

Maywood – Melrose Park – Broadview School District 89

Memorandum

To: Dr. Michael Robey
 From: Alan Hahn, Consultant
 Re: Jacobson Masonry contract

The masonry bid was received on May 3, 2012. The bid documents were written to include a \$25,000 contingency in the final bid amount. This procedure is typical for maintenance repairs where there is likelihood that when the contractor gets into the building they will find additional repairs that are needed but hidden behind walls. The bids came in as follows:

Contractor	Base Bid Amount	Contingency	Total Bid Amount
Eugene Matthews, Inc.	\$212,000	\$25,000	\$237,000
Grove Masonry Maint.	\$297,000	\$25,000	\$322,000
Jacobson Masonry	\$188,000	\$25,000	\$213,000

Typically the Board would have approved the lowest bid to Jacobson for the total bid amount of \$213,000. Then as the project develops and if more work was discovered it could be accomplished within the \$25,000 contingency. If the project was completed with less than the contingency amount needed, then a final negative change order would be approved lowering the price of the contract. As it was, the actual work discovered required the four change orders as follows:

Change Order	Amount	Description
Change Order #1	\$ 800	control joint
Change Order #2	\$ 4,000	control joint \$400; I-beam \$1,100; caulk w/backer rod \$2,500
Change Order #3	\$ 8,250	brick elevation wall \$2,750; brick penthouse wall \$5,500
Change Order #4	<u>\$17,238</u>	additional 663 square feet of tuck-pointing \$17,238
Total	\$30,288	

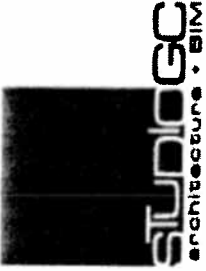
Adding the additional four change orders to the base bid equals a total final contract amount of \$218,288.

Since the Board originally only approved the contract for \$188,000, my recommendation is for the Board to re-award the contract to Jacobson Masonry at the total bid price of \$213,000 (that includes the base price of \$188,000 plus the \$25,000 contingency). Then, the Board should also award a final change order amount of \$5,288 representing the four change orders listed above. This results in a total payment to Jacobson Masonry of \$218,288 for all the work.

223 W. Jackson Blvd., Suite 1200
 Chicago, IL 60606
 P: 312.253.3400 F: 312.253.3401

Client: Maywood-Melrose Park-Broadview SD 89
Project Name: Emerson and Lexington Masonry Repairs

Project No.: 12108
Bid Date: Thursday, May 3, 2012 @ 1:30 pm
Project Architect: Andy Pigozzi



BID TAB WORKSHEET

Contractor	Bid Bond	ADD #1	Base Bid Amount	Contingency	Total Bid Amount	Unit Cost-1 Tuckpointing per SF	Unit Cost-2 Brick Replacement per SF
Eugene Matthews, Inc. 312-666-4646	x	x	\$212,000.00	\$25,000.00	\$237,000.00	\$15.00	\$75.00
Grove Masonry Maintenance 708-385-0225	x	x	\$297,000.00	\$25,000.00	\$322,000.00	\$13.00	\$60.00
Jacobson Masonry 708-442-0040	x	x	\$188,000.00	\$25,000.00	\$213,000.00	\$26.00	\$40.00

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Change Order

PROJECT <i>(Name and address):</i> Maywood-Melrose Park-Broadview School District 89 Emerson and Lexington Masonry Repairs	CHANGE ORDER NUMBER: 001 DATE: June 22, 2012	OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i> Jacobson Masonry, Inc., 4020 Center Avenue Lyons, IL 60534	ARCHITECT'S PROJECT NUMBER: 12018 CONTRACT DATE: May 17, 2012 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Provide and install a control joint on the northwest corner by "F" door per email dated 6/21/12. Total: \$800.00

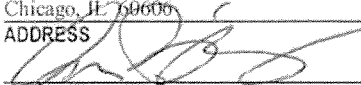

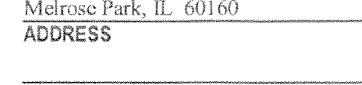
Amount to be DEDUCTED from Contingency Allowance of:	\$25,000.00
Previous Charges:	0.00
Current Allowance Balance:	\$25,000.00
Total Cost Approved:	800.00
Allowance Balance After Change Request:	\$24,200.00

The original Contract Sum was	\$	213,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	213,000.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	213,000.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

StudioGC architecture + BIM	Jacobson Masonry, Inc.,	Maywood-Melrose Park-Broadview School District 89
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
223 W. Jackson Blvd., Suite 1200 Chicago, IL 60606	4020 Center Avenue Lyons, IL 60534	906 Walton Street, Melrose Park, IL 60160
ADDRESS	ADDRESS	ADDRESS
		
BY <i>(Signature)</i>	BY <i>(Signature)</i>	BY <i>(Signature)</i>
Andrew Pigozzi	Alma L. Calleros	Clarence Thomas
<i>(Typed name)</i>	<i>(Typed name)</i>	<i>(Typed name)</i>
6/22/2012	6/25/12	
DATE	DATE	DATE

