



December 12, 2023

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

Re: North Shore School District 112
Ravinia Elementary School Additions and Renovations
GBCo. # J06919.600

Subject: Recommendation to Award Bids – Bid Release 2 Rebid

Dear Mr. Davis:

Based on the bids received November 28, 2023, for Bid Release 2 Rebid, we recommend awarding a contract to the following firms for the Ravinia Elementary School Additions and Renovations Project:

| Bid Package | Description | Firm and No. of Bids Received | | Recommended Amount |
|--|----------------|---|--------|-----------------------|
| 10A | Specialties | Straub Builders Inc. | 1 Bid | \$ 190,500.00 |
| 31B | Asphalt Paving | Abbey Paving Co. Inc. | 1 Bid | \$ 193,955.00 |
| 32A | Landscaping | Breezy Hill Landscaping Inc. | 4 Bids | \$ 394,600.00 |
| 33B | Storm Trap | Storm Trap: Sole Source, Proprietary System Specified in Design | 1 Bid | \$ 230,262.00 |
| TOTAL RECOMMENDED AMOUNT (Base Bid) | | | | \$1,009,317.00 |

With respect to this bid package, we have reviewed the bids with these firms and confirmed that they appear to understand the scope, schedule, and requirements of the work. We recommend approval of the bids as the lowest responsible bids.

Please indicate the District’s approval of the above by signing below. If you have any questions, please do not hesitate to call.

Sincerely,
Gilbane Building Company

Approved:
Northshore School District 112

Paul Culberson
Sr. Project Executive

Name: _____
Date: _____

Cc: Michael Lubelfeld Ed. D., North Shore School District 112
Charlie Privett, North Shore School District 112
Stuart Brodsky, Wight & Co.
Vince Procaccio, Wight & Co.
Michelle McClendon, Gilbane Building Company



North Shore School District 112

Ravinia Elementary School Renovations and Additions

Bid Release 2 Rebid - Summary

R2

| SUMMARY | | December 7, 2023 | | |
|---|--|------------------------------------|--|---------------------------------------|
| Description | Contractor | October 13, 2023 Estimate TOTAL \$ | October 19_November 28, 2023 Lowest Bid TOTAL \$ | Notes |
| 02A Demolition | Break Thru Enterprises | 1,103,204 | 898,000 | |
| 03A Cast-In-Place Concrete | Elliot Construction | 934,379 | 858,250 | |
| 04A Masonry | IL Masonry Corporation | 2,116,869 | 2,186,000 | |
| 05A Structural Steel | K&K Iron Works | 1,517,480 | 960,978 | |
| 06A Carpentry | Straub Builders, Inc. dba Hargraves Builders | 2,954,601 | 2,980,450 | |
| 06B Casework - Architectural Woodwork | Carroll Seating | 997,345 | 1,249,999 | |
| 07A Roofing (Base Bid) | Bennett & Brosseau Roofing | 6,464,696 | 1,143,400 | |
| 07A Roofing (Owner) | Bennett & Brosseau Roofing | | 5,133,600 | |
| 08A Aluminum Windows and Entrances | LS Glass LLC | 1,011,800 | 1,196,000 | |
| 09A Carpet and Resilient Flooring | Diverzify Pro | 551,042 | 444,062 | |
| 09A Framing and Drywall (April 23') | | | Included in 06A | |
| 09B Painting | Ascher Brothers | | 342,550 | |
| 09B Ceiling and Acoustical Panel (April 23') | | | Included in 06A | |
| 09C Hard Tile | Diverzify Pro | 183,924 | 242,092 | |
| 10A Specialties | Straub Builders, Inc. | 60,418 | 190,500 | Public Bid Opening: November 28, 2023 |
| 10B Signage | Ziken Signage LLC | 41,016 | 42,340.5 | |
| 11A Kitchen Equipment | Stafford Smith, Inc | 150,248 | 140,230 | |
| 11A Kitchen Equipment | Owner Allowance | | 10,000 | Additional Food Service Work |
| 14A Elevators | Owner vendor | 200,633 | 193,625 | |
| 21A Fire Protection | S.J. Carlson Fire Protection | 485,943 | 509,725 | |
| 22A Plumbing | Ewing Doherty Mechanical | 1,119,425 | 1,095,000 | |
| 23A HVAC Demolition | Helm Mechanical Inc. | 225,193 | 117,500 | |
| 23B HVAC (Materials) | Owner vendor | 5,000,000 | 5,000,000 | |
| 23C HVAC (Install, Temp Cont, Duct) | Owner vendor | | Included in 32B | |
| 26A Electrical | Associated Electrical Contractors, LLC | 3,621,000 | 3,211,600 | |
| 27A Low Voltage | | 789,931 | Included in 26A | |
| 31A Site Concrete | Abbey Paving Co | 373,400 | 376,325 | |
| 31A Excavation (April 23') | | | Included in 33A | |
| 31B Asphalt Paving | Abbey Paving Co | 211,531 | 193,955 | Public Bid Opening: November 28, 2023 |
| 32A Landscaping | Breezy Hill Landscaping | 585,478 | 394,600 | Public Bid Opening: November 28, 2023 |
| 32A Site Concrete (April 23') | | | Included in 33A | |
| 33A Earthwork, Excavation, Site Utilities | Berger Contractors, Inc | 2,330,248 | 2,185,000 | |
| 33A Site Utilities (April 23') | | | | |
| 33B Storm Trap | Storm Trap | | 230,262 | Sole Source: Material and freight |
| 50A Site Services | | 643,060 | 634,760 | |
| SUBTOTAL CONSTRUCTION | | 33,672,862 | 32,160,804 | |
| Contingency (Construction) | | 362,162 | 964,824 | 3% of Construction Cost |
| CM/GC Staff, Reimbursables, Fee, Insurance | | 2,593,160 | | |
| Preconstruction | | | 208,927 | |
| CM Staff | | | 1,304,459 | |
| CM Reimbursables | | | 175,407 | |
| Insurances | | | 419,494 | |
| CM Fee | | | 757,529 | |
| TOTAL CONSTRUCTION | | 36,628,184 | 35,991,444 | |
| OTHER PROJECT COSTS (A/E, FFE, Misc.) - PRELIMINARY | | 5,096,959 | 5,096,959 | |
| TOTAL PROJECT COST | | 41,725,143 | 41,088,403 | |



| <u># of Trade Allowances</u> | <u>BP #</u> | <u>Scope of Work</u> | <u>Trade Allowance Amount included in Base Bid Numbers</u> |
|--|-------------|--|--|
| 1 | 31B | Asphalt Paving - Additional Asphalt Paving | \$ 10,000.00 |
| 2 | 32A | Landscaping – Additional Landscaping Work | \$ 15,000.00 |
| Subtotal of final 3 Bid Proposals | | | \$ 25,000.00 |
| Subtotal from Executed RTA dated November 14, 2023 | | | \$ 604,635.00 |

Grand Total Trade Allowances \$ 629,635.00