

KERRY LEONARD, LLC

MEMO

Project: Hinsdale Middle School
To: Dr. Don White
Date: June 20, 2017
Subject: Board Award and Assignment of Contracts

Details regarding the action being recommended at the June 26, 2017 Board meeting is provided below. In addition, a summary of bids received as part of Bid Group #2 has been provided by Bulley & Andrews. Here is a summary of what is recommended for the June 26, 2017 meeting.

- Award Alternate Bid 4a for three previously awarded Bid Group 1 Contracts.
- Reject Bids for Bid 2R, Metal Panels.
- Award and assign to the Construction Manager Bulley & Andrews, LLC in accordance with their agreement with Community Consolidated School District 181 dated November 14, 2016 15 Bid Group 2 Bids.

Details Related to Awarding of Bids and Alternates

1. The Trade Contracts for the Hinsdale Middle School project were divided into four Bid Groups to allow for fast-track bidding and a construction start before all design work is complete.
2. Bid Group 1 award recap:
 - a. Bid Group 1 included twelve Bid Packages.
 - b. On April 10, 2017, three Contracts from Bid Group 1 were awarded.
 - c. On June 6, 2017, six Contracts from Bid Group 1 were awarded.
 - d. On June 12, 2017 three Contracts from Bid Group 1 awarded.
3. Bid Group 1 Alternate Bids to be awarded:
 - a. When the first three Contracts for Bid Group 1 were awarded on April 10, 2017, the start date for construction was unknown and all three Alternate Schedule Bids were included in the Contracts with the intention of awarding the appropriate Schedule Alternate Bid when a start construction date was known.
 - b. Schedule Alternate 4a now needs to be awarded to the three Contracts.
 - c. This information was included in the award memo for the June 10, 2017 Board meeting however action was not taken at that meeting.
 - d. Regardless of other Alternate Bid awards, Alternate 4a Schedule needs to be awarded.

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4. On June 6, 2017, Bid Group 2 Bids were received for 16 Bid Packages. Bulley & Andrews has reviewed the Bids received, and Board action is recommended at the June 26, 2017 Board meeting to award contracts for 15 of the 16 Bid Packages.
 - a. The contract amount will vary for several Bid Packages based on Alternate Bids accepted.
 - b. For two Bids, the apparent low Bidder changes based on Alternate Bids accepted.
 - c. In order to finalize award amounts and bidders, it is necessary that the Board give direction on the Alternate Bids to accept.
 - d. The Schedule Alternate 4a will be accepted for all Bid Group 2 Bidders.
5. Of the 16 Bid Packages opened, one Bid Package - 2R Metal Panels - is recommended to be rejected and be rebid:
 - a. This Bid was for the equipment screens on the roof and exterior metal panels.
 - b. Only two bids were received, and one Bidder failed to include all the work.
 - c. The design and construction team wants to reconsider specified products based on the bid received
6. Anagnos Door, a bidder for Bid Package 2O – Specialty Doors did not include the required scope of work in their Bid. They will be requesting that the District allow them to withdraw their Bid, we recommend that the Board accept this request. Bid 2O award language, provided below includes a separate motion to accept this request.
7. With Bid Group 2, 80% of the Trade Contract Bids have been received. Bid Groups 3 and 4 remain to be bid, Bid Group 3 includes interior finishes and Bid Group 4 includes existing building demolition, site restoration and parking related costs.
8. Information for the Alternates, has been prepared for the Board. That information, along with budget information is included elsewhere in the Board Packet. After Board discussion and direction on which Alternate Bids, if any to accept, action can be taken on the Bid Group 2 bids.
9. At the June 26, 2017 meeting, it is recommended that the Board act to award Alternate Bid 4a to three previously awarded bids, reject one Bid Group 2 Bid, and award 15 Bid Group 2 Bids.
10. Award Alternate Bid 4a for three previously awarded Bid Group 1 Contracts.

Motion:

Recommend award of Alternate Bid 4a in the amount of \$88,000.00 to the previously awarded and assigned Contract for Bid 1D - Structural Steel to Kingery Steel Fabricators, Inc. of Lansing, Illinois

Motion:

Recommend award of Alternate Bid 4a in the amount of \$0.00 to the previously awarded and assigned Contract for Bid 1E-Precast Concrete Panels to International Concrete Products, Inc. of Germantown, Wisconsin

Motion:

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Recommend award of Alternate Bid 4a in the amount of \$0.00 to the previously awarded and assigned Contract for Bid 1F-Elevator to Schindler Elevator Corporation of Elmhurst, Illinois

11. Reject Bids for Bid 2R, Metal Panels.

Motion:

Recommend that Bids received for Bid Package 2R – Metal Panels be rejected and the scope of work be rebid.