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Change Order

PROJECT <i>(Name and address):</i>	CHANGE ORDER NUMBER: 002	OWNER: <input checked="" type="checkbox"/>
Maywood-Melrose Park-Broadview School District 89 Emerson and Lexington Masonry Repairs	DATE: July 6, 2012	ARCHITECT: <input checked="" type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i>	ARCHITECT'S PROJECT NUMBER: 12018	CONTRACTOR: <input checked="" type="checkbox"/>
Jacobson Masonry, Inc., 4020 Center Avenue Lyons, IL 60534	CONTRACT DATE: May 17, 2012	FIELD: <input type="checkbox"/>
	CONTRACT FOR: General Construction	OTHER: <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

- Provide control joint (east/north corner) starting from top of steel lintel of door going up to the bottom of 2nd floor window at Lexington School. Total: \$400.00
 - Remove steel I beam with plate and install new at west elevation door by garage entrance at Lexington School.
Total: \$1,100.00
 - Remove and install caulk with backer rod at gym parapet cap at Lexington School. Total: \$2,500.00
- TOTAL: \$4,000.00**

Amount to be DEDUCTED from Contingency Allowance of:	\$25,000.00
Previous Charges:	800.00
Current Allowance Balance:	\$24,200.00
Total Cost Approved:	4,000.00
Allowance Balance After Change Request:	\$20,200.00

The original Contract Sum was	\$	213,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	213,000.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	213,000.00

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.



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Change Order

PROJECT <i>(Name and address):</i> Maywood-Melrose Park-Broadview School District 89 Emerson and Lexington Masonry Repairs	CHANGE ORDER NUMBER: 003 DATE: July 13, 2012	OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i> Jacobson Masonry, Inc., 4020 Center Avenue Lyons, IL 60534	ARCHITECT'S PROJECT NUMBER: 12018 CONTRACT DATE: May 17, 2012 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Remove and reinstall brick on west elevation wall on roof top. Total: \$2,750.00
 Remove and reinstall brick in lieu of tuckpointing on west wall of penthouse. Total: \$5,500.00
TOTAL: \$8,250.00

Amount to be DEDUCTED from Contingency Allowance of:	\$25,000.00
Previous Charges:	4,800.00
Current Allowance Balance:	\$20,200.00
Total Cost Approved:	8,250.00
Allowance Balance After Change Request:	\$11,950.00

The original Contract Sum was	\$ 213,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 213,000.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 213,000.00

The Contract Time will be unchanged by Zero (0) days.
 The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

StudioGC architecture + BIM	Jacobson Masonry, Inc.,	Maywood-Melrose Park-Broadview
_____	_____	_____
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
223 W. Jackson Blvd., Suite 1200	4020 Center Avenue	906 Walton Street
Chicago, IL 60606	Lyons, IL 60534	Melrose Park, IL 60160
_____	_____	_____
ADDRESS	ADDRESS	ADDRESS
BY <i>(Signature)</i>	BY <i>(Signature)</i>	BY <i>(Signature)</i>
Andrew Pigozzi	Alma L. Calleros	Clarence Thomas
<i>(Typed name)</i>	<i>(Typed name)</i>	<i>(Typed name)</i>
7/13/2012	7/20/2012	
DATE	DATE	DATE

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User Notes:

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Change Order

PROJECT <i>(Name and address):</i> Maywood-Melrose Park-Broadview School District 89 Emerson and Lexington Masonry Repairs	CHANGE ORDER NUMBER: 004 DATE: July 25, 2012	OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i> Jacobson Masonry, Inc., 4020 Center Avenue Lyons, IL 60534	ARCHITECT'S PROJECT NUMBER: 12018 CONTRACT DATE: May 17, 2012 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Additional 663 s.f. of tuckpointing. Total: \$17,238.00

Amount to be DEDUCTED from Contingency Allowance of:	\$25,000.00
Previous Charges:	13,050.00
Current Allowance Balance:	\$11,950.00
Total Cost Approved:	11,950.00
Allowance Balance After Change Request:	\$ 0.00

Balance of \$5,288.00 to be ADDED to contract amount.

The original Contract Sum was	\$	213,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	213,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$	5,288.00
The new Contract Sum including this Change Order will be	\$	218,288.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

StudioGC architecture + BIM	Jacobson Masonry, Inc.,	Maywood-Melrose Park-Broadview School District 89
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
223 W. Jackson Blvd., Suite 1200 Chicago, IL 60606	4020 Center Avenue Lyons, IL 60534	906 Walton Street Melrose Park, IL 60160
ADDRESS	ADDRESS	ADDRESS
BY <i>(Signature)</i>	BY <i>(Signature)</i>	BY <i>(Signature)</i>
Patrick J. Callahan	Alma L. Calleros	Clarence Thomas
<i>(Typed name)</i>	<i>(Typed name)</i>	<i>(Typed name)</i>
DATE 7/27/12	DATE	DATE