



TO: New Trier Township School District 203
 7 Happ Road
 Northfield, IL 60093
 Attn: Ms. Pat Sumrow

FROM: Craig Dannegger
 Pepper Construction Company
 411 Lake Zurich Road
 Barrington, IL 60010

DATE: July 29, 2015

SUBJECT: BOE Prime Trade Award Recommendations for Bid Period #7: Interior Build-out & MEP/FP Systems for the Winnetka Campus West Side Addition

Introduction

Pepper Construction Company is pleased to report the bid results for the Interior Build-out & MEP/FP Systems scope related to the Winnetka Campus West Side Addition.

Schedule

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

Date	Activity
6/23/2015	10-Day Bid Notice in Daily Herald
6/23/2015	Bid Documents Available
6/30/2015	Pre-bid Meeting
7/22/2015	Bid Opening
7/23/2015 – 7/28/2015	Scope Reviews
8/3/2015	BOE Contract Award
8/4/2015	Prime Trade Agreements Issued
8/15/2015	Start Construction
8/15/2017	Substantial Completion

Bid Results

The results detailed on the following page reflect the results for the Interior Build-out & MEP/FP Systems trade packages:

BID PKG #	BID PACKAGE / CONTRACTOR	BASE BID & ACCEPTED BID ALTERNATES	ACCEPTED VOLUNTARY ALTERNATES	TOTAL AWARD VALUE
1	MASONRY			
	A-One Group	\$1,785,000		
	A.Horn, Inc.	\$1,757,500		
	Iwanski Masonry	\$1,590,000		\$1,590,000
	J&E Duff	\$1,781,356		
	JAC Masonry	\$1,930,690		
	Mastership Construction	\$1,845,000		
2	MISCELLANEOUS METALS			
	David Arch Metals	\$3,925,000		
	Ralph H. Simpson	\$3,600,000		
	T.A. Bowman	\$3,145,000		
	Waukegan Steel	\$2,236,600	(\$32,000)	\$2,204,600

3	GENERAL TRADES			
	Edwin Anderson	\$2,147,200		
	Hargrave Builders	\$1,955,500		
	L.J. Morse	\$2,105,000		
	Manusos General Contractors	\$1,796,500	(\$9,150)	\$1,787,350
	Shales McNutt	\$1,999,500		
4	FIREPROOFING			
	Midwest Fireproofing	\$598,700	(\$100,230)	\$498,470
	Wilkin Insulation	\$619,000		
5	SKYLIGHTS			
	Glass Solutions	\$764,752		
	United Skys	\$368,199		\$368,199
6	GLAZING			
	3F Corp	\$438,000		
	IL Architectural Glass	\$651,577		
	Lake Shore Glass	\$344,300	(\$16,000)	\$328,300
	McHenry Co Glass	\$454,220		
7	DOORS, FRAMES & HARDWARE			
	LaForce	\$1,242,026	(\$86,774)	\$1,155,252
8	OVERHEAD DOORS & DOCK EQUIPMENT			
	Anagnos Door	\$130,200		
	Door Systems			
	House of Doors	\$101,958	(\$1,094)	\$100,864
9	DRYWALL			
	Anning-Johnson	\$5,812,380		
	International Decorators	\$6,275,058		
	Pepper Drywall	\$5,722,359		
	The Levy Co.	\$6,317,000		
	Thorne Associates	\$5,562,000	(\$105,000)	\$5,457,000
10	ACOUSTICAL CEILINGS			
	Airtite Contractors	\$1,000,000		
	International Decorators	\$1,559,500		
	Just Rite Acoustics	\$985,000	(\$36,400)	\$948,600
11	FOOD SERVICE EQUIPMENT			
	C&T Designs	\$1,358,260		
	Central Restaurant Products	\$1,119,703	(\$33,729)	\$1,085,974
	Great Lakes West	\$1,174,207		
	Stafford-Smith	\$1,199,939		
	The Boelter Companies	\$1,235,697		
	TriMark Marlinn	\$1,132,237		
12	THEATER			
	Chicago Flyhouse	\$309,027		
	iWeiss Theatrical Solutions	\$254,000		\$254,000
	LVH Entertainment	\$301,875		
	SECOA	\$308,293		
13	FIRE PROTECTION			
	Absolute Fire	\$1,003,000		\$1,003,000
	Nelson Fire	\$1,090,505		
	United States Fire	\$1,100,000		
	Great Lakes Plumbing & Heating	\$1,379,800		
14	PLUMBING			
	A&H Plumbing	\$3,885,000		
	Abitua Plumbing	\$2,884,047		

