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Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Kent Mutchler

FROM: Scott Ney

RE: 2023-24 Masonry Renovations Bid- GHS

DATE: May 4, 2023

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

On Tuesday, May 2, 2023, at 1:00 pm, bids were opened and read aloud for the 2023-24 GHS Masonry Renovations bid.

Three (3) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:

Basic Brothers, Inc. – Chicago, IL
MBB Enterprises of Chicago, Inc. – Chicago, IL
Mertes Contracting Corporation – Broadview, IL

Results are as follows:

<u>CONTRACTOR</u>	<u>Bid Bond</u>	<u>Base Bid Amount</u>	<u>Unit Price #1</u> Brick Replacement (each)	<u>Unit Price #2</u> Expansion Joint Replacement (per linear foot)	<u>Unit Price #3</u> Masonry Opening Head Reconstruction (per linear foot)	<u>Unit Price #4</u> Stone Sill Sealant Joint Replacement (per linear foot)
Basic Brothers, Inc	X	\$221,975.00	\$50.00	\$28.00	\$180.00	\$28.00
MBB Enterprises of Chicago, Inc.	X	\$249,138.00	\$45.00	\$160.00	\$3,050.00	\$160.00
Mertes Contracting Corporation	X	\$232,231.43	\$431.20	\$22.00	\$275.00	\$17.60

It is my recommendation that Basic Brothers, Inc. be awarded the 2023-24 GHS Masonry Renovations contract. I also recommend including an additional 10% construction contingency as recommended by Cashman Stahler Group Architects. The contingency amount of \$22,197.50 would bring the total project cost to \$244,172.50.



Cashman Stahler Group

May 3, 2023

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

2023 Masonry Renovations
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 at Geneva High School including, but not limited to, reconstruction of failed window heads, replacement of cracked brick, cleaning and sealant restoration at stone window sills, and replacement of face brick expansion joint sealants.

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 13, 2023.

To solicit additional interest in the project, we contacted seven (7) masonry 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.

Beyond the firms we contacted, three (3) additional masonry contractors requested the bid documents after seeing the bid notice published in the newspaper.

The bid documents consisted of ten (10) 30"x42" drawings and two hundred fifty-three (253) pages of Specifications and contract requirements in a Project Manual. The bid documents were issued electronically on Wednesday, April 19, 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 five (5) 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, April 28, 2023. A total of four (4) registered bidders submitted the required documents.



Cashman Stahler Group

Bid Opening

On Tuesday, May 2, 2023, at 1:00 p.m., we held a public bid opening at the Coultrap Educational Services Center. By bid time, we received three (3) sealed bids and the bid opening was attended by one (1) bidder.

Bid Results

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

Bidder	Base Bid
Basic Brothers Inc.	\$221,975
MBB Enterprises of Chicago	\$249,138
Mertes Contracting	\$232,231.43

Comparison to Budget

The District budget for the work was Three Hundred Thousand Dollars (\$300,000). The base bid amount also includes a Twenty-Seven Thousand Two Hundred Seventy-Five Dollar (\$27,275) Owner's Contingency Allowance to cover costs of typical unforeseen conditions.

Bid Analysis - Basic Brothers, Inc.

The lowest apparent bidder was Basic Brothers Inc. The Cashman Stahler Group worked with Basic Brothers in 2022 on a \$171,000 masonry renovation project at S.E. Gross Middle School in Brookfield, IL. They performed very well on a challenging project with a tight schedule.

They were incorporated in 1999 and have proven to be very skilled at masonry tuckpointing, brick and stone restoration. Basic Brothers' bonding capabilities are \$2,000,000 for a single project or \$3,000,000 aggregate. They have averaged over \$2,500,000 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 0.82. That is an excellent rating and should reflect a successful safety program at their firm.

On Wednesday, May 3, 2023, we conducted a telephone bid review meeting with Mike Basic, Project Manager, from Basic Brothers 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 Basic Brothers, 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 **Basic Brothers, Inc.** for the Work indicated in the Contract Documents for a Contract Sum of **Two Hundred Twenty-One Thousand Nine Hundred Seventy-Five Dollars and Zero Cents (\$221,975.00)**.

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