



February 9, 2017

**Mr. Robert Ciserella**  
**Lincolnwood School District #74**  
9650 N. East Prairie Road  
Lincolnwood, IL 60172

RE: Lincoln Hall  
Bid Recommendations

Dear Mr. Ciserella,

Bids were received on January 31, 2017 regarding solicitation of bids for the Phase Two Remodeling of Lincoln Hall. Upon reviewing and analyzing the submitted bids we recommend to the Board of Education the following:

Acceptance of the verified lowest qualified bidders for board consideration with respect to these bid packages:

Bid Package No. 1	Demolition – National Wrecking	\$ 389,000.00
Bid Package No. 4	Masonry - Jimmy Z Masonry	\$ 418,950.00
Bid Package No. 6	Carpentry – Manusos Construction	\$ 247,900.00
Bid Package No. 7	Millwork – Carol Seating	\$ 344,944.00
Bid Package No. 8	Roofing – DCG Roofing	\$ 201,768.00
Bid Package No. 16	Painting – Midwest Decorating	\$ 73,800.00
Bid Package No. 18	Fire Protection – Automatic Fire	<u>\$ 79,152.00</u>
		\$ 1,755,514.00

Based upon the competitive disposition of these lowest qualified bidders the following can be considered by the Board of Education for acceptance. A rebid of these packages can result in their loss of participation or increase in bid values. Two bids were received in these categories although 4 to 5 bidders had committed to bidding:

Bid Package No. 12	Acoustical Ceilings – Just Rite	\$ 328,780.00
Bid Package No. 15	Athletic Flooring – Floors, Inc.	\$ 92,200.00
Bid Package No. 17	Plumbing – F. E. Moran	\$ 326,830.00
Bid Package No. 19	HVAC – C. Acitelli Mechanical	\$ 920,000.00
Bid Package No. 20	Electrical – Public Electric	<u>\$ 835,000.00</u>
		\$ 2,502,810.00

The following Bid Packages were either non-responsive or insufficient number of bidders and will be re-advertised and re-bid:

Bid Package No. 2	Landscaping	\$ 52,756.00
Bid Package No. 3	Concrete	\$ 145,895.00
Bid Package No. 5	Structural Steel	\$ 50,000.00
Bid Package No. 9	Doors, Frames, Hardware	\$ 61,360.00

Bid Package No. 10	Glass and Glazing	\$ 65,800.00
Bid Package No. 11	Drywall	\$ 239,985.00
Bid Package No. 13	Ceramic Tile	\$ 53,350.00
Bid Package No. 14	Resilient Flooring	\$ 259,000.00
Bid Package No. 21	Security	<u>\$ 20,000.00</u>
		\$ 948,146.00

The bid packages to be rebid will be advertised, opening and scoped prior to the April school board meeting.

