

Oconto Falls School District  
**BOARD UPDATE**



February 12<sup>th</sup>, 2024





# Discussion Topics

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- OFES Roofing Bid Pack #8 Results
- Budget Update
- Middle School Construction Progress
- Student Engagement
- Questions & Answers



# Bid Package #8 OFES Roofing Scope

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- Remove existing ballast & rubber roofing
- Existing insulation to remain
- Install additional insulation
- Upgrade from EPDM to new TPO roof membrane
- New gutters & downspouts

## Bid Pack #8 OFES Roofing Results – Alternate Bids

- ▶ Base Bid – TPO Fully Adhered, 4" of new insulation
- ▶ Alt #1 – TPO spot welded, 3" of new insulation
- ▶ Alt #2 – TPO spot welded, 4" of new insulation

# Bid Pack #8 OFES Roofing Results



**OCONTO FALLS  
ELEMENTARY SCHOOL ROOFING - BID PACK #8  
BID TABULATION**



Bidder	Signed for Add	Base Bid	Alt Bid #1 - Per Notes 7.01a with 3" Insulation	Alt Bid #2 - Per Notes 7.01a with 4" Insulation	Signed for completion dates	Notes
WORK SCOPE 01 ROOFING AND SHEET METAL						
Northern Metal and Roofing	N/A	\$1,350,580.00	-\$443,140.00	-\$326,235.00	X	
Crafts Inc	N/A	\$1,411,933.00	-\$425,742.00	-\$354,910.00	X	
Pioneer Roofing	N/A	\$1,696,760.00	-\$270,015.00	no bid	X	
WORK SCOPE 02 MASONRY						
IEI General Contractors	N/A	\$62,000.00	N/A		x	
B & B Quality Restoration	N/A	\$75,000.00	N/A		x	

# Bid Pack #8 OFES Roofing Results



**OCONTO FALLS  
MIDDLE SCHOOL BID PACK #6  
TALLY OF LOW BIDS - BASE BID SELECTED**



Budget w/o Contingency	\$ 1,120,675
Design Contingency	
Applied Interest Earnings	\$ -
<b>Total Budget</b>	<b>\$ 1,120,675</b>

Work Scope	Contractor	Base Bid for Work Scope	
WORK SCOPE 01 ROOFING AND SHEET METAL	Northern Metal and Roofing	\$	1,350,580
WORK SCOPE 02 MASONRY	IEI General Contractors	\$	62,000
Allowance - Downspout leader excavation and sidewalk repair	TBD	\$	5,000
Allowance - Grass Restoration	TBD	\$	5,000
Allowance - Raising/leveling HVAC equipment on roof	TBD	\$	40,000
<b>Base Scope Total</b>		<b>\$</b>	<b>1,462,580.00</b>
		<b>(Over)/Under Budget w/o Alternates</b>	<b>\$ (341,905)</b>

Alternates	Contractor(s)	Cost of Alternate	Place "x" if Accepted	Total of Accepted Alt's
Alt #1 Alternate roofing system per notes 7.01a with 3" of insulation	Northern Metal and Roofing	\$ (443,140.00)		\$ -
Alt #2 Alternate roofing system per notes 7.01a with 4" of insulation	Northern Metal and Roofing	\$ (326,235.00)		\$ -
<b>Total of Accepted Alternates</b>				<b>\$ -</b>

Total of Base Scope	\$ 1,462,580
Total of Selected Alternates	\$ -
Total Project Cost	\$ 1,462,580
Total (Over)/Under Budget	\$ (341,905)
Percent (Over)/Under Budget	-30.51%

# Bid Pack #8 OFES Roofing Results



**OCONTO FALLS  
MIDDLE SCHOOL BID PACK #6  
TALLY OF LOW BIDS - Alt#1 BID SELECTED**



Budget w/o Contingency	\$	1,120,675
Design Contingency		
Applied Interest Earnings	\$	-
<b>Total Budget</b>	<b>\$</b>	<b>1,120,675</b>

Work Scope	Contractor	Base Bid for Work Scope	
WORK SCOPE 01 ROOFING AND SHEET METAL	Northern Metal and Roofing	\$	1,350,580
WORK SCOPE 02 MASONRY	IEI General Contractors	\$	62,000
Allowance - Downspout leader excavation and sidewalk repair	TBD	\$	5,000
Allowance - Grass Restoration	TBD	\$	5,000
Allowance - Raising/leveling HVAC equipment on roof	TBD	\$	40,000
	<b>Base Scope Total</b>	<b>\$</b>	<b>1,462,580.00</b>
		<b>(Over)/Under Budget w/o Alternates</b>	<b>\$ (341,905)</b>

