



*A Community of Learners*

## **Information and Action Item: Summer Work Bid-Bid Period 2**

TO: School Board  
Trisha Kocanda

FROM: Brad Goldstein, CFO

April 21, 2020

### **Overview & Background**

Public bids for the contract to perform construction work related to facility improvement needs during the summer of 2020 were solicited in March. This is Bid Period two, and the work includes removal and replacement of plumbing, piping and fixtures as well as associated work to access these items. There is also electrical work related to adding electric water fountains in place of china fountains in the schools. The documents were assembled by Perkins + Will and made available to vendors publicly. Vendors were invited to a voluntary pre-bid walkthrough, and a bid opening was conducted on Tuesday, March 31, 2020. The bid request included items that were summarized in the Long-Term Facility Improvement Plan previously approved by the Board.

Three contractors submitted bids. Of the three bids received, the lowest bidder was Defranco Plumbing with a total base bid of \$1,689,000. Other bids are summarized on the attached bid tabulation sheet.

The Board approved Bid Period 1 items in February. The projected total for both phases of the summer work totals \$5,428,000. This is approximately \$133,000, or 2.5% over the initial budget, and includes contingencies of 5%, construction management and architectural fees. Bid Period 1 totals saw a reduction in the scope of work related to ADA work at Crow Island in the amount of approximately \$1.05M, primarily due to a removal of updates to restrooms in each classroom. These changes would have created a great impact on the size of the project room which made this change difficult to implement. This was replaced with additional restrooms in each wing of the building to ensure that there was access for each grade level on both floors of the building.

We did see an increase in the cost of the plumbing work related to the domestic

water piping. The estimate for this work was developed to address replacement of aged piping and ameliorate lead in the water. In addition to addressing the piping and fixtures at Skokie and Crow Island, the intention this summer is to address all of the potable water fixtures at the remainder of the schools, including water fountains, and sinks in bathrooms, kitchens and classrooms. This work was built into the three-year facility plan, and budgeted as part of that work.

The Skokie School and Crow Island were approximated at \$623,000 by Ameresco, and was likely based on a linear foot calculation, as a full evaluation was not completed during the physical assessment process. These two schools contribute \$1.2M to the total base bid of \$1.7M. The total cost of the project is \$2.15M, inclusive of construction management and architectural fees. Defranco has provided a breakdown on the scope of the base bid, that will assist us in evaluating costs related to these upgrades at Greeley, Hubbard Woods and Crow Island in the coming years. About 30% of the cost is related to demolition and reconstruction related to installation of the piping.

After review of the bid documents with the assistance of Pepper Construction, and their experience with the contractor Administration and Pepper Construction recommend that the qualified bidder be awarded the contract.

## **Recommendation**

The recommendation is for the Board to award the 2020 Summer Renovations Bid Period 2 contract, in the amount of \$1,689,000 to Defranco Plumbing. They are the lowest responsive and qualified bidder.

## **Attachment**

[Pepper Bid Recommendation-Bid Tabulation](#)

[Defranco Plumbing Detail by School](#)

[Bid Period 1 and Bid Period 2 Totals](#)