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**Scott K. Ney**  
 Director, Facility Operations

**Community Unit  
 School District 304**

TO: Dr. Kent Mutchler  
 FROM: Scott Ney  
 RE: 2020 GMSN & GMSS Health Life Safety Repairs Bid  
 DATE: April 20, 2020

Bids were publicly posted on Wednesday, March 4, 2020 in the Daily Herald.

On March 20, 2020 at 3:00 pm, bids were opened and read aloud for GMSN and GMSS Health/Life Safety Repairs.

Four (4) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:

- Wm. Tonyan & Sons – McHenry, IL
- Bee Liner Lean Services – Oak Lawn, IL
- Slaten Construction, Inc. – St. Charles, IL
- Expedia Construction Corporation – Arlington Heights, IL

Results are as follows:

Contractor	Addenda 1	Bid Bond	Base Bid GMSN – Guardrail/Handrail GMSS – LMC Glazing/Shutters	Alt A-S1 GMSS – LMC Acoustical Wall Panels	Alt A-S2 GMSS Cafeteria/ Serving Coiling Shutter	Alt A-S4 GMSS Fire Alarm Panel Replacement	Total
Wm. Tonyan & Sons	X	X	\$507,400.00	\$17,160.00	\$10,700.00	\$25,700.00	\$560,960.00
Bee Liner Lean Services	X	X	\$241,262.50	\$21,315.00	\$18,816.00	\$110,250.00	\$391,643.50
Slaten Construction, Inc.	X	X	\$326,773.00	\$20,865.00	\$12,402.00	\$8,025.00	\$368,065.00
Expedia Construction Corp.	X	X	\$414,600.00	\$11,000	\$19,000.00	\$36,000.00	\$480,600.00

It is my recommendation that Slaten Construction, Inc. be awarded the Base Bid 2020 Health/Life Safety Repairs contract for \$326,773.00 plus Alternate A-S1 (GMSS LMC Acoustical Panels) for \$20,865.00, Alternate A-S2 (GMSS Cafeteria/Serving Coiling Shutter) for \$12,402.00 and Alternate A-S4 (GMSS Fire Alarm Panel Replacement) for \$8,025.00. This brings the total bid to \$368,065.00.

# FGM ARCHITECTS

April 16, 2020

Mr. Scott Ney  
Director of Facility Operations  
Geneva CUSD 304  
227 N. Fourth Street  
Geneva, Illinois 60134

Re: Geneva CUSD 304 – 2020 Capital Improvements  
FGM Project No. 20-2889.01

Dear Mr. Ney:

Bids for the above referenced project were received, opened and read aloud on March 20, 2020. There were a total of four (4) contractors who provided bids for this project. A copy of the Bid Tabulation is attached.

From discussions with the District, it has been indicated that the intended direction for this project is to accept the Base Bid plus Alternate A-S1 (GMS-South LMC Acoustical Panels), Alternate A-S2 (GMS-South Cafeteria/Serving Coiling Shutter), and Alternate A-S4 (GMS-South Fire Alarm Panel Replacement). This understanding allowed a narrowed focus for the bid review efforts between the first and second low-bid contractors. The bid values provided between these two lowest contractors were very tight, when considering some of the alternate options, with only a 6% separation, which indicates a similar understanding to the proposed scopes of work by these contractors.

The apparent low bidder, when considering the intended scope of work identified above, was Slaten Construction, Inc., from St. Charles, IL, with the following proposal amounts submitted:

Base Bid (includes \$50,000 Owner's Contingency)	\$326,773.00
<del>Alternate A-N1 (GMS North Shower Drain Modifications)</del>	<del>Not Accepted</del>
Alternate A-S1 (GMS-South LMC Acoustical Panels)	\$ 20,865.00
Alternate A-S2 (GMS-South Café/Serving Coiling Shutter)	\$ 12,402.00
<del>Alternate A-S3 (GMS-South Toilet/Shower Floor Drains)</del>	<del>Not Accepted</del>
Alternate A-S4 (GMS-South Fire Alarm Panel Replace.)	\$ 8,025.00
<b>Total Submitted Bid</b>	<b>\$368,065.00</b>

During the bid review process, FGM Architects noticed some irregularities in the bid tabulation amounts for selected Alternate pricing. The following items were discussed with each apparent low bidding contractor and independently with Geneva CUSD304 and the items of particular note have been identified as follows:

**ALTERNATE A-S4 – GMS-South Fire Alarm Panel Replacement:**

Alternate A-S4, as presented, had Slaten Construction, Inc. well below the remaining field of bidders and Bee Liner Lean Services substantially above the remaining field of bidders. When communicated with each bidder, they referenced that they had the scope of work covered. Bee Liner Lean Services was placing a lot of contingency work within their bid number, including re-wiring some existing major devices/panels and also their own separate contingency amount of \$30,000.00. Slaten Construction, Inc. placed some of the supplementary electrical/re-wiring work within their Base Bid number and not in the Alternate pricing. FGM feels that they have the understanding of the expected scope of work that is required/identified within the Contract Documents, although Bee Liner Lean Services is projecting a worst-case scenario that may not be necessary.

**SUMMARY:**

We have reviewed the bid submissions with Slaten Construction, Inc. and they indicated their bids are complete and includes all work as specified in the Bid Documents. Also, they indicated they can complete the work as scheduled.

Based on reviewed information, their qualifications, and previous similar work last year for the District, we see no reason not to recommend award of a contract, for the identified scope of work listed above, to **Slaten Construction, Inc** for a total cost of \$368,065.00.

Please let us know your decision at your earliest convenience. Upon your direction, FGM Architects will draft a construction contract for review and then execution by the District and Contractor. We will also notify the contractor to proceed with the project once authorized by the District.

If you have any questions or comments, please contact me at 630.574.8717.

Sincerely,



Matthew J. Toepper, AIA  
Associate / Project Manager

Cc: File: 20-2889.01 (5.0)  
Jim Woods, FGM

BID TABULATION

Project Name: Geneva Community Unit School District 304  
 2020 Capital Improvements

Project Number: 20-2889.01

Date: 03.20.2020

Bidder	Bid Bond	A305 - Qualifications	Addenda			Base Bid GMS-N - Guardrail/Handrail GMS-S - LMC Glazing/Shutters	Alternates					Total
			1				A-N1 GMS-North Shower Drain Modifications	A-S1 GMS-South LMC Acoustical Wall Panels	A-S2 GMS-South Cafeteria/Serving Colling Shutter	A-S3 GMS-South Toilet/Shower Floor Drains	A-S4 GMS-South Fire Alarm Panel Replacement	
Wm. Tonyan & Sons	X		X			\$507,400.00	Not Accepted	\$17,160.00	\$10,700.00	Not Accepted	\$25,700.00	\$560,960.00
Bee Liner Lean Services	X		X			\$241,262.50	Not Accepted	\$21,315.00	\$18,816.00	Not Accepted	\$110,250.00	\$391,643.50
Slaten Construction, Inc.	X	X	X			\$326,773.00	Not Accepted	\$20,865.00	\$12,402.00	Not Accepted	\$8,025.00	\$368,065.00
Expedia Construction Corporation	X	X	X			\$414,600.00	Not Accepted	\$11,000.00	\$19,000.00	Not Accepted	\$36,000.00	\$480,600.00