



November 27, 2024

Jennifer Gill
District Superintendent
Springfield Public Schools District 186
3063 Fiat Avenue
Springfield, IL 61702

Re: Owen Marsh Elementary School – Award Recommendation Letter

Dear Superintendent Gill:

O'Shea Builders and District 186 received bids on Thursday, November 14th at 2:00pm for the Owen Marsh Elementary School. The bids were read aloud at the 186 Conference Room at 3063 Fiat Ave by Mike Grossen of District 186.

The Bid Tab shows the recommended bidders to the District by O'Shea Builders as Construction Manager at Risk. (Note, O'Shea cannot recommend award of the Bid Packages to O'Shea but O'Shea Builders is the responsible low bidder for these packages). A listing of all bids that were received are also attached behind this bid tab summary for reference and review.

This Approval:

This Bid Tab Summary shows the total GMP = Guaranteed Maximum Price for this project. **The total value of this GMP Amendment is Twenty-Eight Million One Hundred Fifty-One Thousand Six Hundred Twenty-Seven Dollars (\$28,151,627).**

Included in this GMP is a Construction Manager Contingency with a value of \$778,344 and an Owner Contingency of \$259,448. The use of these contingencies will be further detailed in our GMP Summary Document to follow. All three Alternate Bids have been included in the GMP.

We are requesting that this GMP value be presented to the District 186 School Board of Education for review and approval.

Thank you very much for the opportunity to serve you, and please let us know if you have any questions or need additional information.

Sincerely Yours,

A handwritten signature in black ink that reads "Tim Hickey".

Tim Hickey
O'Shea Builders



3401 Constitution Drive
Springfield, IL 62711



2400 N. Main Street, Ste. D
East Peoria, IL 61611



502 W. Clark Street
Champaign, IL 61820



222 E. North Street
Decatur, IL 62523



Owner:	Springfield School District #186
Location:	3063 Fiat Ave., Springfield, IL 62703
Bid Time:	11/14/2024 2:00PM CDT
186 Project #:	25-02
O'Shea Project #:	P23-0100

