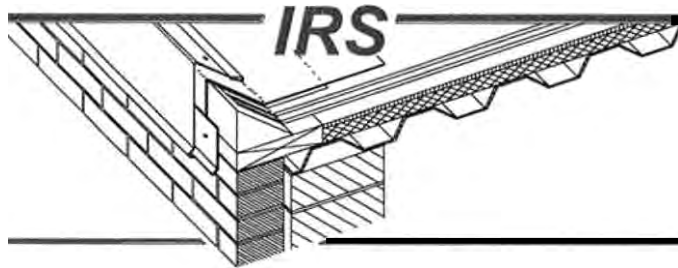


**RACINE UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION
May 18, 2015
Buildings and Grounds**

- AGENDA ITEM:** Dr. Jones ES – 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 Dr. Jones ES.
- Bids were received and opened on March 12, 2015. Four (4) total bids were received with a Base Bid range of \$681,431 to \$863,300. Alternate Bid Number 1 for the removal and replacement of 4 small ancillary roof areas ranged from \$13,768 to \$24,146. Alternate Bid Number 2 for the removal and replacement of wall panels along roof area 6 ranged from \$30,461 to \$41,300. Alternate Bid Number 3 for the rust-painting of the existing metal roof deck ranged from \$59,000 to \$335,000.
- The bid recommended for acceptance is that submitted by Carlson Roofing of Racine, Inc. for the base bid and Alternate Numbers 1 and 2 in the total amount of \$736,038 and is appropriate based on the requested services.
- Alternate Number 3 is not recommended for acceptance as this number was a cautionary estimate to determine
- FISCAL NOTE:** The base bid for the project is \$681,431. Alternate #1 for the 4 additional roof areas is \$24,163. Alternate #2 for the metal wall panels is \$30,461. The total of the project would be \$736,038.
- RECOMMENDATION:** Acceptance of the responsive bidder, Carlson Roofing of Racine, Inc. for the roof replacement at Dr. Jones ES as set forth in the bidding documents and bid response for the base bid and Alternate Bids #1 and #2 for a total of \$736,038.
- ACTION TAKEN:**



Industrial Roofing Services, Inc.

13000 West Silver Spring Drive

Butler, Wisconsin 53007

Phone: (262) 432-0500

Fax: (262) 432-0504

www.irsroof.com

March 13, 2015

Mr. Bryan Arnold
Racine Unified School District
3109 Mt. Pleasant Street
Racine, WI 53404

SUBJECT: Dr. Beatrice O. Jones Elementary School Roof Replacement- Areas 1 Thru 7
3300 Chicory Road
Racine, WI
IRS Job No. 15376

Dear Mr. Arnold:

Bids for the above referenced project were opened on Thursday, March 12, 2015. Four (4) contractors submitted bids. Total Base Bids, including the \$40,000 Allowance, ranged from \$681,431 to \$868,300. Mandatory Alternate Add #1: (Replace Roof Areas 8 thru 11) bids ranged from \$13,786 to \$24,146. Mandatory Alternate Add #2: (Replace wall panels along Roof Area 6) bids ranged from \$30,461 to \$41,300. Mandatory Alternate Add #3: (Rust paint entire roof deck) bids ranged from \$59,000 to \$335,000.

It is recommended that you accept the low Total Base Bid from Carlson Racine Roofing & Sheet Metal, Inc., in the amount of \$681,431. If budget allows, we would then recommend that you also accept their Mandatory Alternate Add #1 (\$24,146) and Mandatory Alternate Add #2 (\$30,461) for a total contract amount of \$736,038.

Note: Mandatory Alternate Add #3 (Rust Paint Entire Roof Deck) should not be accepted at this time. This Alternate was requested to provide an anticipatory number to be used only if existing conditions necessitating large-scale rust painting are found during tear-off of the existing roof system. Otherwise, isolated areas of rust painting will be completed on a unit price basis.

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

Sincerely yours,
INDUSTRIAL ROOFING SERVICES, INC.

Vewe, A

Dave Angove
Project Manager

**RACINE UNIFIED SCHOOL DISTRICT
DR. BEATRICE O. JONES ELEMENTARY SCHOOL
ROOFREPLACEMENT-ROOFAREAS1THRU7
IRS JOB # 15376**

CONTRACTOR	Car1son Racine Roofing & Sheet Metal, Inc.	Cudahy Roofing and Supply, Inc.	F.J.A. Christiansen Roofing Co., Inc.	M.M. Schranz Roofing, Inc.
BASE PRICES				
BASE BID: (Replace Roof Areas 1 thru 7)	\$641,431.00	\$731,400.00	\$748,168.00	\$828,300.00
ALLOWANCE:(Funding of Unit Price Items)	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Total Bid (Base Bid + Allowance)	\$681,431.00	\$771,400.00	\$788,168.00	\$868,300.00
MANDATORY ALTERNATE ADD #1: (Replace Roof Areas 8 thru 11)	\$24,146.00	\$15,000.00	\$13,786.00	\$15,740.00
MANDATORY ALTERNATE ADD #2: (Replace wall panels along Roof Area 6)	\$30,461.00	\$39,000.00	\$39,061.00	\$41,300.00
MANDATORY ALTERNATE ADD #3: (Rust paint entire roof deck)	\$59,000.00	\$335,000.00	\$148,718.00	\$176,940.00
UNIT PRICING				
Replace steel roof deck (per 10 sq. ft.)	\$100.00	\$700.00	\$62.50	\$8.00
Repair steel roof deck (per 10 sq. ft.)	\$80.00	\$500.00	\$43.00	\$5.00
Rust paint steel roof deck (per 10 sq. ft.)	\$10.00	\$650.00	\$32.00	\$3.00
Replace 3/4" plywood wall substrate (per 4'x 8' sheet)	\$100.00	\$66.00	\$181.00	\$100.00
Replace 1/2" plywood blocking (per 4'x 8' sheet)	\$150.00	\$110.00	\$152.00	\$100.00
Replace 2" x 4" wood blocking (per lineal foot)	\$1.00	\$4.00	\$2.10	\$3.50
Replace 2" x 6" wood blocking (per lineal foot)	\$2.00	\$4.25	\$2.50	\$4.00
Replace 2" x 8" wood blocking (per lineal foot)	\$3.00	\$4.50	\$3.00	\$5.00
Replace 2" x 10" wood blocking (per lineal foot)	\$4.00	\$5.25	\$3.40	\$5.50
Replace existing cast-iron roof drain head, including all necessary interior piping, insulation and accessories (per drain)	\$2,500.00	\$3,200.00	T&M	\$2,500.00
Provide & install new 4-inch cast-iron roof drain head, including 30 lineal feet of interior piping, insulation and accessories (per drain)	\$3,500.00	\$4,500.00	T&M	\$3,500.00
Time & Material				
Roofer- Time per-man-hour	\$ 88.00	\$ 95.00	\$ 82.00	\$ 88.00
Material cost plus %	15%	15%	15%	10%
Carpenter- Time per-man-hour	\$ 90.00	\$ 105.00	\$ 82.00	\$ 88.00
Material cost plus %	15%	15%	15%	10%
Plumber- Time per-man-hour	\$ 100.00	\$ 105.00	\$ 98.00	\$ 90.00
Material cost plus %	15%	15%	15%	10%
SCHEDULE				
Commence Work in Days	25	End of School	6/1/2015	15
Completion Work in Days	90	65	75	60
Bid Bond Y/N	Y	Y	Y	Y
Attachments Y/N	N	N	N	N

Bids Due: Thursday, March 12th, 2015 at 2:00pm