



TO: New Trier Township School District 203
7 Happ Road
Northfield Illinois
Attn: Ms. Pat Sumrow

FROM: Craig Dannegger
Pepper Construction Company
411 Lake Zurich Road
Barrington, Illinois

DATE: May 15, 2015

SUBJECT: BOE Prime Trade Award Recommendations for Bid Period #6: Structure, Envelope, Elevators & Landscaping

- Winnetka Campus West Side Addition
- District 203 Capital Improvement Projects – Essex Road, Boiler Parking Lot, Roofing

Introduction

Pepper Construction Company is pleased to report the bid results for the Structure, Envelope, Elevators & Landscaping scope related to the Winnetka Campus West Side Addition as well as various District Capital Improvement Projects (Essex Road Improvements, Boiler Parking Lot Replacement, and Roofing Replacement).

Schedule

The activities and milestone dates for this portion of the projects mentioned above are as follows:

Date	Activity
4/16/2015	10-Day Bid Notice in Daily Herald
4/15/2015	Bid Documents Available
4/22/2015	Pre-bid Meeting
5/8/2015	Bid Opening
5/11/2015 – 5/12/2015	Scope Reviews
5/18/2015	BOE Contract Award
5/19/2015	Prime Trade Agreements Issued
7/15/2015	Start Construction
8/15/2017	Substantial Completion

Bid Results

The results detailed on the following page reflect the results for the Structure, Building Envelope, Elevator & Landscaping trade work as it relates to the following projects:

- Winnetka Campus West Side Addition
- District Capital Improvement Projects
 - Essex Road Improvements (Landscaping)
 - Boiler Parking Lot Replacement (Landscaping)
 - Roof Replacement (Roofing)

BID PKG #	BID PACKAGE / CONTRACTOR	Winnetka Campus West Side Addition	District Capital Improvement Projects			Total Award West Side & District Cap. Imp. Projects
			Essex Road Improvement	Boiler Parking Lot Replacement	Roof Replacement	
1	CONCRETE					
	Eagle Concrete	\$4,455,150				\$4,455,150
	Elliot Construction Group	\$4,912,000				\$4,912,000
	Pepper Construction – Conc. Group	\$5,118,510				\$5,118,510
2	MASONRY					
	A. Horn	\$2,045,345				\$2,045,345
	Iwanski Masonry	\$2,165,800				\$2,165,800
	J&E Duff	\$3,177,700				\$3,177,700
	JAC Masonry	\$2,239,800				\$2,239,800
	MBB Enterprises of Chicago, Inc.	\$1,952,475				\$1,952,475
3	STEEL					
	Affordable Welding	\$8,245,000				\$8,245,000
	Lejeune Steel Company	\$8,801,000				\$8,801,000
	Lenex Steel Company	\$8,870,000				\$8,870,000
	Waukegan Steel	\$9,935,000				\$9,935,000
4	CARPENTRY					
	Anning-Johnson Company	\$2,487,000				\$2,487,000
	Pepper Construction - Drywall Grp	\$1,798,456				\$1,798,456
	The Levy Company	\$2,340,200				\$2,340,200
	Thorne Associates, Inc.	\$1,849,428				\$1,849,428
5	ROOFING					
	A-1 Roofing	\$1,615,300			\$120,700	\$1,736,000
	Bennett & Brosseau Roofing	\$1,255,000			\$88,000	\$1,343,000
	G.E. Riddiford Roofing	\$2,050,800			\$74,800	\$2,125,600
6	ALUMINUM & GLASS					
	Glass Solutions	\$3,080,578				\$3,080,578
	Lake Shore Glass and Mirror Co.	\$1,903,420				\$1,903,420
	McHenry County Glass and Mirror	\$1,790,950				\$1,790,950
	Mid-States Glass and Metal, Inc.	\$2,297,800				\$2,297,800
8	ELEVATORS					
	Kone, Inc.	\$533,000				\$533,000
	Otis Elevator, Inc.	\$620,000				\$620,000
	ThyssenKrupp Elevators	\$772,933				\$772,933
9	LANDSCAPING					
	Breezy Hill Nursery	\$248,800	\$28,800	\$1,100		\$278,700
	Robert Ebl Inc	\$294,500	\$35,815	\$1,377		\$331,692
	Woodland Commercial Landscaping	\$368,500	\$1,000	\$1,000		\$370,500
PROJECT TOTALS		\$20,278,831	\$28,800	\$1,100	\$88,000	

Budget Information

Winnetka Campus West Side Addition

The table below summarizes the bid results versus the control estimate prepared by Pepper Construction for the scope of work bid in Bid Period #6. Results came in \$423,231 (2.0%) below the control estimate. This delta ultimately reduces the overall project estimate to \$102,836,431.