11/27/2024

Summary last refreshed: 11/27/2024 2p

Owen Marsh Elementary School

BID PACKAGE	BASE BIDS	ALTERNATE BIDS	TOTAL	COMPANY
2200 - Site Preparation	\$ -	\$ -	\$ -	O'Shea Builders - 02200;02500;02700;03300 Combo
2220 - Building Demolition	\$ 279,000	\$ -	\$ 279,000	GreenTrac LLC
2500 - Site Mechanical Utilities	\$ -	\$ -	\$ -	O'Shea Builders - 02200;02500;02700;03300 Combo
2700 - Site Improvements	\$ -	\$ -	\$ -	O'Shea Builders - 02200;02500;02700;03300 Combo
3300 - Concrete Foundations & Slabs	\$ -	\$ -	\$ -	O'Shea Builders - 02200;02500;02700;03300 Combo
3400 - Precast Concrete	\$ 494,900	\$ -	\$ 494,900	MPC Enterprises
4200 - Masonry	\$ 766,500	\$ -	\$ 766,500	JJ Braker & Sons
5101 - Structural & Misc Steel	\$ 2,278,732	\$ -	\$ 2,278,732	O'Shea Builders
6000 - General Trades	\$ 2,846,115	\$ (48,127)	\$ 2,797,988	O'Shea Builders
7430 - Composite Metal Panels	\$ 20,700	\$ -	\$ 20,700	Western Specialty Contractors
7500 - Roofing & Sheet Metal	\$ 547,700	\$ -	\$ 547,700	Western Specialty Contractors
8400 - Aluminum & Glass	\$ 668,880	\$ -	\$ 668,880	East Moline Glass Co
9200 - Gypsum Board Assemblies	\$ 1,998,700	\$ 6,840	\$ 2,005,540	Associated Constructors
9600 - Flooring	\$ -	\$ -	\$ -	Carpet Weavers- 9600;9670 Combo
9670 - Fluid Applied Flooring	\$ -	\$ -	\$ -	Carpet Weavers- 9600;9670 Combo
9900 - Painting	\$ 160,824	\$ 800	\$ 161,624	GE Painting & Finishes
11400 - Food Service Equipment	\$ 312,009	\$ -	\$ 312,009	Boeller Companies
15300 - Fire Protection	\$ 239,877	\$ -	\$ 239,877	Streb Fire Protection
15400 - Plumbing	\$ 1,026,800	\$ -	\$ 1,026,800	Henson Robinson Companies
15700 - HVAC	\$ 3,968,638	\$ -	\$ 3,968,638	EL Pruitt
16000 - Electrical	\$ 2,830,000	\$ -	\$ 2,830,000	Anderson Electric
Carpet Weavers- 9600;9670 Combo	\$ 627,911	\$ -	\$ 627,911	
O'Shea Builders - 02200;02500;02700;03300 Combo	\$ 5,188,500	\$ 169,100	\$ 5,357,600	
Total Bid Packages	\$ 24,255,786	\$ 128,613	\$ 24,384,399	
Other Direct Construction Costs				
CM Professional Services (Gen Conditions, Ex Requirements)	\$ 1,437,211		\$ 1,437,211	
Erosion Control Permits	\$ 750		\$ 750	
Testing & Inspection	\$ 90,000		\$ 90,000	
Allowances	\$ 30,500		\$ 30,500	
Sales Tax (Consumables only - Tax Exempt)	\$ 1,934		\$ 1,934	
	\$ -		\$ -	
Total Direct Construction Costs	\$ 25,816,181	\$ 128,613	\$ 25,944,794	
Indirect Construction Costs				
CM Contingency (3%)	\$ 774,485	\$ 3,858	\$ 778,344	
Owner Contingency (1%)	\$ 258,162	\$ 1,286	\$ 259,448	
Subtotal	\$ 26,848,828	\$ 133,758	\$ 26,982,586	
General Liability (1%)	\$ 281,510	\$ 1,402	\$ 282,912	
Builder's Risk Insurance (By Owner)	\$ -	\$ -	\$ -	
Subtotal	\$ 27,130,338	\$ 135,160	\$ 27,265,498	
CM Fee (3.25%)	\$ 881,736	\$ 4,393	\$ 886,129	
Performance Bond on Subcontractors Only (included in bids)	\$ -	\$ -	\$ -	
Subtotal	\$ 28,012,074	\$ 139,553	\$ 28,151,627	
CM Preconstruction Services - Included above in CM Professional Services	\$ -	\$ -	\$ -	
TOTAL GMP AMOUNT	\$ 28,012,074	\$ 139,553	\$ 28,151,627	
Owner Costs				
Hazardous Abatement (Design/Testing)	\$ 90,000	\$ -	\$ 90,000	
Harzard Abatement "Bid" Allowance Funds	\$ 765,425	\$ -	\$ 765,425	
Technology/Telecom/Security Owner Allowance	\$ 100,000	\$ -	\$ 100,000	
FF&E Furnishings,Fixtures and Equipment	\$ 250,000	\$ -	\$ 250,000	
Commissioning	\$ 50,000	\$ -	\$ 50,000	
Topographic & Geotechnical	\$ 27,500	\$ -	\$ 27,500	
AE Design Services	\$ 1,837,344	\$ -	\$ 1,837,344	
AE CA Reimbursables	\$ 50,000	\$ -	\$ 50,000	
Technology Design Services	\$ 30,000	\$ -	\$ 30,000	
Food Services Consultant	\$ 15,000	\$ -	\$ 15,000	
Interior Design Services	\$ 45,000	\$ -	\$ 45,000	
Third Party Peer Review - Storm Shelter Design Code Required	\$ 8,000	\$ -	\$ 8,000	
Owner Costs Summary	\$ 3,268,269	\$ -	\$ 3,268,269	
TOTAL PROJECT AMOUNT	\$ 31,280,343	\$ 139,553	\$ 31,419,896	
ALTERNATES				
A1 - Enlarged paved circle playground and enlarged soft circle playground	\$ 74,000	ACCEPTED		
A2 - Painted gyp bd on precast wall behind stairs in Lobby 101 & 201 in lieu of fiber cement panel system	\$ (40,487)	ACCEPTED		
A3 - Heavy duty concrete at bus turning area in lieu of asphalt	\$ 95,100	ACCEPTED		

Springfield School District #186

Public Bid Tab

Project: Owen Marsh Elementary School
Location: Springfield, IL
Date/Time: November 14, 2024 @ 2:00 p.m.

THIS IS A RECORD OF THE BIDS RECEIVED AND READ ALOUD. NOT YET FINAL REVIEWED.

