

December 13, 2024

Evanston/Skokie SD65
1500 McDaniel Avenue
Evanston IL 60201
Attention: Kirby Callam

RE: EVANSTON/SKOKIE SCHOOL DISTRICT 65 – NEW FOSTER SCHOOL BID GROUP #3 & BP #5 RE-BID (STRUCTURAL STEEL) RECOMMENDATION LETTER

Dear Mr. Callam:

The Evanston/Skokie School District 65 – New Foster School Bid Group #3 was put out to bid on November 11th, 2024 in compliance with the Illinois School Code, 105 ILCS 5/10-20.21. Included in Bid Group #3 were the following bid packages:

- Bid Package #07 – General Trades
- Bid Package #08 – Roofing
- Bid Package #09 – Windows, Storefront and Curtain Wall
- Bid Package #10 – Painting
- Bid Package #11 – Flooring
- Bid Package #12 – Kitchen Equipment
- Bid Package #14 – Fire Suppression
- Bid Package #15 – Plumbing
- Bid Package #16 – HVAC/Mechanical
- Bid Package #17 – Electrical

At the same time, we sent the Structural Steel BP #5 out for Re-Bid bid on November 11th, 2024.

In the interest of getting competitive bids for the project, in addition to following the legally required public advertising, we sent out over 2,800 individual bid invitations to contractors. At the time of the public bid opening, held at the School District's Buildings and Grounds Facility, We received 38 bids among the above listed trades. These were read aloud and recorded. Also, and in addition to the base bid package scope of work, we included Alternates for consideration at the School District's discretion.

Upon completion of scope reviews, we recommend deferring the award of BP #11 (Flooring) for further discussion with the District for future award. Also, we opted not to open BP #12 (Kitchen Equipment) and are recommending re-bidding that package for a later date. The budget allocations for Flooring and Kitchen Equipment are being held in the Bid Group #4 line item on the Bid Analysis document attached. At this time, we have included additional costs for the Flooring Package budget to consider various options in the Main Corridors (LVT original scope) and Cafetorium/Atrium (Porcelain Tile original scope).

Cordogan Clark, performed detailed project scope interviews with all the lowest responsive and responsible bidders, to acknowledge full understanding of the scopes of work and acceptance of the terms and conditions of the work. During our scope review meetings, we identified some additional Allowances and potential cost reductions that will be added to their Contract values. Additionally, an 8% to 10% Construction Contingency Allowance has been built into each Bid Package Contract value, which shall be used as needed to mitigate construction flow disruptions and unforeseen conditions. A Summary of the allowances and suggested savings is included in the recommendations below. Any Allowances, as approved, will be closely monitored throughout the construction process and any unused Allowance amount will be reimbursed back to the project contingency.

It is our recommendation that the following contractors be awarded these Bid Packages with the Allowances/Cost Saving Options as clarified below:

- BP #05 – Structural Steel
 - McKinney Stee Base Bid: \$1,656,500
 - Added Trade Coordination & Contingency Allowance of \$132,520
 - **Total of BP #03 - \$1,789,020**

- BP #07 – General Trades:
 - Doherty Construction Inc Base Bid: \$5,998,850
 - Alternate #3.1: Add acoustic gym ceiling tectum of \$29,000
 - Alternate #3.2: Add MP divider partition of \$70,500
 - Alternate #3.4: Add perimeter bookshelves in classrooms of \$109,000
 - Alternate #3.8: LGMF roof screen system in lieu of prefab roof screen of \$44,700
 - Alternate #3.10: At Corridor 102 Add Locker Door at No Cost
 - Alternate #3.11: Suspended cloud ceiling system as indicated at Atrium of \$56,200
 - Alternate #3.13: Refinished historic signage for classrooms of \$61,000
 - Added Trade Coordination, General Allowances and Signage Allowances of \$409,931
 - **Total of BP #07 - \$6,779,181**

- BP #08 – Roofing:
 - Metalmasters – Roofmaster Base Bid: \$1,637,719.
 - Alternate #3.8: Delete Corrugated Metal & LGMF roof screen credit of **(\$205,500)**.
 - Alternate #3.9: Prefinished metal coping system at precast parapets of \$10,690.
 - Added Trade Coordination and General Allowances of \$114,640.
 - **Total of BP #08 - \$1,558,049**

- BP #09 – Storefront, Curtain Wall and Windows
 - Northern Glass: \$1,656,000

- Added Trade Coordination and General Allowance of \$165,000
- **Total of BP #09 - \$1,821,600**

- BP #10 – Painting:
 - K and J Painting Base Bid: \$228,200
 - Added Contingency and Allowances for School Branding and Logos of \$272,820
 - **Total of BP #10 - \$501,020**

- BP #14 – Fire Suppression:
 - Absolute Fire Protection Base Bid: \$240,300
 - Alternate 3.2 Added Heads for Divider Partition of \$2,080
 - Alternate 3.11 Added Heads for Ceiling Clouds of \$3,120
 - Added Trade Coordination and General Allowances of \$36,045
 - **Total of BP #14 - \$281,545**

- BP #15 – Plumbing:
 - A & H Plumbing Base Bid: \$1,303,100
 - Added Trade Coordination and General Allowances of \$160,310
 - **Total of BP #06 - \$1,463,410**

- BP #16 – HVAC/Mechanical:
 - MG Mechanical Base Bid: \$3,738,000
 - Alternate for Trane Controls of (\$275,000)
 - Added Trade Coordination and General Allowances of \$329,040
 - **Total of BP #16 - \$3,792,040**

- BP #17 – Electrical:
 - Arc1 Base Bid: \$3,738,000
 - Alternate 3.3 Expanded Solar Array \$848,413
 - Alternate 3.5 Add 2 EV Charging Stations for \$29,597
 - Alternate 3.2 Added sensors for divider partition of \$6,716
 - Added Trade Coordination and Radio Repeater Allowance \$549,825
 - **Total of BP #17 - \$5,432,551**

In summary, we are recommending the above trades, including Contractor Allowances and additional Contingencies in the amount of **\$23,418,416** for Contractor Contracts. The current budget analysis also shows an overall Construction Contingency of \$2,188,379, of which Cordogan Clark, alongside the District, will manage closely as needed. Additionally, we have built an additional \$2,593,331 of Allowances and Contingency Allowances into ALL Trade Contracts to date that would be used for any changes before, and Construction Contingency is used. Any unused Allowances shall be returned to the Project. Lastly, including all the project allowance and owner contingencies, the current estimate for the new Foster School is projected to be \$193,559 under budget. Adding the Uncommitted Built in Allowances and Construction Contingency valued at \$4,781,710 and the Bid Savings of \$193,559 brings the Total Value of the Project Savings and

Uncommitted Contingencies & Allowances to \$4,975,269. If 75% of the set aside Contractor Allowance value is needed, this would still reduce the Total Project Value from \$48.45M to \$45.5M.

We thank you for this opportunity to serve Evanston/Skokie D65 on this critical project. Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,

Cordogan Clark

A handwritten signature in black ink, appearing to read 'BKronewitter', with a long horizontal flourish extending to the right.

Brian Kronewitter, AIA, DBIA
Executive Vice President