



A Community of Learners

Bid Approval: 2019 Renovation Work at Four Buildings

TO: School Board
Trisha Kocanda

FROM: Brad Goldstein, CFO

February 26, 2019

Overview & Background

The District discussed summer work that needs to be completed as part of our 2015 Health/Life Safety survey at the Facilities Subcommittee meeting on October 15, 2018. The Administration recommends addressing this work at this time to minimize the impact on our buildings in the coming years should the referendum pass, and construction begin as scheduled in the summer of 2020. A preliminary estimate for this work was prepared and estimated to be about \$665,000. Public bids for the contract to perform construction work related to renovations at Greeley, Hubbard Woods, Crow Island and Carleton Washburne, during the summer of 2019 were solicited, providing for a bid opening on Tuesday, February 12, 2019.

Green Architects coordinated the bid documents and Adam Rappaport and a representative from Green Associated held a pre-bid meeting on February 5th, to view the scope of the work.

Major items included:

- Greeley
 - Roof
 - Windows
 - Concrete and asphalt
 - Steam trap assessment
- Hubbard Woods
 - Minor repairs such as shed repairs, removal of water service and re-piping
- Crow Island
 - Air Handling Unit and interior roof piping

- Crow Island fencing replacement, interior roof drain work, and roof walk pads
- Carleton Washburne
 - Repair of catwalk in Little Theater
 - Four exterior doors replaced

The District received three bid responses, the bid tabulation sheet is attached. The lowest responsible and qualified bidder was Happ Builders, Inc., a company that has 43 years of experience in school and municipal projects. The base bid amount is for \$1,106,000.00. We had three alternates added. Alternate 1 called for a heat exchanger at Carleton Washburne, we are going to address this outside the scope of this project, as we believe we can get this done less expensively on our own, therefore we are rejecting Alternate 1. We are going to add Alternate 2, to address unsafe railings on the Carleton Washburne Little Theater catwalk, this will add \$43,000 to the scope of the work. We are going to move forward with windows on the Kindergarten Wing, as these are necessary given the age of the current windows at over 20 years, so we are rejecting Alternate 3. Green Associates has worked on numerous successful projects with this vendor, and recommend moving forward with Happ Builders, Inc. to complete this project.

There is a disparity with the preliminary estimate and the final bid tabulations results. Some of this was due to added scope. In addition, the original estimate did not include contingencies of approximately 13.5%. We do believe that the costs are in line, as we received three bids that ran 14%-18% higher than the lowest bid we received. This funding will come out of the remaining Capital Project Funds.

Recommendation

The recommendation will be for the Board to approve the award the 2019 renovations contract at Greeley, Hubbard Woods, Crow Island and Carleton Washburne to Happ Builders, Inc., the lowest responsive and qualified bidder as determined by the results of the bid opening on February 12, 2018.

Attachment

[Letter of Recommendation](#)

[Bid Tabulation](#)