



May 24, 2021

Mr. Elio Longo  
Chief Financial Officer  
Westport Public Schools  
110 Myrtle Avenue  
Westport, CT 06880

**Subject:    *Westport Public Schools  
Saugatuck Elementary School Roof Replacement  
Recommendation of Award***

Dear Mr. Longo:

On Friday, May 21, 2021 five bids were received for Saugatuck Elementary School Roof Replacement Project. Contained within this letter is Colliers bid analysis and recommendation for award for the subject project.

Bids ranged from \$1,311,000 to \$1,698,000. The construction budget for this project is \$1,800,000. The apparent low bidder is Greenwood Industries, Inc. of Worcester, Massachusetts with a base bid of \$1,311,000. Silktown Roofing, Inc. is the second apparent low bidder with a base bid of \$1,337,000. The remaining three base bids were \$1,418,000 and higher thus we did not feel there was a need to entertain these bids at this time.

Included with the bids was one bid alternate to provide a 20-year warranty in lieu of a 30-year warranty. Greenwood submitted a credit of \$35,000 and Silktown submitted a credit of \$43,000. Please note that the primary purpose for soliciting a deduct alternate is to allow flexibility of award should the bids exceed the construction budget. Given that the two apparent low bidders are over \$460,000 under the construction budget, and the base bid provides for 10 additional years of warranty, Colliers recommends not accepting the deduct alternate.

Contained within the bid proposal form each bidder provided the number of calendar days to complete the work and the number of days that they could commence with the work upon receiving a written Notice to Proceed. Greenwood Industries will take 30 days to commence the work versus Silktown can commence in 14 days. Additionally, Greenwood noted it will take 120 calendar days to complete the work upon Notice to Proceed versus 64 calendar days for Silktown. Assuming a funding authorization by the RTM on June 8, 2021, Greenwood Industries would not complete the project until November 5, 2021. Silktown's schedule would complete the project on August 12, 2021. The contract requirement for completion is August 20, 2021.



Project Leaders

In addition to the construction duration, all bidders submitted unit prices to address possible hazardous materials conditions in the field. The unit prices are requested to secure the pricing for various scopes of work with the bids to procure competitive pricing for possible unforeseen conditions. Please note that the design team did perform field inspections prior to bidding, however such inspections are not 100% comprehensive due to cost of the inspections and the very limited time to perform them on this project. Upon review of the unit prices submitted by Greenwood Industries and Silktown Roofing, the hazardous materials consultant, Langan, noted that Greenwood's unit prices are greatly inflated and that Silktown's unit prices are in line with industry standards. Please see the attached unit price schedule showing all bidders unit prices.

Based on schedule completion dates, unit price review, and their base bid price, Colliers recommends award of the contract to Silktown Roofing, Inc. Their bid proposal is responsive to the bid documents with respect to the project schedule and their based bid is within \$26,000 of Greenwood Industries. Greenwood's schedule does not comply with the contract documents. Finally, Silktown is a pre-qualified roofing contractor by the Connecticut Department of Administration services under CT General Statute §4-100.

In closing, we hope that this recommendation to award is helpful in the final selection and award by Westport Public Schools and the town. Should you have any questions regarding this recommendation, feel free to contact me directly at (860) 235-5313.

Sincerely,

A handwritten signature in blue ink that reads "Charles E. Warrington, Jr." in a cursive style.

Charles E. Warrington, Jr., P.E.  
Director, Project Management

Enclosures

cc: Paul Jorgensen, Silver Petrucelli & Associates, Inc.

# BID TABULATION SUMMARY

## Westport Public Schools Saugatuck Elementary School- Partial Roof Replacement, #21-011



### General Contractor Bid Tabulation

Date: **May 24, 2021**

GENERAL CONTRACTOR BID PACKAGE			REQUIRED DOCUMENTS							ALLOWANCES (Part of Base Bid)		ALTERNATES		
FIRM	BID INFO		Signed Bid Form (Yes/No)	Addenda Acknowledged	Bid Bond (Yes/No)	Affirmative Action Statement (Yes/No)	Non-Collusion (Yes/No)	Prevailing Rates	Bid Hold Duration (Days)	Construction Duration after Award	ALL. NO. 1 Tectum Roof Deck Replacement	ALL. NO. 2 Storm Drainage Piping	ALT. NO. 1 20-Year Warranty	
<b>Barrett, Inc.</b>			Yes	Yes	Yes	No	Yes	Yes	90	90-120	\$74,520	\$6,000	-\$58,000	
Base Bid	\$	1,698,000												
Add Bond Cost	\$	-												
Deduct for VE	\$	-												
<b>Total Base &amp; Bond</b>	<b>\$</b>	<b>1,698,000</b>	<b>Cumulative Total w/ Alternates</b>											
													\$	1,640,000
<b>Greenwood Industries, Inc.</b>			Yes	Yes	Yes	No	Yes	?	90	120	\$72,900	\$7,800	-\$35,000	
Base Bid	\$	1,311,000												
Add Bond Cost	\$	-												
Deduct for VE	\$	-												
<b>Total Base &amp; Bond</b>	<b>\$</b>	<b>1,311,000</b>	<b>Cumulative Total w/ Alternates</b>											
													\$	1,276,000
<b>Imperial Company Restoration</b>			Yes	Yes	Yes	No	Yes	Yes	90	90	\$39,665	\$6,000	-\$82,000	
Base Bid	\$	1,418,000												
Add Bond Cost	\$	-												
Deduct for VE	\$	-												
<b>Total Base &amp; Bond</b>	<b>\$</b>	<b>1,418,000</b>	<b>Cumulative Total w/ Alternates</b>											
													\$	1,336,000
<b>Silktown Roofing, Inc.</b>			Yes	Yes	Yes	No	Yes	Yes	90	64	\$71,300	\$6,000	-\$43,000	
Base Bid	\$	1,337,000												
Add Bond Cost	\$	-												
Deduct for VE	\$	-												
<b>Total Base &amp; Bond</b>	<b>\$</b>	<b>1,337,000</b>	<b>Cumulative Total w/ Alternates</b>											
													\$	1,294,000
<b>Young Developers</b>			Yes	Yes	Yes	No	Yes	Yes	90	52	\$110,000	\$4,400	-\$40,000	
Base Bid	\$	1,419,000												
Add Bond Cost	\$	-												
Deduct for VE	\$	-												
<b>Total Base &amp; Bond</b>	<b>\$</b>	<b>1,419,000</b>	<b>Cumulative Total w/ Alternates</b>											
													\$	1,379,000