Sincerely

**Z3 Solutions, LLC**



Peter N. Zouras  
President



**Lincolnwood School District #74**  
Lincoln Hall - Phase # - Renovation Project

31-Jan-17

<b>LOWEST QUALIFIED SUBCONTRACTS</b>	<b>BID</b>	<b>Budget</b>	<b>Variance</b>
Base Bid	\$ 5,206,470.00	\$ 3,992,347.00	\$ (1,214,123.00)
Escalation (budget)	\$ -	\$ -	\$ -
Alternate #1	\$ -	\$ -	\$ -
Alternate #2	\$ -	\$ -	\$ -
Alternate #3	\$ -	\$ -	\$ -
Alternate #4	\$ -	\$ -	\$ -
Alternate #5	\$ -	\$ -	\$ -
Alternate #6	\$ -	\$ -	\$ -
Alternate #7	\$ -	\$ -	\$ -
Alternate #8	\$ -	\$ -	\$ -
Alternate #9	\$ -	\$ -	\$ -
Alternate #10	\$ -	\$ -	\$ -
Alternate #11	\$ -	\$ -	\$ -
Alternate #12	\$ -	\$ -	\$ -
Alternate #13	\$ -	\$ -	\$ -
<b>TOTAL LOWEST QUALIFIED SUBCONTRACTS</b>	<b>\$ 5,206,470.00</b>	<b>\$ 3,992,347.00</b>	<b>\$ (1,214,123.00)</b>
<b>UNASSIGNED ALLOWANCES</b>	<b>BID</b>	<b>Budget</b>	<b>Variance</b>
Temporary Protection / Construction	\$ 210,340.00	\$ 210,340.00	\$ -
Layout	\$ 5,000.00	\$ 5,000.00	
OSHA Safety	\$ 30,000.00	\$ 30,000.00	
Winter Protection	\$ -	\$ -	
Watchmen Services	\$ 20,000.00	\$ 20,000.00	
Owner Assist Activities	\$ 31,520.00	\$ 31,520.00	
Hardsurface Window Sill Allowance	\$ -		
Permits	\$ 25,000.00	\$ 25,000.00	
OT Allowance	\$ 30,000.00	\$ 30,000.00	
Existing Building Remodeling	\$ 25,000.00	\$ 25,000.00	
Floor Tile Moisture Mitigation	\$ 30,000.00	\$ 30,000.00	
General Allowance	\$ 25,000.00	\$ 25,000.00	
Final Cleaning Allowance	\$ 50,000.00	\$ 50,000.00	
<b>TOTAL - UNASSIGNED ALLOWANCES</b>	<b>\$ 481,860.00</b>	<b>\$ 481,860.00</b>	<b>\$ -</b>
<b>GENERAL CONDITIONS</b>	<b>BID</b>	<b>Budget</b>	<b>Variance</b>
Management Reimbursables	\$ 371,480.00	\$ 371,480.00	
Out Of Sequence Reimbursables	\$ -	\$ -	
Construction Reimbursables	\$ 183,836.00	\$ 183,836.00	
<b>TOTAL - GENERAL CONDITIONS</b>	<b>\$ 555,316.00</b>	<b>\$ 555,316.00</b>	
<b>SUBTOTAL DIRECT COSTS</b>	<b>BID</b>	<b>Budget</b>	<b>Variance</b>
TOTAL LOWEST QUALIFIED SUBCONTRACTS	\$ 5,206,470.00	\$ 3,992,347.00	\$ (1,214,123.00)
TOTAL - UNASSIGNED ALLOWANCES	\$ 481,860.00	\$ 481,860.00	\$ -
TOTAL - GENERAL CONDITIONS	\$ 555,316.00	\$ 555,316.00	\$ -
<b>SUBTOTAL DIRECT COSTS</b>	<b>\$ 6,243,646.00</b>	<b>\$ 5,029,523.00</b>	<b>\$ (1,214,123.00)</b>
<b>BONDING / INSURANCE / FEE</b>	<b>BID</b>	<b>Budget</b>	<b>Variance</b>
Z3 Solutions GL Insurance	\$ 62,436.46	\$ 48,617.00	\$ (13,819.46)
Z3 Solutions GL Insurance (Beyond \$9.5 Million)	\$ -	\$ -	\$ -
Fee	\$ 252,243.30	\$ 169,411.00	\$ (82,832.30)
Additional Fee (Beyond \$9.5 Million)	\$ -	\$ -	\$ -
Contingency (5%)	\$ 327,916.29	\$ 335,534.00	\$ 7,617.71
Escalation	\$ -		\$ -
Payment & Performance Bond	\$ 22,676.92	\$ 17,602.00	\$ (5,074.92)
<b>TOTAL - BONDING, INSURANCE &amp; FEE</b>	<b>\$ 665,272.97</b>	<b>\$ 571,164.00</b>	<b>\$ (94,108.97)</b>



Lincolnwood School District #74  
Lincoln Hall - Phase # - Renovation Project

31-Jan-17

PROJECT TOTAL	BID	Budget	Variance
TOTAL LOWEST QUALIFIED SUBCONTRACTS	\$ 6,243,646.00	\$ 5,029,523.00	\$ (1,214,123.00)
TOTAL - BONDING, INSURANCE & FEE	\$ 665,272.97	\$ 571,164.00	\$ (94,108.97)
PROJECT TOTALS	\$ 6,908,918.97	\$ 5,600,687.00	\$ (1,308,231.97)





