

Council Rock School District
Director of Operational Service

To: Board of School Directors
From: Doug Taylor
Date: 17FEB22
Re: 2022 Capital Improvement Projects (Summer 2022)
 Summary of Bid Results and Final Budget Summary

On Monday, February 7, 2022, bids were opened for the 2022 Capital Improvement Projects (CIP). The process was highly competitive and led to favorable results including the recommendation of select value added alternates. The district realized a total project savings for the respective select CIP's of \$2.625M including value added alternates and project allowances/contingencies totaling \$565K. The savings can be reallocated towards future capital improvement projects. A Summary of Bid Results and Recommended Alternates including the successful contractors and Final Budget Summary are as follows:

2022 CAPITAL IMPROVEMENT PROJECTS (SUMMER 2022)				
SUMMARY OF BID RESULTS AND RECOMMENDED ALTERNATES				
Project/Contractor	Base Bid	Total Alternates	Total Bid Award	Value Added Alternates/Comments
22-11 CRHS North Concrete Canopy and Stadium Repairs Projects Quinn Construction, Inc. 1017 4 th Avenue, Suite 100 Essington, PA 19029	\$379,402.00	No Bid Alternates	\$379,402.00	Canopy and Walt Snyder Stadium Repairs Projects combined for cost benefits
22-12 CRHS North and South Hydronic Pump Replacement Project ASL Refrigeration, Inc. 418 Pearl Street Catasauqua, PA 18032	\$880,200.00	\$406,400.00	\$1,286,600.00	Alternate – Replace Cooling Tower at CRHS North
22-13 CRHS North Precast Concrete Window System Replacement Project Walter Brucker and Company, Inc. PO Box 75 Ottsville, PA 18942	\$946,297.00	(\$1.00)	\$946,296.00	Alternate – Complete All Construction in the Summer of 2022
22-14 CRHS North and Chancellor Center Concrete Stair and Railing Replacement Project Associated Paving Contractors, Inc. 1525 Campus Drive Warminster, PA 18974	\$528,750.00	No Bid Alternates	\$528,750.00	CRHS North and CC Stair Projects combined for cost benefits
22-15 CRHS North Parking Lot Maintenance Project James D. Morrissey, Inc. 9119 Frankford Avenue Philadelphia, PA 19114	\$373,210.00	\$112,822.00	\$486,032.00	Alternate 2: Complete Mill and Overlay scope of work at North, East and West Sides of Site

Project/Contractor	Base Bid	Total Alternates	Total Bid Award	Value Added Alternates/Comments
22-16 Chancellor Center Elevated Slab Repair and Coating Project Quinn Construction, Inc. 1017 4 th Avenue, Suite 100 Essington, PA 19029	\$35,402.00	No Bid Alternates	\$35,402.00	Structural slab repairs at underside of concrete deferred until the CC HVAC project due to the extent of HVAC work associated with this project
22-17 Rolling Hills Elementary School Cellular Signal Enhancement Project Not Awarded ----- -----	\$0.00	No Bid Alternates	\$0.00	Non Responsive Bid – No Bid Recommendation for 22-17
22-18 Districtwide Security Signage Project TE Construction Services, LLC 1520-B Campus Drive Warminster, PA 18974	\$46,300.00	No Bid Alternates	\$46,300.00	Unbudgeted – Added to CIP's
22-19 CRHS North Natatorium Tile Repairs Project Penn Builders, Inc. 2275 N. Old Bethlehem Pike Quakertown, PA 18951	\$26,950.00	No Bid Alternates	\$26,950.00	Unbudgeted – Added to CIP's
TOTAL CONSTRUCTION COST	\$3,216,510.00	\$519,221.00	\$3,735,732.00	Funding: Operating Budget, Bond, Fund Balance Transfer
Funding as Follows: \$2.0M Operating Budget, \$1.7M Bond, \$3.5M Fund Balance Allocation = \$7.2M				

Following is the Final Budget Summary including the Estimate of Probable Cost (Pre-Bid) and Actual Construction Budget:

FINAL BUDGET SUMMARY			
Description	Estimate of Probable Cost (Pre-Bid)	Actual Construction Budget	Comments
Construction Cost	\$5,738,763.00	\$3,735,732.00	
Project Soft Costs	\$1,367,690.93	\$ 574,807.40	Includes 20-17 and Fees
Professional Fees	\$ 353,937.97	\$ 262,332.02	
TOTAL PROJECT COST	\$7,460,391.90	\$4,572,871.42	\$2,627,128.58 Below the 2022 CIP Project Budget (\$7.2M)

OVERALL PROJECT SUMMARY:

The Total Estimate of Probable Costs was \$7,460,391.90, which was \$260,391.90 over the \$7,200,000.00 funds budgeted for the 2022 CIP Projects. The final bid documents included an increased scope of work and two (2) unplanned projects. Even when considering the added costs, the bid results were favorable. The success of the bid process is attributable to a highly competitive bid process, teamwork and a perennial pool of contractors that value their working relationship with the district. The total of all bids, including value added alternates is \$2.627M below budget, allowing the district to reallocate the funds for future capital projects.