

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. Kent Mutchler
FROM: Scott Ney
RE: 2021-22 Masonry Repairs Bid – GMSN and GMSS
DATE: May 5, 2021

Bids were publicly posted on Thursday, April 1, 2021 in the Daily Herald.

On April 28, 2021 at 4:00 pm, bids were opened and read aloud for the 2021-22 GMSN and GMSS Masonry Repairs bid.

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

The contractors submitting bids were:

Lasswell Masonry, Inc. – Newark, IL
MBB Enterprises of Chicago, Inc. – Chicago, IL
Mertes Contracting Corporation – Broadview, IL
RestoreWorks Masonry Restoration – Griffith, IN

Results are as follows:

<u>CONTRACTOR</u>	<u>Bid Bond</u>	<u>Base Bid</u>	<u>Unit Price #1</u> (replacement of cast stone sills)	<u>Unit Price #2</u> (reinstallation of cast stone sills)	<u>Unit Price #3</u> (cracked face brick repair)
Lasswell Masonry, Inc.	X	\$60,000	\$3,000	\$2,500	\$100
MBB Enterprises of Chicago, Inc.	X	\$46,180	\$1,320	\$1,200	\$75
Mertes Contracting Corporation	X	\$69,735	\$1,476	\$1,144	\$59.64
RestoreWorks Masonry Restoration	X	\$84,950	\$1,350	\$1,884	\$85

It is my recommendation that MBB Enterprises of Chicago, Inc. be awarded the 2021 Masonry Repairs contract. The total project cost, which includes a \$6,500 Contingency Allowance, is 46,180.00.



Cashman Stahler Group

May 4, 2021

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

2021 Masonry Renovations
Geneva Community Unit School District 304
Project Number: CSG738

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 the masonry repairs at Geneva Middle School North and Geneva Middle School South. The masonry renovations included in this project's scope are summarized as follows:

- Miscellaneous masonry restoration work at both buildings generally including removal & reinstallation of existing cast stone sills, replacement of deteriorated cast stone sills, replacement of cracked or deteriorated face brick, reconstruction of a deteriorated exterior masonry & cast stone pier, sealant replacement, masonry cleaning, etc.

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 Daily Herald on Thursday, April 1, 2021.

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

Beyond the firms we contacted, five (5) additional masonry contractors requested the bid documents after seeing the bid notice published in the newspaper.

The bid documents consist of nine (9) 30"x42" drawings and two hundred ninety-three (293) pages of Specifications and contract requirements in a Project Manual. The bid documents were issued electronically on Wednesday, April 7, 2021 to all interested bidders.

On Wednesday, April 14, 2021, we held a mandatory pre-bid meeting at Geneva Middle School North to review important project requirements with interested bidders and to tour the project areas at Geneva Middle School North and Geneva Middle School South. A total of four (4) contractors attended the pre-bid meeting.

Prequalification Submittal

As part of the bid document requirements, interested bidders were required to submit prequalification



Cashman Stahler Group

documents via email to the Architect by 5:00 p.m. on Wednesday, April 21, 2021. A total of four (4) registered bidders submitted the required documents.

Bid Opening

On Wednesday, April 28, 2021, at 4:00 p.m., we held a public bid opening at the Coultrap Educational Services Center. By bid time, we received four (4) sealed bids and the bid opening was attended by four (4) bidders.

The bid form included a base bid and unit prices as summarized below.

- Base bid: All work of the Contract Documents
- Unit Price #1: Replacement of cast stone sills per 12 lineal feet
- Unit Price #2: Reinstallation of cast stone sills per 12 lineal feet
- Unit Price #3: Cracked face brick repair per lineal foot

Bid Results

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

Bidder	Base Bid	Unit Price #1	Unit Price #2	Unit Price #3
Laswell Masonry	\$60,000	\$3,000	\$2,500	\$100
MBB Enterprises of Chicago	\$46,180	\$1,320	\$1,200	\$75
Mertes Contracting	\$69,735	\$1,476	\$1,144	\$59.64
RestoreWorks	\$84,950	\$1,350	\$1,884	\$85

Comparison to Budget

The District budget for the work was Sixty-Five Thousand Dollars (\$65,000). We are pleased that two of the bids were under the budgeted amount with a third just above the amount. The base bid amount also includes a Six Thousand Five Hundred Dollar (\$6,500.00) Owner's Contingency Allowance which we believe should adequately cover the costs of typical unforeseen conditions.

Bid Analysis - MBB Enterprises of Chicago, Inc.

The lowest apparent bidder was MBB Enterprises of Chicago, Inc. (MBB). The Cashman Stahler Group has worked with MBB on several large and small masonry renovation projects since 2010. They were incorporated in 1992 and have proven to be very skilled at masonry tuckpointing, brick and stone restoration, terra cotta restoration, and new masonry construction. Their firm is also a certified Women Business Enterprise in State of Illinois. Due to our positive experiences with MBB, our firm has solicited MBB's assistance in cost estimating for masonry restoration projects.

MBB's bonding capabilities are \$7,000,000 for a single project or \$15,000,000 aggregate. That speaks to the size of their firm and their project capabilities. MBB has averaged over \$19,200,000 in annual construction over the last five years.

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. MBB has a current EMR of 0.62. That is an excellent rating and should reflect a successful safety program at their firm.

Regarding project experience with MBB Enterprises of Chicago, the Cashman Stahler Group has over 20-years of excellent experience with the firm. Below is a partial listing of our project experience with MBB Enterprises:



Cashman Stahler Group

- 2010, at New Trier High School' Winnetka Campus, MBB completed a complicated tuckpointing and face brick and cut stone masonry restoration with a total cost exceeding \$1,056,000. The work was completed during a 50-work-day summer break. This was our firm's first experience with MBB and the project went very well. That project reflected a change in MBB's business approach when they started to pursue more suburban work instead of focusing solely on the work in Chicago.
- In 2012, at New Trier's Winnetka Camps, MBB was a subcontractor to Auburn Corporation on a window replacement & masonry restoration project at the 1927 Gates Gymnasium. They completed \$19,500 of difficult window lintel replacements on the project to support the window replacement.
- In 2015, MBB completed a \$163,978 masonry restoration project at the historic 1922 Egyptian Revival Reebe Storage Warehouse in Lincolnpark involving complicated terra cotta restoration. The building is on the National Register of Historic Places and is a designated Chicago Landmark. This was a very technically challenging project since the work had to meet the highest standards to the historic nature of the building.

On Friday, April 30, 2021, we conducted a telephone bid review meeting with Michael Schwall, Vice President, of MBB Enterprises of Chicago. We reviewed their submitted bid and the overall scope of work. MBB had no reservations about their bid and welcomed the opportunity to work with Geneva CUSD 304.

Recommendation

In conclusion, we believe MBB Enterprises of Chicago, 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 **MBB Enterprises of Chicago, Inc.** for the Work indicated in the Contract Documents for a Contract Sum of **Forty-Six Thousand One Hundred Eighty Dollars (\$46,180.00)**.

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

Sincerely,

CASHMAN STAHLER GROUP, INC.

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

cc: Project File
Attachments: None