



# Oak Park Elementary School District 97

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

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TO: Dr. Albert G. Roberts, Superintendent of Schools

FROM: Therese O'Neill, Assistant Superintendent of Business & Finance

SUBJECT: Summer 2015 Capital Project Work – Bid Award Recommendation

ATE: February 24, 2015

Attached is a recommendation from STR Partners, LLC to award the summer 2015 Capital Project work to Pasche & Sons Construction Company, in the amount of \$1,430,000. This is after the construction documents were reviewed by members of FAC (Facility Advisory Committee), a bid notice appearing in the February 4, 2015 Wednesday Journal, announcing bid opening on Thursday, February 19, 2015 and after reviewing submitted bids from two firms although five vendors attended the mandatory pre-bid conference. Also attached is a memorandum previously received by Board members outlining the proposed summer 2015 work.

FAC will review the recommendation of STR Partners at its next scheduled meeting on March 10, 2015. This recommendation will return to the Board, assuming full support by FAC, at its March 17, 2015 meeting. It is my recommendation that we accept STR Partner's recommendation to award this contract to Pasche & Sons Construction Company.

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

February 19, 2015

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**

**2015 Capital Projects at Irving, Lincoln, Longfellow and Whittier Elementary Schools**  
STR Project No. 14119

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 Thursday, February 19, 2015 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 Pasche & Sons Construction Co., the apparent low bidder, indicating that they have reviewed and confirmed their bid.

We've contacted references and find no basis to exclude them from contract award, therefore, we recommend that an award for construction be made to Pasche & Sons Construction Co.

**Pasche & Sons Construction Co.**  
680 Summit Drive  
Lockport, Illinois 60441

**TOTAL CONTRACT WORK**

**\$1,430,000**

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

# BID TABULATION SHEET

Project Name: **2015 Capital Projects**  
 Owner: **Oak Park Elementary District 97**  
 STR Project No: **14119**  
 Opening Date: **February 19, 2015**  
 Opening Location: **Oak Park District Administration Offices**

|                                        | Interstate<br>Electronics<br>Company | Nu-Con<br>Construction<br>Company | Pasch & Sons | Phoenix Business<br>Solutions | Evans Electric |  |
|----------------------------------------|--------------------------------------|-----------------------------------|--------------|-------------------------------|----------------|--|
| Acknowledge Addenda Issued: (1)        |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Bid Form                               |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Bid Bond                               |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Substitution Sheet                     |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Non-Collusion Affidavit                |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Individual Drug-Free                   |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Contractors Drug-Free                  |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Human Rights Act                       |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Bidder Eligibility Certification       |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Business Enterprise Certification      |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Smoking and Tobacco Policy             |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Criminal Background Check/Sex Offender |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |
| Contractors Qualification A305         |                                      | <b>X</b>                          | <b>X</b>     |                               | <b>NO</b>      |  |

|                       |               |                    |                    |               |                             |  |
|-----------------------|---------------|--------------------|--------------------|---------------|-----------------------------|--|
| <b>TOTAL BASE BID</b> | <b>NO BID</b> | <b>\$1,818,027</b> | <b>\$1,430,000</b> | <b>NO BID</b> | <b>DISQUALIFIED AS A GC</b> |  |
|-----------------------|---------------|--------------------|--------------------|---------------|-----------------------------|--|



**PASCH & SONS  
CONSTRUCTION**

***SINCE 1950***

***GENERAL CONTRACTORS***

680 Summit Drive Lockport, IL 60441

815.838.2076 F:815.838.2064

February 19, 2015

Mr. Jim Gould  
STR Partners LLC  
350 West Ontario Street, Suite 200  
Chicago, Illinois 60654

Re: Oak Park Elementary School District 97 – 2015 Capital Projects at Irving Elementary,  
Lincoln Elementary, Longfellow Elementary and Whittier Elementary Schools

Mr. Gould:

Pasch & Sons Construction Co. 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,  
**Jeffrey Pasch**  
Vice President  
Pasch & Sons Construction Co.



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**TO:** Albert G. Roberts, Superintendent of Schools

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

**RE:** Capital Projects – Summer 2015

**DATE:** September 23, 2014

As you know, Norm and I have been scoring various capital projects associated with the adopted CAPEX scoring sheet. I shared the master sheet with Jennifer Costanzo from STR Partners, before bringing proposed projects for the summer of 2015 to FAC (Facility Advisory Committee) for their initial review and reaction to determine any economies of scale. When we met in August with FAC, Jennifer had identified four projects (one previously scheduled for summer of 2015) but three others (originally two scheduled for summer 2017 and one for summer of 2018) that, if “bundled” together would serve the District well. Her reasoning for bundling these projects was:

- 1) Avoid having similar work performed over three different summers in the buildings.
- 2) The bidding periods would be reduced to one as opposed to three different times, thus achieving some economy of scale.
- 3) Schools would only have to be closed once rather than three different times.

She further performed an analysis of potential savings and this analysis is attached for your review. This work was shared with FAC on Tuesday evening, September 15, 2015 and they fully support moving forward with these projects for the summer of 2015.

These projects include the replacement of intercom systems in all elementary schools; upgrade of the alarm systems in the media centers, administrative areas and exterior doors of all elementary schools; replacement of the master clock systems in all elementary schools; and the upgrade of the fire alarm systems at Irving, Lincoln, Longfellow & Whittier Schools. The total estimated cost of this work, inclusive of contingency and architectural fees is \$1,825,791 and it is anticipated that by “bundling” this work, the District may reap about \$150,000 in savings. The original estimates were prepared by our previous architectural firm, DLA Architects and Jennifer has assumed that these “estimates include all scope necessary to complete these upgrades. Attached are the original scored sheets for these projects along with the entirety of all projects scored to date.

It is recommended that the Board of Education support FAC’s recommendation to move forward with this identified projects for the summer of 2015.

tmo

attachments