



1702 W. College Ave. Suite E  
 Normal, IL 61761-2793  
 p: 309.452.1271  
 f: 309.454.8049  
 www.middletonassociates.net

May 21, 2020

LETTER OF TRANSMITTAL

SEND TO: McLean County Unit District No. 5  
 1809 W. Hovey Avenue  
 Normal, IL 61761

ATTENTION: Dr. Mark Daniel, Superintendent / Kim Stewart, Executive Assistant

SUBJECT: Submission of Project for Review and Approval  
 for McLean County Unit District No. 5

ENCLOSED ARE THE FOLLOWING ITEMS: Bid Recommendation Letter, Bid Tabulation, Owner/Contract Agreement, Application for Building Permit:

DESCRIPTION	SENT	DISPOSITION
<b>Parkside Junior High School FACS Room 155 Remodel A/E #24202318</b>		
Bid Recommendation Letter		for approval
Bid Tabulation		for approval
Owner/Contract Agreement (3 copies)		for approval
Application for Building Permit		for approval

REMARKS

Kim,  
 Since the Unit office is closed due to COVID-19, we are only sending this in pdf format for your use. If you would like a hard copy also mailed, please let me know.

Call us when the following documents are ready and available for pickup (309) 452-1271:

- Three original, signed contracts
- Signed Application for Building Permit

If not possible to pick up, please mail them back to our office.

After contracts are signed by the Contractor, we will return an original contract to Tommy Hoerr for Unit 5 records.

MIDDLETON ASSOCIATES INCORPORATED

  
 Jennifer Hickman, Office Manager

cc: Joe Adelman – Unit 5, District Warehouse  
 letter file



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May 21, 2020

DR MARK DANIEL, SUPERINTENDENT  
MCLEAN COUNTY UNIT DISTRICT NO. 5  
1809 W HOVEY AVE  
NORMAL IL 61761

SUBJECT: Parkside Junior High School FACS Room 155 Remodel  
McLean County Unit District No. 5  
A/E Project No. 24202318  
**BID OPENING**

On Thursday, May 21, 2020, at 1:30 p.m. bids were received at the District Maintenance Office at 1999 Eagle Rd. for the above subject project.

Seven (7) sealed bids were received and publicly opened and read. A copy of the Bid Tabulation is attached. I recommend awarding this Contract to the low bidder GIVSCO Construction Company for their Base Bid in the amount of \$ 68,700.00 for the Parkside Junior High School FACS Room 155 Remodel project. I also recommend accepting Alternate #1 for \$11,900.00. This alternate replaces the laminate top in the Base Bid with a solid surface top. The solid surface top will last much longer than the laminate top. The solid surface top is a 1 ¼" cementitious material which is very durable.

The low bidder, GIVSCO Construction, is the same contractor who was selected to complete the addition at Glenn Elementary. The total bid I am recommending is \$80,600.00.

If you concur, we will advise the awarded Contractor to proceed to obtain Insurance Certificate, bonds and to order material.

Three (3) copies of the Owner / Contractor Agreement and one (1) copy of the ISBE Application for Building Permit are enclosed for presentation to the Board of Education for signatures. These documents will be picked up at the District Office by the Architect for further processing.

The Bids will be kept on file at the Maintenance Warehouse.

RANDALL E. MIDDLETON, PRESIDENT  
MIDDLETON ASSOCIATES INCORPORATED

REM/jlh

enc: Bid Tab  
Owner / Contractor Agreement (3 copies)  
Application for Building Permit

cc: Joe Adelman, Unit 5 (Letter and Bid Tab)  
Eric England, GIVSCO Construction Company (Letter and Bid Tab)  
letter file

**BID TABULATION**  
**PARKSIDE JUNIOR HIGH SCHOOL FACS ROOM 155 REMODEL**  
**A/E PROJECT #: 24202318**  
**MCLEAN COUNTY DISTRICT NO. 5 -- MAINTENANCE WAREHOUSE**  
**BID OPENING: THURSDAY, May 21, 2020 - 1:30 PM PREVAILING TIME**

