

MEMORANDUM

TO: Board of Directors

FROM: Liliana Cardenas, Director of Maintenance and Operations

DATE: May 21, 2019

RE: **Elementary Construction Bid Analysis**

Board Members,

The Elementary School construction bids were due on May 15, 2019. The District received three bids for Thorndyke and Tukwila and the District received one bid for Cascade View. Hensel Phelps was the lowest bid for each school. (The winning bid is highlighted in green.)

Elementary Construction Bid Analysis	Lincoln Construction	Hensel Phelps	Kassel & Associates
Cascade View	na	2,176,000	na
Thorndyke	4,050,000	3,495,000	4,297,000
Tukwila	4,015,000	3,670,000	4,197,000

In aggregate the bids were \$450k higher than the Project Manager estimate.

Elementary Construction Bid Versus Estimate	Project Manager Estimate	Hensel Phelps Bid	B/(W) \$	B/(W) %
Cascade View	1,123,440	2,176,000	(1,052,560)	-93.7%
Thorndyke	3,701,853	3,495,000	206,853	5.6%
Tukwila	4,065,813	3,670,000	395,813	9.7%
Total	8,891,106	9,341,000	(449,894)	-5.1%

Note that construction costs shown above exclude playground, modular and work performed by McKinstry since those items were excluded from the bids.