12. Award and assign to the Construction Manager Bulley & Andrews, LLC in accordance with their agreement with Community Consolidated School District 181 dated November 14, 2016 fifteen Bid Group 2 Bids.

- a. The attached document summarizes the low apparent Bidder for each of the 15 Bid Packages.
- b. All Alternates are listed, and both Bidders under consideration for Bids 2G and 2I are listed.
- c. The motions will be revised after Board discussion to include only those Alternates that will be approved.

We will present this information at the June 26, 2017 Board meeting and will be available to answer any Board questions, along with representatives from Bulley & Andrews and Cordogan & Clark Associates.

Hinsdale Middle School - Bid Group 2
Bids Under Consideration for Award
For Information Only
June 20, 2017

Please note that all Alternate Bids are shown, the actual award recommendation will be modified after the Board determines which Alternate Bids they wish to accept:

- For the first nine Bid Packages listed below, the low apparent Bidder and award amount will be unchanged regardless of Alternate Bids accepted.

- For the following four Bid Packages, the low apparent Bidder is known and the exact award amount will be determined based on the Alternate Bids accepted.

- For last two Bid Packages (2G and 2I), the low apparent bidder will change depending on which Alternate Bids are accepted, both Bidders are shown.

The actual low apparent Bidder recommended for award will be calculated once the Board has discussed the Alternate Bids.

Bid Package 2A Masonry Award Motion

Recommend award and assignment of a Contract for Bid 2A-Masonry for the

Hinsdale Middle School project to: Iwanski Masonry, Inc. of Lombard, IL

with a contract award amount of: \$3,175,000.00

That cost is broken down as follows:

Base Bid	\$3,175,000.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00

\$3,175,000.00

Bid Package 2D Roofing Award Motion

Recommend award and assignment of a Contract for Bid 2D Roofing for the

Hinsdale Middle School project to: Knickerbocker Roofing & Paving Co., Inc. of Harvey, IL

with a contract award amount of: \$1,100,000.00

That cost is broken down as follows:

Base Bid	\$1,100,000.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00

\$1,100,000.00

Hinsdale Middle School - Bid Group 2
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Bid Package 2F Doors and Hardware Award Motion

Recommend award and assignment of a Contract for Bid 2F Doors and Hardware for the

Hinsdale Middle School project to: Chicago Doorways of Elmhurst, IL

with a contract award amount of: \$379,007.00

That cost is broken down as follows:

Base Bid	\$379,007.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00

\$379,007.00

Bid Package 2H Acoustical Ceiling Award Motion

Recommend award and assignment of a Contract for Bid 2H Acoustical Ceiling for the

Hinsdale Middle School project to: Favia Builders Inc. / Alpine Acoustics of Schaumburg, IL

with a contract award amount of: \$310,400.00

That cost is broken down as follows:

Base Bid	\$310,400.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00

\$310,400.00

Bid Package 2K Fire Protection Award Motion

Recommend award and assignment of a Contract for Bid 2K Fire Protection for the

Hinsdale Middle School project to: K & S Automatic Sprinklers, Inc. of Rockford, IL

with a contract award amount of: \$397,000.00

That cost is broken down as follows:

Base Bid	\$397,000.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00

\$397,000.00

Bid Package 2L Electrical Award Motion

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Recommend award and assignment of a Contract for Bid 2L Electrical for the
Hinsdale Middle School project to: Fitzgerald Electrical Contracting, Inc. of Big Rock, IL
with a contract award amount of: \$5,791,000.00
That cost is broken down as follows:

Base Bid	\$5,791,000.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00
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	\$5,791,000.00

Bid Package 2O Specialty Doors Award Motions

1. Recommend acceptance of Anagnos request to withdraw their bid for Bid Package 2O.
2. Recommend award and assignment of a Contract for Bid 2O Specialty Doors for the
Hinsdale Middle School project to: House of Doors of Brookfield, IL
with a contract award amount of: \$199,580.00
That cost is broken down as follows:

Base Bid	\$199,580.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00
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	\$199,580.00

Bid Package 2P Operable Partitions Award Motion

Recommend award and assignment of a Contract for Bid 2P Operable Partitions for the
Hinsdale Middle School project to: Modernfold Chicago, Inc. of Carol Stream, IL
with a contract award amount of: \$51,450.00
That cost is broken down as follows:

Base Bid	\$51,450.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00
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	\$51,450.00

Bid Package 2Q Food Service Award Motion

Hinsdale Middle School - Bid Group 2
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Recommend award and assignment of a Contract for Bid 2Q Food Service for the

