



# 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**

**FROM: Therese M. O'Neill, Assistant Superintendent for Finance & Operations**

**RE: Playground Upgrades**

**DATE: May 22, 2012**

At its February 14, 2012 meeting, the Board of Education employed Altamanu, Inc. as its landscape architect to coordinate the work associated with three playground upgrades for the summer of 2012 – Beye, Holmes and Longfellow Schools. Since that time, the consultants have conducted one strategizing meeting with the principal from each school, representatives from the respective school PTO, the Director of Buildings & Grounds and me and, then two PTO meetings, the first to garner input and the second to present a final schematic. All three PTOs conducted surveys within their school communities gaining input from students, staff and parents about aspects of a playground upgrade they would like included.

Following the final meeting, which occurred on April 5, 2012, Altamanu has worked diligently to prepare construction documents and submitted the following schedule to me for release of bids:

<b>April 5 – April 27, 2012</b>	<b>Preparation of Construction Documents</b>
<b>April 26, 2012</b>	<b>Legal Notice in <u>Oak Leaves</u> (see attachment)</b>
<b>April 30, 2012</b>	<b>Construction Documents available to vendors</b>
<b>May 3, 2012</b>	<b>Pre-Bid Meeting</b>
<b>May 10, 2012</b>	<b>Bids Due</b>

Thirteen vendors (see attached vendor list) picked up a CD disk (construction documents) and paid a non-refundable \$25 for same. On May 20, 2012, seven vendors provided bids, ranging from a cumulative low (exclusive of 10% contingency) of \$1,041,417.60 to a high (exclusive of 10% contingency) of \$1,288,533.98. With inclusion of the 10% contingency, the low bid converts to \$1,145,559.36 and the high bid converts to \$1,417,397.38. The architect's estimate including the 10% contingency was \$1,315,630.07.

Following the public opening of the bids, Altamanu secured all documentation and reviewed same. Attached is a capsulized bid summary. The low bidder, Hacienda, raised some concerns with our landscape architect and these concerns are delineated within their recommendation but include:

- Relatively short business history
- Relatively limited experience working as a general contractor
- Some potential financial solvency/stability issues
- Relying 100% on subcontracting work, doing none of the work themselves
- Fuerte Systems, whom they plan to subcontract all of the work to, has had scheduling issues on other current projects.

Hacienda was formed in 2008 as primarily a landscaping firm but only this past year broached into commercial playground upgrade work. This firm intends to totally subcontract this project to Fuerte Systems, a firm Altamanu is presently engaged with for work at Rehm Park here in Oak Park. Their 2011 financial information lists assets of \$377 and a gross loss of \$123,583.

The second low bid, George's Landscaping, has been in business for 28 years, had total assets for 2011 of \$3,224,053 and had a gross profit of \$971,677.

From the architect's letter, I quote: "While we are familiar with and have worked with Fuerte Systems on past projects, Altamanu has not worked with and is not familiar with Hacienda. Fuerte Systems is currently working on Rehm Park in Oak Park, IL and has failed to deliver a completed playground on-time, in part due to a delay in ordering playground equipment."

Also, the bid specifications specifically state that, "Installer must be certified by the Illinios Landscape Contractors' association (ILCA)." Altamanu has verified that neither Hacienda nor Fuerte are certified as well as verified that the second low bidder is certified.

I personally contacted the Oswego and Naperville Park Districts (references provided by Hacienda) and spoke to the Senior Park Planner and Project Manager respectively, who both provided extremely positive feedback about Hacienda; however, both shared that Hacienda & Fuerte, in some ways, are one and the same company and much of what they shared was based on their experience with Fuerte.

The District's legal counsel, Robert Kohn, has reviewed the bid specifications (specifically the section entitled *Investigation of Bidders*), the architect's letter of recommendation as well as heard the feedback from references delivered by me and he supports Altamanu's recommendation of awarding this contract to the second lowest responsible bidder, George's Landscaping.

With the time sensitivity of this project and the need for all work to be completed by mid-August, which is contingent upon timely ordering and receipt of the playground equipment, as well as installation by an ILCA certified contractor, I am recommending award of this contract to the second low bidder, George's Landscaping in the total base amount of \$1,081,675.15 plus alternate 2B (Trash Enclosure – Beye School), in the amount of \$19,594.50 and alternate 5L (Concrete Walkway – Longfellow School), in the amount of \$23,076.40, or a grand total of \$1,124,346.05.