Alternates	Contractor(s)	Cost of Alternate	Place "x" if Accepted	Total of Accepted Alt's
Alt #1 Alternate roofing system per notes 7.01a with 3" of insulation	Northern Metal and Roofing	\$ (443,140.00)	x	\$ (443,140)
Alt #2 Alternate roofing system per notes 7.01a with 4" of insulation	Northern Metal and Roofing	\$ (326,235.00)		\$ -
			<b>Total of Accepted Alternates</b>	<b>\$ (443,140.00)</b>

Total of Base Scope	\$	1,462,580
Total of Selected Alternates	\$	(443,140)
Total Project Cost	\$	1,019,440
Total (Over)/Under Budget	\$	101,235
Percent (Over)/Under Budget		9.03%



# Bid Pack #8 OFES Roofing Results



**OCONTO FALLS  
MIDDLE SCHOOL BID PACK #6  
TALLY OF LOW BIDS - Alt#2 BID SELECTED**



Budget w/o Contingency	\$ 1,120,675
Design Contingency	
Applied Interest Earnings	\$ -
<b>Total Budget</b>	<b>\$ 1,120,675</b>

Work Scope	Contractor	Base Bid for Work Scope	
WORK SCOPE 01 ROOFING AND SHEET METAL	Northern Metal and Roofing	\$	1,350,580
WORK SCOPE 02 MASONRY	IEI General Contractors	\$	62,000
Allowance - Downspout leader excavation and sidewalk repair	TBD	\$	5,000
Allowance - Grass Restoration	TBD	\$	5,000
Allowance - Raising/leveling HVAC equipment on roof	TBD	\$	40,000
<b>Base Scope Total</b>		<b>\$</b>	<b>1,462,580.00</b>
		<b>(Over)/Under Budget w/o Alternates</b>	<b>\$ (341,905)</b>

Alternates	Contractor(s)	Cost of Alternate	Place "x" if Accepted	Total of Accepted Alt's
Alt #1 Alternate roofing system per notes 7.01a with 3" of insulation	Northern Metal and Roofing	\$ (443,140.00)		\$ -
Alt #2 Alternate roofing system per notes 7.01a with 4" of insulation	Northern Metal and Roofing	\$ (326,235.00)	x	\$ (326,235)
<b>Total of Accepted Alternates</b>				<b>\$ (326,235.00)</b>

Total of Base Scope	\$ 1,462,580
Total of Selected Alternates	\$ (326,235)
Total Project Cost	\$ 1,136,345
Total (Over)/Under Budget	\$ (15,670)
Percent (Over)/Under Budget	-1.40%



# Construction Budget Update

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Total Referendum \$37,360,000

Bid Packs 1 through 8 – Bidding Complete

Remaining Bid Packs – OFHS Roofing, OFMS FFE, Washington MS Demo

Approx. \$2M dollars left to bid out (5% of the original budget)

Currently \$203,435 under budget prior to OFES Roofing Bids

# Construction Budget Update

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Bid Pack #2 - Entrance Projects – Abrams Office Floor leveling \$4,282

Bid Pack #3 – MS Foundations – Stoop/sidewalk at boiler room \$7,975

Bid Pack #5 – MS Steel – Gate/posts at parking lot drive \$12,672

Bid Pack #6 – MS– Add 2<sup>nd</sup> door, exit lights, e-stop to boiler room \$18,549



# Middle School Construction Progress

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# ➤ Middle School Construction Progress



# ➤ Middle School Construction Progress



# ➤ Middle School Construction Progress



# ➤ Middle School Construction Progress



# ➤ Middle School Construction Progress





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# ➤ Middle School Construction Progress