	DeFranco Plumbing	\$3,199,000		
	Jensen's Plumbing	\$3,121,200		
	Sherman Mechanical	\$2,625,000	(\$50,000)	\$2,575,000
15	HVAC			
	Amber Mechanical	\$13,839,000		
	AMS Mechanical	\$14,770,300		
	FE Moran	\$12,960,300		
	Flo-Tech Mechanical Systems			
	Hill Mechanical	\$14,957,200		
	Mechanical Inc	\$13,025,000		
	MG Mechanical	\$13,547,000		
	Oak Brook Mechanical	\$12,606,800		
	Premier Mechanical	\$12,573,200		
	The YMI Group	\$12,281,308	(\$150,000)	\$12,131,308
	Quality Control Systems	\$12,988,000		
	Dekalb Mechanical	\$12,585,000		
16	ELECTRICAL WORK			
	American Electric	\$10,483,642		
	Connelly Electric	\$10,347,540		
	Fitzgerald's Electrical	\$8,266,200	(\$300,000)	\$7,966,200
	Hy-Power Electric	\$8,821,100		
	McWilliams Electric	\$8,685,654		
17	TECHNOLOGY			
	Applied Communications	\$498,450		\$498,450
	Low Voltage Solutions	\$649,000		
	McWilliams Electric	\$713,091		
	Pentegra Systems	\$619,860		

TOTALS	\$40,872,944	(\$920,377)	\$39,952,567
---------------	---------------------	--------------------	---------------------

Budget Information

Summary

The table below summarizes the bid results versus the estimates prepared by Pepper Construction for the scope of work bid in Bid Period #7. Results came in \$532,700 (1.4%) over the DD Estimate Update dated 5/15/2015. Subsequent sections detail how this bid result accompanied with reductions in Owner costs has a minimal impact on the total project estimate. This budget number does not include deductions that will be taken once decisions are made about alternates that were bid with Bid Packages 6 and 7 and alternates that will be bid with Bid Package 8.

DD Estimate – Referendum	\$38,777,223
DD Estimate - AV Suite Build-out	\$642,644
Total DD Estimate 5/15/2015	\$39,419,867

Total Lowest Qualified Bids	\$40,872,944
Accepted Voluntary Alternates	(\$920,377)
Total Award Value	\$39,952,567

Over(+) / Under (-)	\$532,700
---------------------	-----------

Bid vs. Estimate – Trade Packages

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

BID PKG #	DESCRIPTION	DD ESTIMATE 5/15/2015	BASE BID & ACCEPTED BID ALTERNATES	ACCEPTED VOLUNTARY ALTERNATES	TOTAL AWARD VALUE	OVER(+) / UNDER(-)
1	Masonry	\$1,759,184	\$1,590,000	\$0	\$1,590,000	(\$169,184)
2	Miscellaneous Metals	\$2,394,408	\$2,236,600	(\$32,000)	\$2,204,600	(\$189,808)
3	General Trades	\$1,267,901	\$1,796,500	(\$9,150)	\$1,787,350	\$519,449
4	Fireproofing	\$543,530	\$598,700	(\$100,230)	\$498,470	(\$45,060)
5	Skylights	\$619,799	\$368,199	\$0	\$368,199	(\$251,600)
6	Glazing	\$532,723	\$344,300	(\$16,000)	\$328,300	(\$204,423)
7	Doors, Frames & Hardware	\$1,136,009	\$1,242,026	(\$86,774)	\$1,155,252	\$19,243
8	Overhead Doors	\$70,486	\$101,958	(\$1,094)	\$100,864	\$30,378
9	Drywall	\$4,788,213	\$5,562,000	(\$105,000)	\$5,457,000	\$668,787
10	Acoustical Ceilings	\$1,257,156	\$985,000	(\$36,400)	\$948,600	(\$308,556)
11	Food Service Equipment	\$1,136,866	\$1,119,703	(\$33,729)	\$1,085,974	(\$50,892)
12	Theater	\$227,284	\$254,000	\$0	\$254,000	\$26,716
13	Fire Protection	\$1,277,250	\$1,003,000	\$0	\$1,003,000	(\$274,250)
14	Plumbing	\$1,854,895	\$2,625,000	(\$50,000)	\$2,575,000	\$720,105
15	HVAC	\$11,465,081	\$12,281,308	(\$150,000)	\$12,131,308	\$666,227
16	Electrical Work	\$8,476,442	\$8,266,200	(\$300,000)	\$7,966,200	(\$510,242)
17	Technology	\$612,640	\$498,450	\$0	\$498,450	(\$114,190)
Total		\$39,419,867	\$40,872,944	(\$920,377)	\$39,952,567	\$532,700

Voluntary Alternates

Voluntary alternates include approximately \$250,000 related to walls, ceiling and fireproofing simplifications, \$104,000 related to door simplifications, \$34,000 related to kitchen equipment reductions, and \$32,000 in stair simplifications.