Hinsdale Middle School project to: Stafford-Smith, Inc. of Kalamazoo, MI

with a contract award amount of: \$396,411.00

That cost is broken down as follows:

Base Bid	\$396,411.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$0.00

\$396,411.00

Bid Package 2B Miscellaneous Metals Award Motion

Recommend award and assignment of a Contract for Bid 2B Miscellaneous Metals for the

Hinsdale Middle School project to: S.G. Krause Company Co. of Elk Grove Village, IL

with a contract award amount of: \$501,250.00

That cost is broken down as follows:

Base Bid	\$409,000.00
Alternate Bid 1	\$77,000.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$15,250.00

\$501,250.00

Bid Package 2C Rough Carpentry Award Motion

Recommend award and assignment of a Contract for Bid 2C Rough Carpentry for the

Hinsdale Middle School project to: Manusos General Contracting, Inc. of Fox Lake, IL

with a contract award amount of: \$1,556,495.00

That cost is broken down as follows:

Base Bid	\$1,527,950.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$27,595.00
Alternate Bid 5	\$950.00

\$1,556,495.00

Bid Package 2E Glass & Glazing Award Motion

Recommend award and assignment of a Contract for Bid 2E Glass & Glazing for the

Hinsdale Middle School - Bid Group 2
Bids Under Consideration for Award
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Hinsdale Middle School project to: Architectural Glass Works of Tinley Park, IL
with a contract award amount of: \$2,662,150.00
That cost is broken down as follows:

Base Bid	\$2,495,500.00
Alternate Bid 1	(\$28,530.00)
Alternate Bid 2a	\$83,910.00
Alternate Bid 2b	\$139,800.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	(\$28,530.00)
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	\$2,662,150.00

Bid Package 2J Plumbing Award Motion

Recommend award and assignment of a Contract for Bid 2J Plumbing for the
Hinsdale Middle School project to: Jensen's Plumbing & Heating Inc. of Woodstock, IL
with a contract award amount of: \$1,630,000.00
That cost is broken down as follows:

Base Bid	\$1,624,000.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$0.00
Alternate Bid 5	\$6,000.00
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	\$1,630,000.00

Hinsdale Middle School - Bid Group 2
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For Bid 2G and 2I the actual low apparent Bidder will be known once Alternate Bids are determined. Based on Bulley & Andrews review of the bids received one of the following two Bidders for each Bid would be the low apparent Bidder depending upon the specific Alternate Bids accepted.

Bid Package 2G Drywall and Framing Award Motion

Recommend award and assignment of a Contract for Bid 2G Drywall and Framing for the

Hinsdale Middle School project to: RG Construction of Elmhurst, IL

with a contract award amount of: \$2,705,000.00

That cost is broken down as follows:

Base Bid	\$2,690,000.00
Alternate Bid 1	
Alternate Bid 2a	
Alternate Bid 2b	
Alternate Bid 3	
Alternate Bid 4a	\$10,000.00
Alternate Bid 5	\$5,000.00
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	\$2,705,000.00

Bid Package 2G Drywall and Framing Award Motion

Recommend award and assignment of a Contract for Bid 2G Drywall and Framing for the

Hinsdale Middle School project to: Doherty Construction, Inc. of Woodstock, IL

with a contract award amount of: \$2,696,318.00

That cost is broken down as follows:

Base Bid	\$2,644,189.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$0.00
Alternate Bid 2b	\$0.00
Alternate Bid 3	\$0.00
Alternate Bid 4a	\$74,580.00
Alternate Bid 5	(\$22,451.00)
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	\$2,696,318.00

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Bid Package 2I Mechanical Award Motion

Recommend award and assignment of a Contract for Bid 2I Mechanical for the Hinsdale Middle School project to: Mechanical Incorporated of Freeport, IL with a contract award amount of: \$3,639,500.00

That cost is broken down as follows:

Base Bid	\$3,420,000.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$35,000.00
Alternate Bid 2b	\$59,000.00
Alternate Bid 3	\$123,000.00
Alternate Bid 4a	\$2,500.00
Alternate Bid 5	\$0.00
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	\$3,639,500.00

Bid Package 2I Mechanical Award Motion

Recommend award and assignment of a Contract for Bid 2I Mechanical for the Hinsdale Middle School project to: Premier Mechanical, Inc. of Addison, IL with a contract award amount of: \$3,636,625.00

That cost is broken down as follows:

Base Bid	\$3,419,000.00
Alternate Bid 1	\$0.00
Alternate Bid 2a	\$31,625.00
Alternate Bid 2b	\$54,000.00
Alternate Bid 3	\$127,000.00
Alternate Bid 4a	\$5,000.00
Alternate Bid 5	\$0.00
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	\$3,636,625.00