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Community Consolidated School District 15

Joseph M. Kiszka Educational Service Center  
580 North First Bank Drive  
Palatine, IL 60067-8110

Michael Adamczyk  
Assistant Superintendent for Business and Auxiliary Services

(847) 963-3032 • Fax (847) 963-3061  
www.ccsd15.net

**MEMORANDUM**



DATE: February 10, 2016  
TO: Board of Education  
FROM: Michael Adamczyk  
RE: **BID #16-005 Summer Life Safety Projects**

**Background**

The 2016 Summer Life Safety Projects bid was posted on the district website and published in the Daily Herald on December 9, 2015. The bid is for Phase 1 2016 Life Safety Projects including electrical, mechanical, roofing, plumbing and flooring replacements and upgrades. This project was approved by the Board at the October 14, 2015 meeting.

Description	Group	Vendor	Amount
General Trades	6A	Simpson Construction	\$ 1,436,500.00
	6B	Boller Construction	\$ 956,000.00
	6C	D. Kersey Construction	\$ 1,008,433.00
	6D	Boller Construction	\$ 1,125,000.00
Roofing	7A	A1 Roofing	\$ 1,139,420.00
	7B	A1 Roofing	\$ 601,135.00
	7C	F&G Roofing	\$ 951,950.00
	7D	Weatherguard Roofing	\$ 273,460.00
Flooring	9A	Vortex	\$ 276,585.00
Plumbing	22A	Jensen's Plumbing	\$ 582,800.00
	22B	Jensen's Plumbing	\$ 377,900.00
	22C	C.R. Leonard Plumbing	\$ 175,613.00
	22D	DeFranco Plumbing	\$ 496,852.00
Mechanical	23A	Amber Mechanical	\$ 198,550.00
	23B	Mechanical Concepts	\$ 186,850.00
	23C	Mechanical Concepts	\$ 80,000.00
	23D	Mechanical Concepts	\$ 260,000.00
Electrical	26A	Peak Electric	\$ 276,181.50
	26B	Correct Electric	\$ 532,076.00
	26C	Shoreline Electric	\$ 259,107.00
	26D	Shoreline Electric	\$ 597,413.00
<b>BID TOTAL</b>			<b>\$ 11,791,825.50</b>



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## Community Consolidated School District 15

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### **Recommendation**

It is recommended that the Board of Education award the Life Safety Projects to the companies listed above for a bid award of \$11,791,825.50. \$10,930,625.50 will be an expenditure of the 2016-17 Fire Prevention and Safety Fund and \$861,200 will be an expenditure of the 2016-17 Capital Projects Fund.



Bid documents are on file in the Business Office for review.



8550 W. Bryn Mawr Ave  
Chicago, Illinois 60631  
Telephone: 773-695-3500  
Facsimile: 773-695-3501

February 1, 2016

Michael Adamczyk, SFO  
Community Consolidated School District 15  
580 N. 1st Bank Drive,  
Palatine IL 60067-8110

Re: Recommendation to Award Bids: Community Consolidated School District 15  
#16-005, 2016 SUMMER LIFE SAFETY PROJECTS--Bid Release 1  
GBCo. #J06947.00

Dear Mr. Adamczyk:

At 2:00 pm on January 13, 2016, and January 20, 2016, sealed bids were publicly opened at the Community Consolidated School District 15, Educational Service Center, for the 2016 Summer Life Safety Projects Bid Release 1. The Bid Comparison sheets are enclosed. Gilbane has met with the low responsive bidders to review and confirm the work scope, schedule, and project requirements.

Based on the review of bid results, scope, and contractor qualifications for the bid packages, Gilbane Building Company recommends awarding the following bid packages. (See Attached Award Recommendation Sheet)

Please indicate the District's approval of the above by signing below and returning a copy to our office. If you have any questions, please do not hesitate to call.

Sincerely,  
GILBANE BUILDING COMPANY

Approved:  
Community Consolidated School District 15

\_\_\_\_\_  
David Norris

\_\_\_\_\_  
Michael Adamczyk

Project Executive

Date: \_\_\_\_\_

cc: J. Tanagushi, STR  
D. Lim, GBCo.