Bid Package / Contractor	Base Bid	Budget	Delta	Alt #1	Alt #2
<b>Bid Package #1</b>					
Demolition	\$ 389,000.00	\$ 299,628.00	\$ (89,372.00)	\$ 6,900.00	\$ -
National Wrecking	\$ 389,000.00			\$ 6,900.00	
Alpine Demolition	\$ 598,500.00			\$ 17,000.00	
<b>Bid Package #2</b>					
Landscaping	\$ 52,756.00	\$ 52,756.00	\$ -	\$ -	\$ -
<b>Bid Package #3</b>					
Concrete	\$ 145,895.00	\$ 177,080.00	\$ 31,185.00	\$ -	\$ -
Manusos Construction	\$ 192,000.00				
Abbey Construction	\$ 145,895.00				
<b>Bid Package #4</b>					
Masonry	\$ 418,950.00	\$ 291,330.00	\$ (127,620.00)	\$ -	\$ -
A-One Group	\$ 453,000.00			\$ 4,000.00	
Jimmy Z	\$ 418,950.00			\$ 55,550.00	
A Horn Inc	\$ 444,900.00			\$ -	









Bid Package / Contractor	Base Bid	Budget	Delta
<b>Bid Package #13</b>			
Ceramic Tile	\$ 53,350.00	\$ 28,800.00	\$ (24,550.00)
Iskalis	\$ 53,350.00		

Alt #1	Alt #2
\$ -	\$ -

<b>Bid Package #14</b>			
Resilient Flooring & Carpet	\$ 259,000.00	\$ 217,522.00	\$ (41,478.00)
Iskalis	\$ 259,000.00		

\$ -	\$ -

<b>Bid Package #15</b>			
Athletic Wood Flooring	\$ 92,200.00	\$ -	\$ (92,200.00)
Floors Inc	\$ 92,200.00		
Keiffer	\$ 111,163.00		

\$ -	\$ -

<b>Bid Package #16</b>			
Painting	\$ 73,800.00	\$ 70,884.00	\$ (2,916.00)
Oosterbon	\$ 79,620.00		
Nikolas Painting	\$ 82,000.00		
Cosgrove	\$ 82,200.00		
Midwest Decorating	\$ 73,800.00		
DES Painting	\$ 92,200.00		

\$ 1,800.00	\$ 1,100.00
\$ 1,800.00	
	\$ 1,100.00
	\$ 3,600.00
	\$ 1,200.00





Bid Package / Contractor	Base Bid	Budget	Delta
<b>Bid Package #17</b>			
Plumbing	\$ 326,830.00	\$ 237,000.00	\$ (89,830.00)
FE Moran	\$ 326,830.00		
DeFranco	\$ 377,249.00		

Alt #1	Alt #2
\$ -	\$ -

Bid Package #18	Base Bid	Budget	Delta
<b>Fire Protection</b>	\$ 79,152.00	\$ 72,480.00	\$ (6,672.00)
Automatic	\$ 79,152.00		
Nelson Fire Protection	\$ 71,117.00		
CL Douchette	\$ 89,800.00		
*Nelson Had An Incomplete Bid			

\$ -	\$ 1,472.00
	\$ 1,472.00
	\$ 7,500.00

Bid Package #19	Base Bid	Budget	Delta
<b>HVAC</b>	\$ 920,000.00	\$ 514,425.00	\$ (405,575.00)
C Acitelli	\$ 920,000.00		
Amber Mechanical	\$ 978,000.00		

\$ -	\$ -

Bid Package #20	Base Bid	Budget	Delta
<b>Electrical</b>	\$ 835,000.00	\$ 611,500.00	\$ (223,500.00)
Argo Electric	\$ 981,500.00		
Public Electric	\$ 835,000.00		

\$ -	\$ 3,500.00
	\$ 3,500.00



Bid Package / Contractor	Base Bid	Budget	Delta
Bid Package #21 Security	\$ 20,000.00	\$ 20,000.00	\$ -

Alt #1	Alt #2
\$ -	\$ -

	Bid Total	Total Budget	Variance
PROJECT TOTALS	\$ 5,206,470.00	\$ 3,992,347.00	\$ (1,214,123.00)

ALT #1	ALT #2