



# ROOF REPAIRS AND ASSOCIATED WORK AT THE MASCONOMET REGIONAL SCHOOL DISTRICT

**Bid Results**

**January 17, 2019**

**Brian H. Neely, AIA, CDT, BECx P<sup>sm</sup>**

**Associate/Senior Project Manager**



# Bid Results

	Base Bid	Base Bid with Alternates 1-4
Preliminary Estimated Construction Budget	\$231,100.00	\$294,600.00
Low Responsible Bidder	\$324,000.00	\$434,800.00

## MASCONOMET REGIONAL SCHOOL DISTRICT

### ROOF REPAIR

December 28, 2018

Vendor			Stanley Roofing	Greenwood Industries	Titan Roofing	Gibson Roofing	Capeway Roofing Systems
	BASE BID		\$412,500	\$382,000	\$324,000	\$351,000	\$439,800
	ALTERNATE 1		\$20,200	\$79,000	\$15,000	\$79,600	\$27,300
	ALTERNATE 2		\$17,700	\$27,150	\$12,000	\$19,600	\$19,500
	ALTERNATE 3		\$7,600	\$12,000	\$5,800	\$7,300	\$9,500
	ALTERNATE 4		\$70,650	\$124,000	\$78,000	\$87,000	\$90,000
	Total		\$528,650	\$624,150	\$434,800	\$544,500	\$586,100

## Bid Results – Unit Prices

	Base Bid	Unit Prices	Base Bid Unit Prices	Base Bid with Alternates 1-4
Preliminary Estimated Construction Budget	\$231,100.00	not included	\$231,100.00	\$294,600.00
Low Responsible Bidder	\$324,000.00	\$15,900.00	\$308,100	\$434,800.00

- Unit Prices were added to the bid package in order to account for additional quantities above and beyond what was shown on the drawings should repair areas have grown between the design and construction period.**

## Bid Results – Alternates

	Base Bid	Unit Prices	Base Bid Unit Prices	Base Bid with Alternates 1-4
Preliminary Estimated Construction Budget	\$231,100.00	not included	\$231,100.00	\$294,600.00
Low Responsible Bidder	\$324,000.00	\$15,900.00	\$308,100.00	\$434,800.00

- The design of the roof repairs was intended to address roof deficiencies only and that scope is reflected in the Base Bid scope.
- The alternates were noted at several (4) location, and were identified as being caused by rising wall issues, rising walls were excluded from scope of design services.

## Bid Results – Alternates



- The report included recommendations for addressing rising walls at the request of MRSD for budgetary purposes.
- During design these scope of work was developed into a bid package, that work incorporated additional work to address the underling cause of the moisture infiltration

# Bid Results – Alternates

	Alternate 1	Alternate 2	Alternate 3	Alternate 4
Preliminary Estimated Construction Budget	\$29,800.00	\$6,500.00	\$21,900.00	\$5,300.00
Low Responsible Bidder	\$15,000.00	\$12,000.00	\$5,800.00	\$78,000.00

The diagram illustrates the flow of funds from the Preliminary Estimated Construction Budget to the Low Responsible Bidder for each alternate. Arrows show the following connections:

- From Preliminary Estimated Construction Budget to Low Responsible Bidder for Alternate 1 (\$29,800.00 to \$15,000.00).
- From Preliminary Estimated Construction Budget to Low Responsible Bidder for Alternate 2 (\$6,500.00 to \$12,000.00).
- From Preliminary Estimated Construction Budget to Low Responsible Bidder for Alternate 3 (\$21,900.00 to \$5,800.00).
- From Preliminary Estimated Construction Budget to Low Responsible Bidder for Alternate 4 (\$5,300.00 to \$78,000.00).

- During design the alternates were renumbered based upon priority and preference.
- Alternate 2 - originally was carried for one location and was increased to cover all four stair towers on the High School Roof.
- Chapter 149 requires Alternates to be selected in order.

