



**TO:** New Trier Township School District 203  
 7 Happ Road  
 Northfield, IL 60093  
 Attn: Dave Conway

**FROM:** Marty Platten  
 Pepper Construction Company  
 411 Lake Zurich Road  
 Barrington, IL 60010

**DATE:** June 7, 2021

**SUBJECT:** BOE Prime Trade Award Recommendations for Bid Period #1: Mechanical, Electrical, and Sitework scope related to the East Side Academic and Athletic project.

**Introduction**

Pepper Construction Company is pleased to report the bid results for the Mechanical, Electrical, and Sitework scope related to the East Side Academic and Athletic project. The scope of work is the preliminary ‘make ready’ work to be performed prior to the major demolition and construction work scheduled for late 2021.

**Schedule**

The activities and milestone dates for this portion of the project mentioned above are as follows:

<b>Date</b>	<b>Activity</b>
04/10/2020	BP 1 10-Day Bid Notice in Daily Herald
04/20/2021	BP 1 Bid Documents Available
04/30/2021	BP 1 Pre-Bid Meeting
05/17/2021	BP 1 Bid Opening
05/18/2021 – 05/19/2021	BP 1 Scope Reviews
06/07/2021	BP 1 BOE Contract Award
06/08/2021	BP 1 Prime Trade Agreements Issued
<i>11/15/2021</i>	<i>BP 2 BOE Contract Award</i>
<i>11/16/2021</i>	<i>BP 2 Prime Trade Agreements Issued</i>
<i>12/13/2021</i>	<i>BP 3 BOE Contract Award</i>
<i>12/14/2021</i>	<i>BP 3 Prime Trade Agreements Issued</i>
06/14/2021	Start Construction
05/29/2023	Substantial Completion

***Italicized items are projected dates – to be confirmed***

**Bid Results**

The results detailed on the following page reflect the results for the Mechanical, Electrical, and Sitework trade packages:

BID PKG #	BID PACKAGE / CONTRACTOR	BASE BIDS	Alternate 3 (G/L Insurance)	TOTAL AWARD VALUE
<b>1</b>	<b>Mechanical</b>			
	The YMI Group, Inc.	\$249,535	\$4,087	\$253,622
	F.E. Moran, Inc.	\$274,800	\$600	
	Mechanical Inc. DBA Helm Mechanical	\$318,250	\$3,000	
	Oak Brook Mechanical Svc., Inc.	\$324,000	\$3,455	
	Great Lakes Plumbing & Heating	\$351,000	\$1,480	
	Sherman Mechanical, Inc.	\$698,500	No Bid	
<b>2</b>	<b>Electrical</b>			
	Sharlen Electric Company	\$519,185	\$1,405	\$520,590
	Vader Electric	\$550,300	\$1,666	
	McWilliams Electric Company, Inc.	\$608,000	\$26,049	
	Maron Electric Company	\$633,235	(\$1,048)	
	Hy-Power Electric Company	\$673,924	\$2,076	
<b>3</b>	<b>Sitework</b>			
	Lenny Hoffman Excavating, Inc.	\$109,739	\$951	\$110,690
	J. S. Riemer	\$114,000	\$770	
	Pepper Illinois	\$136,000	No Bid	
	Alessio & Sons Company	\$146,000	\$879	
	DK Contractors, Inc.	\$151,932	\$293	
	Berger Excavating	\$164,800	\$200	

<b>Bid Period 01 Bid Opening Results Total</b>	<b>\$884,902</b>
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**Bid vs. Budget – Trade Packages**

The following chart identifies the bid result versus the budget for each individual trade bid package.

The electrical budget overage is largely attributed to the final selected generator and the additional site lighting modifications required as part of the overall work. The overage is taken from design contingency and therefore has a net zero effect on the overall budget.

BID PKG	DESCRIPTION	BUDGET	TOTAL AWARD VALUE	OVER(+) / UNDER(-)
1	Mechanical	\$252,057	\$253,622	(\$1,565)
2	Electrical	\$430,733	\$520,590	(\$89,858)
3	Sitework	\$127,006	\$110,690	\$16,316
<b>Total</b>		<b>\$809,795</b>	<b>\$884,902</b>	<b>(\$75,107)</b>

## Project Budget Information

Below is a table showing the current costs associated with the overall budget for the East Side Academic and Athletic Project. The Board of Education will be asked to approve all the items highlighted in green below.

<b>Overall Project Cost Breakdown</b>		
Approved Bid Packages Total	\$884,902	This Award
Bid Period 1 Construction Contingency	\$44,245	This Award
Work to be Awarded	\$54,075,836	
Abatement Allowance	\$590,200	
Utilities Fees	\$177,300	
Insurance	\$735,725	
Design/Construction Contingency	\$4,733,606	
Owner Moving / FFE Budget	\$1,867,000	
Owner Contingency Budget	\$3,000,000	
Surveys / Testing Allowance	\$205,000	
Construction Management	\$3,215,766	Previously Approved
LEED Fees & Building Commissioning	\$183,500	
Architect/Engineer Fees	\$5,516,470	
<b>Total</b>	<b>\$75,269,550</b>	

<b>Approved ESAA Budget</b>	<b>\$75,269,550</b>
<b>Delta</b>	<b>\$0</b>

### Future Bid Award Recommendations

There are two additional bid periods to finalize the bidding process for this project. Exact dates are still being finalized.

- Bid Period 2 is expected to be issued for bid in October 2021. BOE approval expected in November.
- Bid period 3 is expected to be issued for bid in November 2021. BOE approval expected in December.

### Reference Checks

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

### Recommendation to Award Prime Trade Contract Agreements

Pepper Construction Company recommends that the Board of Education approves the award of Prime Trade Agreements for the East Side Academic and Athletic Facility project to those bidders highlighted in green in the above Bid Results and the Bid Period 1 Construction Contingency.