**February 1, 2016**  
**Community Consolidated School District 15**  
**2016 Life Safety Work**  
**Bid Release 1 Recommendation To Award**



<b><u>Bid Package 06A – General Trades Work Group A</u></b>		
Company name and address	Simpson Construction Company 701 Twenty-Fifth, Avenue Bellwood, Illinois 60104	
Base Bid		\$1,436,500
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$1,436,500</b>

<b><u>Bid Package 06B – General Trades Work Group B</u></b>		
Company name and address	Boller Construction Company, Inc. 3045 W. Washington Street Waukegan, Illinois 60085	
Base Bid		\$956,000
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$956,000</b>

<b><u>Bid Package 06C – General Trades Work Group C</u></b>		
Company name and address	D. Kersey Construction Company 4130 Timberlane Drive Northbrook, Illinois 60062	
Base Bid		\$1,008,433
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$1,008,433</b>

<b><u>Bid Package 06D – General Trades Work Group D</u></b>		
Company name and address	Boller Construction Company, Inc. 3045 W. Washington Street Waukegan, Illinois 60085	
Base Bid		\$1,125,000
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$1,125,000</b>

<b><u>Bid Package 07A – Roofing Work Work Group A</u></b>		
Company name and address	A1 Roofing 1425 Chase Avenue Elk Grove Village, Illinois 60067	
Base Bid		\$1,139,420
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$1,139,420</b>

<b><u>Bid Package 07B – Roofing Work Work Group B</u></b>		
Company name and address	A1 Roofing 1425 Chase Avenue Elk Grove Village, Illinois 60067	
Base Bid		\$601,135
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$601,135</b>

February 1, 2016  
 Community Consolidated School District 15  
 2016 Life Safety Work  
 Bid Release 1 Recommendation To Award



<b><u>Bid Package 07C – Roofing Work Work Group C</u></b>		
Company name and address	F & G Roofing 4234 West 124th Place Alsip, Illinois 60803	
Base Bid		\$951,950
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$951,950</b>

<b><u>Bid Package 07D – Roofing Work Work Group D</u></b>		
Company name and address	Weatherguard Roofing Company 345 Renner Drive Elgin, Illinois 60123	
Base Bid		\$273,460
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$273,460</b>

<b><u>Bid Package 09A – Carpeting Work</u></b>		
Company name and address	Vortex Commercial Flooring 25 West Officail Road Addison, Illinois 60101	
Base Bid		\$276,585
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$276,585</b>

<b><u>Bid Package 22A – Plumbing Work Group A</u></b>		
Company name and address	Jensen's Plumbing, Heating & Air Conditioning 670 E. Calhoun Woodstock, Illinois 60098	
Base Bid		\$582,800
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$582,800</b>

<b><u>Bid Package 22B – Plumbing Work Group B</u></b>		
Company name and address	Jensen's Plumbing, Heating & Air Conditioning 670 E. Calhoun Woodstock, Illinois 60098	
Base Bid		\$377,900
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$377,900</b>

<b><u>Bid Package 22C – Plumbing Work Group C</u></b>		
Company name and address	C.R. Leonard Plumbing & Heating, Inc. 2231 Oakleaf ST. Joliet, Illinois 60436	
Base Bid		\$175,613
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$175,613</b>

**February 1, 2016**  
**Community Consolidated School District 15**  
**2016 Life Safety Work**  
**Bid Release 1 Recommendation To Award**



<b><u>Bid Package 22D – Plumbing Work Group D</u></b>		
Company name and address	DeFranco Plumbing 20330 N. Rand Road Palatine, Illinois 60074	
Base Bid		\$496,852
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$496,852</b>

<b><u>Bid Package 23A – HVAC Work Group A</u></b>		
Company name and address	Amber Mechanical Contractors, Inc. 111950 S. Central Ave. Alsip, Illinois 60803	
Base Bid		\$198,550
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$198,550</b>