# ➤ Middle School Construction Progress





# Student Engagement

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# ➤ Student Engagement





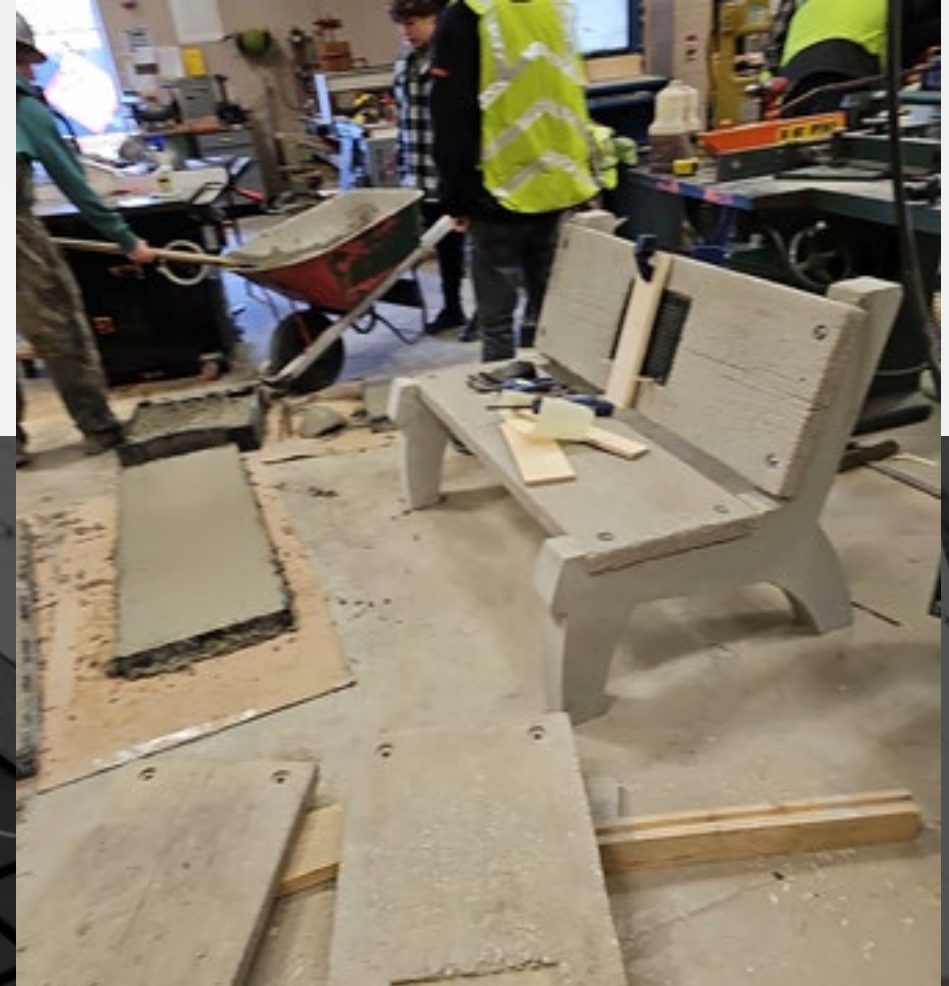
# ➤ Student Engagement



# ➤ Student Engagement



# ➤ Student Engagement



# What's Next?

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Continue structural steel erection

Continue gymnasium precast concrete walls

Start under slab plumbing and electrical piping

Start exterior wall stud framing and sheeting

# Construction Milestones

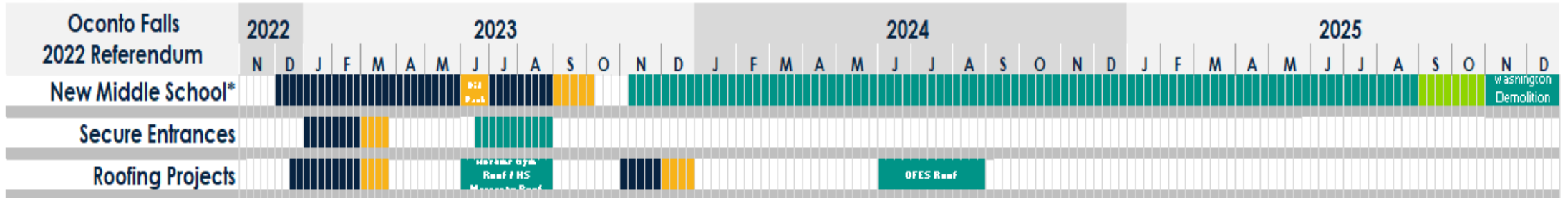
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# CONSTRUCTION MILESTONES



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## MILESTONE SCHEDULE



Design Phase	*Early Site/Utility/Foundation Package for Middle School - Bids June
Bidding Phase	
Construction Phase	
Commissioning	

[Timeline Key](#)



# Questions?

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**THANK YOU!**



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