



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: December 10, 2015

SUBJECT: BOE Prime Trade Award Recommendations for Bid Period #8 & #8A: Finishes, Millwork & Audiovisual Systems for the Winnetka Campus West Side Addition

Introduction

Pepper Construction Company is pleased to report the bid results for the Finishes, Millwork & Audiovisual 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
9/23/2015	BP8: 10-Day Bid Notice in <i>Daily Herald</i>
9/23/2015	BP8: Bid Documents Available
9/30/2015	BP8: Pre-bid Meeting
10/22/2015	BP8: Bid Opening
10/26/2015 – 10/27/2015	BP8: Scope Reviews
10/30/2015	BP8A: 10-Day Bid Notice in <i>Daily Herald</i>
10/30/2015	BP8A: Bid Documents Available
11/9/2015	BP8A: Pre-bid Meeting
11/19/2015	BP8A: Bid Opening
11/20/2015	BP8A: Scope Reviews
12/14/2015	BOE Contract Award
12/15/2015	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 Finishes, Millwork & Audiovisual Systems trade packages:

BID PKG #	BID PACKAGE / CONTRACTOR	BASE BID & ACCEPTED BID ALTERNATES	ACCEPTED VOLUNTARY ALTERNATES	TOTAL AWARD VALUE
1	GENERAL TRADES			
	Boller Construction	\$853,000	(\$12,153)	\$840,847
	Hargrave Builders	\$1,018,000		
	L.J. Morse	\$864,500		
	Lamp, Inc.	\$1,178,840		

2A	ARCHITECTURAL MILLWORK			
	Ameriscan Deisigns	\$2,055,450		
	JC Harris & Sons, Inc.	\$1,452,400	(\$171,045)	\$1,281,356
	Lamp, Inc.	\$1,481,310		
	Stevens Industries	\$3,205,478		
	Wheaton Associates	\$1,560,987		
3	MANUFACTURED CASEWORK			
	Bradford Systems	\$363,569		
	Carroll Seating	\$439,439		
	Stevens Industries	\$349,514	(\$8,660)	\$340,854
	The Larson Equipment & Furniture Co.	\$402,562		
4	LABORATORY CASEWORK			
	Carroll Seating	\$280,795	(\$1,500)	
	J.C. Harris & Sons	\$337,790		
	Scott Laboratory Solutions	\$279,541	(\$1,398)	\$278,143
	The Larson Equipment & Furniture Co.	\$328,448		
5	TILE			
	Mr. David's Flooring International	\$3,216,748		
	Northern Illinois Terrazzo & Tile	\$2,426,429	(\$144,645)	\$2,281,784
6	CARPET & RESILIENT FLOORING			
	Flooring Resources Corporation	\$2,343,273		
	Libertyville Tile & Carpet	\$798,927	(\$28,725)	\$770,202
	Mr. David's Flooring International	\$831,650		
	Noland Sales Corporation	\$975,500		
	TSI Commercial Floor Covering	\$950,778		
7A	WOOD FLOORING			
	Floors, Inc.	\$749,000		
	Mr. David's Flooring International	\$784,934		
	P.J. Nagic	\$673,818		
	ProStar Surfaces	\$631,885	\$53,000	\$684,885
8	TERRAZZO			
	Amici Terrazzo	\$602,600		
	John Caretti & Co.	\$431,510		\$431,510
	Menconi Terrazzo	\$445,000		
9	PAINTING			
	D.E.S. Painting	\$846,648		
	Midwest Decorating	\$788,000		
	Oosterbaan & Sons, Inc.	\$929,620		
	National Decorating Service	\$1,306,797		
	Traingle Decorating, Co.	\$643,800	(\$19,300)	\$624,500
10	THEATER SEATING & PLATFORMS			
	Carroll Seating	\$155,000		\$155,000
	The Larson Equipment & Furniture Co.	\$159,950		

11	AUDIOVISUAL			
	Applied Communications Group	\$1,375,269		
	Diversified Systems	\$1,690,090		
	FBP Systems	\$1,368,665	(\$23,000)	\$1,345,665
	Interstate Electronics Company	\$1,786,900		
	Pentegra Systems	\$1,465,270		
	Sound Planning Associates	\$1,407,950		

TOTALS	\$9,390,671	(\$355,926)	\$9,034,746
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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 8 & 8A. Results came in \$745,328 (9.0%) over the DD Estimate Update dated 5/15/2015. Subsequent sections detail how this bid result affects the total project estimate.