<b><u>Bid Package 23B – HVAC Work Group B</u></b>		
Company name and address	Mechanical Concepts of Illinois , Inc. 333 S. O'Hare Drive Romeoville, Illinois 60446	
Base Bid		\$167,000
Alternate Bids		
1 Remove existing thru-wall air conditioning unit as indicated on sheet SP-M1.		\$500
2 Remove existing HVAC piping and cap at main as indicated on sheet SP-M1.		\$1,600
3 Remove existing horizontal unit ventilator and all associated ductwork, piping, louver, etc. Shown dashed remove associated wall thermostat and pneumatic tubing. Cap pneumatic tubing at main as indicated on sheet SP-M1.		\$2,000
4 Make new connection to existing ductwork / piping as this location as indicated on sheet SP-M2.		\$2,000
5 Provide new ceiling mounted cassette unit flush with new lay-in ceiling. Provide all new dual-temp branch piping as shown. Provide fresh air ductwork and intake hood as shown and indicated on sheet SP-M2.		\$10,000
6 Provide new thermostat at location of former pneumatic stat. Route new control wiring within wall to new ceiling cassette unit as indicated on sheet SP-M2.		\$3,750
Recommended award amount Base Bid & Alternates		<b>\$186,850</b>

<b><u>Bid Package 23C – HVAC Work Group C</u></b>		
Company name and address	Mechanical Concepts of Illinois , Inc. 333 S. O'Hare Drive Romeoville, Illinois 60446	
Base Bid		\$80,000
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$80,000</b>

February 1, 2016  
 Community Consolidated School District 15  
 2016 Life Safety Work  
 Bid Release 1 Recommendation To Award



<b>Bid Package 23D – HVAC Work Group D</b>		
Company name and address	Mechanical Concepts of Illinois, Inc. 333 S. O'Hare Drive Romeoville, Illinois 60446	
Base Bid	None	\$260,000
Alternate Bids		\$0
Recommended award amount Base Bid & Alternates		<b>\$260,000</b>

<b>Bid Package 26A – Electrical Work Group A</b>		
Company name and address	Peak Electric, Inc 8400 S. 77th Avenue Bridgeview, Illinois 60455	
Base Bid		\$276,181.50
Alternate Bids		\$0.00
Recommended award amount Base Bid & Alternates		<b>\$276,181.50</b>

<b>Bid Package 26B – Electrical Work Group B</b>		
Company name and address	Correct Electric Inc. 3 E. Front Street Newark, Illinois 60541	
Base Bid		\$532,076.00
Alternate Bids		\$0.00
Recommended award amount Base Bid & Alternates		<b>\$532,076.00</b>

<b>Bid Package 26C – Electrical Work Group C</b>		
Company name and address	Shoreline Electric Co. 515 N. Wolf Rd. Wheeling, Illinois 60090	
Base Bid		\$259,107.00
Alternate Bids		\$0.00
Recommended award amount Base Bid & Alternates		<b>\$259,107.00</b>

<b>Bid Package 26D – Electrical Work Group D</b>		
Company name and address	Shoreline Electric Co. 515 N. Wolf Rd. Wheeling, Illinois 60090	
Base Bid		\$597,413.00
Alternate Bids		\$0.00
Recommended award amount Base Bid & Alternates		<b>\$597,413.00</b>