Delineated on this spreadsheet are total costs (base bid and rubberized surfaces at all three schools, the repair of the Longfellow Field, the two recommended alternates, and the 10% contingency [which may/may not be used]) of \$1,232,513.57. Further delineated are the anticipated funding sources for this summer 2012 work which currently total \$1,212,849.70. Embedded in the revenue delineation is a donation by both the Beye (\$9,700) & Longfellow (\$7,500) PTOs who are desirous of committing some dollars to support this total effort on behalf of their school communities and we are appreciative of this recognition and generosity.

Attachments (5)



Oak Park Elementary School District 97  
970 West Madison Street  
Oak Park, IL 60302

**LEGAL NOTICE for Publication on Wednesday, April 25, 2012**

**Invitation to Bid**

Oak Park School District 97 will accept sealed bids for the **2012 BEYE (230 N. Cuyler), HOLMES (508 N. Kenilworth), & LONGFELLOW (715 S. Humphrey) ELEMENTARY SCHOOLS' - PLAYGROUND IMPROVEMENTS** respectively, in Oak Park, Illinois.

The projects consist of the Removal of:

- existing playgrounds,
- mulch and/or rubber surfacing,
- wood timbers,
- asphalt walk pavement,
- concrete walk pavement,
- site benches and picnic tables
- drinking fountain,
- small tree removal,
- light removal (1)
- concrete slab and fencing at trash enclosure, as specified,
- soil,
- sodded lawn;

The projects consist of the Construction and Installation of:

- new playgrounds,
- poured in place rubber surfacing,
- concrete curbs,
- concrete walk pavements,
- concrete vehicular pavement slab,
- site benches and picnic tables,
- drainage and grading,
- catch basins,
- stone boulders,
- decomposed granite surfacing,
- new chain link fencing,
- concrete seat-wall,
- asphalt walk pavement patching, mulch surfacing,
- tree protection fencing,
- concrete unit pavers,
- bollards,
- and landscaping.

The selected contractor is required to obtain all necessary permits prior to mobilization with the Village of Oak Park. A non-mandatory **pre-bid conference** will take place on **Friday May 4<sup>th</sup>, 2012 at 10:00 a.m.** at Oak Park Elementary School District 97 Administration Offices (Board Room) -- 970 Madison Street -- Oak Park, IL (60302).

**Project Manuals and bid documents may be obtained** from Oak Park Elementary School District 97 Administration Offices -- 970 Madison Street -- Oak Park, IL (60302) on weekdays between 9:00 AM and 4:00 PM starting on or after **Monday, April 30<sup>th</sup>, 2012** for a non-refundable twenty dollar (\$25) fee - checks written out to the Oak Park Elementary School District 97.

Bid bonds will be required by bidding contractors. Performance and Labor bonds will be required. Payment of prevailing wage rates will be required. **Bids** must be placed in a sealed envelope marked "2012 Beye, Holmes, & Longfellow Elementary School Playground Improvements" and **must be delivered on or before 10:00 a.m. CST on Thursday, May 10<sup>th</sup>, 2012** to Norman Lane, Director of Buildings and Grounds, Oak Park Elementary School District 97 Administration Offices (Board Room) -- 970 Madison Street -- Oak Park, IL (60302). Immediately thereafter, bids will be opened and read. Oak Park Elementary School District 97 encourages qualified minority-owned and woman-owned business enterprises to compete for and participate in the Park District's supply requirements.

**For further information, contact:**

Norman Lane  
Director of Buildings and Grounds  
Oak Park Elementary School District 97  
970 West Madison Street  
Oak Park, IL 60302  
708-524-3000

By: Therese O'Neill  
Assistant Superintendent for Finance & Operations  
Oak Park Elementary School District 97



# Oak Park Elementary School District 97

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

---

## PLAYGROUND UPGRADES

### LIST OF CONTRACTORS PICKING UP CD DISK

Mr. Ron Pena  
Great Lakes Landscaping  
434 E. Devon Avenue  
Elk Grove Village, IL 60007  
847-439-3737  
[Kevin@grtlakes.com](mailto:Kevin@grtlakes.com)

Ms. Dena Lawrence  
iSqft Plan Room  
[dlawrence@isqft.com](mailto:dlawrence@isqft.com)

Mr. Steve Cho  
All-Bry Construction Company  
145 Tower Drive - #7  
Burr Ridge, IL 60527  
[steve@all-bry.com](mailto:steve@all-bry.com)

Mr. Ross Burns  
Elanar Construction Company  
1739 Chestnut Avenue - #105  
Glenview, IL 60025  
[ross@elanar.com](mailto:ross@elanar.com)

James K. Callham, President  
Green-Up Landscape, Inc.  
13520 Budler Road  
Plainfield, IL 60544-9304  
[brs@green-up.com](mailto:brs@green-up.com)

