

April 29<sup>th</sup>, 2025

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

**RE: EVANSTON/SKOKIE SCHOOL DISTRICT 65 – NEW FOSTER SCHOOL BID GROUP #4 - Flooring and Kitchen Equipment RECOMMENDATION LETTER**

Dear Mr. Callam:

The Evanston/Skokie School District 65 – New Foster School Bid Group #4 was put out to bid on Wednesday March 19<sup>th</sup>, 2025 in compliance with the Illinois School Code, 105 ILCS 5/10-20.21. Included in Bid Group #4 were the following bid packages:

- Bid Package #11 – Flooring
- Bid Package #12 – Kitchen Equipment

In the interest of getting competitive bids for the project, in addition to following the legally required public advertising, we sent out over 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 8 total bids between the two trades as listed above. 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. A summary of the Bid Tabulations is included herein.

At the time of the Bid Opening, we identified 2 bidders that had non-compliant bids. These bidders included BP#12 - Tri-Mark Marlinn LCC, and BP#12 - Stafford-Smith, Inc. These bids were rejected due to insufficient bid documents as required by the Project Specifications and Public Bidding requirements.

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, that will be added to their Contract values. This includes a 10% Construction Contingency Allowance which has been included into each Bid Package Contract value. This will 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 unused Allowance amounts will be reimbursed back to the project contingency.

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

- BP #11 – Flooring
  - TSI Commercial Floor Covering Base Bid: \$1,493,671
  - Alternate #4.1 Added Wainscott on walls in Corridors: \$144,518
  - Allowance for Floor Prep and Moisture Mitigations: \$153,900
  - **Total of BP #11 - \$1,792,089**
  
- BP #12 – Kitchen Equipment:
  - The Boelter Company, Inc. Base Bid: \$268,974
  - City of Evanston Permit Coordination Allowance: \$26,900
  - **Total of BP #12 - \$295,874**

The attached Bid versus Budget Analysis illustrates the updated estimate allocations, all recorded bids, including Alternates, Allowances and Adjustments, as well as identifies the lowest responsible bidders and the overall Financial status of the project at this stage.

In summary, we are recommending the above trades, including Contractor Allowances and additional Contingencies in the amount of **\$2,087,963** for Contractor Contracts. Included in this is \$180,800 in Contingency Allowances that would be used for any changes before any Overall Project Construction Contingency is used. Any unused Allowances shall be returned to the Project.

Currently, Including Bid Savings, Uncommitted Contractor Allowances, Uncommitted Project Contingency, the total Uncommitted Project Costs are Estimated at \$5,808,982. If 20% of the uncommitted funds remain unused, this would reduce the Total Project Value from \$48,451,936 to \$47,290,140, a total Overall savings of **\$1,161,796**.

