

227 N. Fourth Street
Geneva, Illinois 60134
630/463-3000
630/463-3020
Fax: 630/463-3029



Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Andrew Barrett
FROM: Scott Ney
RE: 2024 FES Masonry Renovations
DATE: May 8, 2024

Bids were publicly posted on Thursday, April 11, 2024, in the Daily Herald.

On Tuesday, May 7, 2024, at 9:00 am, bids were opened and read aloud for the 2024 Fabyan Elementary School Masonry Renovations.

Six (6) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:

Basic Brothers, Inc – Chicago, IL
Berglund Construction Company – Chicago, IL
MBB Enterprises of Chicago, Inc. – Chicago, IL
Mertes Contracting Corporation – Broadview, IL
Otto Baum Company, Inc – Morton, IL
RestoreWorks – Griffith, IN

Results are as follows:

CONTRACTOR	Bid Bond	Base Bid	Unit Price #1 Cracked Face Brick Replacement, Each
Basic Brothers, Inc	X	\$146,750.00	\$50.00
Berglund Construction Company	X	\$175,000.00	\$50.00
MBB Enterprises of Chicago, Inc.	X	\$142,077.00	\$45.00
Mertes Contracting Corporation	X	\$175,265.00	\$55.00
Otto Baum Company, Inc	X	\$111,920.00	\$46.00
RestoreWorks	X	\$171,700.00	\$97.00

It is my recommendation that Otto Baum Company, Inc. be awarded the 2024 Masonry Renovations contract. The total project cost, which includes a \$17,000 Contingency Allowance, is \$111,920.00.



Cashman Stahler Group

May 7, 2024

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

2024 Masonry Renovations - Fabyan Elementary School
Geneva Community Unit School District 304
Project Number: CSG765

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 masonry repairs to existing second story masonry mechanical equipment screen walls at north side of Fabyan Elementary School. The scope of work includes brick masonry repointing or tuckpointing, cleaning of brick masonry, application of a water repellent to the face brick, and replacement of existing sheet metal copings and flashing.

Bidding Approach

Bids were solicited from masonry contractors who will act as general contractors for the project. We published a bid notice for the project in the Fox Valley Daily Herald on Thursday, April 11, 2024.

To solicit additional interest in the project, we contacted six (6) masonry contractors that have successfully completed past projects for our firm or for the District. We also sent the bid notice to two (2) digital bidding services to which many contractors subscribe for information related to public construction projects.

Beyond the firms we contacted, two (2) additional masonry contractors requested the bid documents after seeing the bid notice published in the newspaper.

The bid documents consisted of five (5) 30"x42" drawings and two hundred forty-eight (248) pages of specifications and contract requirements in a Project Manual. The bid documents were issued electronically on Tuesday, April 23, 2024 to all interested bidders and to the digital bidding services.

On Wednesday, May 1, 2024, we held a mandatory pre-bid meeting at Coultrap Educational Services Center to review important project requirements with interested bidders. A total of six (6) masonry contractors attended the pre-bid meeting.

Prequalification Submittal

As part of the bid document requirements, interested bidders were required to submit prequalification documents via email to the Architect by 4:00 p.m. on Friday, May 3, 2024. A total of six (6) registered bidders submitted the required documents.



Cashman Stahler Group

Bid Opening

On Tuesday, May 7, 2024, at 9:00 a.m., we held a public bid opening at the Coultrap Educational Services Center. By bid time, we received six (6) sealed bids and the bid opening was attended by three (3) bidders.

Bid Results

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

Bidder	Base Bid	Unit Price #1
Basic Brothers Inc.	\$146,750.00	\$50.00
Berglund Construction Company	\$175,000.00	\$50.00
MBB Enterprises of Chicago	\$142,077.00	\$45.00
Mertes Contracting Corporation	\$175,265.00	\$55.00
Otto Baum Company, Inc.	\$111,920.00	\$46.00
RestoreWorks	\$171,700.00	\$97.00

Comparison to Budget

The District budget for the work was Two Hundred Thousand Dollars (\$200,000). The base bid amount also includes a Seventeen Thousand Dollar (\$17,000) Owner's Contingency Allowance to cover costs of typical unforeseen conditions and to replace cracked face brick.

Bid Analysis

The apparent low bidder was Otto Baum Company, Inc. They were originally incorporated as Otto Baum & Sons in 1937 and later incorporated as Otto Baum Company, Inc. in 1959. The firm self-performs masonry work, masonry restoration work, and commercial and civil concrete work. They have three offices in Morton, IL, Urbana, IL, and Crest Hill, IL.

Otto Baum has approximately \$85,000,000 of work currently under contract. They have averaged approximately \$68,000,000 of annual construction work over the last five years.

Travelers Casualty and Surety Company of America has provided bonds to Otto Baum Company since 1979. They can bond a single project in excess of \$50,000,000 with an aggregate bonding limit of approximately \$200,000,000.

Safety is critical on all projects and a firm's low insurance experience modification rating (EMR) typically reflects the success of the firm's safety programs. An EMR of 1.0 is considered the industry average. Otto Baum has a current EMR rating of 0.60. That is an excellent rating and should reflect a successful safety program at their firm.

On Tuesday, May 7, 2024, we conducted a Zoom bid review meeting with Dan Bagley, Vice President/Restoration Division Manager, from Otto Baum Company, Inc. We reviewed their submitted bid and the overall scope of work. They had no reservations about their bid and welcomed the opportunity to work with Geneva CUSD 304.



Cashman Stahler Group

Recommendation

In conclusion, we believe Otto Baum Company, Inc. has included all the required work in their bid and are a highly qualified masonry contractor that should perform well on the District's masonry 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 **Otto Baum Company, Inc.** for the Work indicated in the Contract Documents for a Contract Sum of **One Hundred Eleven Thousand Nine Hundred Twenty Dollars and Zero Cents (\$111,920.00).**

If you have any questions or comments, please don't hesitate to contact me.

Sincerely,

CASHMAN STAHLER GROUP, INC.

A handwritten signature in blue ink that reads 'Stephen J. Cashman'.

Stephen J. Cashman, AIA, LEED AP BD+C
Principal Architect

cc: Project File
Attachments: None