Total Award Bid Release 1 **\$11,791,826**

	<u>ISBE</u> <u>APPROVED</u>	<u>CONST</u> <u>ONLY</u>	<u>CONTINGENCY</u>	<u>TOTAL</u> <u>CONST</u> <u>BUDGET</u>	<u>BID</u> <u>AWARD</u>	<u>FUND</u> <u>L/S</u>	<u>CAP</u> <u>PROJ</u>
FRANK C WHITELEY	1,060,500	883,750.0	88,375.0	972,125.0			
JANE ADDAMS	1,136,760	947,300.0	94,730.0	1,042,030.0			
LAKE LOUISE	431,640	359,700.0	35,970.0	395,670.0			
LINCOLN	870,000	725,000.0	72,500.0	797,500.0			
MARION JORDAN	1,022,400	852,000.0	85,200.0	937,200.0			
STUART R PADDOCK	1,593,720	1,328,100.0	132,810.0	1,460,910.0			
THOMAS JEFFERSON	1,699,920	1,416,600.0	141,660.0	1,558,260.0			
VIRGINIA LAKE	465,240	387,700.0	38,770.0	426,470.0			
WATER R SUNDLING	3,678,060	3,065,050.0	306,505.0	3,371,555.0			
WINSTON CAMPUS	1,320,420	1,100,350.0	110,035.0	1,210,385.0			
PHASE 1 (2016) TOTAL	13,278,660	11,065,550	1,106,555	12,172,105	11,791,825.50	10,930,625.50	861,200.00
CARL SANDBURG	479,340	399,450.0	39,945.0	439,395.0			
CENTRAL ROAD	614,400	512,000.0	51,200.0	563,200.0			
GRAY M SANBORN	626,760	522,300.0	52,230.0	574,530.0			
HUNTING RIDGE	2,121,960	1,768,300.0	176,830.0	1,945,130.0			
CONYERS LEARNING ACADEMY	4,205,760	3,504,800.0	350,480.0	3,855,280.0			
KISZKA ESC	1,554,360	1,295,300.0	129,530.0	1,424,830.0			
KIMBALL HILL	888,960	740,800.0	74,080.0	814,880.0			
PLEASANT HILL	964,740	803,950.0	80,395.0	884,345.0			
PLUM GROVE	1,239,720	1,033,100.0	103,310.0	1,136,410.0			
WILLOW BEND	1,275,420	1,062,850.0	106,285.0	1,169,135.0			
PHASE 2 (2017) TOTAL	13,971,420	11,642,850	1,164,285	12,807,135			
TOTAL	27,250,080	22,708,400	2,270,840	24,979,240			
ARCHITECT/ENGINEER FEES				2,270,840			
				<u>27,250,080</u>			



Category	Description	Thomas Jefferson	Marion Jordan	Frank C. Whiteley	Total Budget \$	Bid Award Vendor	Bid Award \$	ISBE approved Life Safety Bonds	(ISBE disallowed) CCSD 15 Capital Projects
6A	General Trades					Simpson Construction	\$ 1,436,500.00	\$ 1,424,400.00	\$ 12,100.00
7A	Roofing					A1 Roofing	\$ 1,139,420.00	\$ 1,137,920.00	\$ 1,500.00
22A	Plumbing					Jensen's Plumbing	\$ 582,800.00	\$ 582,800.00	\$ -
23A	Mechanical					Amber Mechanical	\$ 198,550.00	\$ 141,550.00	\$ 57,000.00
26A	Electrical					Peak Electric	\$ 276,181.50	\$ 269,281.50	\$ 6,900.00
	<b>SUBTOTAL</b>	<b>\$ 1,416,600.00</b>	<b>\$ 852,000.00</b>	<b>\$ 883,750.00</b>	<b>\$ 3,152,350.00</b>		<b>\$ 3,633,451.50</b>	<b>\$ 3,555,951.50</b>	<b>\$ 77,500.00</b>
	Contingency	\$ 141,660.00	\$ 85,200.00	\$ 88,375.00	\$ 315,235.00				
	<b>GROUP A TOTAL</b>	<b>\$ 1,558,260.00</b>	<b>\$ 937,200.00</b>	<b>\$ 972,125.00</b>	<b>\$ 3,467,585.00</b>				<b>\$ 77,500.00</b>

