



Oak Park Elementary School District 97

970 Madison ▪ Oak Park ▪ Illinois ▪ 60302 ▪ ph: 708.524.3000 ▪ fax: 708.524.3019 ▪ www.op97.org

TO: Dr. Albert G. Roberts, Superintendent of Schools

FROM: Therese M. O'Neill, Asst. Supt. Finance & Operations
Norman Lane, Director of Buildings & Grounds

SUBJECT: Asbestos Abatement – Summer 2014

DATE: May 13, 2014

Once summer 2014 work was identified (ADA work, temperature control project, and Holmes floor tile replacement), Jennifer Costanzo the District's architect from STR Partners, Steve Schaffer from CS2, the District's engineering firm, Matt Meyer from ENVIRON, the District's asbestos abatement consulting firm, and Norm met to determine the breath of asbestos related work required to prepare the appropriate bid document. Following that meeting, ENVIRON prepared the bid document and the attached bid notice appeared in the April 2, 2014 Wednesday Journal, announcing a mandatory pre-bid meeting on April 16, 2014 with a bid opening date of April 30, 2014.

Five firms presented themselves for the pre-bid and four firms timely submitted bids on April 30, 2014. A fifth bidder's document was not received until about 4 hours after the scheduled bid opening at which time the Director of Buildings & Grounds informed the vendor and did not consider such bid returning it to the vendor.

The four bids ranged in bid amount from a low of \$154,740 to a high of \$234,900. The summary of bids received is attached for your review.

Kinsale Contracting Group has previously done work for District 97 and Matt Meyer from ENVIRON has managed several successful abatement projects with this firm. Attached is his letter of recommendation for awarding the contract to Kinsale.

Therefore, it the recommendation of the Director of Buildings & Grounds and me to award such contract to Kinsale Contracting Group in the total amount of \$154,740. This will return to the Board for formal approval at its May 27, 2014 meeting.

tmo

attachments

LEGAL NOTICE

Invitation to Bid

Oak Park Elementary School District Number 97, will receive sealed bids at the District's Maintenance Building, 541 Madison Street, Oak Park, Illinois, 60302, until 1:00 p.m. local time on Wednesday, April 30, 2014 for Asbestos Abatement work at multiple schools.

A mandatory pre-bid conference and walk through will be held at 2:30 p.m. on Wednesday, April 16, 2014 beginning at Whittier School, 715 North Harvey Street, Oak Park, Illinois. All prospective bidders are required to attend.

Bid documents will be available at the pre-bid conference through the Project Designer, ENVIRON International, Inc., attention Matt Meyer, 773.272.3500.

Only those bids complying with the provisions and specifications of the Bid will be considered. The Board of Education reserves the right to waive any informalities, qualifications, or irregularities, and / or to reject any or all proposals, when in it's opinion, such action will serve the best interest of the Board of Education of Oak Park Elementary School District Number 97.

Contracts awarded by the Board of Education require that Contractors comply with the Prevailing Wage Act of the State of Illinois; the general prevailing rate of wages shall be paid for each craft or type of worker or mechanic required to execute the contract of perform such work.

Therese O'Neill
Assistant Superintendent for Finance and Operations



SIGN-IN SHEET
PRE-BID CONFERENCE
ASBESTS ABATEMETN WORK AT MULTIPLE SCHOOLS
OAK PARK SCHOOL DISTIRCT 97

APRIL 16, 2014

Your Name	Company Name	Phone	E-Mail
Joe Sarr	Cellie Environmental	312-464-9463	Cellie Environmental@yahoo.com
ALEXANDER TENNANT	KINSALE CG	630-325-7400	alexandart@kinsale.cg.com
HOIT SCHWITZ	HEPA JNL	773-342-7553	KSCHWITZ@hepa.jnl.com
Tim Boll	Collfax	773-289-4417	tboll@Collfaxcorp.com
Sergio Munoz	Tecnica	630-655-9455	smunoz@tecnicaenviro.com

BID TABULATION

**OAK PARK SCHOOL DISTRICT 97
ASBESTOS ABATEMENT
SUMMER, 2014**

APRIL 30, 2014 @ 1:00 p.m.

Contractor Name	5% Bid Bond? (yes/no)	Base Bid 1A Holmes School	Base Bid 1B All Remaining Schools	Unit Cost Floor Tile (sq.ft.)	Unit Cost Glove-bag (Each)
Colfax	Yes	\$ 19,000.	\$ 179,725.	\$ 4/sq.ft.	\$ 4,000.
Kinsale	Yes	\$ 23,500.	\$ 131,240.	\$ 5/sq.ft.	\$ 1,500/ea.
HEPA					
Celtic	CHECK # 623909	\$ 18,860.	\$ 163,735.	\$ 8/sq.ft.	\$ 2,700/ea.
Tecnica	Yes	\$ 22,950.	\$ 211,650.	\$ 4/sq.ft.	\$ 2,100/ea.

ENVIRON

May 5, 2014

Via E-Mail dvacca@op97.org

Mr. Don Vacca
Buildings and Grounds
Oak Park School District 97
541 Madison Street
Oak Park, Illinois 60302

Re: Contractor Bids for Asbestos Abatement – Summer 2014 – Multiple Schools

Dear Mr. Vacca:

Contractor bids were publicly opened for the referenced project on April 30, 2014. A total of four (4) asbestos abatement contractors provided bids for the work. A copy of the Bid Tabulation is attached.

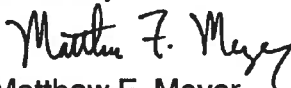
Please note that this project was designed and bids were received based on certain "assumptions". In several cases, the specific asbestos removal scope of work will not be known until selective demolition is completed by the general contractor this summer to expose hidden pipe systems or underlying floor tile. In many cases, asbestos removal will be needed to facilitate the renovation work, however in other instances it is anticipated that no asbestos will be present and the work can proceed without abatement. The "assumptions" were fairly conservative and at this time, it is anticipated that the cost for the abatement work will not exceed the base bid price.

The low bidder for the project was Kinsale Contracting Group (KCG) with a base bid amount of \$154,740. KCG has been in business for over ten years and ENVIRON has managed several successful abatement projects that KCG completed over the years.

I reviewed the scope of work with KCG's estimator for the project, Mr. Alex Tennant. Mr. Tennant assured me that they have a clear understanding of the scope of work, have adequate supplies and workmen to complete the project on schedule, and that KCG is comfortable with their bid and will complete the project.

Therefore, our office recommends that the asbestos abatement work be awarded to the low bidder, Kinsale Contracting Group for the amount of \$154,740. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,



Matthew F. Meyer

Manager

Direct: 773-272-3527

E-Mail: mmeyer@environcorp.com