Mr. Bob Adams  
Spectra Flooring  
7635 Hub Parkway  
Valley View, OH 44125  
[Bob.adams@spectracf.com](mailto:Bob.adams@spectracf.com)

Rafael Hurtado, President  
Fuerte Systems, Inc.  
[furte1@sbcglobal.net](mailto:furte1@sbcglobal.net)

Mr. Jeffrey C. Steffe  
Construction Manager  
Clauss Brothers, Inc.  
360 West Schaumburg Road  
Streamwood, IL 60107  
[ics@clausbrothers.com](mailto:ics@clausbrothers.com)

Mr. Ken Maloney  
The Kenneth Company  
751 N. Bolingbrook Drive - #12  
Bolingbrook, IL 60440  
[kennethcmp@aol.com](mailto:kennethcmp@aol.com)

Mr. Jeremy Helton  
Team Reil, Inc.  
17421 Marengo Road  
Union, IL 60190  
[Jeremy@getreil.com](mailto:Jeremy@getreil.com)

Mr. Jason Bloomfield  
Copenhaver Construction  
75 Koppie Drive  
Gilberts, IL 60136  
[dani@copenhaverconstruction.com](mailto:dani@copenhaverconstruction.com)

Brian Bobiliewicz  
George's Landscaping, Inc.  
1410 Mills Road  
Joliet, IL 60433  
[brian@georgeslandscaping.com](mailto:brian@georgeslandscaping.com)  
[carli@georgeslandscaping.com](mailto:carli@georgeslandscaping.com)

Rick Clark, President  
R & W Clark Construction  
8012 West Lincoln Highway  
Frankfort, IL 60423  
Rwclark123@yahoo.com

BID SUMMARY  
PLAYGROUND UPGRADE BID  
May 22, 2012

	Hacienda	George's	Elanar	All Bry	Copenhaver	Great Lakes	Clauss Brothers
<b>Base Bid - Beye</b>	\$300,818.00	\$311,230.00	\$321,795.00	\$343,669.80	\$340,417.00	\$339,543.00	\$353,757.63
<b>Base Bid - Holmes</b>	\$338,812.60	\$367,938.15	\$403,264.20	\$406,420.30	\$412,643.00	\$407,967.00	\$425,171.05
<b>Base Bid - Longfellow</b>	\$401,787.00	\$402,507.00	\$467,214.70	\$526,801.40	\$505,450.00	\$511,524.00	\$509,605.30
<b>Grand Total - All Base Bids</b>	<b>\$1,041,417.60</b>	<b>\$1,081,675.15</b>	<b>\$1,192,273.90</b>	<b>\$1,276,891.50</b>	<b>\$1,258,510.00</b>	<b>\$1,259,034.00</b>	<b>\$1,288,533.98</b>
	<b>Beye</b>	<b>Holmes</b>	<b>Longfellow</b>	<b>Grand Total</b>			
Base Bid	\$311,230.00	\$367,938.15	\$402,507.00	\$1,081,675.15			
Portion of Base for Rubberized Surface	\$94,272.50	\$102,374.38	\$87,293.25	\$283,940.13			
Portion of Base for Field Upgrade	\$0.00	\$0.00	\$138,237.00	\$138,237.00			
Plus 10% Contingency	\$31,123.00	\$36,793.82	\$40,250.70	<b>\$108,167.52</b>	<b>May/May Not</b>	<b>be used</b>	
Sub-Total - Known Costs & Contingency	\$342,353.00	\$404,731.97	\$442,757.70	\$1,189,842.67			
Alternate 2B - Trash Enclosure	\$19,594.50						
Alternate 5L - Concrete Walkway			\$23,076.40				
<b>Grand Total - Known, Contingency Recommended Alternates</b>	<b>\$361,947.50</b>	<b>\$404,731.97</b>	<b>\$465,834.10</b>	<b>\$1,232,513.57</b>			
<b>Revenue Sources to Date</b>							
Referendum Committed Dollars		<b>\$750,000.00</b>					
Undesignated Medicaid Monies		<b>\$353,987.00</b>					
Bank of America Settlement		<b>\$41,662.70</b>					
ISBE - School Construction Grant		<b>\$50,000.00</b>					
Beye School PTO		<b>\$9,700.00</b>					
Longfellow School PTO		<b>\$7,500.00</b>					
<b>Grand Total - Revenues</b>		<b>\$1,212,849.70</b>					

## Memo

**TO:** Therese M. O'Neill  
Assistant Superintendent for Finance & Operations

**RE:** Evaluation and recommendations for playground contractors  
Oak Park Public Schools, District 97  
2012 Beye, Holmes & Longfellow Playground Improvements

**FROM:** Josephine Bellalta, Altamanu Inc.  
John Mac Manus, Altamanu Inc.

**DATE:** March 15, 2012

Dear Therese,

We reviewed and evaluated the bids received from contractors for the District 97 Playground Improvements Project on May 11, 2012. The lowest bidder was Hacienda (base bid = \$1,041,417.60), and the second lowest bidder was George's Landscaping (base bid = \$1,081,675.15). At the request of District 97, we have done some research on these two companies and are providing our recommendation below.