# **Consultant Services**

**Designer Services - \$60,940.00**

**(Evaluation, Contractor Reimbursable, Design)**

**Proposed Bid Services - \$3,500**

**Proposed Construction Period Services (Base Bid) - \$18,500.00**

**Proposed Construction Period Services (Alternates) - Add \$5,400.00**

# Financials – Modified Base Bid Scope

Designer Services (Evaluation, Contractor Reimbursable, Design)	\$ 60,940.00
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Proposed Bid Services	\$ 3,500.00
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Proposed Construction Period Services (Base Bid)	\$ 18,500.00
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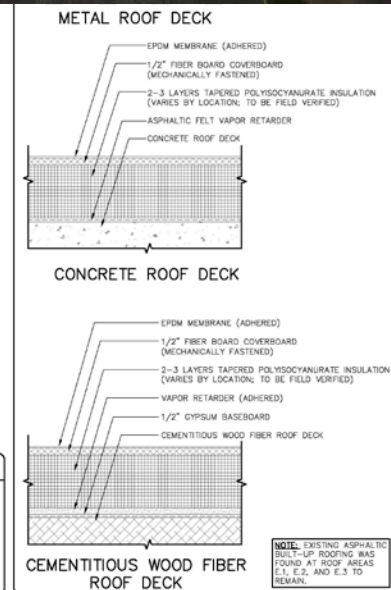
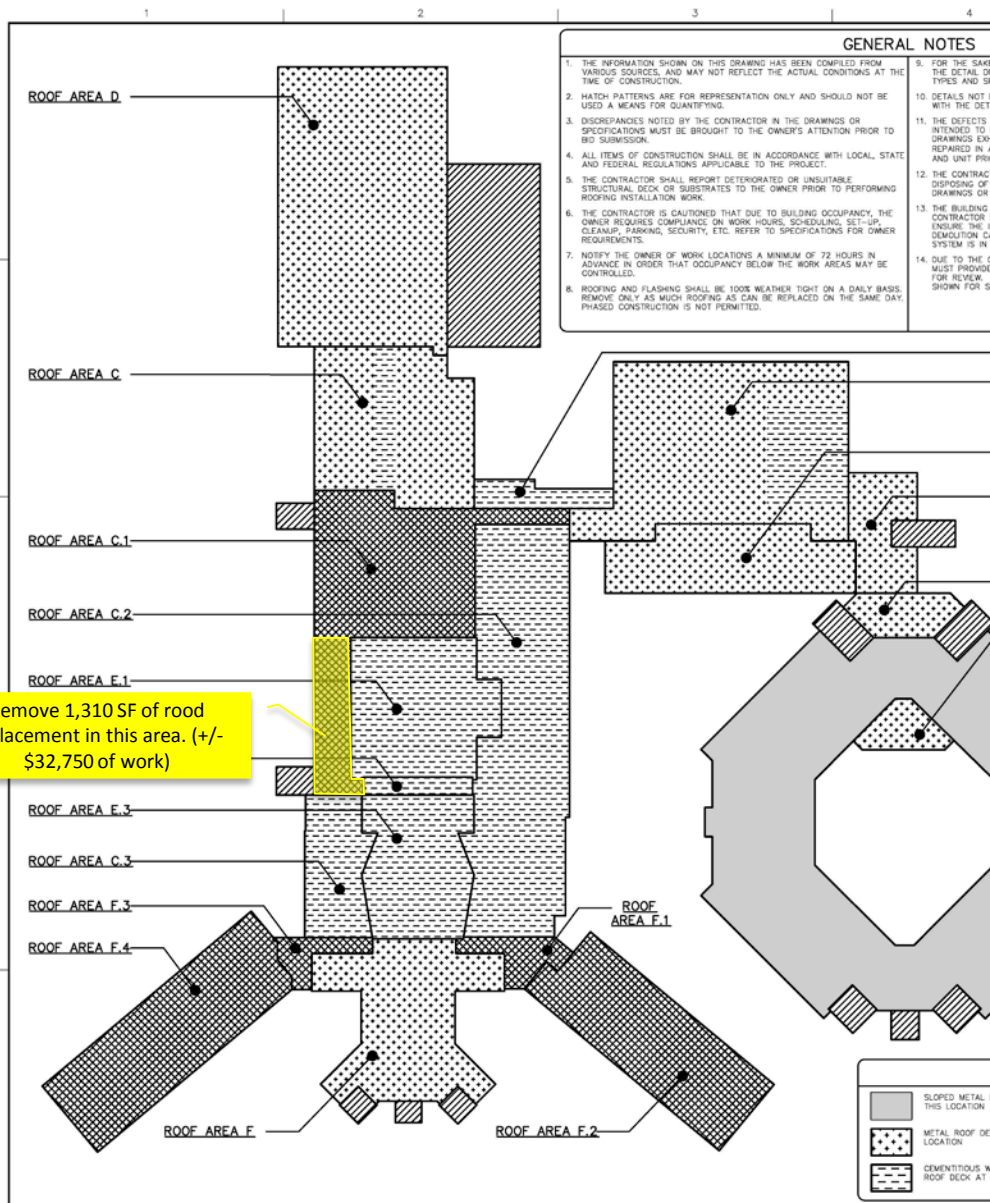
Low Bid (Base Bid)	\$324,000.00
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Sub Total (Base Bid)	<u>\$346,000.00</u>
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<u>Proposed reduction of unit prices and minor scope of work</u>	- \$48,650.00
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<u>Total</u>	<u>\$297,350.00</u>
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ROOF REPAIRS MASONRY		2	B
MASONRY DISTRICT		2	B
NO.	DATE	DESCRIPTION	BY
PROJECT NO.	834200		
CADD FILE	834200 C101		
DESIGNED BY	JM2		
DRAWN BY	RRF		
CHECKED BY	BN		
DATE	12/12/18		
DRAWING SCALE	1/8"=1'-0"		
GRAPHIC SCALE			
0 8' 16' 32'			
SHEET TITLE			
OVERALL ROOF PLAN AND EXISTING ROOF CROSS SECTIONS			
DRAWING NO.			G101