Note: Highlighted bidders represent the lowest responsible bids received

Contractor	Add (4)	Bid Bond	Bid Package	Base Bid	Alt 1	Alt 2	Alt 3	
GreenTrack, LLC	y	y	2200	\$159,000	\$0	\$0	\$12,700	
GreenTrack, LLC	y	y	2220	\$279,000	\$0	\$0	\$0	
O'Shea Builders	y	y	2500	\$1,407,000	\$0	\$0	\$0	
Mid-States Concrete Industries	y	y	3400	\$498,750	\$0	\$0	\$0	
MPC Enterprises, Inc.	y	y	3400	\$494,900	\$0	\$0	\$0	
Mid America Precast Inc.	y	n	3400	\$521,906	\$0	\$0	\$0	
JJ Braker & Sons, Inc.	y	y	4200	\$766,500	\$0	\$0	\$0	
Otto Baum Company, Inc.	y	y	4200	\$824,000	\$0	\$0	\$0	
Pulliam Masonry, Inc.	y	y	4200	\$768,250	\$0	\$0	\$0	
O'Shea Builders	y	y	5100	\$2,278,732	\$0	\$0	\$0	
O'Shea Builders	y	y	6000	\$2,846,115	\$0	-\$48,127	\$0	
O'Shea Builders	y	y	7430	\$50,000	\$0	\$0	\$0	
Western Specialty Contractors	y	y	7430	\$20,700	\$0	\$0	\$0	
CAD Construction, Inc.	y	y	7430	\$55,555	\$0	\$0	\$0	
Designed Roofing Systems Inc.	y	y	7430	\$52,806	\$0	\$0	\$0	
Western Specialty Contractors	y	y	7500	\$547,700	\$0	\$0	\$0	
Designed Roofing System Inc.	y	y	7500	\$580,821	\$0	\$0	\$0	
Bacon & Van Buskirk Glass	y	y	8400	\$876,000	\$0	\$0	\$0	
East Moline Glass Co.	y	y	8400	\$668,880	\$0	\$0	\$0	
Associated Constructors	y	y	9200	\$1,998,700	\$0	\$6,840	\$0	
Landgrebe Interior Construction, Inc.	y	y	9200	\$2,277,125	\$0	\$5,600	\$0	
Mid-Illinois Companies	y	y	9200	\$2,485,825	\$0	\$12,894	\$0	
Missouri Terrazzo	3	y	9670	\$33,922	\$0	\$0	\$0	
Mid-State Terrazzo & Tile	3	y	9670	\$46,800	\$0	\$0	\$0	
Flooring Systems Inc.	y	y	9600	\$774,260	\$0	\$0	\$0	
Patterson Commercial Flooring	y	y	9600	\$740,000	\$0	\$0	\$0	
Associated Constructors	y	y	9900	\$167,800	\$0	\$1,200	\$0	
Mid-Illinois Companies	y	y	9900	\$259,420	\$0	\$2,837	\$0	
Jennings Painting Inc.	y	y	9900	\$252,000	\$0	\$1,400	\$0	
GE Painting & Finishing Inc.	y	y	9900	\$160,824	\$0	\$800	\$0	
Great Lakes West	y	y	11400	\$330,055	\$0	\$0	\$0	
The Boelter Companies	y	y	11400	\$312,009	\$0	\$0	\$0	
Streb Fire Protection Services	y	y	15300	\$239,877	\$0	\$0	\$0	
Pipco Companies	y	y	15300	\$375,000	\$0	\$0	\$0	
Henson Robinson Company	y	y	15400	\$1,026,800	\$0	\$0	\$0	
EL Pruitt Company	y	y	15400	\$1,174,658	\$0	\$0	\$0	
Henson Robinson Company	y	y	15700	\$4,100,000	\$0	\$0	\$0	
EL Pruitt Company	y	y	15700	\$3,968,638	\$0	\$0	\$0	
Anderson Electric Inc.	y	y	16000	\$2,830,000	\$0	\$0	\$0	
B&B Electric Inc.	y	y	16000	\$2,915,000	\$0	\$0	\$0	
COMBINATION BIDS								
Carpet Weavers	y	y	09600 ; 09670	\$627,911	\$0	\$0	\$0	
O'Shea Builders	y	y	02200 ; 02500 02700 ; 03300	\$5,188,500	\$74,000	\$0	\$95,100	
Henson Robinson Company	y	y	07430 ; 07500 ; 15400 ; 15700	\$5,760,000	\$0	\$0	\$0	
Henson Robinson Company	y	y	07430 ; 07500	\$668,820	\$0	\$0	\$0	
Designed Roofing Systems inc	y	y	07430 ; 07500	\$626,627	\$0	\$0	\$0	
Mid-Illinois Companies	y	y	09200 ; 09900	\$2,627,500	\$0	\$15,731	\$0	
Henson Robinson Company	y	y	02500 ; 15400 ;15700	\$6,425,000	\$0	\$0	\$0	
O'Shea Builders	y	y	06000 ; 09670	\$2,885,714	\$0	-\$48,127	\$0	