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**



Brian Kronewitter, AIA, DBIA  
Executive Vice President

# Evanston / Skokie SD 65

## New Foster School

### Bid & Budget Analysis

April 29th, 2025



**GSF: 79,882**

Bidder's Name	Base Bid	Accepted Alts.	Allowances	Total Contract Value	Delta From Estimate	Notes & Estimate Cost/SF	% Over / Under	Low Bid SF Cost	
<b>Previously Bid and Approved</b>									
<b>BP #1 - Site Clearing &amp; Enabling Work</b>	Estimated Cost:			<b>\$611,750</b>	<b>(\$174,450)</b>		<b>\$7.66</b>	<b>-29%</b>	<b>\$5</b>
John Keno & Company	\$335,650	\$4,000	\$97,650	\$437,300					
<b>BP #2 - Ground Improvements</b>	Estimated Cost:			<b>\$650,000</b>	<b>\$83,950</b>		<b>\$8.14</b>	<b>13%</b>	<b>\$9</b>
Menard	\$765,000	-\$66,000	\$34,950	\$733,950					
<b>Bid Package #3 - Building Concrete</b>	Estimated Cost:			<b>\$1,366,733</b>	<b>\$13,366</b>		<b>\$17.11</b>	<b>1%</b>	<b>\$17</b>
Concrete by Wagner	\$1,217,098	\$98,000	\$65,000	\$1,380,098					
<b>BP #4 - Pre-Cast</b>	Estimated Cost:			<b>\$3,144,040</b>	<b>\$24,916</b>		<b>\$39.36</b>	<b>1%</b>	<b>\$40</b>
Stone Cast Products	\$3,133,956		\$35,000	\$3,168,956					
<b>BP #5 - Structural Steel</b>	Estimated Cost:			<b>\$1,658,241</b>	<b>\$130,779</b>		<b>\$20.76</b>	<b>8%</b>	<b>\$22</b>
McKinney Steel	\$1,656,500		\$132,520	\$1,789,020					
<b>BP #6 - Excavation &amp; Utilities</b>	Estimated Cost:			<b>\$2,574,489</b>	<b>\$20,511</b>		<b>\$32.23</b>	<b>1%</b>	<b>\$32</b>
Berger Contractors	\$2,495,000		\$100,000	\$2,595,000					
<b>BP #7 - General Trades</b>	Estimated Cost:			<b>\$6,376,044</b>	<b>\$403,137</b>		<b>\$79.82</b>	<b>6%</b>	<b>\$85</b>
Doherty Construction	\$5,998,850	\$370,400	\$409,931	\$6,779,181					
<b>BP #8 - Roofing</b>	Estimated Cost:			<b>\$1,793,584</b>	<b>(\$235,534)</b>		<b>\$22.45</b>	<b>-13%</b>	<b>\$20</b>
Metalmaster - Roofmaster	\$1,637,719	-\$194,310	\$114,640	\$1,558,049					
<b>BP #9 - Aluminum/Glass/Glazing</b>	Estimated Cost:			<b>\$1,674,410</b>	<b>\$147,190</b>		<b>\$20.96</b>	<b>9%</b>	<b>\$24</b>
Northern Glass, Inc.	\$1,656,000		\$165,600	\$1,821,600					
<b>BP #10 - Painting</b>	Estimated Cost:			<b>\$440,350</b>	<b>\$60,670</b>		<b>\$5.51</b>	<b>14%</b>	<b>\$6</b>
K & J Painting	\$228,200		\$272,820	\$501,020					
<b>BP #14 - Fire Suppression</b>	Estimated Cost:			<b>\$669,233</b>	<b>(\$387,688)</b>		<b>\$8.38</b>	<b>-58%</b>	<b>\$4</b>
Absolute Fire Protection	\$240,300	\$5,200	\$36,045	\$281,545					
<b>BP #15 - Plumbing</b>	Estimated Cost:			<b>\$2,828,226</b>	<b>(\$1,364,816)</b>		<b>\$35.41</b>	<b>-48%</b>	<b>\$18</b>
A & H Plumbing	\$1,303,100		\$160,310	\$1,463,410					
<b>BP #16 - Mechanical</b>	Estimated Cost:			<b>\$5,295,962</b>	<b>(\$1,503,922)</b>		<b>\$66.30</b>	<b>-28%</b>	<b>\$47</b>
MG Mechanical Contracting	\$3,738,000	-\$275,000	\$329,040	\$3,792,040					
<b>BP #17 - Electrical</b>	Estimated Cost:			<b>\$4,454,219</b>	<b>\$978,333</b>		<b>\$55.76</b>	<b>22%</b>	<b>\$68</b>
Arc 1 Electric	\$3,998,000	\$884,726	\$549,825	\$5,432,551					

# Evanston / Skokie SD 65

## New Foster School

### Bid & Budget Analysis

April 29th, 2025



**GSF:** **79,882**

Bidder's Name	Base Bid	Accepted Alts.	Allowances	Total Contract Value	Delta From Estimate	Notes & Estimate Cost/SF	% Over / Under	Low Bid SF Cost
<b>Bid Group 4 - Flooring and Kitchen Equipment</b>								
<b>BP #11 - Flooring</b>	<b>Estimated Cost:</b>			<b>\$1,887,050</b>	<b>(\$94,961)</b>	<b>\$23.62</b>	<b>-5%</b>	<b>\$22</b>
<b>TSI Commercial Floor Covering</b>	<b>\$1,493,671</b>	<b>\$144,518</b>	<b>\$153,900</b>	<b>\$1,792,089</b>		Alternate for Wainscott Wall Tiles + 10% Contingency		
Commercial Carpet Consultants	\$1,539,820	\$98,940	\$153,900	\$1,792,660		Alternate for Wainscott Wall Tiles + 10% Contingency		
Douglas Flooring Covering	\$1,764,900	\$299,311	\$153,900	\$2,218,111		Alternate for Wainscott Wall Tiles + 5% Contingency		
<b>BP #12 - Kitchen Equipment</b>	<b>Estimated Cost:</b>			<b>\$325,500</b>	<b>(\$29,626)</b>	<b>\$4.07</b>	<b>-9%</b>	<b>\$4</b>
<b>The Boelter Company, Inc.</b>	<b>\$268,974</b>		<b>\$26,900</b>	<b>\$295,874</b>		10% Contingency		
Great Lakes West	\$269,102		\$26,901	\$296,003				
Zepole Supply	\$299,998		\$26,902	\$326,900				
TriMark Marlinn LLC	\$259,940		\$26,903	\$286,843		Incomplete Bid - Bid Rejected		
Stafford-Smith, Inc.	\$274,500		\$26,904	\$301,404		Incomplete Bid - Bid Rejected		

