



# 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

SUBJECT: Capital Projects Bid – Summer 2012

DATE: October 25, 2011

As has been past practice, prior to bringing forward the forthcoming summer's capital project work, a report has first been made regarding the prior summer, or in this case, the summer of 2011. Attached is an exhibit that delineates all approved summer 2011 capital project work, by school location, and anticipated budget amount. Principal work was done at Lincoln School including a four-classroom addition and a new secured entrance, along with a new secured entrance at Longfellow School. Holmes had some glazing work done, along with the replacement of the roof over the gymnasium and a new ADA compliant washroom. Brooks Middle School also had a new ADA compliant washroom installed and several schools had some transformer vault repair work done. The overall budget, including all fees and contingencies, was estimated at \$3,644,976 and actual final expenditures totaled \$3,493,242 or a net savings of actual over budget of \$151,734.

ARRA (American Recovery & Reinvestment Act) funds provided \$700,000 for the two ADA washrooms (\$200,000) and a portion toward the Lincoln addition (\$500,000), in support of the two special education classrooms. The remaining dollars were garnered by the District's annual DSEB (Debt Service Extension Base) borrowing which has historically supported capital project work districtwide.

Currently, there are two remaining schools (Mann and Whittier) which require secured entrances and three schools (Holmes, Irving and Whittier) which require air conditioning in their auditoriums. The architects and the Director of Buildings & Grounds met with both principals to discuss the design of the secured entrances. At Whittier School, the original design called for the secured entrance to occupy one of the existing primary looping classrooms (one of three) to the left of the current main entrance. This classroom would go across the hall rather than be contiguous with the other two. The principal suggested the secured entrance going to the right and utilizing the existing special education classroom that assists OT/PT students. However, there is a 12" grade from the main hallway up to this classroom as well as a firewall that would need to be removed. This would significantly increase the cost to do this project. However, in an attempt to take into consideration the instructional value of maintaining the contiguous three looping classrooms, we are recommending taking two bids for the secured entrances – Mann and Whittier as originally designed and then a second – Mann & Whittier as requested by the principal to determine the true cost differential.

Secondly, recognizing that we will be closing down Whittier for the summer of 2012, we considered including, as an alternate, the air conditioning of its auditorium. While the secured entrance work does not impact the auditorium, the thought was by combining both projects over one summer, we would not need to close Whittier a second time. When we presented our capital project budget work for consideration in determining the dollar amount for our forthcoming DSEB borrowing, we did not include this potential expenditure; however, other project work included could be delayed shortly if we receive a competitive alternate worth implementing.

Both the recap of the summer 2011 work and proposed work for the summer of 2012 has been discussed and reviewed by FAC. FAC is in support of going forward with the secured entrance work at Mann and Whittier, and taking an alternate bid for the air conditioning work at Whittier as well.


We will bring this back for formal approval from the Board at its November 8, 2011 meeting.

tmo

attachment (1)

OAK PARK SCHOOL DISTRICT 97  
2011 SUMMER CONSTRUCTION CONTRACTS BUDGET VS. ACTUAL

September 27, 2011  
Progress Report

	Project 2010.34 Dimensional Enterprises	D-97 Contracted In-house	TOTAL
	10-yr Survey, Tile Replacement and Other	Environmental Services (Outsourced)	
<b>BEYE ELEMENTARY SCHOOL</b>			
* transformer vault repair	\$19,900		\$19,900
<b>HATCH ELEMENTARY SCHOOL</b>			
* transformer vault repair	\$11,600		\$11,600
<b>HOLMES ELEMENTARY SCHOOL</b>			
replace clerestory glazing with gyp bd to structure above	\$79,380		\$79,380
toilet remodeling	\$100,000		\$100,000
gymnasium roof replacement	\$80,000		\$80,000
<b>LINCOLN ELEMENTARY SCHOOL</b>			
secured entrance and office renovation	\$513,000		\$513,000
four-classroom addition	\$1,310,000		\$1,310,000
<b>LONGFELLOW ELEMENTARY SCHOOL</b>			
secured entrance and office renovation	\$475,000		\$475,000
floor tile asbestos abatement and VCT replacement	\$152,000	\$161,000	\$313,000
<b>MANN ELEMENTARY SCHOOL</b>			
* transformer vault repair	\$6,600		\$6,600
<b>WHITTIER ELEMENTARY SCHOOL</b>			
* transformer vault repair	\$29,000		\$29,000
<b>BROOKS MIDDLE SCHOOL</b>			
toilet remodeling	\$100,000		\$100,000
( * completion of vault work by general contractor in progress)			
<b>SUBTOTAL :</b>	<b>\$2,876,480</b>	<b>\$161,000</b>	<b>\$3,037,480</b>
Construction Contingency 10%	\$287,648	\$16,100	\$303,748
Architect's/ Engineer's Fees 10%	\$287,648	\$16,100	\$303,748
<b>TOTAL BUDGET</b>	<b>\$3,451,776</b>	<b>\$193,200</b>	<b>\$3,644,976</b>
<b>BASE BID</b>	<b>\$3,033,343</b>	<b>\$140,000</b>	<b>\$3,173,343</b>
<b>ALTERNATES ACCEPTED</b>	<b>\$81,145</b>	<b>\$0</b>	<b>\$81,145</b>
<b>AWARDED CONTRACT</b>	<b>\$3,114,488</b>	<b>\$140,000</b>	<b>\$3,254,488</b>
<b>CONTINGENCY ALLOWANCE</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$65,000</b>
<b>** USE OF ALLOWANCE</b>	<b>\$15,946</b>	<b>\$11,371</b>	<b>\$27,317</b>
( ** indicates amount as of September 27, 2011. Final amount to be determined at completion of project)			
<b>FINAL CONSTRUCTION COST</b>	<b>\$3,085,434</b>	<b>\$151,371</b>	<b>\$3,216,805</b>
<b>TOTAL FEES</b>	<b>\$260,562</b>	<b>\$15,875</b>	<b>\$276,437</b>
<b>TOTAL PROJECT COST</b>	<b>\$3,325,996</b>	<b>\$167,246</b>	<b>\$3,493,242</b>
<b>(UNDER) OVER BUDGET</b>	<b>(\$125,780)</b>	<b>(\$25,954)</b>	<b>(\$151,734)</b>
<b>TOTAL (UNDER) OVER BUDGET</b>	<b>(\$151,734)</b>		