# REDUCE SCOPE OPTION

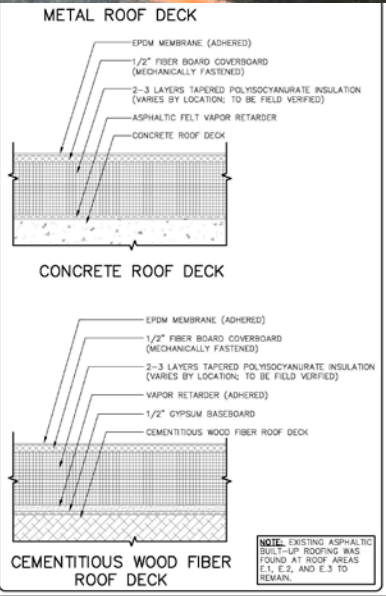
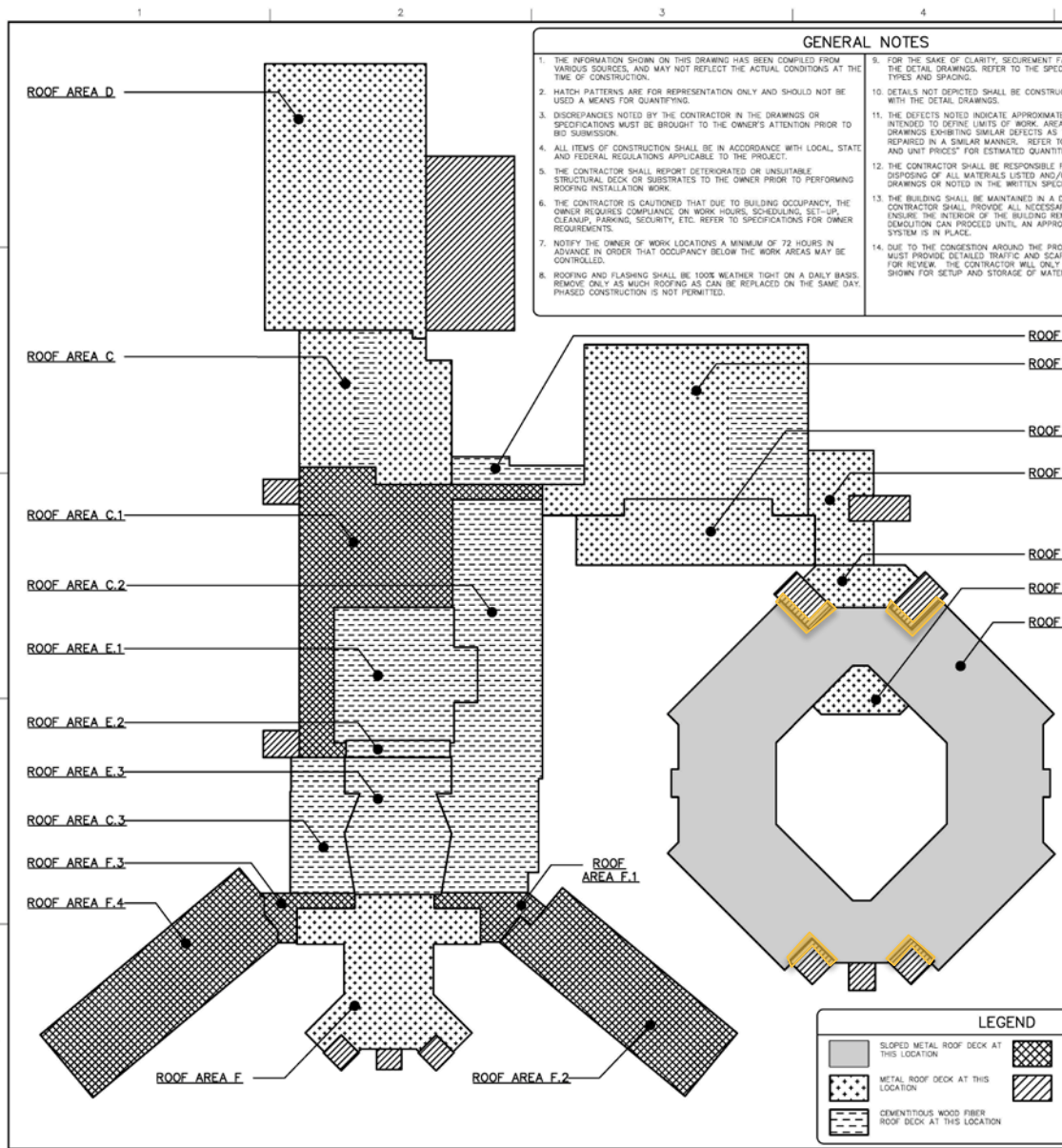
All Base Bid scope included except highlighted area

# Financials - Alternates

	Alternate 1	Alternate 2	Alternate 3	Alternate 4
Design Services	\$88,340.00	\$88,340.00	\$88,340.00	\$88,340.00
Low Responsible Bidder (Base Bid)	\$342,500.00	\$342,500.00	\$342,500.00	\$342,500.00
Low Responsible Bidder (Alternates)	\$15,000.00	\$12,000.00	\$5,800.00	\$78,000.00
Totals	<b>\$445,840.00</b>	<b>\$457,840.00</b>	<b>\$463,640.00</b>	<b>\$541,640.00</b>

- **Alternate #4, is in our opinion is high and is not recommended to be performed at this time.**
- **Multiple non-roof related trades are required.**



