

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: 2023-24 Concrete Renovations Bid- District Wide

DATE: May 4, 2023

Bids were publicly posted on Thursday, April 13, 2023, in the Daily Herald.

On Tuesday, May 2, 2023, at 2:00 pm, bids were opened and read aloud for the 2023-24 District Wide Concrete Pavement Renovations.

Two (2) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:

Eagle Concrete Inc. – Batavia, IL
Mertes Contracting Corporation – Broadview, IL

Results are as follows:

<u>CONTRACTOR</u>	<u>Bid Bond</u>	<u>Base Bid</u>	<u>Deductive Alternate Bid #1 (GMSN)</u>	<u>Deductive Alternate Bid #2 (GMSS)</u>	<u>Deductive Alternate Bid #3 (HSS)</u>	<u>Deductive Alternate Bid #4 (HES)</u>
Eagle Concrete Inc.	X	\$797,400.00	\$201,300.00	\$149,200.00	\$61,400.00	\$60,900.00
Mertes Contracting Corporation	X	\$866,719.00	\$325,204.00	\$193,195.00	\$71,463.00	\$84,793.00

It is my recommendation that Eagle Concrete, Inc. be awarded the 2023-24 District Wide Concrete Pavement Renovations contract. I also recommend including an additional 10% construction contingency as recommended by Cashman Stahler Group Architects. The contingency amount of \$79,740 would bring the total project cost to \$877,140.



Cashman Stahler Group

May 4, 2023

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

2023 Concrete Renovations
Geneva Community Unit School District 304
Project Number: CSG787

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 concrete pavement renovations at five (5) school sites throughout the District including the following:

1. Geneva High School
2. Geneva Middle School North
3. Geneva Middle School South
4. Harrison Street Elementary School
5. Heartland Elementary School

Bidding Approach

Bids were solicited from concrete contractors who will act as general contractors for the project. We published a bid notice for the project in the Daily Herald Newspaper on Thursday, April 13, 2023.

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

The bid documents consisted of eighteen (18) 30"x42" drawings and two hundred seventy-six (276) pages of Specifications and contract requirements in a Project Manual. The bid documents were issued electronically on Friday, April 21, 2023 to all interested bidders and to the digital bidding services.

On Tuesday, April 25, 2023, we held a mandatory pre-bid meeting at Coultrap Educational Services Center to review important project requirements with interested bidders. A total of two (2) contractors attended the pre-bid meeting.

Bid Opening

On Tuesday, May 2, 2023, at 2:00 p.m., we held a public bid opening at the Coultrap Educational Services Center. By bid time, we received two (2) sealed bids and the bid opening was attended by one (1) bidder.

The bid form included a base bid, four (4) deductive alternate bids, and four (4) unit prices as summarized below.



Cashman Stahler Group

- | | | |
|----|-----------------------------|---|
| 1. | Base bid: | All work of the Contract Documents |
| 2. | Deductive Alternate Bid #1: | All work at Geneva Middle School North |
| 3. | Deductive Alternate Bid #2: | All work at Geneva Middle School South |
| 4. | Deductive Alternate Bid #3: | All work at Harrison Street Elementary School |
| 5. | Deductive Alternate Bid #4: | All work at Heartland Elementary School |
| 6. | Unit Price #1: | Concrete pavement replacement |
| 7. | Unit Price #2: | Concrete curb and gutter replacement |
| 8. | Unit Price #3: | Concrete curb cutting |
| 9. | Unit Price #4: | Concrete pavement expansion joint replacement |

Bid Results

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

Bidder	Base Bid
Eagle Concrete, Inc.	\$797,400.00
Mertes Contracting Corp.	\$866,719.00

The base bid amount also includes a Thirty-Three Thousand Six Hundred Twenty-Five Dollar (\$33,625) Owner's Contingency Allowance to cover costs of unforeseen conditions.

Bid Analysis - Eagle Concrete, Inc.

The lowest apparent bidder was Eagle Concrete, Inc. Regarding project experience with Eagle Concrete, the Cashman Stahler Group has previously worked with this firm in 2022. They have completed several concrete pavement replacement projects for Geneva CUSD 304 over the years, most recently in 2022 on a \$420,575 concrete renovation at Geneva High School, Heartland Elementary School, and Western Avenue Elementary School. Eagle Concrete is a local concrete contractor based in Batavia and has performed well for the school district and our firm.

On Wednesday, May 3, 2023, I contacted Craig Martin, senior estimator, of Eagle Concrete. We reviewed their submitted bid and the overall scope of work and Craig had no reservations about their bid and welcomed the opportunity to work again with Geneva CUSD 304.



Cashman Stahler Group

Recommendation

In conclusion, we believe Eagle Concrete, Inc. has included all the required work in their bid and are a qualified concrete contractor that should perform well on the District's concrete 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 **Eagle Concrete, Inc.** for the Work indicated in the Contract Documents for a Contract Sum of **Seven Hundred Ninety-Seven Thousand Four Hundred Dollars and Zero Cents (\$797,400.00)** for the Base Bid Work.

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

Sincerely,

CASHMAN STAHLER GROUP, INC.

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

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

cc: Project File

Attachments: None