

**RACINE UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION
May 18, 2015
Buildings and Grounds**

- AGENDA ITEM:** Case HS – Roof replacement
- PRESENTING:** Bryan Arnold, Director Buildings and Grounds
- DESCRIPTION:** Removal of existing roof systems and replacement with new roofing system. Work includes removal and replacement of the roof system and a section of metal exterior siding associated with the roof at Case HS.
- Bids were received and opened on March 24, 2015. Four (4) total bids were received with a Base Bid range of \$1,109,350 to \$1,299,500. Alternate Bid Number 1 for the removal and replacement of Roof Area 3 ranged from \$96,550 to \$127,000. Alternate Bid Number 2 for the removal and replacement of roof area 4 ranged from \$96,181 to \$130,000. Alternate Bid Number 3 for the removal and replacement of roof area #5 ranged from \$186,112 to 280,000.
- The bid recommended for acceptance is that submitted by FJA Christiansen Roofing Company, Inc. for the base bid and Alternate Numbers 1, 2 and 3 in the total amount of \$1,488,193 and is appropriate based on the requested services.
- FISCAL NOTE:** The base bid for the project is \$1,109,350. Alternate #1 is \$96,550. Alternate #2 is \$96,181. Alternate #3 is \$186,112. The total of the project would be \$1,488,193.
- RECOMMENDATION:** Acceptance of the responsive bidder, FJA Christiansen Roofing Company, Inc.. for the roof replacement at Case HS as set forth in the bidding documents and bid response for the base bid and Alternate Bids #1, #2 and #3 for a total of \$1,488,193.
- ACTION TAKEN:**

March 25, 2015

Mr. Bryan Arnold
 Racine Unified School District
 3109 Mt. Pleasant Street
 Racine, WI 530404

SUBJECT: J.I. Case High School Roof Replacement - Roof Areas 1, 2, 9, 10, 13, 15, 16, 17, 18, & 20
 7345 Washington Street
 Racine, WI
 IRS Job No. 15407

Dear Mr. Arnold:

Bids for the above referenced project were opened on Tuesday, March 24, 2015. Four (4) contractors submitted bids. The Total Base Bids (including the \$40,000 Allowance) and Mandatory Alternate Adds 1, 2 & 3 are as follows:

	F.J.A. Christiansen Roofing Co., Inc.	Carlson Racine Roofing & Sheet Metal, Inc.	Cudahy Roofing and Supply, Inc.	M.M. Schranz Roofing, Inc.
Total Base Bid	\$1,109,350.00	\$1,118,635.00	\$1,155,600.00	\$1,299,500.00
Mandatory Alt Add #1: (Replace Roof Area 3)	\$96,550.00	\$99,549.00	\$127,000.00	\$111,300.00
Mandatory Alt Add #2: (Replace Roof Area 4)	\$96,181.00	\$97,033.00	\$130,000.00	\$104,500.00
Mandatory Alt Add #3: (Replace Roof Area 5)	\$186,112.00	\$195,084.00	\$280,000.00	\$237,660.00

**See full bid tabulation attached to this letter*

It is recommended that you accept the low Total Base Bid from F.J.A. Christiansen Roofing Co., Inc., in the amount of \$1,109,350. If budget allows, we would then recommend that you also accept their Mandatory Alternate Add #1 (\$96,550), Mandatory Alternate Add #2 (\$96,181), and Mandatory Alternate Add #3 (\$186,112) for a total contract amount of \$1,488,193.

Note: Mandatory Alternate Add #4 (Install Insulation with Fasteners Instead of Adhesive) should not be accepted at this time. This Alternate was requested to provide an anticipatory number to be used only if existing conditions necessitate it (i.e. adhesive fails wind uplift testing)

If you should have any questions regarding the above, please feel free to contact me.

Sincerely yours,
 INDUSTRIAL ROOFING SERVICES, INC.

Dave Angove

Dave Angove
 Project Manager

**RACINE UNIFIED SCHOOL DISTRICT
J.I. CASE HIGH SCHOOL
ROOF REPLACEMENT - ROOF AREAS 1, 2, 9, 10, 13, 15, 16, 17, 18, & 20
IRS JOB # 15407**

