthetics. Confirm weather barrier required.
1B VE Option on Standard Color for Aluminum Composite Metal Panels (\$3,600-\$5,400)	\$	- Wold accepts
2A VE Option on Centria Metal Panels, (\$15,000)	\$	(15,000) Wold accepts
2B VE Option on Standard Color for Centria Metal Panels (\$1,800-\$2,700)	\$	- Wold accepts
3 VE Option on Bullet Resistant Glass on Exterior System, (\$7,850)	\$	- No - school declined this option
4 VE Option on Simplifying Lighting Controls, (\$2,000)	\$	(2,000) Wold accepts
5 VE Option on Entry Vestibule Light Fixtures, (\$9,500)	\$	(9,500) Wold accepts
6 VE Option to Reuse Framing at Gavin Central Entrance (\$7,050)	\$	(7,050) Wold accepts
7 Masonry Demo Scope Double Up (\$14,000)	\$	(14,000) Yes - accept deduct for scope double up
8 Acoustic ceiling tile change \$2,050	\$	2,050 Yes - accept ceiling tile change. Wold verifying value.
<b>TOTAL - UNASSIGNED ALLOWANCES (CMc)</b>	<b>\$</b>	<b>82,563</b>
<b>GENERAL CONDITIONS / Management Reimb. - 12 wks. Construction</b>		
PCC - Project Director	\$	20,103
PCC - Project Executive	\$	59,734
PCC - Sr. PM	\$	77,120
PCC - Superintendent	\$	76,392
PCC - Central Foreman	\$	30,300
PCC - Accountant	\$	10,541
PCC - Project Coordinator	\$	5,580
PCC - Director of Quality	\$	6,778
PCC - Safety Manager	\$	2,902
<b>TOTAL - GENERAL CONDITIONS (CMc)</b>	<b>\$</b>	<b>289,450</b>
<b>GENERAL CONDITIONS / Const. Reimb. - 12 wks. Construction</b>		
Print Reproduction	\$	1,400
Field Office Supplies	\$	1,100
Trailer (Office to be located inside school)	\$	-
General Equipment	\$	4,000
Computer/Phone Equipment	\$	600
Postage	\$	600
Phone/Internet Service	\$	1,400
Safety - PPE	\$	400
Drinking Water	\$	800
Signage	\$	1,000
Field Office Setup	\$	1,500
<b>TOTAL - GENERAL CONDITIONS (CMc)</b>	<b>\$</b>	<b>12,800</b>
<b>Contingency</b>	\$	-
<b>Builders Risk</b>	\$	441
<b>GENERAL LIABILITY (CMc) - 1.1%</b>	\$	28,997
<b>PCC FEE (CMc) - 3%</b>	\$	79,952
<b>Preconstruction Costs</b>	\$	35,000
<b>TOTAL 2020 CONSTRUCTION COST</b>	<b>\$</b>	<b>2,780,021</b>
<b>Remaining Monies for 2020 Construction Project</b>		
	\$	2,717,016
<b>Total 2020 Construction Cost</b>	\$	2,780,021
<b>Variance</b>	\$	(63,005) Over Budget