<b>CONTRACTOR</b>	<b>5% BID BOND</b>	<b>ADD 1</b>	<b>ADD 2</b>	<b>BASE BID (Includes \$4,000 Allowance)</b>	<b>ALTERNATE 1</b>	<b>VOLUNTARY ALTERNATE</b>	<b>TOTAL</b>
GIVSCO CONSTRUCTION COMPANY 2321 LAKESHORE DRIVE PEKIN, IL 61554 309/620-9127	✓	✓	✓	\$ 68,700.00	\$ 11,900.00		\$ 80,600.00
J SPENCER CONSTRUCTION LLC 2028 WAREHOUSE RD NORMAL IL 61761 309/454-5885	✓	✓	✓	\$ 72,100.00	\$ 8,770.00		\$ 80,870.00
BISHOP BROS., INC. PO BOX 3654 PEORIA IL 61612 309/243-5599	✓	✓	✓	\$ 75,900.00	\$ 10,900.00		\$ 86,800.00
PEORIA METRO CONSTRUCTION 1925 S DARST STREET PEORIA, IL 61607 309/671-1466	✓	✓	✓	\$ 78,600.00	\$ 11,600.00		\$ 90,200.00
JOHNCO CONSTRUCTION 107 W. FIRST ST / PO BOX 469 MACKINAW, IL 61755 309/359-3000	✓	✓	✓	\$ 91,000.00	\$ 9,500.00		\$ 100,500.00
FIRST BUILD ASSOCIATES, INC. 410 JUBILEE LANE SUITE A GERMANTOWN HILLS, IL 61548 309/383-4510	✓	✓	✓	\$ 89,700.00	\$ 18,000.00		\$ 107,700.00
D JOSEPH CONSTRUCTION 5001 N. UNIVERSITY ST. PEORIA, IL 61614 309/392-1644	✓	✓	✓	\$ 95,800.00	\$ 12,000.00		\$ 107,800.00

**OWNER - CONTRACTOR AGREEMENT**

Between:

The Owner: McLean County Unit District No. 5  
1809 Hovey Ave.  
Normal, IL 61761

And the General Contractor: GIVSCO Construction Company  
2321 Lakeshore Dr.  
Pekin, Illinois 61554

For the Project: **PARKSIDE JUNIOR HIGH SCHOOL FACS RM 155 REMODEL  
FOR MCLEAN COUNTY UNIT DISTRICT NO. 5**

The Owner and Contractor agree to enter into a contract in accordance with the terms and conditions of the Documents (Plans & Specifications), A/E Project Number 24202318 and the Contractor's Bid Proposal dated May 21, 2020 which become the Contract for completion of the project as follows:

Base Bid Substantial Completion Date: **August 16, 2020. Work inside building will not be possible after this date.**

Additional Terms & Conditions: None (or as applicable)

Addenda: #1   ✓   #2   ✓  

**Contract Amount:** (to be listed as appropriate)

Base Bid Proposal	\$ <u>68,700.00</u>
Alternate Bids as awarded to be listed	\$ <u>11,900.00</u>
Total Contract Amount	\$ <u>80,600.00</u>

(Written) Eighty Thousand Six Hundred and 00/100 Dollars

**Date of Agreement:** May 27, 2020

**Signatures:**

**Owner: McLean County Unit District No. 5**

**Contractor:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor's Seal  
(Corporation Only)

This Agreement must be signed and returned with the Contractor's Performance Labor and Materials Payment Bonds within fifteen (15) days of notice or the Contractor will be considered in default on acceptance of the award.