Category	Description	Stuart R. Paddock	Winston Campus		Total Budget \$	Bid Award Vendor	Bid Award \$	(ISBE approved) Life Safety Bonds	(ISBE disallowed) CCSD 15 Capital
6B	General Trades					Boller Construction	\$ 956,000.00	\$ 918,350.00	\$ 37,650.00
7B	Roofing					A1 Roofing	\$ 601,135.00	\$ 599,635.00	\$ 1,500.00
22B	Plumbing					Jensen's Plumbing	\$ 377,900.00	\$ 374,400.00	\$ 3,500.00
23B	Mechanical					Mechanical Concepts	\$ 186,850.00	\$ 75,350.00	\$ 111,500.00
26B	Electrical					Correct Electric	\$ 532,076.00	\$ 526,776.00	\$ 5,300.00
	<b>SUBTOTAL</b>	<b>\$ 1,328,100.00</b>	<b>\$ 1,100,350.00</b>		<b>\$ 2,428,450.00</b>		<b>\$ 2,653,961.00</b>	<b>\$ 2,494,511.00</b>	<b>\$ 159,450.00</b>
	Contingency	\$ 132,810.00	\$ 110,035.00		\$ 242,845.00				
	<b>GROUP B TOTAL</b>	<b>\$ 1,460,910.00</b>	<b>\$ 1,210,385.00</b>		<b>\$ 2,671,295.00</b>				<b>\$ 159,450.00</b>

Category	Description	Lincoln	Walter R. Sundling		Total Budget \$	Bid Award Vendor	Bid Award \$	(ISBE approved) Life Safety Bonds	(ISBE disallowed) CCSD 15 Capital
6C	General Trades					D. Kersey Construction	\$ 1,008,433.00	\$ 743,133.00	\$ 265,300.00
7C	Roofing					F & G Roofing	\$ 951,950.00	\$ 950,450.00	\$ 1,500.00
22C	Plumbing					C.R. Leonard Plumbing	\$ 175,613.00	\$ 175,613.00	\$ -
23C	Mechanical					Mechanical Concepts	\$ 80,000.00	\$ 54,000.00	\$ 26,000.00
26C	Electrical					Shoreline Electric	\$ 259,107.00	\$ 256,257.00	\$ 2,850.00
9A	Flooring					Vortex	\$ 276,585.00	\$ 86,985.00	\$ 189,600.00
	<b>SUBTOTAL</b>	<b>\$ 725,000.00</b>	<b>\$ 3,065,050.00</b>		<b>\$ 3,790,050.00</b>		<b>\$ 2,751,688.00</b>	<b>\$ 2,266,438.00</b>	<b>\$ 485,250.00</b>
	Contingency	\$ 72,500.00	\$ 306,505.00		\$ 379,005.00				
<b>GROUP C TOTAL</b>		<b>\$ 797,500.00</b>	<b>\$ 3,371,555.00</b>		<b>\$ 4,169,055.00</b>				<b>\$ 485,250.00</b>

Category	Description	Jane Addams	Lake Louise	Virginia Lake	Total Budget \$	Bid Award Vendor	Bid Award \$	(ISBE approved) Life Safety Bonds	(ISBE disallowed) CCSD 15 Capital
6D	General Trades					Boller Construction	\$ 1,125,000.00	\$ 994,200.00	\$ 130,800.00
7D	Roofing					Weatherguard Roofing	\$ 273,460.00	\$ 271,960.00	\$ 1,500.00
22D	Plumbing					DeFranco Plumbing	\$ 496,852.00	\$ 496,852.00	\$ -
23D	Mechanical					Mechanical Concepts	\$ 260,000.00	\$ 254,000.00	\$ 6,000.00
26D	Electrical					Shoreline Electric	\$ 597,413.00	\$ 596,713.00	\$ 700.00
	<b>SUBTOTAL</b>	<b>\$ 947,300.00</b>	<b>\$ 359,700.00</b>	<b>\$ 387,700.00</b>	<b>\$ 1,694,700.00</b>		<b>\$ 2,752,725.00</b>	<b>\$ 2,613,725.00</b>	<b>\$ 139,000.00</b>
	Contingency	\$ 94,730.00	\$ 35,970.00	\$ 38,770.00	\$ 169,470.00		\$ -	\$ -	\$ -
<b>GROUP D TOTAL</b>		<b>\$ 1,042,030.00</b>	<b>\$ 395,670.00</b>	<b>\$ 426,470.00</b>	<b>\$ 1,864,170.00</b>				<b>\$ 139,000.00</b>
<b>LIFE SAFETY PROJECTS TOTAL</b>					<b>\$ 12,172,105.00</b>		<b>\$ 11,791,825.50</b>	<b>\$ 10,930,625.50</b>	<b>\$ 861,200.00</b>