CONTRACTOR	F.J.A. Christiansen Roofing Co., Inc.	Carlson Racine Roofing & Sheet Metal, Inc.	Cudahy Roofing and Supply, Inc.	M.M. Schranz Roofing, Inc.
BID PRICES				
BASE BID: (Replace Roof Areas 1, 2, 9, 10, 13, 15, 16, 17, 18 & 20)	\$1,069,350.00	\$1,078,635.00	\$1,115,600.00	\$1,259,500.00
ALLOWANCE: (Funding of Unit Price Items)	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Total Bid (Base Bid + Allowance)	\$1,109,350.00	\$1,118,635.00	\$1,155,600.00	\$1,299,500.00
MANDATORY ALTERNATE ADD #1: (Replace Roof Area 3)	\$96,550.00	\$99,549.00	\$127,000.00	\$111,300.00
MANDATORY ALTERNATE ADD #2: (Replace Roof Area 4)	\$96,181.00	\$97,033.00	\$130,000.00	\$104,500.00
MANDATORY ALTERNATE ADD #3: (Replace Roof Area 5)	\$186,112.00	\$195,084.00	\$280,000.00	\$237,660.00
MANDATORY ALTERNATE ADD #4: Secure base course of insulation using specified polymer mechanical fasteners and plates, at a rate of one (1) fastener every two (2) sq. ft., in lieu of securing base course with specified adhesive. <i>Provide cost breakdown by roof area as follows. If change is a deduct rather than an addition, please indicate by writing "deduct" next to number</i>				
Add #4: Roof Areas 1, 2, 9, 10, 13, 15, 16, 17, 18 & 20	\$10,625.00	\$20,000.00	\$24,000.00	\$19,000.00
Add #4: Roof Area 3	\$1,937.00	\$4,000.00	\$2,000.00	\$2,000.00
Add #4: Roof Area 4	\$1,812.00	\$4,000.00	\$2,200.00	\$1,900.00
Add #4: Roof Area 5	\$2,187.00	\$12,000.00	\$4,500.00	\$4,500.00
UNIT PRICING – POTENTIAL ADDS				
Indicate additional cost per unit listed for each item				
Replace 2" x 4" wood blocking (per lineal foot)	\$2.10	\$4.00	\$4.00	\$2.50
Replace 2" x 6" wood blocking (per lineal foot)	\$2.50	\$5.00	\$4.35	\$3.00
Replace 2" x 8" wood blocking (per lineal foot)	\$3.00	\$6.00	\$4.80	\$4.00
Replace 2" x 10" wood blocking (per lineal foot)	\$3.40	\$8.00	\$5.30	\$4.50
Replace existing cast-iron roof drain head, including all necessary interior piping, insulation and accessories (this would be in addition to the drains already specified for replacement) (per drain)	\$875.00	\$2,500.00	\$3,200.00	\$1,000.00
Provide & install additional new cast-iron roof drain head, including 30 lineal feet of interior piping, insulation and accessories (this would be in addition to the new drains already specified for installation) (per drain)	\$2,175.00	\$1,500.00	\$4,500.00	\$3,000.00

**RACINE UNIFIED SCHOOL DISTRICT
J.I. CASE HIGH SCHOOL
ROOF REPLACEMENT - ROOF AREAS 1, 2, 9, 10, 13, 15, 16, 17, 18, & 20
IRS JOB # 15407**

CONTRACTOR

UNIT PRICING – POTENTIAL DEDUCTS

Indicate deduct offered per unit listed for each item

Decrease the quantity of new drains to be installed (per drain)

PRE-SET UNIT PRICE ITEMS

Should Bidders wish to add or deduct from the pricing below to account for differing opinion of value, they must do so via an estimated lump sum included in their Base Bid and/or Mandatory Alternate Adds. If, during the project, the Consultant deems this Unit Price work is necessary, these pre-set values will be used in the same manner as the "Bidder-provided" values above.

Install specified polymer mechanical fasteners and plates to secure the base course of insulation to the roof deck, (in addition to the specified adhesive) at a rate of one (1) fastener every 2 square feet. **(Cost per sq. ft. in an area less than 1,000 SF)**

Install specified polymer mechanical fasteners and plates to secure the base course of insulation to the roof deck, (in addition to the specified adhesive) at a rate of one (1) fastener every 2 square feet. **(Cost per sq. ft. in an area from 1,000 SF to 10,000 SF)**

Repair gypsum roof deck, per Section 03510 (per sq. ft.)

Replace gypsum roof deck, per Section 03510 (per sq. ft.)

Time & Material

Roofer - Time per-man-hour

Material cost plus %

Carpenter - Time per-man-hour

Material cost plus %

Plumber - Time per-man-hour

Material cost plus %

SCHEDULE

Commence Work in Days

Completion Work in Days

Acknowledge Addendum 1? Y/N

Bid Bond Y/N

Attachments Y/N

Bids Due: Tuesday, March 24, 2015 at 2:00 PM

	F.J.A. Christiansen Roofing Co., Inc.	Carlson Racine Roofing & Sheet Metal, Inc.	Cudahy Roofing and Supply, Inc.	M.M. Schranz Roofing, Inc.
	(\$875.00)	(\$1,500.00)	(\$1,600.00)	(\$900.00)
	\$0.40	\$0.40	\$0.40	\$0.40
	\$0.30	\$0.30	\$0.30	\$0.30
	\$6.00	\$6.00	\$6.00	\$6.00
	\$15.00	\$15.00	\$15.00	\$15.00
	\$ 82.00	\$ 85.00	\$ 98.00	\$ 88.00
	15%	15%	15%	10%
	\$ 82.00	\$ 90.00	\$ 105.00	\$ 88.00
	15%	15%	15%	10%
	\$ 95.00	\$ 100.00	\$ 105.00	\$ 95.00
	15%	15%	15%	15%
	21	30	6/15/2015	14
	70	90	78	60
	Y	Y	Y	Y
	Y	Y	Y	Y
	Y	Y	Y	Y