



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

FROM: Nick Cosek
 Pepper Construction Company
 411 Lake Zurich Road
 Barrington, IL 60010

DATE: November 10, 2021

SUBJECT: BOE Prime Trade Award Recommendations for Bid Period #2: Demolition, Excavation, Structural Steel, Cast In Place Concrete, Precast Concrete, Roofing, and Elevator trade bid packages related to the East Side Academic and Athletic Addition.

Introduction

Pepper Construction Company is pleased to report the bid results for the Demolition, Excavation, Structural Steel, Cast In Place Concrete, Precast Concrete, Roofing, and Elevator trade bid packages related to the East Side Academic and Athletic Addition.

Schedule

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

Date	Activity
6/08/2021	BP 1 Approved and Work Commenced
10/4/2021	BP 2 Bid Documents Available
10/11/2021	BP 2 Pre-Bid
10/28/2021	BP 2 Bid Opening
10/29 – 11/3	BP 2 Scope Reviews
11/15/2021	BP 2 BOE Contract Award
11/9/2021	BP 3 Documents Available
12/6/21	Pepper Begins Mobilization to Site
<i>12/6/2021</i>	<i>BP 3 Bid Opening</i>
<i>12/13/2021</i>	<i>BP 3 BOE Contract Award</i>
12/28 – 1/10/2022	Abatement Work
01/10/2022	Start Construction
07/1/2023	Substantial Completion

Italicized items are projected dates – to be confirmed

Bid Results

The results detailed below reflect the results for the Demolition, Excavation, Structural Steel, Cast In Place Concrete, Precast Concrete, Roofing, and Elevators trade packages:

BID PKG #	BID PACKAGE / CONTRACTOR	BASE BID
4	DEMOLITION	
	American Demolition Corporation	\$747,414
	Johler Demolition	\$1,142,000
	McDonagh Demolition, Inc.	\$1,172,700
	Alpine Demolition Services	\$1,286,000
	Milburn LLC	\$1,350,000
	Green Demolition Contractors, Inc.	\$1,628,000
	Break-Thru	\$1,676,780
	Pepper Demolition	\$1,736,904
	National Wrecking Company	\$2,364,000
	(low bid analysis)	\$747,414
5	EXCAVATION	
	Berger Excavating	\$1,978,000
	Joseph J. Henderson	\$2,026,400
	John Keno & Company	\$2,138,000
	Alessio & Sons Co.	\$2,267,806
	Pepper Excavation	\$2,599,990
	DK Contractors, Inc.	\$2,738,686
	Lenny Hoffman Excavating	\$2,782,281
	(low bid analysis)	\$1,978,000
6	CAST-IN-PLACE CONCRETE	
	Abbey Paving Co.	\$4,777,000
	Tor Construction Co. Inc.	\$4,800,000
	Pepper Concrete	\$5,033,175
	Elliot Construction Corp.	\$5,546,000
	Boller Construction (Bid Withdrawn)	\$4,283,000
	(low bid analysis)	\$4,777,000
7	STRUCTURAL STEEL	
	Zalk Josephs	\$11,717,160
	Affordable Steel	\$11,899,000
	Waukegan Steel LLC	\$12,298,000
	LeJeune Steel Company	\$12,565,000
	K&K Iron Works	\$12,325,000
	Lennox	\$14,700,000
	(low bid analysis)	\$11,717,160
8	ROOFING	
	A-1 Roofing Company	\$2,185,700
	Anthony Roofing	\$2,500,039
	Bennett and Brosseau Roofing, Inc.	\$2,537,493
	Olsson Roofing	\$2,635,000
	Combined Roofing Services, LLC	\$3,359,410
	(low bid analysis)	\$2,185,700
9	ELEVATORS	
	ThyssenKrupp Elevators	\$299,500
	Kone Elevators (Qualified Bid, Withdrawn)	\$385,000
	(low bid analysis)	\$299,500
10	PRECAST CONCRETE	
	Mid-States Concrete Industries	\$53,992
	StresCore, Inc. (Missing Scope, Withdrawn)	\$33,694
	(low bid analysis)	\$53,992

Bid Period 02 Base Bid Opening Results Total	\$21,758,766
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Bid vs. Budget – Trade Packages

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

East Side Academic and Athletic Addition				
BID PKG #	BID PACKAGE / CONTRACTOR	Budget	Award Value	Over (+) / Under (-)
4	Demolition	\$1,807,736	\$742,414	-\$1,065,322
5	Excavation	\$1,707,472	\$1,859,000	\$151,528
6	Cast In Place Concrete	\$4,310,790	\$4,327,000	\$16,210
7	Structural Steel	\$13,899,557	\$11,672,160	-\$2,227,397
8	Roofing	\$1,759,467	\$2,105,700	\$346,233
9	Elevator	\$339,966	\$189,000	-\$150,966
Total		\$23,824,988	\$20,895,274	-\$2,929,714

New Grounds Garage				
BID PKG #	BID PACKAGE / CONTRACTOR	Budget	Award Value	Over (+) / Under (-)
4	Demolition	\$5,050	\$5,000	(\$50)
5	Excavation	\$217,325	\$119,000	(\$98,325)
6	Cast In Place Concrete	\$364,546	\$450,000	\$85,454
7	Structural Steel	\$66,761	\$45,000	(\$21,761)
8	Roofing	\$60,399	\$80,000	\$19,601
9	Elevator	\$121,200	\$110,500	(\$10,700)
10	Precast	\$92,637	\$53,992	(\$38,645)
Total		\$927,918	\$863,492	-\$64,426

Project Budget Information

Below is a table showing the current costs associated with the overall original 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.

Overall Project Cost Breakdown		
East Side Academics and Athletics		
BP 1 Approved Bid Packages Total	\$884,902	Previously Awarded
Bid Period 1 Construction Contingency	\$44,245	Previously Awarded
Construction Management	\$3,215,766	Previously Awarded
BP 2 Bid Packages Total	\$20,895,274	This Award
General Requirements	\$1,837,705	This Award
BP 2 Construction Contingency 5%	\$1,136,649	This Award
Bid Period 3	\$33,054,355	
Construction Contingency (5%)	\$1,663,550	
Abatement Allowance	\$408,100	
Utilities Fees	\$177,300	
Insurance	\$1,047,919	
Owner Moving / FFE Budget	\$1,867,000	
Owner Contingency Budget	\$3,198,400	
Surveys / Testing Allowance	\$205,000	
LEED Fees & Building Commissioning	\$130,000	
Architect/Engineer Fees	\$5,458,115	
Total	\$75,269,550	

APPROVED PROJECT BUDGET (ESAA) \$75,269,550

Grounds Garage		
BP 2 Bid Packages Total Grounds Garage	\$863,492	This Award
BP 2 Construction Contingency 5%	\$43,901	This Award
Contractor Fee 1.75% (BP2)	\$16,134	This Award
General Requirements	\$14,530	This Award
Bid Package 3	\$2,007,072	
Construction Contingency	\$98,543	
Utilities Fees	\$5,000	
Insurance	\$36,828	
Owner Moving / FFE Budget		
Owner Contingency Budget 5%	\$152,184	
Surveys / Testing Allowance	\$2,000	
Architect/Engineer Fees 7.71%	\$234,667	
Total	\$3,474,351	

Grounds Garage Direct Costs Budget \$ 3,043,672

Future Bid Award Recommendations

There is one additional bid period to finalize the bidding process for this project. Bid period 3 is expected to be issued for bid on November 9, 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 2 Construction Contingency.