There are a few important factors unique to the District 97 playground renovation project that need to be considered when reviewing contractor qualifications. The schedule for construction is extremely tight with a very limited window available for work; there will be numerous trades for the contractor to coordinate and schedule across three different job sites; the contractor will be required to purchase a large amount of equipment and supplies immediately upon award of contract in order for their timely delivery to site.

Hacienda was formed in 2008, and lists Maria Guzman as president. They currently have 10 employees and plan to subcontract all of the construction work on this project to another landscape contractor, Fuerte Systems. When asked for references, Hacienda provided references for Fuerte Systems the subcontractor. While we are familiar with and have worked with Fuerte Systems on past projects, Altamanu has not worked with and is not familiar with Hacienda.

Hacienda provided financial information indicating total assets of \$377 and a gross loss of - \$123,583 for the year 2011. Fuerte Systems is currently working on Rehm Park in Oak Park, IL and has failed to deliver a completed playground on-time, in part due to a delay in ordering playground equipment.



George's Landscaping has been in business for 28 years, and lists George W Petecki, Jr. as president. They currently have 32 employees and plan to use their own labor forces for demolition work, site grading and excavation, installation of playground equipment and installation of landscaping on the District 97 project. George's has indicated that they will rely on local labor unions to supply additional labor as required for individual projects. George's provided references for several projects that they've recently completed with a similar budget and scope. Altamanu is familiar with, and has worked with George's Landscaping successfully on past projects. George's provided financial information indicating total assets of \$3,224,053 and a gross profit of \$971,677 for the year 2011.

George's Landscaping have been in business a substantial number of years. They are large enough to handle the three projects. They have the financial ability to purchase large amounts of play equipment and the ability to schedule and complete the project on-time. In addition they have provided references for projects of similar scope and state they will carry out a substantial amount of the work themselves. Furthermore George's Landscaping are known to us as a competent contractor and they are currently working in Oak Park.


Therefore we recommend that George's Landscaping be engaged for the Oak Park Public Schools, District 97, 2012 Beye, Holmes & Longfellow Playground Improvements.

We realize that the decision on who to hire ultimately lies with District 97 and we are happy to work with either contractor to ensure that this playground renovation gets built to the highest standards.

Regards,



Josephine Bellalta  
President, Altamanu Inc.



John Mac Manus  
Principal, Altamanu Inc.

4. WITHDRAWAL OF BIDS

All bids will be considered to be firm for a period of sixty (60) days from the date established for the opening of bids. Bids may be withdrawn by letter if received by the District prior to the time and date established for the opening of bids.

5. INVESTIGATION OF BIDDERS

- a. The Business Office will make such investigation as is necessary to determine the ability of the Bidder to fulfill bid requirements.
- b. The Board of Education, in determining the responsibility of any bidder, may take into account other factors in addition to financial responsibility, such as past records of transactions with the bidder, experience, adequacy of equipment, ability to complete performance within necessary time limits, and other pertinent considerations such as, but not limited to: delivery policy, reliability, reputation, competence, skills, efficiency, facilities, resources, and location of the bidder as related to prompt reply to service needs and ease of communications. The bidder shall, if and upon the District's request, supply such information as current auditor's financial statement, insurance certification, and any other necessary information to allow the Board to determine the bidder's qualifications and responsibility.
- c. The Board of Education reserves the right to reject any bid if it is determined that the Bidder is not properly qualified to carry out the obligations of the Contract.

6. SPECIFICATIONS AND REQUIREMENTS

Specifications and requirements are as enclosed. Any alternates, exceptions, deviations from or qualifications to these specifications and requirements must be submitted in writing and attached to the bid document. All bids will be considered to have taken into consideration the specifications and requirements, including but not limited to any contract conditions or supplementary contract conditions included in the bid material. Unless otherwise expressly stated, all bids submitted shall constitute the Bidder's acknowledgement of and consent to such contract conditions and/or supplementary contract conditions. All product evaluations and decisions by the Board of Education shall be considered final.

7. ERRORS AND OMISSIONS

All proposals shall be submitted with each space properly completed. The special attention of Bidders is directed to the policy that no claim for relief because of errors or omissions in the bidding will be considered, and bidders will be held strictly to the proposals as submitted.