



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: Temperature Control Project - Installation

DATE: April 8, 2014

As its March 18, 2014 meeting, the Board of Education approved award of a contract to Midwest Applied Solutions, Inc. for the pre-purchase of 26 unit ventilators for the districtwide temperature control project in the total amount of \$244,780. Following that, the District's architectural firm, STR Partners, LLC, prepared a bid specification for the installation component of this project. 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 three companies obtained construction documents. However, of those three, only one firm 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 Henry Brothers, Co.
2. A letter from Henry Brothers, Co. affirming acceptance of submitted bid amount.
3. Bid tabulation sheet

Henry Brothers, Co. has worked with STR Partners in the past and is currently working as the construction manager in District 200/Oak Park River Forest High School.

The original estimate for this work (originally 23 unit ventilators) was \$1,495,000. This was calculated using an estimate of \$65,000 per classroom for both the individual unit and installation of same. This estimate was derived using a \$10,000 unit ventilator cost and \$55,000 installation cost (including new ceilings, casework, ductwork, etc.) for each classroom. The bid amount for the 26 (not 23) unit ventilators was \$244,780 or \$9,414.62 per unit. Therefore, 23 units will cost \$216,536.15 (\$9,414.62 x 23).

The actual cost for the 23 unit ventilators (\$215,536.15) plus the bid received from Henry Brothers (\$1,308,336), for solely the installation work associated with all schools other than Whittier, totals \$1,523,872.15 as compared to an estimate of \$1,495,000 for a difference of \$28,872.15 or 1.93% over estimate.

To be clear, the remaining three unit ventilators are included in the overall Whittier project (estimate and cost) because our architects believed it was in the best interests of the school district to have individual general contractors overseeing the temperature control and accessibility work, should it occur that way.

Therefore, I support the recommendation of the District's architectural firm, STR Partners, LLC., in awarding a contract to Henry Brothers, Co. in the amount of \$1,308,663 for the installation work associated with the temperature control project. Jennifer Costanzo from STR Partners will be present at the Board meeting on Tuesday evening 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**

**Climate Controls at Beyer, Hatch, Holmes, Irving, Lincoln, Longfellow, and Mann
Schools.**
STR Project No. 13198

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 Contractor. Also enclosed is a letter from Henry Bros. Co., the apparent lowest bidder, indicating that they have reviewed and confirmed their bid.

STR has positive past experience working with Henry Bros. Inc. Additionally, Henry Bros. Co. is currently working in the area at D200 OPRFHS. Therefore, we recommend that an award for construction be made to Henry Bros. Co.

Henry Bros. Co.
9821 S. 78th Ave.
Hickory Hills, IL 60457

Base Bid \$1,308,663

TOTAL CONTRACT WORK \$1,308,336

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

Building lasting client relationships for nearly a century



April 4, 2014

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

Re: Oak Park District 97 – "Climate Controls"

Dear Ms. Costanzo:

Henry Bros. Co. agrees to accept a contract to construct the above referenced project at our base bid amount of \$1,308, 663, without qualifications.

If you have any questions, please call.

Yours truly,

HENRY BROS. CO.

A handwritten signature in black ink, appearing to read 'George W. Ferrell', is written over the company name. The signature is fluid and cursive, extending across the width of the name.

George W. Ferrell
President

GWF:clh

cc: Bill Callaghan, Jr.
Dennis Szafranski
Bill Callaghan, III

9821 South 78th Avenue
Hickory Hills, Illinois 60457
708.430.5400
Fax. 708.430.8262
www.henrybros.com

BID TABULATION SHEET

Project Name: **Climate Controls**
 Owner: **Oak Park Elementary District 97**
 STR Project No: **13198**
 Opening Date: **April 2, 2014**
 Opening Location: **Oak Park District Administration Offices**

	Amber Mechanical Contractors	Boller Construction Company, Inc.	Henry Bros. Co.		
Acknowledge Added Issued: (3)			X		
Bid Form			X		
Bid Bond			X		
Substitution Sheet			X		
Non-Collusion Affidavit			X		
Individual Drug-Free			X		
Contractors Drug-Free			X		
Human Rights Act			X		
Bidder Eligibility Certification			X		
Business Enterprise Certification			X		
Smoking and Tobacco Policy			X		
Criminal Background Check/Sex Offender			X		
Contractors Qualification A305			X		

TOTAL BASE BID

\$1,308,663

*Includes an Electrical Allowance of \$280,000