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# APPLICATION FOR BUILDING PERMIT

Date Received by Regional Office of Education \_\_\_\_\_

Regional Office of Education Assigned Application Number \_\_\_\_\_

DISTRICT NAME <b>McLean County Unit District No. 5</b>	COUNTY <b>McLean</b>
FACILITY NAME <b>Parkside Junior High School</b>	FACILITY LOCATION <b>101 N. Parkside Road Normal, IL 61761</b>

Property is owned by the district  Property **not** owned by district (Attach Authorization by owner)

### PROJECT SCOPE

#### COST AND FINANCING

- Less Than \$50,000 but involves like activity
- More than \$50,000
- Less than 15% of replacement cost
- More than 15% of replacement cost but less than 50% of replacement cost
- More than 50% of replacement cost
- Fire Prevention and Safety Financing involved

PROJECT NUMBER: A/E #24202318

TOTAL ESTIMATED COST: \$ 124,920.00

ESTIMATED COMPLETION DATE: August 16, 2020

SOURCE OF ALL FUNDS: HLS

TOTAL SQUARE FOOTAGE: 1500 sq. ft. on site.

#### AREA AFFECTED:

- New area more than 7200 square feet
- Less than 50% of existing area
- More than 50% of existing area (sprinkle entire area per 105 ILCS 5/22-23)

#### FOR HEALTH/LIFE SAFETY FUNDING (5¢ LEVY OR BONDS) INDICATE:

Amendment number: #22 and #23

Item(s): 1 (#22) and 1 & 2 (#23)

### CATEGORIES OF WORK INVOLVED

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New building construction     | <input type="checkbox"/> Energy conservation               | <input type="checkbox"/> Site work                     |
| <input type="checkbox"/> School building addition      | <input checked="" type="checkbox"/> Mechanical (HVAC) work | <input type="checkbox"/> Sprinkler system installation |
| <input checked="" type="checkbox"/> Asbestos abatement | <input type="checkbox"/> Paving                            | <input type="checkbox"/> Structural work               |
| <input type="checkbox"/> Accessibility (ADA)           | <input checked="" type="checkbox"/> Plumbing work          | <input type="checkbox"/> Telephone systems (E-911)     |
| <input checked="" type="checkbox"/> Electrical work    | <input type="checkbox"/> Security system                   | <input type="checkbox"/> Other:                        |

### PROJECT DOCUMENTS (Attach two copies of all construction documents)

CONSTRUCTION DOCUMENTS ATTACHED	DATE SUBMITTED
<i>Drawings</i>	<b>5 / 27 / 2020</b>
<i>Specifications</i>	<b>5 / 27 / 2020</b>
<i>Plan Review Statements</i>	
<i>Confirmation of Plan Review Records</i>	

### ARCHITECT

We hereby certify that this application accurately describes the work to be performed and that, upon approval, all work will be completed to the best of our knowledge in compliance with the Health/Life Safety Code and the Sprinkler Code 5/22, 23 in accordance with this application and all applicable laws and regulations.

<p style="text-align: center;">(Seal)</p> <p>Name and Signature of Architect/Engineer <b>Randall Middleton</b></p>		<p style="text-align: right;">001-007938 License Number</p> <p style="text-align: right;">11/30/2020 Expiration Date</p> <p style="text-align: right;">Middleton Associates, Inc. Name of Firm</p> <p style="text-align: right;">309/452-1271 Phone Number</p>
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### SCHOOL DISTRICT

The Board of Education does hereby approve and adopt said plans and specifications for submission to the Regional Superintendent for review and issuance of a building permit.

Date \_\_\_\_\_ Signature of President, Board of Education \_\_\_\_\_

Date \_\_\_\_\_ Signature of District Superintendent \_\_\_\_\_

The above Application for Building Permit is hereby accepted as submitted. An Application of Occupancy Permit and the **final inspection** are required for the Certificate of Occupancy, and **must be scheduled prior to occupancy of building.**

Date \_\_\_\_\_ Signature of Regional Superintendent \_\_\_\_\_