



# PEPPER CONSTRUCTION

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

**FROM:** Craig Dannegger  
Pepper Construction Company  
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Barrington, Illinois

**DATE:** January 12, 2015

**SUBJECT:** B.O.E. Prime Trade Award Recommendations for Winnetka Campus Facilities Project for  
Bid Period 1: North Annex Temporary Modular Units (Manufacturer Lease Agreement), and  
Bid Period 2: North Annex Temporary Classroom MEP's

## Introduction

Pepper Construction Company is pleased to report the results of the first two bid periods for the Winnetka Campus Facilities Project. The two periods are both related to the North Annex Temporary Classrooms:

### Bid Period 1: North Annex Temporary Modular Units

Requests For Proposals were issued for the leasing of the modular units to be provided for the North Annex temporary classrooms.

### Bid Period 2: North Annex Temporary Modular Classroom MEP's

Sealed bids were requested for the mechanical, electrical, plumbing and fire protection work associated with the customization of the modular units provided for the North Annex temporary classrooms.

Future bid periods will take place to award the balance of the work related to the North Annex temporary classrooms, such as sitework, foundations, general trades and low voltage.

## Schedule

The activities and milestone dates for the North Annex Temporary Classroom portion of the project are as follows:

Date	Activity
12/15/2014	BP1 – RFP Documents Issued
12/19/2014	BP1 – RFP Response Received
12/22/2014	BP1 – RFP Response Analysis
12/23/2014	BP2 – 10-Day Bid Notice in Daily Herald
12/23/2014	BP2 – Bid Documents available
1/5/2015	BP2 – Pre-bid Meeting
1/7/2015	BP2 – Bid Opening
1/7/2015	BP2 – Scope Reviews
1/20/2015	BP2 – BOE Contract Award
1/21/2015	Lease & Prime Trade Agreements Issued

2/19/2015	Start Construction
3/27/2015	Substantial Completion – Temporary Classrooms
3/30/2015 – 4/3/2015	Move Into Temporary Classrooms

## Bid Results

### Bid Period 1: North Annex Temporary Modular Units

Proposals were received for the work as detailed below.

Modular Unit Providers	Monthly Lease Rate	Full 26-Month Lease Value
<b>Innovative Modular Solutions</b>	<b>\$24,140</b>	<b>\$627,640</b>
EMod	\$26,338	\$684,788
Satellite Shelters (Manhattan, KS)	\$28,915	\$751,790
Satellite Shelters (Lockport, IL)	\$64,773	\$1,684,098

Please note that the final lease value may be modified pending final modular unit requirements that have evolved since the time that the Request For Proposal documents were issued.

To accommodate the long lead time of the modular units as it relates to the construction schedule, a Letter of Intent has been issued to Innovative Modular Solutions that authorizes them to proceed with shop drawing development.

### Bid Period 2: North Annex Temporary Modular Classroom MEP's

The project was bid in multiple trade packages. The results detailed below reflect the results for the Base Bid and accepted Alternates.

<b>Fire Protection</b>	
<b>Absolute Fire Protection</b>	<b>\$56,900</b>
<b>Plumbing</b>	
<b>Jensen's Plumbing &amp; Heating</b>	<b>\$57,800</b>
Abitua Plumbing	\$75,211
DeFranco Plumbing	\$66,349
F.E. Moran, Inc.	\$97,870
<b>HVAC</b>	
<b>AMS Mechanical Systems</b>	<b>\$158,144</b>
Air Con Mechanical	\$186,000
Amber Mechanical	\$159,900
Oak Brook Mechanical	\$168,925
<b>Electrical Work</b>	
<b>J. Hamilton Electric</b>	<b>\$345,300</b>
American Electrical Construction Co.	\$444,700
Meany Electric	\$410,000

To accommodate the long lead time of the major mechanical and electrical equipment as it relates to the construction schedule, a Letter of Intent has been issued to AMS Mechanical Systems and J. Hamilton Electric that authorizes them to proceed with shop drawing development.

## Budget Information

The total amount being recommended for the above packages is \$1,245,784, which is inclusive of the Bid Period 1 26-month lease value and the Bid Period 2 prime trade work. Pepper Construction Company's budget estimate for these bid packages was \$1,265,629. These packages are roughly 1.5% (\$19,845) under the budgeted amount.

## Reference Checks

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

## Recommendation to Award Lease & Prime Trade Contract Agreements

Pepper Construction Company also recommends that the B.O.E. approves the issuance of a Lease Agreement for the Winnetka Campus Facility Project to the manufacturer listed in **Bold** in the above Bid Results.

Pepper Construction Company recommends that the B.O.E. approves award of Prime Trade Agreements for the Winnetka Campus Facilities Project to those contractors listed in **Bold** in the above Bid Results.