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Bidder's Name	Base Bid	Accepted Alts.	Allowances	Total Contract Value	Delta From Estimate	Notes & Estimate Cost/SF	% Over / Under	Low Bid SF Cost
<b>Future Bid Group 5 - Paving and Concrete, Playground, Landscaping, Fencing, Track</b>								
<b>BID GROUP #5</b>	Estimated Cost:			<b>\$1,461,186</b>	<b>\$624,879</b>	<b>\$18.29</b>	<b>43%</b>	<b>\$26</b>
<b>UPDATED 4/28/25 ESTIMATE</b>	<b>\$2,086,065</b>	<b>\$0</b>		<b>\$2,086,065</b>		Update estimate based on added Track Scope and Tariff Adjustments.		
<b>Total Recommended Lowest Bids or Estimated Cost To Date:</b>				<b>\$35,907,748</b>	<b>\$37,211,015</b>	<b>Low Bid Cost vs Estimate Total</b>	<b>104%</b>	<b>\$450</b>
<b>Project Summary of Bid vs. Budget:</b>				<b>Bid</b>	<b>Budget</b>			<b>Cost/SF</b>
<b>TOTAL COSTS - SUBCONTRACTORS:</b>				<b>\$35,907,748</b>	<b>\$37,211,015</b>	BUDGET ESTIMATE		<b>\$450</b>
Construction Contingency:				\$2,077,036	\$2,077,036			
<b>SUBTOTAL COSTS W/ CONTINGENCY ND ALLOWANCE REDUCTIONS:</b>				<b>\$37,984,784</b>	<b>\$39,288,051</b>	BUDGET ESTIMATE		<b>\$476</b>
Escalation:				(Inc. Above)	(Inc. Above)	2% Escalation		
<b>SUBTOTAL COST W/ CONTINGENCY &amp; ESCALATION:</b>				<b>\$37,984,784</b>	<b>\$39,288,051</b>	BUDGET ESTIMATE		<b>\$476</b>
CM General Conditions & General Requirements:				\$1,985,472	\$1,985,472			
CM Fee:				\$1,156,586	\$1,156,586			
Insurance & Bonds:				(Inc. Above)	(Inc. Above)			
<b>TOTAL CONSTRUCTION COST:</b>				<b>\$41,126,842</b>	<b>\$42,430,109</b>	BUDGET ESTIMATE		<b>\$515</b>
Soft Costs (Survey, Testing and Reimbursables):				\$200,000	\$200,000			
Architectural/Engineering Fees:				\$4,219,827	\$4,219,827			
Additional AE Costs For VE Items:				\$42,000	\$42,000			
Leed Commissioning/USGBC Fees:				\$80,000	\$80,000			
Furniture and Equipment:				\$980,000	\$980,000			
Technology:				\$500,000	\$500,000			
<b>TOTAL PROJECT BUDGET:</b>				<b>\$47,148,669</b>	<b>\$48,451,936</b>	BUDGET ESTIMATE		<b>\$590</b>
				<b>\$255,452</b>	<b>COMMITTED USE OF PROJECT CONTINGENCY AND CONTRACTOR ALLOWANCES TO DATE</b>			
				<b>(\$1,047,815)</b>	<b>TOTAL PROJECT OVERAGE/(SAVINGS) PER ESTIMATED BOE APPROVED BUDGET</b>			
				<b>\$2,077,036</b>	<b>PROJECT CONSTRUCTION CONTINGENCY VALUE</b>			
				<b>\$2,684,131</b>	<b>ALLOWANCES/CONTINGENCY INCLUDED IN SUBCONTRACTOR CONTRACT VALUES</b>			
				<b>\$5,808,982</b>	<b>TOTAL UNCOMMITTED COSTS</b>			

**Bid Package #11 - Flooring**  
**Evanston/Skokie SD 65 New Foster School**  
**Bid Opening - 4/9/25**



**BID TABULATION:**

Vendor Name / Address	Bid Bond	Signed Bid Form	Addendum	Base Bid	RECOMMENDED ALTERNATE #4.1 Furnish and install Wainscot in corridors as indicated on drawings	Total Base Bid + Accepted Alts.
TSI Commercial Floor Covering	X	X	1-3	\$1,493,671	\$144,518	\$1,638,189
Commercial Carpet Consultants	X	X	1-3	\$1,539,820	\$98,940	\$1,638,760
Douglas Flooring Covering	X	X	1-3	\$1,764,900	\$299,311	\$2,064,211
<b>Total Apparent Lowest Responsive &amp; Responsible Bidder + Accepted Alternates:</b>						<b>\$1,638,189</b>

## Bid Package #12 - Kitchen Equipment

Evanston/Skokie SD 65 New Foster School

Bid Opening - 4/9/25



### BID TABULATION:

Vendor Name / Address	Bid Bond	Signed Bid Form	Addendum	Base Bid	Total Base Bid + Accepted Alts.
The Boelter Company, Inc.	X	X	1 - 3	\$268,974	\$268,974
Great Lakes West	X	X	1 - 3	\$269,102	\$269,102
Zepole Supply	X	X	1 - 3	\$299,998	\$299,998
TriMark Marlinn LLC	NO	X	1 - 3	\$259,940	<i>Non-Compliant Bid</i>
Stafford-Smith, Inc.	X	NO	NO	\$274,500	<i>Non-Compliant Bid</i>
<b>Total Apparent Lowest Responsive &amp; Responsible Bidder + Accepted Alternates:</b>					<b>\$268,974</b>