Winnetka Campus West Side Addition	
Total Lowest Qualified Bids	\$20,278,831
Control Estimate	\$20,702,062
Over(+) / Under (-)	(\$423,231)
Total Project Estimate Prior to BP6	\$103,259,662
Revised Total Project Estimate	\$102,836,431

The following chart identifies the bid result versus the control estimate for each individual trade bid package.

		Bid Period		
		6		
		Bid Estimate	Bid Result	Over(+)/Under(-)
1	Concrete	\$ 4,337,829	\$ 4,455,150	\$ 117,321
2	Masonry	\$ 1,932,127	\$ 1,952,475	\$ 20,348
3	Steel	\$ 8,672,502	\$ 8,245,000	\$ (427,502)
4	Carpentry	\$ 1,589,887	\$ 1,798,456	\$ 208,569
5	Roofing	\$ 1,334,218	\$ 1,255,000	\$ (79,218)
6	Aluminum & Glass	\$ 2,024,937	\$ 1,790,950	\$ (233,987)
8	Elevators	\$ 558,064	\$ 533,000	\$ (25,064)
9	Landscaping	\$ 252,498	\$ 248,800	\$ (3,698)
Total		\$ 20,702,062	\$ 20,278,831	\$ (423,231)

The information below identifies the evolution of the total project estimate since the Design Development documents were established. Adjustments along the way include bid period results and major scope reduction decisions.

	DD Estimate	Adjustments			Estimate Update 4-24-2015	Adjustments	Estimate Update 5-15-2015
		Adjustments Since March FSC Meeting	BP5 Results	BP5A Results			
Construction Trade Costs	83,564,812	(641,063)	346,300	1,162,743	\$83,805,152	(423,231)	\$83,381,921
Construction Contingency	3,855,869	(28,449)	(221,300)	(35,000)	\$3,571,120	-	3,571,120
Owner Contingency	2,782,550	-	-	-	\$2,782,550	-	\$2,782,550
Owner's Direct Costs	12,598,200	-	(125,000)	-	\$13,100,840	-	\$13,100,840
Totals	\$102,801,431	(\$669,512)	\$0	\$1,127,743	\$103,259,662	(\$423,231)	\$102,836,431

There are three additional bid periods planned to finalize the bidding process. These bid periods are outlined below. To date approximately 40% of the total project hard costs are committed.

	Current Estimated Value	Out-to-Bid	Bids Due
Bid Package No. 7 (MEPs & Interior Walls)	\$38,565,662	06/19/2015	07/17/2015
Bid Package No. 8 (Interior Finishes)	\$10,177,592	08/31/2015	10/01/2015
Bid Package No. 9 (Signage Package)	\$56,788	10/19/2015	11/12/2015
Total Future Bid Value	\$48,800,042		
% of Total Hard Cost Uncommitted	60%		
% of Total Hard Cost Committed	40%		

District Capital Improvement Projects

Also included in Bid Period #6 were three District Capital Improvement Projects. Pepper Construction developed the control estimate for the Essex Road Improvements (Landscaping); the bid result for this scope was \$3,483 (10.8%) below the estimate. The results for the Boiler Parking Lot Replacement and Roof Replacement projects were within the District’s total Capital Improvement Projects budget.

	Capital Improvement Projects		
	Essex Road Improvements	Boiler Parking Lot Replacement	Roof Replacement
Total Lowest Qualified Bids	\$28,800	\$1,100	\$88,000
Control Estimate	\$32,283	In Master CIP Budget	In Master CIP Budget
Over(+) / Under (-)	(\$3,483)		

Reference Checks

All of the contractors that Pepper Construction Company is recommending for award have completed our prequalification process or have worked for Pepper previously.

Recommendation to Award Prime Trade Contract Agreements

Pepper Construction Company recommends that the B.O.E. approves award of Prime Trade Agreements for the Winnetka Campus West Side Addition and Capital Improvement Projects to those bidders highlighted in green in the above Bid Results.