# BID TABULATION SUMMARY



## Westport Public Schools Saugatuck Elementary School- Partial Roof Replacement, #21-011

### Unit Price Comparison

Date: May 24, 2021

NO.	DESCRIPTIONS (per Bid Documents)	QUANTITY	UNITS	UNIT PRICES				
				BP No. 1 Barrett Inc. (#5)	BP No. 2 Greenwood Industries (#1)	BP No. 3 Imperial Company (#3)	BP No. 4 Silktown Roofing (#2)	BP No. 5 Young Developers (#4)
1.0	Small containment preparation (under 160 square/260 linear feet of asbestos-containing material)	TBD	Each	\$ 3,000.00	\$ 2,000.00	\$ 2,750.00	\$ 2,650.00	\$ 2,800.00
2.0	Mudded pipe fitting insulatoin, removal and disposal as ACM	TBD	Fitting/joint	\$ 500.00	\$ 1,100.00	\$ 350.00	\$ 40.00	\$ 100.00
3.0	Glove bag, removal and disposal as ACM	TBD	Bag	\$ 1,000.00	\$ 1,100.00	\$ 1,000.00	\$ 385.00	\$ 600.00
4.0	Pipe and pipe fitting insulation, removal and disposal as ACM	TBD	LF	\$ 50.00	\$ 105.00	\$ 75.00	\$ 20.50	\$ 20.00
5.0	Sheetrock and taping compound, removal and disposal as ACM	TBD	SF	\$ 10.00	\$ 105.00	\$ 55.00	\$ 5.00	\$ 18.00
6.0	Testured ceiling paint and substrate, removal and disposal as ACM	TBD	SF	\$ 25.00	\$ 105.00	\$ 30.00	\$ 5.00	\$ 18.00
7.0	Ceiling plaster (all layers), removal and disposal as ACM	TBD	SF	\$ 20.00	\$ 250.00	\$ 25.00	\$ 9.00	\$ 18.00
8.0	Air duct vibration isolation cloth, removal and disposal as ACM	TBD	Cloth	\$ 500.00	\$ 290.00	\$ 800.00	\$ 203.50	\$ 250.00
9.0	Transite cement board, removal and disposal as ACM	TBD	SF	\$ 25.00	\$ 105.00	\$ 20.00	\$ 8.25	\$ 18.00
10.0	Roof core/field (all layers, including materials on deck), removal and disposal as ACM	TBD	SF	\$ 15.00	\$ 14.50	\$ 15.00	\$ 5.60	\$ 20.00
11.0	Roof flashing (all layers), removal and disposal as ACM	TBD	SF	\$ 25.00	\$ 22.50	\$ 15.00	\$ 15.00	\$ 18.00
12.0	Caulking components (all layers), removal and disposal as ACM	TBD	LF	\$ 50.00	\$ 47.00	\$ 35.00	\$ 14.00	\$ 15.00
13.0	Caulking components (all layers), removal and disposal as ACM and PCBs assumed greater than 50 ppm Bulk Product Waste	TBD	LF	\$ 75.00	\$ 75.00	\$ 50.00	\$ 24.75	\$ 15.00
14.0	N/A							
15.0	Tectum roof deck, thinkness to match existing roof deck to be removed (including deteriorated roof deck removal, credit and add)	TBD	SF	\$ 23.00	\$ 22.50	\$ 12.60	\$ 25.00	\$ 35.00
16.0	Add pressure treated wood blocking, as specified, cut to fit around roof structure and system installed	TBD	BF	\$ 7.50	\$ 9.50	\$ 8.50	\$ 6.50	\$ 7.50
17.0	Deduct pressure treated wood blocking, as specified, cut to fit around roof structure and system installed	TBD	BF	\$ 4.00	\$ 8.00	\$ 7.50	\$ 4.50	\$ 7.50
18.0	Storm drainage piping, 4-inch, provisoin and installation, including associated insulation and hangers/supports	TBD	LF	\$ 150.00	\$ 130.00	\$ 65.00	\$ 120.00	\$ 110.00