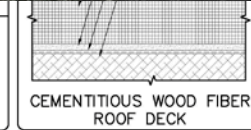
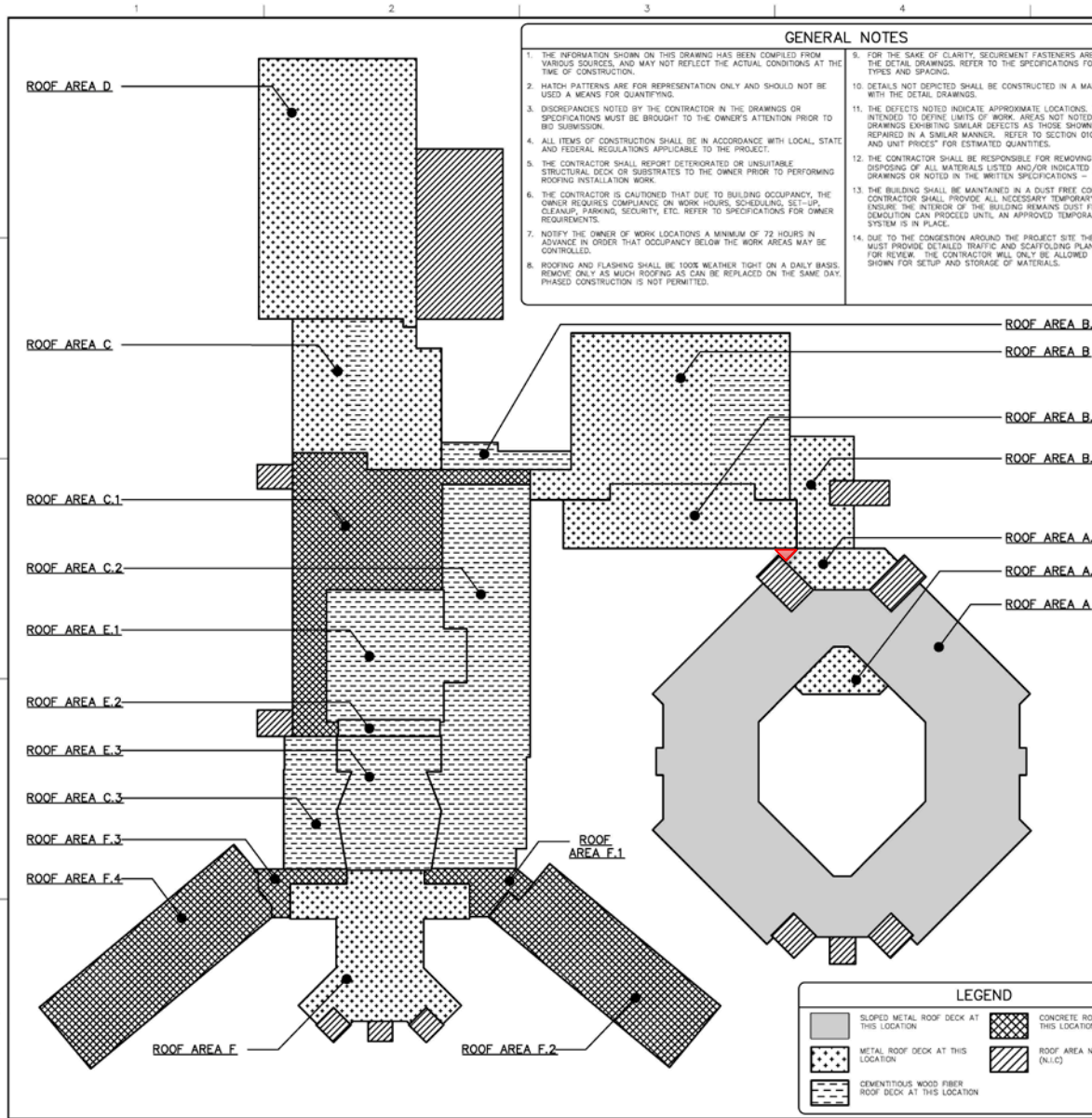


ROOF REPAIRS MASCONOMY		MASCONOMY DISTRICT BOF	
NO.	DATE	DESCRIPTION	BY
PROJECT NO. 834200			
CADD FILE 834200 G101			
DESIGNED BY J.M.			
DRAWN BY RRF			
CHECKED BY BHN			
DATE 12/12/18			
DRAWING SCALE 1/16"=1'-0"			
GRAPHIC SCALE			
0 8' 16' 32'			
SHEET TITLE			
OVERALL ROOF PLAN AND EXISTING ROOF CROSS SECTIONS			
DRAWING NO.			G101

