



**To:** Dr. Mike Riggle  
Board of Education

**From:** Dr. Kimberly Ptak  
Dr. R.J. Gravel

**Date:** Monday, February 27, 2017

**Re:** Award of Summer 2017 Life Safety and District-Funded Construction Bids

**Recommendation**

It is recommended that the Board of Education approve the life safety and district-funded construction bids as presented. Overall bids were \$186,067 or 3% under the original estimate.

	Original Estimate			Actual Bids Received	Difference
	Project Estimate	2% Bidding/Market Contingency	Total Estimate		
Life Safety Projects	\$5,518,000	\$110,360	\$5,628,360	\$5,459,313	(\$169,047)
Paving & Concrete Projects	\$111,000	\$2,220	\$113,220	\$99,000	(\$14,220)
GBN Classrooms	\$365,000	\$7,300	\$372,300	\$369,500	(\$2,800)
<i>Total</i>	<b>\$5,994,000</b>	<b>\$119,880</b>	<b>\$6,113,880</b>	<b>\$5,927,813</b>	<b>(\$186,067)</b>

**(3%)**

**Background**

As part of the overall facilities planning cycle, building and district leadership teams reviewed recommended capital projects with the Facility Committee as well as the Board of Education. At the October 24, 2016 meeting, the Board authorized ARCON to develop and solicit bids for various projects falling into the categories of Life Safety, Paving & Concrete and GBN Classroom Reconfiguration.

***Life Safety Projects***

At the June 25, 2016 regular meeting, the Board approved submitting a \$15M life safety amendment to the State of Illinois. The amendment identifies building infrastructure needs and safety concerns and must be completed within three years in order to be funded by the Life Safety bond proceeds.

***Annual Paving and Concrete Projects***

The district maintains a master paving schedule that plans for parking lot replacement every 15 years and general maintenance every 3 years. Planned summer of 2017 work includes seal coating various parking lots in accordance with the master schedule as well as the repair of various concrete paths.

**Classroom Reconfiguration**

As discussed at the October 24, 2016 Board of Education meeting, there are eight classrooms in the GBN "A" building that are only 575 square feet. Since these rooms are getting new mechanical systems as part of the life safety work, it is an opportune time to convert six of these eight classrooms into four larger spaces. The remaining two classrooms will remain 575 square feet, one will continue to be a classroom while the other will serve as a mechanical room for the new mechanical systems.

**Bid Results**

An advertisement to bid was posted on Thursday January 19, 2017 and a mandatory pre-bid meeting took place at Glenbrook North and Glenbrook South on Thursday February 2, 2017. There was a very strong bidder turnout and bids were opened on Wednesday February 15, 2017. The results of the bid activities are presented below:

		<i>Funding Source:</i>			
		Life Safety Bond Proceeds	District Operating Budget		
Trade	Low Bidder	Life Safety	Paving	GBN Classrooms	Total
Abatement	Universal	\$134,400			\$134,400
Bleachers / Equip.	Carroll	\$227,334			\$227,334
Electrical	Carey	\$711,100		\$75,400	\$786,500
General Flooring	Vortex	\$259,440			\$259,440
Gym Flooring	Kiefer	\$406,193			\$406,193
General	Monarch	\$328,500		\$290,900	\$619,400
HVAC	DeKalb	\$1,997,000			\$1,997,000
Painting	May	\$18,900		\$3,200	\$22,100
Paving and Concrete	Superior		\$99,000		\$99,000
Roofing	Riddiford	\$1,233,006			\$1,233,006
Windows	RWS	\$143,440			\$143,440
<i>Total</i>		<b>\$5,459,313</b>	<b>\$99,000</b>	<b>\$369,500</b>	<b>\$5,927,813</b>
<i>Prior Estimate (10/24/2016)</i>		\$5,628,360	\$113,220	\$372,300	<b>\$6,113,880</b>
<i>Difference</i>		(\$169,047)	(\$14,220)	(\$2,800)	<b>(\$186,067)</b>
					<b>(3%)</b>

**Summary of Life Safety \$169,047 or 3% Variance**

Because projects are bid by trade, not by individual project, it is difficult to compare actual bids results to the individual projects. Overall bids resulted in a cost savings of \$186,067 or 3% below the original estimate. Project related to our life safety projects contributed to the majority of the bid variance, coming in \$169,047 under the original estimate. A summary of the main projects contributing to this variance follows.

<b>Trade Package</b>	<b>Variance Explanation</b>	<b>Actual vs. Estimate</b>
Roofing	There are five roof areas at GBN recommended for replacement the summer of 2017. All areas have a built-up roof system with multiple layers of waterproofing and insulation. Three of the five areas have a base layer of insulation that is dry and can be reused, rather than replaced. Additionally, very competitive bids were received, there were nine roofing contractors and the low bidder is \$220K lower than the average bid.	(\$140,000)
Main Gym Floor	The original estimate included contingency funds for abatement should asbestos be found under the original gym floor. Testing for asbestos was negative, resulting in a lower bid than originally expected.	(\$50,000)
Flooring	The abatement low bid was \$75,000 lower than the next lowest bid and \$102,000 lower than the average bid.	(\$60,000)
Mechanical	Mechanical is a significant piece of this summer's life safety work. There is not one project making up this variance, rather it is comprised of the various mechanical projects slated for this summer. The difference is about 2% of the total estimate.	\$65,000
OC Windows	The low bid for window replacement at the Off Campus building came in \$10,000 higher than expected.	\$10,000
Other/Misc.	Various Trades/Projects	\$5,953
<i>Total</i>		<b>(\$169,047)</b>