

ATTACHMENT NO. IX-L: Poplar Grove Elementary Window Replacement

Potential motion: Move to reject bids received on March 3, 2011 for the Poplar Grove Elementary Window Replacement project and re-bid.

Recommended action: Approve the motion

Original estimated project cost as prepared by Wold Architects and Engineers was \$133,000. This project has been approved to be funded partially (\$52,406) by the EECBG grant through Boone County.

On Thursday, March 3, 2011, four (4) bids were received for the Poplar Grove Elementary Window Replacement project. Base bids received ranged from \$269,800 to \$361,000. Value engineering the project would not bring the project costs down to the original estimate.

Unfortunately, the original cost estimate was not complete in scope. The project design and estimates need to be re-evaluated. The administration has directed Wold to re-apply for any additional grant funding that might be available. Upon the rejection of this bid, the administration will direct Wold to review the design and estimates to value engineer the scope of the project prior to re-bid. The timeline on this project will incorporate the completion deadline of grant funding.

Therefore, it is recommended that the Board reject all bids for the Poplar Grove Elementary window replacement and re-bid the project with a more accurate scope of work.



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March 15, 2011

Dr. Steven Baule, Superintendent  
North Boone CUSD #200  
6248 North Boone School Road  
Poplar Grove, Illinois 61065

Re: North Boone CUSD #200  
Poplar Grove Elementary School Window Replacement  
Commission No. 103016

Dear Dr. Baule:

On Thursday, March 3, 2011 at 2:30 p.m. we received four (4) bids for the Poplar Grove Elementary School Window Replacement project. A copy of the bid tabulation is enclosed for your review.

We have reviewed all opened bids and the selection of Alternates will affect who is the low bidder. A summary of award options is as follows:

Option #1 – Award Base Bid, Reject Alternate #1, Reject Alternate #2

Contract Sum: \$269,800.00

Low Bidder: Carmichael Construction, Inc.

Option #2 – Award Base Bid, Award Alternate #1, Reject Alternate #2

Contract Sum: \$296,670.00

Low Bidder: Larson & Larson Builders, Inc.

Option #3 – Award Base Bid, Reject Alternate #1, Award Alternate #2

Contract Sum: \$247,390

Low Bidder: Larson & Larson Builders, Inc.

Option #4 – Award Base Bid, Award Alternate #1, Award Alternate #2

Contract Sum: \$274,060

Low Bidder: Larson & Larson Builders, Inc.

As you are aware, the project currently exceeds the anticipated budget and construction cost identified in our fee letter. As part of our analysis of the bid results, we have reviewed the project scope and costs with several Contractors/Subcontractors who participated in this bid. While the cost of each scope item was found to be on the high-end of an acceptable range, we do not feel there are any irregularities that would indicate confusion or lack of clarity of the Contract Documents. Enclosed is a summary of our analysis which identifies the primary scope items and the bid amount provided by Contractors and Subcontractors who bid the work.

The District can choose to award the project, based on one of the options above, and work with the Contractor to identify value engineering items to reduce the project scope. Or, the District can choose to reject all bids and re-bid the project with a reduced work scope that will align with the budget.

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Letter to Dr. Steven Baule, Superintendent

March 15, 2011

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Please provide direction of how the District wishes to proceed with this project and do not hesitate to contact me with any questions.

Sincerely,

WOLD ARCHITECTS AND ENGINEERS



Matt Verdun // P.E.

Associate

Enclosures

cc: Cathy Nelson, North Boone CUSD #200  
Jim Novak, North Boone CUSD #200  
Roger Schroepfer, Wold  
Kirsta Ehmke, Wold

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**Project Name: North Boone CUSD No. 200  
Poplar Grove E.S. Window Replacement**

Commission No.: 103016

Date: Thursday, March 03, 2011

Time: 2:30 PM

**BID TABULATION**

Wold Architects and Engineers  
110 N. Brockway St. - Suite 220  
Palatine, Illinois 60067  
847.241.6100 Fax: 847.241.6105

Bidders Name	Addendum Numbers	Bid Security	Base Bid	Alternate #1: Additional Window Installation	Alternate #2: Eliminate Cooling Capacity from Unit Vent.	Remarks
Carmichael Construction, Inc. 1080 East Grant Highway Marengo, IL 60152 P: (815) 568-8837 F: (815) 568-8162	1, 2	10%	\$269,800	Add \$32,774	Deduct \$16,848	
Larson & Larson Builders, Inc. 5612 Industrial Avenue Loves Park, IL 61111 P: (815) 633-1773 F: (815) 633-1922	1, 2	10%	\$270,000	Add \$26,670	Deduct \$22,610	
Rockford Structures Const. Co. 10540 North Second Street Machesney Park, IL 61115 P: (815) 633-6161 F: (815) 633-6179	1, 2	10%	\$305,400	Add \$29,500	Deduct \$22,600	
Stenstrom G.C.-Design/Build Grp. 2420 20th Street Rockford, IL 61104 P: (815) 398-2420 F: (815) 398-0041	1, 2	10%	\$361,000	Add \$37,000	Deduct \$16,600	

North Boone CUSD No. 200 - Poplar Grove Window Replacement  
 Commission No. 103016

Scope Item Description	Low Bidder	Subcontr. 'A'	Subcontr. 'B'
Demolition	\$ 10,000	\$ -	\$ -
Windows	\$ 110,450	\$ 113,000	\$ 162,000
-Approx. 2,400 s.f.			
Carpet	\$ 4,000	\$ -	\$ -
Int./Ext. Soffits	\$ 36,600	\$ -	\$ -
-Plaster Patching			
-Metal Soffits			
-Carpentry			
Miscellaneous	\$ 3,550	\$ -	\$ -
-Painting			
-Spray Foam Insulation			
-Cleaning			
-(4) Louvers			
Mechanical	\$ 68,000	\$ 75,000	\$ 79,000
-(4) Unit Ventilators			
-(4) Condensing Units			
-Temperature Controls			
Electrical	\$ 10,000	\$ -	\$ -
-(4) Unit Ventilators			
-(4) Condensing Units			
-Misc. Wiring			
General Conditions, Overhead, & Profit	\$ 27,200	\$ -	\$ -
Total:	\$ 269,800		