

Pleasantdale Elementary School
8100 School Street
La Grange, IL 60525
708.246.4700 Fax: 708.246.4625



Pleasantdale Middle School
7450 S. Wolf Road
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Pleasantdale School District 107 | 7450 S. Wolf Road | Burr Ridge, IL 60527 | 708.784.2013 | Fax: 708.246.0161 | www.d107.org

To: Dr. Dave Palzet, Superintendent
From: Griffin L. Sonntag, Business Manager/CSBO
Date: March 9, 2023
RE: Summer Projects Bid Recommendation

Executive Summary

On Monday, March 6, 2023, at 10 a.m., Pleasantdale School District 107 had our public bid opening for the summer construction projects encompassing roofs at the middle school, HVAC replacement at both schools, APR roof replacement at the elementary school, and the removal of walls in the 1st-grade classrooms.

We received three bids on our project. All three bids included the compact asphalt shingle roof system base bid. Only one bid also included the alternate #1 option of a standing seam sheet metal system. In addition, there was an alternate #2 option to replace the roof over the south gym at the middle school. Upon further examination and speaking with our roofing company, we believe this roof does not need to be replaced at this time. For more detailed information about each of these roofing systems, please see the information below in the background section.

The lowest responsible bidder was D. Kersey Construction Company, a well-known construction company that has been working in northern Illinois for more than 10 years.

The bid results were as follows:

The total bid for all of the projects including a compact asphalt shingled roof system: **\$1,733,300**

The total bid for all of the projects including a standing seam sheet metal system: **\$2,693,300**

Although these numbers are higher than those presented last month, the numbers shared in February were estimates just for the main roofing project at the middle school. Those numbers did not include the estimates for all of the other projects associated with the total project.

Recommendation

After much thought and deliberation, including a thorough review of our future financial forecast, it is the administration's recommendation that Pleasantdale School District 107 accept the base bid for this project from D. Kersey Construction Company to install a compact asphalt shingled roof system in the amount of \$1,733,300.

While there are pluses to the warranty and longevity of the metal roofing system option, the additional \$960,000 is a potential concern considering all of the additional large projects that need to be completed across the district in the coming years. For this reason, we should take a conservative approach to this project, especially with so many unknowns in the future.



Background

As part of the 5-year capital improvement plan, roofs at the middle school, HVAC at both schools, the APR roof, and removing the 1st-grade walls were designated high priority. As such, plans have been in progress to complete these projects during the summer of 2023. Previously, we bid on the two HVAC units for a total of \$146,000. This current bid is for the remainder of the scope of the project including the installation of the HVAC units.

Options and Bid Amounts

Compact Asphalt Shingle Roof System:

- Removal and disposal of existing roofing, down to the insulated sub-decking;
- Provide self-adhering ice dam flashing membrane: at eaves, extending upslope 2'-0" minimum beyond interior wall lines, in valley lines, and at rakes, headwalls and projections;
- Provide synthetic underlayment over the remainder of the roof areas;
- Provide new architectural laminate-style asphalt shingles;
- Provide new prefinished sheet metal fascia, drip edge, and gutters/downspouts;
- Provide new prefinished sheet metal flashings at masonry walls and curbs;
- Due to ventilation exclusions, this roof system received the following warranties:
 - Shingle manufacturer's standard 30-year, minimum, pro-rated replacement and wind damage warranty.
 - Coverage shall include a minimum 10-year non-prorated material and labor warranty
 - Correct defective work within a 2-year period after the date of substantial completion; remove and replace materials at no extra cost to the owner.
- Service life expectation: 15-20 years, with resultant aging similar to current conditions.

In addition to the roofing described above, the bid includes other flat roofs at the middle school, the interior and exterior work at Pleasantdale Elementary School including the roof replacement of the APR, installation of the HVAC unit for APR, and removal of 1st-grade classroom walls.

Finally, the bid includes a cash allowance (which part or all could be returned) of \$145,000. It is standard to have an allowance in this range due to unforeseen circumstances. For roofing projects like this, this allowance would be applied to any repairs to, or replacement of deteriorated existing roof decking and any associated wood blocking that can't be determined until the project begins.

Total bid for projects including a compact asphalt shingled roof system as described above:
\$1,733,300

Standing-Seam Sheet Metal Roof System:

- Removal and disposal of existing roofing, down to the insulated sub-decking;
- Provide full coverage of self-adhering underlayment membrane;
- Provide new prefinished sheet metal flashings at masonry walls and curbs;
- Provide new prefinished sheet metal fascia, drip edge, and gutters/downspouts;

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- Provide standing-seam, prefinished sheet metal roof system;
- Provide seam-mounted snow guard rail at all eaves;
- This roof system qualifies for a 20-year no dollar limit (NDL) weathertightness warranty; a 2-year workmanship warranty will also be required of the roofing contractor.
- Service life expectation: 40+ years, with some preventive maintenance expected on detailing and sealants in later years.

In addition to the roofing described above, the bid includes other flat roofs at the middle school, the interior and exterior work at Pleasantdale Elementary School including the roof replacement of the APR, installation of the HVAC unit for APR, and removal of 1st-grade classroom walls.

Finally, the bid includes a cash allowance (which part or all could be returned) of \$145,000. It is standard to have an allowance in this range due to unforeseen circumstances. For roofing projects like this, this allowance would be applied to any repairs to, or replacement of deteriorated existing roof decking and any associated wood blocking that can't be determined until the project begins.

Total bid for projects including a standing seam sheet metal roof system as described above:
\$2,693,300

Funding Strategy

As previously stated provided to the Board, these are potential funding sources for upcoming capital projects:

DSEB Bonds	\$2,700,000
ESSER III Federal Grant	\$250,000
FY22 State Maintenance Grant	\$50,000
FY23 State Maintenance Grant	\$50,000
Operating Budget	\$2,200,000
Fund Balances	<u>\$2,000,000</u>
Total	\$7,200,000

To look at funding for this specific project another way, we can look at how we can pay for it using grants, bond proceeds, and the projected budget surplus.

DSEB Bonds	\$1,020,300 (\$1,649,400 remaining)
ESSER III Federal Grant	\$250,000
FY22 State Maintenance Grant	\$50,000
FY23 State Maintenance Grant	\$50,000
Projected FY23 Surplus	<u>\$363,000</u>
Total	\$1,733,300

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Recommendation

It is my recommendation that Pleasantdale School District 107 accept the bid for this project from D. Kersey Construction Company in the amount of \$1,733,300 to install a compact asphalt shingled roof system in addition to the other projects enclosed in the bid.