Additionally, the total value of accepted voluntary alternates consists of some targeted systems value engineering opportunities identified by Pepper Construction, Wight and Company, and the awarded bidders. We have identified reductions of \$50,000 in Plumbing, \$150,000 in Mechanical, and \$300,000 in Lighting systems that are achievable.

Total Estimate Update – Thru Bid Period 7

The information below identifies the evolution of the total project estimate since the Design Development Estimate Update dated 5/15/2015 and reflects the increase in the total project estimate based on these Bid Period 7 results.

Description	DD Estimate Update 5/15/2015	Revised Project Estimate 7/29/2015
Construction Trade Costs	\$83,381,922	\$84,617,266
Construction Contingency	\$3,571,120	\$3,571,120
Owner Contingency	\$2,782,550	\$2,528,190
Owner's Direct Costs	\$13,100,840	\$12,852,560
Project Totals 7/29/2015	\$102,836,432	\$103,569,136
AV Suite NTTEC Funding*	\$0	(\$642,644)
Referendum Project Total 7/29/2015	\$102,836,432	\$102,926,492

*Note: The appropriate proportion of NTTEC funding is being included at this time because BP7 is the first bid package to have items in the AV Suite build-out, which is being funded by NTTEC. The remainder of NTTEC funding (\$84,356) will be included with BP8 since that bid package will contain the remainder of the AV Suite build out items.

Future Bid Periods

There are two additional bid periods planned to finalize the bidding process. These bid periods are outlined below. To date approximately 89.7% of the total project hard costs are committed.

Description	Current Estimated Value	Out-to-Bid	Bids Due
Bid Package No. 8 (Interior Finishes)	\$8,643,511	08/31/2015	10/01/2015
Bid Package No. 9 (Signage Package)	\$57,076	10/19/2015	11/12/2015
Total Future Bid Value	\$8,700,586		

% of Total Hard Cost Uncommitted	10.3%
% of Total Hard Cost Committed	89.7%

Budget Alignment Opportunities

The chart below lists budget alignment opportunities that relate to trade packages that are already awarded. Some items, such as the shell spaces, are a hybrid of committed trade packages and future Bid Period 8 trade packages.

Description	Estimated Value	Critical Decision Date
Delete Green Roofs (North & South)	(\$187,000)	11/01/2015
Fascia - Alternate Product	(\$41,122)	08/15/2015
Masonry - Omit Head Bond Coursing	(\$26,260)	08/15/2015
Entry Arch at North Tower	\$18,070	08/15/2015
EPDM Membrane w/ Metal Flashing ILO Cast Stone Below 4th Floor Curtain Wall (Estimated Value)	(\$40,000)	08/15/2015
Delete South 5-Stop Elevator (Estimated Value)	(\$165,000)	08/15/2015
Eliminate Music Stair	(\$25,000)	11/01/2015
Eliminate Enlarged Opening at Gaffney Auditorium	(\$79,969)	11/01/2015
Eliminate Operable Glass Partition at Room 3-39	(\$58,585)	11/01/2015
Shell Out 3 of 3 Science Labs [or 2 of 3 for (\$288,071)] (Estimated Value)	(\$421,038)	11/01/2015
Shell Out 8 fourth Floor Classrooms (Estimated Value)	(\$314,832)	11/01/2015
Eliminate Food Lab Build-Out (Estimated Value)	(\$201,974)	11/01/2015
Shell Out Art Computer Lab (Estimated Value)	(\$132,779)	11/01/2015
Totals	(\$1,675,489)	

The following list of budget alignment opportunities are related to Bid Period 8 trade packages.

Description	Estimated Value
Window Treatments - Reduce Allowance to \$6/SF - Mini-Blinds	(\$87,408)
Flooring - Sealed Concrete ILO Stained & ILO Colored Sealed Concrete	(\$57,506)
Carpet ILO Hard Surface - Floor 2	(\$193,332)
Carpet ILO Hard Surface - Floor 3	(\$222,913)
Reduce McGee Wood Paneling by 50%	(\$26,900)
Laminate ILO Wood Veneer at Shadow Boxes Verify Value of Laminate	(\$62,400)
Delete Curtain & Track From Café	(\$20,360)
Upgrade Marker Boards	\$40,000
Totals	(\$630,819)

Total budget alignment opportunities currently in consideration are \$2,306,309. The Facilities Steering Committee is meeting in August to discuss the alternates under consideration and to make recommendations to the Board. Pepper and Wight are continuing to work with contractors to find alternates in such areas as lighting, technology, AV, and in all trades.

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 the award of Prime Trade Agreements for the Winnetka Campus West Side Addition to those bidders highlighted in green in the above Bid Results.