



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, Assistant Superintendent for Finance & Operations

RE: Accessibility Renovations (Beye, Irving, Mann & Whittier Schools) - Installation

DATE: April 8, 2014

As its March 18, 2014 meeting, the Board of Education approved award of a contract to Thyssen Krupps, Inc. for the pre-purchase of an elevator at Whittier School in the total amount of \$58,800. Following that, the District's architectural firm, STR Partners, LLC, prepared a bid specification for the construction renovation work associated with not only the full accessibility of Whittier School but smaller accessibility projects at Beye, Irving and Mann Schools. The appropriate bid notice was published in the March 5, 2014 issue of the *Wednesday Journal*, announcing a pre-bid meeting on March 25, 2014 and bids being due on April 2, 2014. Besides the public notice, STR Partners reached out to six other construction companies of a size appropriate for this undertaking and four companies obtained construction documents. However, of those four, only two firms submitted a bid. STR has learned, after reaching out to those other potential bidders as to why they chose not to submit a bid, "that the electrical contractors are experiencing an upturn in work and some felt the scope of this project was not sufficient to gain immediate attention in submitting pricing during the allotted bid period".

Attached are three documents:

1. Letter of recommendation from STR Partners, LLC to award this contract to CMM Group, Inc.
2. A letter from CMM Group, Inc. affirming acceptance of submitted bid amount.
3. Bid tabulation sheet

CMM Group, Inc. has worked with STR Partners in the past and is currently working with Henry Brothers as the construction manager in District 200/Oak Park River Forest High School. They have also worked on several Park District buildings in Oak Park over the past few years.

Below is a delineation of original estimate and bid prices for this work, coupled with expansion of this project, given the additional renovation work required for the two Early Childhood classrooms (coming from Holmes) and the necessary relocation of the existing Art Room (from 1st to 2nd floor) due to Early Childhood classrooms taking original Art Room Space.

<u>Work to be undertaken</u>	<u>Original Estimate</u>	<u>Bid Amount</u>
Beye Accessibility Renovation	\$ 35,937	\$ 37,300
Irving Accessibility Renovation	\$ 47,068	\$ 57,300
Mann Accessibility Renovation	\$ 27,061	\$ 26,300
Whittier Accessibility Elevator	\$ 1,356,450 **	\$ 1,387,730 **
3 Additional Unit Ventilator Work	\$ 195,000	\$ **
Art Room Renovation	\$ 240,000	\$ **
Early Childhood Classrooms	\$ 210,000	\$ **
Total	\$ 2,111,516	\$ 1,567,430

** included in bid estimate and/or bid amount

The additional work for the Early Childhood, Art Room and unit ventilator work is being supported by funding from Special Education (\$433,958). The Director of Special Education, Mike Padavic, has amended his IDEA grant to support this work as well as his allocation of some of the 2014-15 Medicaid monies. The smaller ADA renovation work at Beye, Irving & Mann (\$120,900) will be funded through use of the District's current Life/Safety fund balance. The remaining balance of \$1,012,572 will be funded as previously identified (the 2011 and 2012 Madison Street TIF dollars).

The variance between estimate and actual is "good news" given that the overall bids received were \$544,086 below estimate. However, you may recall that as the architect was presenting the estimates, she indicated that these numbers were preliminary until some stronger definition could be provided through the actual bid documents.

Therefore, I support the recommendation of the District's architectural firm, STR Partners, LLC., in awarding a contract to CMM Group, Inc., in the amount of \$1,508,630 for the accessibility renovation work at Beye, Irving, Mann & Whittier Schools. Jennifer Costanzo will be present at Tuesday evening's meeting for any further clarifications and/or explanations.

FAC will review this material at its April 15, 2014 meeting and an approval from the Board will be sought at its April 29, 2014 meeting.

tmo

attachments (3)

tmo

attachments (4)



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

April 3, 2014

Ms. Therese O'Neill
Assistant Superintendent of Finance and Operations
Oak Park Elementary School District 97
970 W. Madison Ave
Oak Park, IL 60302

Re: **Recommendation on Construction Contract Award**

Accessibility Renovations at Beye, Irving, Mann and Whittier Elementary Schools
STR Project No. 13197

Dear Ms. O'Neill:

Proposals were received for the above-referenced project at the District Administration Office, 970 W. Madison St., Oak Park, Illinois. Proposals were publicly opened and read aloud on Wednesday, April 2, 2014 at 10:00 a.m. local time.

Enclosed, for your information, is a copy of the Bid Tabulation Sheet listing the Proposal received from the general contractors. Also enclosed is a letter from CMM Group, Inc, the apparent low bidder, indicating that they have reviewed and confirmed their bid.

Our firm has worked with this company in the past, and we find no basis to exclude them from contract award. Additionally, CMM Group has experience working in the Oak Park area with Park District buildings in the past, and a current project at OPRFHS that will extend through the summer of 2014. Therefore, we recommend that an award for construction be made to CMM Group, Inc.

CMM Group, Inc
17704 Paxton Avenue
Lansing, IL 60438

Beye Accessibility Renovations	\$37,300
Irving Accessibility Renovations	\$57,300
Mann Accessibility Renovations	\$26,300
Whittier Accessibility Renovations	\$1,387,730

TOTAL CONTRACT WORK

\$1,508,630

The preceding recommendation represents our interpretation and understanding of the bids submitted. Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,
STR Partners LLC

Jennifer Costanzo, AIA, LEED AP
Principal

cc: project file

CMM Group, Inc.

General Construction – Consulting – Construction Management

17704 Paxton Ave., Lansing, Illinois 60438

Direct: 708-251-5910 Fax: 708-251-5912

April 2, 2014

Ms. Jennifer Costanzo
STR Partners LLC
350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Re: Oak Park Elementary School District 97 – Accessibility Renovations at Beye Elementary, Irving Park Elementary, Mann Elementary and Whittier Elementary Schools

Ms. Constanzo:

CMM Group, Inc. is the apparent low bidder on the above mentioned project. The purpose of this letter is to confirm our bid is complete and we are prepared to perform all work in accordance with the plans and specifications upon award.

We look forward to a working with you. If you have any questions please do not hesitate to contact our office.

Thank you,

Sincerely,
CMM Group, Inc.

Robert R. Gates

Robert R. Gates
Executive Vice President

BID TABULATION SHEET

Project Name: **Accessibility Renovations**
 Owner: **Oak Park Elementary District 97**
 STR Project No: **13197**
 Opening Date: **April 2, 2014**
 Opening Location: **Oak Park District Administration Offices**

	Boiler Construction Company, Inc.	CMM Group, Inc.	Henry Bros. Co.	Poulos, Inc.
Acknowledge Addenda Issued: (3)		X	X	
Bid Form		X	X	
Bid Bond		X	X	
Substitution Sheet		X	X	
Non-Collusion Affidavit		X	X	
Individual Drug-Free		X	X	
Contractors Drug-Free		X	X	
Human Rights Act		X	X	
Bidder Eligibility Certification		X	X	
Business Enterprise Certification		X	X	
Smoking and Tobacco Policy		X	X	
Criminal Background Check/Sex Offender		X	X	
Contractors Qualification A305		X	X	
BEYE LUMP SUM		\$37,300	\$37,892	
IRVING LUMP SUM		\$57,300	\$96,274	
MANN LUMP SUM		\$26,300	\$42,243	
WHITTIER LUMP SUM		\$1,387,730	\$1,424,425	
TOTAL BASE BID		\$1,508,630	\$1,600,834	
			*Includes an Electrical Allowance of \$200,000	