



Oak Park Elementary School District 97

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TO: Members, Board of Education

FROM: Albert G. Roberts, Superintendent of Schools

RE: Employment of Construction Management at Risk Firm

DATE: May 5, 2015

Given that the employment of a construction management firm is exempt from the formal bidding process as long as that firm does not undertake any component of actual construction, District 97 relied upon the expertise of its architectural firm, STR Partners, for qualified candidates, to complete a short version RFP. Such document was prepared and provided three firms: Bulley & Andrews (recently worked on Ridgeland Commons project with Park District of Oak Park), W. B. Olson, and Gilbane Building Company.

An administrative committee comprised of myself, the Assistant Superintendent for Finance & Operations, the Senior Director of Buildings & Grounds, and Jennifer Costanzo of STR Partners interviewed these three firms on Tuesday, April 28, 2015. We were extremely impressed with the preparation work completely by both Bulley & Andrews and Gilbane. We were also impressed that representatives of both firms were residents of Oak Park and that this would prove beneficial to the success of the project. Recognizing that all three firms could perform this work extremely well, the ultimate deciding factor was fee for services rendered.

As you know, we had a vigorous and informed discussion at our last FAC meeting regarding who should hold the contracts – a construction manager at risk or the District. As Therese and I have investigated this thoroughly with our legal counsel, Robert Kohn of (HLERK) Hodges Loizzi Eisenhammer Rodick & Kohn, Ltd., we are recommending that the construction manager at risk concept be utilized in the provision of these services for our new administration building. All projects will be publicly bid by the school district and then approved for award by the Board of Education. Once this is completed, these projects will be “assigned” to the construction management firm and that firm will then be legally responsible for them because with the assignment, they assume the liability. They will make pay out recommendations to the District, will mediate and resolve all disputes, determine who is responsible, and will insure that this project is completed on time, within budget, and a quality product is delivered.

Therefore, I am recommending the employment of Bulley & Andrews in the total amount of \$575,000 as delineated on the attached fee schedule sheet provided by this firm. Once approved by the Board of Education, I will direct our legal firm to prepare the appropriate contract for execution. Gilbane Building Company provided a quote of \$579,700 (with no delineation of reimbursable costs) but if we assume the same number as submitted by Bulley & Andrews, the “out the door” estimate would be \$607,200.

tmo

attachment (1)