



A Community of Learners

Informational & Action Item: Approval of Pre-Construction Work by Pepper Construction

TO: School Board
Trisha Kocanda

FROM: Brad Goldstein, CFO

November 12, 2018

Overview & Background

The District sent out a Request for Qualifications for Construction Management in early October. We sent this RFQ to five highly regarded firms that are experts in this field. This was done with the purpose of verifying the cost estimation of the Educational Master Facility Plan, as well as helping us cost out Phase I of the EMFP. Administration also felt it was prudent to engage a firm as part of the pre-referenda and pre-construction process.

The District received five responses to the RFQ. Dr. Kocanda, Adam Rappaport and I narrowed this down to two finalists that were brought before Nat Roberts and Scott Conine, as representatives from the Facilities Subcommittee. Both firms interviewed very well, and were the two lowest cost vendors in addition to having the best overall qualifications. The interview team looked at the proposals, and asked questions of the teams from each firm. Both groups were excellent, but Pepper Construction rose to the top, and they were the unanimous choice of the group to bring on as our partner moving forward.

They have an excellent reputation in school construction. They have a large presence in the Chicago area, and utilize this clout to bring in excellent subcontractors, and hold them accountable. They were involved in the New Trier renovation as well as the Sunset Ridge projects. Both districts spoke highly of their work, and recommended them to us. We are working with our attorney on drafting a master agreement for the major projects, and hope to bring this to the Board for approval on November 27th.

Recommendation

Administration recommends the approval of the pre-construction phase of construction management work with Pepper Construction in the amount of \$25,000. This amount will be waived should the referendum be successful and Pepper Construction is retained as Construction Manager.

Attachments

[Pepper Construction RFQ Submission](#)
[Pepper Construction RFQ Hourly Rates](#)