DD Estimate - Referendum	\$8,205,061
DD Estimate - AV Suite Build-out	\$84,356
Total DD Estimate 5/15/2015	\$8,289,417

Total Lowest Qualified Bids	\$9,390,671
Accepted Voluntary Alternates	(\$355,926)
Total Award Value	\$9,034,746

Over(+) / Under (-)	\$745,328
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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	General Trades	\$827,985	\$853,000	(\$12,153)	\$840,847	\$12,862
2	Architectural Millwork	\$977,650	\$1,452,400	(\$171,045)	\$1,281,356	\$303,706
3	Manufactured Casework	\$450,549	\$349,514	(\$8,660)	\$340,854	(\$109,695)
4	Laboratory Casework	\$479,084	\$279,541	(\$1,398)	\$278,143	(\$200,941)
5	Tile	\$1,904,321	\$2,426,429	(\$144,645)	\$2,281,784	\$377,463
6	Carpet & Resilient Flooring	\$901,098	\$798,927	(\$28,725)	\$770,202	(\$130,896)
7	Wood Flooring	\$433,528	\$631,885	\$53,000	\$684,885	\$251,357
8	Terrazzo	\$225,275	\$431,510	\$0	\$431,510	\$206,235
9	Painting	\$660,805	\$643,800	(\$19,300)	\$624,500	(\$36,305)
10	Theater Seating & Platforms	\$152,566	\$155,000	\$0	\$155,000	\$2,434
11	Audiovisual	\$1,276,556	\$1,368,665	(\$23,000)	\$1,345,665	\$69,109
Total		\$8,289,417	\$9,390,671	(\$355,926)	\$9,034,746	\$745,328

Voluntary Alternates

Out of nearly 90 voluntary alternates identified and priced, a total of 25 voluntary alternates totaling \$355,926 were ultimately accepted and recommended by the Facilities Steering Committee and District Administration. The most significant accepted alternates include simplification of the Architectural Millwork design and Tile installation requirements.

Previously Committed Trade Packages

The final alternates accepted affect some trade packages awarded in previous bid periods, resulting in an increase to the total project estimate of \$28,851. These are also reflected in the monthly Budget Change Order for December.

Total Estimate Update – Bid Period 8 & 8A

The information below identifies the evolution of the total project estimate since the Design Development Estimate Update dated 5/15/2015. Note that the total project estimate increase resulting from this Bid Period 8 & 8A is \$774,180, which is comprised of the bid result overage of \$745,328 and the increase to previously committed trades of \$28,851.

Description	DD Estimate Update	BP7 Result Revised Project Estimate	Owner Cost Adjustment Update	Post Aug BOE Estimate Update	BP8 & 8A Result Revised Project Estimate
	05/15/2015	07/29/2015	08/13/2015	08/25/2015	12/04/2015
Construction Trade Costs	\$83,381,923	\$84,617,266	\$84,617,266	\$84,314,266	\$85,172,802
Construction Trade Costs - AV Suite Interior Walls & MEP/FP	\$642,644				
Construction Trade Costs - AV Suite Finishes	\$84,356				
AV Suite NTTEC Funding	(\$727,000)	(\$727,000)	(\$727,000)	(\$727,000)	(\$727,000)
Construction Contingency	\$3,571,120	\$3,571,120	\$3,571,120	\$3,571,120	\$3,571,120
Owner Contingency	\$2,782,550	\$2,528,190	\$2,148,650	\$2,148,650	\$2,148,650
Owner's Direct Costs	\$13,100,840	\$12,852,560	\$13,232,100	\$13,232,100	\$13,232,100
Referendum Project Total	\$102,836,433	\$102,926,492	\$102,926,492	\$102,623,492	\$103,397,672

Total Estimate Update – Owner Cost Adjustment

The Owner's Direct Cost budget has been revised to include scope that was previously marked as construction costs, such as final cleaning and interior signage. This categorical transfer of costs along with other miscellaneous Owner cost adjustments result in the following updated total project estimate with 100% of the construction trade costs now awarded.

Description	BP8 & 8A Result Revised Project Estimate	Owner Cost Adjustment Update
	12/04/2015	12/07/2015
Construction Trade Costs	\$85,172,802	\$84,970,391
Construction Trade Costs - AV Suite Interior Walls & MEP/FP		
Construction Trade Costs - AV Suite Finishes		
AV Suite NTTEC Funding	(\$727,000)	(\$727,000)
Construction Contingency	\$3,571,120	\$3,571,120
Owner Contingency	\$2,148,650	\$2,030,897
Owner's Direct Costs	\$13,232,100	\$13,552,264
Referendum Project Total	\$103,397,672	\$103,397,672

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.