**ALTERNATE #1**

**BID PRICE \$15,000**





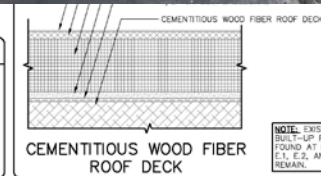
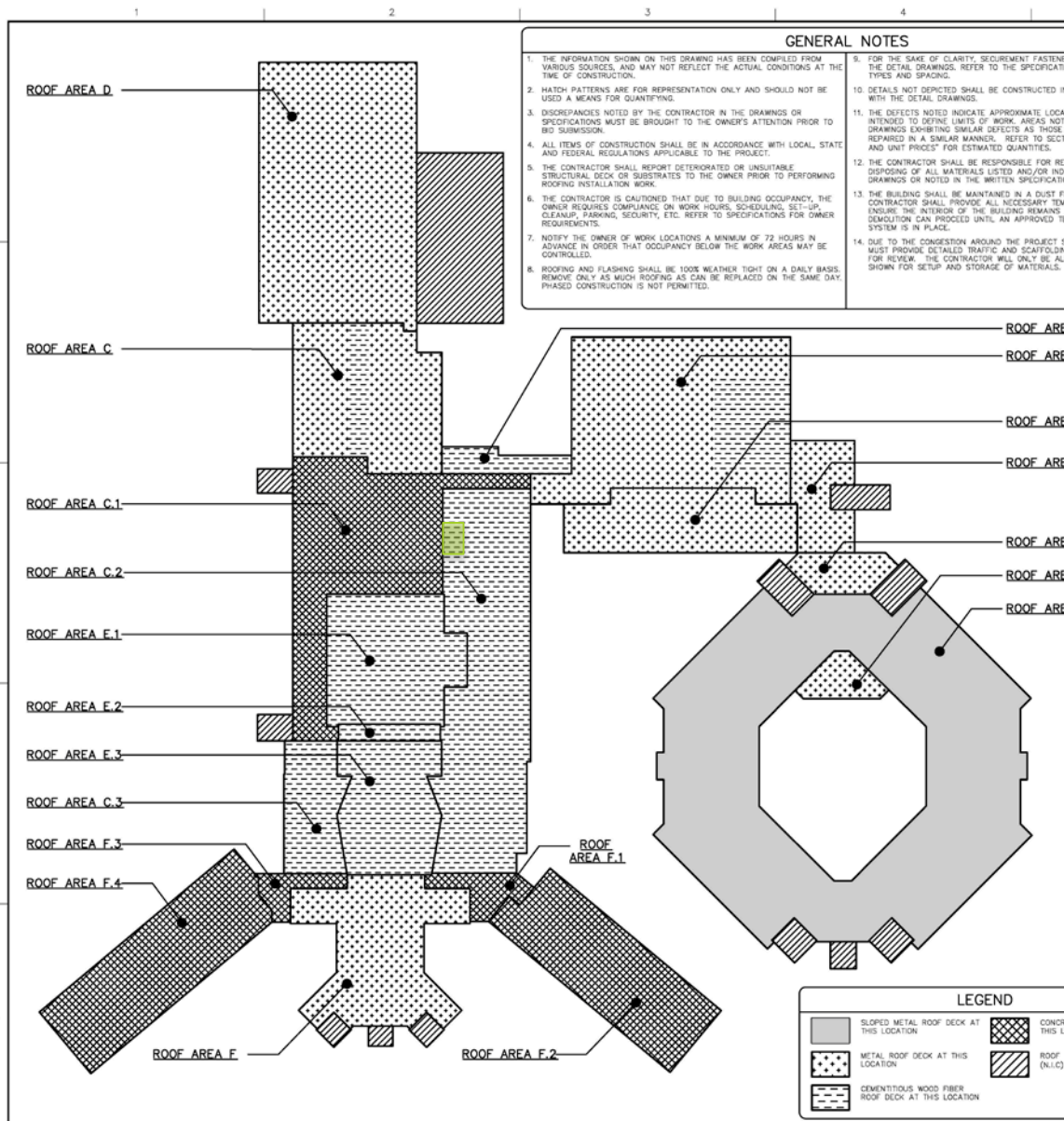
NOTE: EXISTING ASPHALTIC BUILT-UP ROOFING WAS FOUND AT ROOF AREAS F.1, E.2, AND E.3 TO REMAIN.

