



Date: May 23, 2023

To: Dr. Michael Lubelfeld, Superintendent of Schools
Members of the Board of Education

From: Jeremy Davis, Assistant Superintendent for Finance and Operations

Subject: Approve Bid Award - Bid Release 1 - Oak Terrace Elementary School
Early Childhood Remodel

Policy Alignment: 4:60 Purchases and Contracts

Disposition: Action

Executive Summary:

North Shore School District 112 currently is working to remodel Oak Terrace Elementary School to incorporate and house NSSD 112's preschool program. A Request for Bid (RFB) for the Oak Terrace Elementary School Early Childhood Center Remodel was advertised in the Daily Herald on May 5, 2023. The project consists of remodeling 12 classrooms to include the addition of single user bathrooms to 9 classrooms and converting 3 classrooms to front office/reception, nurse, private offices and conference room space. Additionally, the project will create a new secure entrance vestibule to the north side to access the front office/reception area, including covered entry and ballistic materials at the entry. Bids were opened on May 18, 2023, for Trade Package 1: General Trades; Trade Package 2: Fire Protection; Trade Package 3: Plumbing; and Trade Package 4: HVAC. Trade Package 5: Electric was opened on May 22, 2023. Each of the bid packages had at least two bidders. A summary sheet is attached to this memo.

The administration recommends, based on the recommendation from our Construction Manager, Happ Builders, Inc., that the Board award Trade Package 1: General Trades to Happ Builders, Inc.; Trade Package 2: Fire Protection to S.J. Carlson Fire Protection, Inc.; Trade Package 3: Plumbing to Ernie Peterson Plumbing, Inc.; Bid Package 4: HVAC to Key West Mechanical, Inc.; and Trade Package 5: Electric to Pieper Electric, Inc.

After the Board awards the contracts to these 5 vendors, there will still be one bid release remaining (Bid Release 2) for the Oak Terrace Remodel that the Board will be asked to approve at a later date. That bid release will focus on the new covered entrance to the school.

Recommendation: Action

Roll call vote to award the Oak Terrace Elementary School Early Childhood Remodel contracts to Happ Builders, Inc. for Trade Package 1; S.J. Carlson Fire Protection, Inc. for Trade Package 2; Ernie Peterson Plumbing, Inc. for Trade Package 3; Key West Mechanical for Trade Package 4, and Pieper Electric, Inc. for Trade Package 5, as presented.



May 22, 2023

Mr. Jeremy Davis
Assistant Superintendent for Finance & Operations
North Shore School District 112
445 Sheridan Road
Highwood, IL 60040

RE: Bid Release #1
Early Childhood Center Remodel at Oak Terrace Elementary School

Dear Mr. Davis:

Happ Builders has reviewed proposals and conducted a scope review with each of the low bidders for Bid Packages 1, 2, 3, 4 and 5 for the Early Childhood Center Remodeling project at Oak Terrace Elementary School. A summary of bid results can be found on the attached bid tabulation document.

Based upon the results of our scope review meetings and verification of project references for each apparent low bidder, we recommend the following contractors for award:

<u>Bid Package</u>	<u>Contractor</u>	<u>Contract Amount</u>
#1 – General Trades	Happ Builders, Inc.	\$716,000
#2 – Fire Protection	S.J. Carlson Fire Protection, Inc.	\$21,960
#3 – Plumbing	Ernie Peterson Plumbing, Inc.	\$312,295
#4 – HVAC	Key West Mechanical, Inc.	\$109,850
#5 – Electric	Pieper Electric, Inc.	\$272,000

As you will see from the bid tabulation, Jensen's Plumbing & Heating submitted a low bid of \$248,300 for Bid Package #3 – Plumbing. During our scope review meeting, however, the estimator from Jensen's stated he was unaware the work would be taking place this summer as identified in the Construction Management Manual and requested their bid be withdrawn from consideration per the attached letter.

Please feel free to contact us if you have any questions related to our summary of the proposals and we look forward to working with North Shore School District 112.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Matthew Happ', is written over a white background.

Matthew Happ, President
Happ Builders, Inc.

Enclosures: Bid Tabulation
Letter - Jensen's Plumbing & Heating

CC: Mr. Charlie Privett, North Shore School District 112





May 19, 2023

Rod Fox
Happ Builders
28 LeBaron St.
Waukegan, IL 60085

Re: SD 112 – Oak Terrace Elementary School
Early Childhood Center Remodel
240 Prairie Ave
Highwood, IL 60040
Plumbing Bid Package

Mr. Fox:

Pursuant to our recent phone conversation, it was brought to our attention that this project has a very aggressive schedule with a start date of early June.

After review of our available manpower, we feel Jensen's Plumbing and Heating LLC. will not be able to meet the project schedule completion date. Regrettably, we are forced to withdrawal our bid submitted on 5/18/23 and trust no action will be taken against the bid bond that was provided.

If you have any questions, please do not hesitate to call.

Sincerely,
JENSEN'S PLUMBING & HEATING INC.

Fred Learman

Fred Learman
Vice President