ROOF CROSS SECTIONS	
DRAWING NO.	G101

**ALTERNATE #2**

**BID PRICE \$12,000**





OVERVIEW  
ROOF PLAN  
AND EXISTING  
ROOF CROSS  
SECTIONS

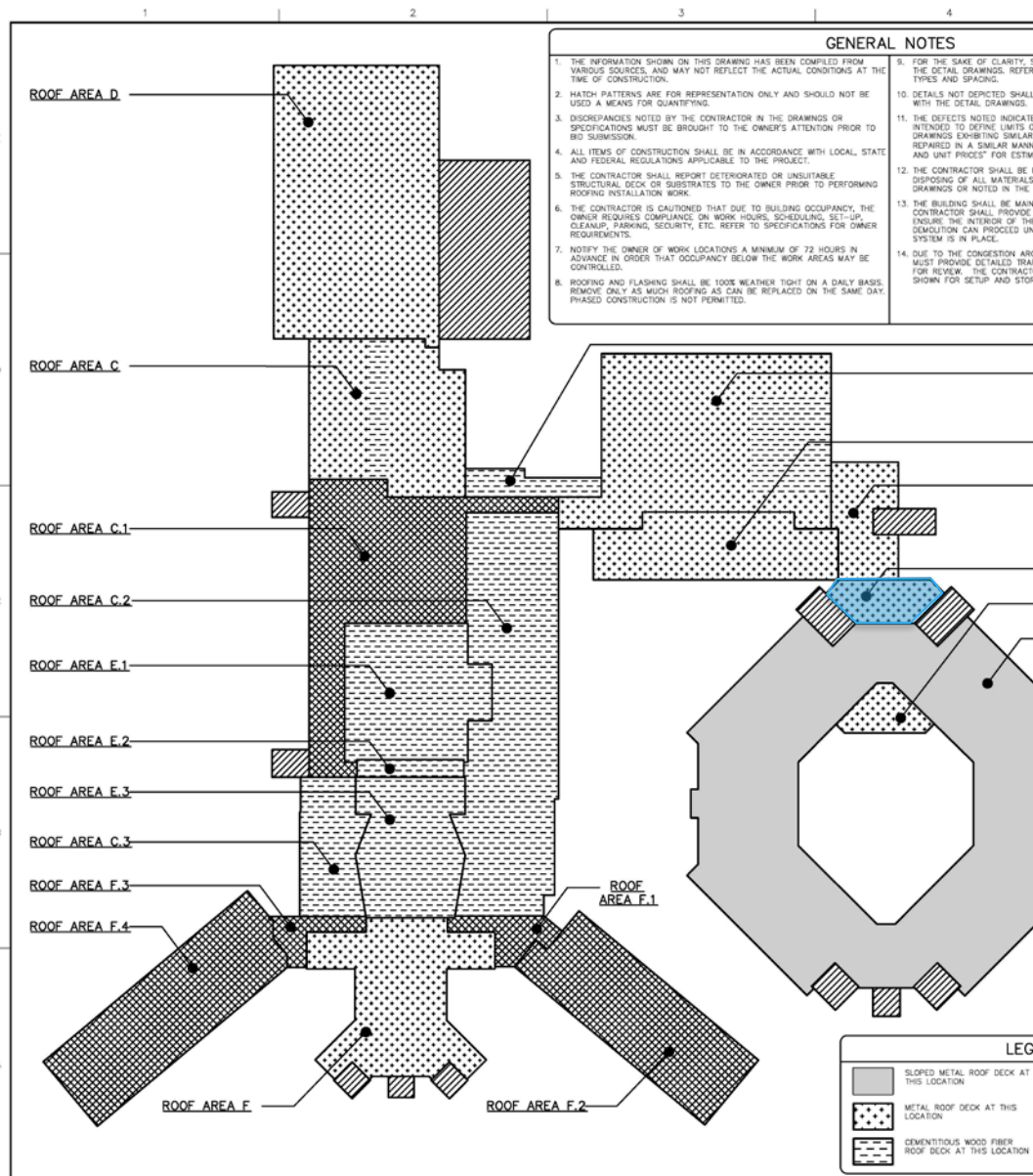
DRAWING NO.

G101

**ALTERNATE #3**

**BID PRICE \$5,800**





**ALTERNATE #4**

**BID PRICE \$78,000**

THANK YOU



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