



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 2013

DATE: February 12, 2013

As has been past practice, the Board of Education approves, after review and recommendations from FAC (Facility Advisory Committee), capital projects to be undertaken. In October, 2012, the Board of Education approved the attached list of capital projects. Once approved by the Board, this work was given to the District's architectural firm, DLA Architects, to construct appropriate bid specifications and construction documents. Two bids (2013 Mechanical Upgrades and 2013 Masonry & Tuckpointing) were let on January 11, 2013 with appropriate legal notice appearing in the January 11, 2013 issue of the Oak Leaves. Such notice called for a pre-meeting for 10:00 a.m. and 11:00 a.m. respectively on Thursday, January 17, 2013 and bids due on January 29, 2013. A detailed letter from DLA Architects is attached describing the process, along with a summary of the bids received for both projects along with their professional recommendations.

The original bid estimate, exclusive of architect fees and any alternates, for the Mechanical Upgrade bid was \$703,500 and four bids were received ranging from the low of \$534,000 to a high of \$645,000. You will note that three of the bids were extremely close (between the low of \$534,000 and \$546,000). Further, the original bid estimate, exclusive of architect fees and any alternates, for the Masonry & Tuckpointing bid was \$258,195 and 11 bids were received, ranging from a low of \$197,800 to a high of \$520,000. Due to the significant variance between the low bidder, Bill's Painting Company and all other bidders, the architects met personally and discussed the scope of the project and all components of the work and, its representative, James Kokosoulis was confirmed in his ability to perform the services required. The architects further discussed prior work projects performed by this company with references provided and received positive feedback.

FAC is scheduled to meeting on February 19, 2013 and, as has been past practice, these bids and recommendations will be reviewed by them and then at the February 26, 2013 Board meeting, if any concerns are brought forward, they can be shared with the Board at that time. If FAC supports the recommendations provided this evening, then we would anticipate Board approval and award of these two contracts that evening.

Enclosed with this memorandum are the following documents:


1. Approved Summer 2013 Proposed Project Work & Estimated Cost
2. Advertisement for Bid for two projects.
3. Bid Summary for two projects.
4. Letters from DLA explaining both projects with their recommendations
For award of contract.
5. List of vendors invited to bid for both projects.

tmo

Attachments

OAK PARK SCHOOL DISTRICT 97
 CONCEPTUAL 2013 SUMMER
 CONSTRUCTION ESTIMATES

September 27, 2012

	CONCEPTUAL 2013 SUMMER CONSTRUCTION ESTIMATES
HATCH ELEMENTARY	
Masonry repairs / Tuckpointing	\$51,450
Tuckpoint parapet walls	\$6,825
HOLMES ELEMENTARY	
Auditorium air handler replacement with A/C	\$283,500
Gymnasium air handler replacement	\$84,000
Insulate pipes above fire floor corridors	\$52,500
IRVING ELEMENTARY SCHOOL	
Auditorium air handler replacement with A/C	\$283,500
Masonry repairs / Tuckpointing	\$31,500
Tuckpoint parapet walls	\$5,355
LONGFELLOW ELEMENTARY SCHOOL	
Masonry repairs / Tuckpointing	\$158,550
Tuckpoint parapet walls	\$4,515
SUBTOTAL :	\$961,695
Architect's / Engineer's Fees 10%	\$96,170
Construction Contingency 10%	\$96,170
TOTAL PROJECT ESTIMATE	\$1,154,034

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

ADVERTISEMENT FOR BID

The Board of Education, Oak Park School District 97, Administrative Offices at 970 Madison Street, Oak Park, IL 60302 will receive sealed bids for:

2013 Mechanical Upgrades Project
ATTN: Ms. Therese O'Neill, Assistant Superintendent for Finance & Operations

The Work consists of the auditorium air handler replacement at Irving and Holmes to include air conditioning with re-use of the existing duct distribution system. It will also include the gymnasium air handler replacement (heating only) with re-use of the existing duct distribution system and the insulation of un-insulated hot water piping located above the first floor ceilings at Holmes. The work will also include patching and repairing of the existing roofs associated with the mechanical work. The existing lay-in ceiling system and ceiling components will need to be removed to facilitate the work and then re-installed after work is complete. Associated electrical work is also included.

The Bid Opening will be on Tuesday, January 29, 2013 at 2:00 PM at the Administrative Office (see above). At this time the Bids will be publicly opened and read. Each Bid must be accompanied by a Bid Guarantee that shall be not less than 10 percent of the amount of the Base Bid, and at the option of the Bidder may be a Certified Check, Bank Draft, or a Bid Bond, secured by a Guarantee or Surety Company. Certified Check must be made payable to the order of Oak Park School District 97. The Contractor must pay the Prevailing Wage Rates for all work per Illinois Law.

There will be a pre-bid meeting on Thursday, January 17, 2013 at 11:00 AM at Irving Elementary School located at 1125 S. Cuyler Ave, Oak Park, IL 60304.

It is the policy of Oak Park School District 97 to provide equal opportunity to all qualified businesses in the awarding of contracts and accordingly promotes the utilization of diversified businesses to the maximum extent feasible in any contract issued against the solicitation to bid.

The Owner reserves the right to reject any or all bids, to waive irregularities in the bidding procedure, or accept the Bid that, in its opinion, will serve the best interest of the Owner. Any such decision shall be considered final. The Owner reserves the right to set aside a Bid from a Contractor who, in the Owner's opinion, does not exhibit past experience equal to the size and scope of this project.

The bidder shall have a written sexual harassment policy in place in full compliance with Section 2-105 of the Illinois Human Rights Act.

A refundable deposit of \$50.00 is required for the bidding documents that will include two (2) sets of drawings and two (2) Project Manuals. Obtain Bidding Documents after 2:00 PM on Tuesday, January 15, 2013. All interested bidders must contact DLA Architects, Ltd. at (847) 742-4063 for bid document information.

Bidding documents will be available to **Pre-qualified General and Mechanical Contractors** only. Additional copies will be furnished at the cost of reproduction, postage and handling. All deposit checks for construction documents shall be written to DLA Architects, Ltd.

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

ADVERTISEMENT FOR BID

The Board of Education, Oak Park School District 97, Administrative Offices at 970 Madison Street, Oak Park, IL 60302 will receive sealed bids for:

2013 Masonry / Tuckpointing Project
ATTN: Ms. Therese O'Neill, Assistant Superintendent for Finance & Operations

The Work includes masonry and tuckpointing repairs at Hatch, Irving and Longfellow Elementary Schools.

The Bid Opening will be on Tuesday, January 29, 2013 at 1:30 PM at the Administrative Office (see above). At this time the Bids will be publicly opened and read. Each Bid must be accompanied by a Bid Guarantee that shall be not less than 10 percent of the amount of the Base Bid, and at the option of the Bidder may be a Certified Check, Bank Draft, or a Bid Bond, secured by a Guarantee or Surety Company. Certified Check must be made payable to the order of Oak Park School District 97. The Contractor must pay the Prevailing Wage Rates for all work per Illinois Law.

There will be a pre-bid meeting on Thursday, January 17, 2013 at 10:00 AM at Irving Elementary School located at 1125 S. Cuyler Ave, Oak Park, IL 60304.

It is the policy of Oak Park School District 97 to provide equal opportunity to all qualified businesses in the awarding of contracts and accordingly promotes the utilization of diversified businesses to the maximum extent feasible in any contract issued against the solicitation to bid.

The Owner reserves the right to reject any or all bids, to waive irregularities in the bidding procedure, or accept the Bid that, in its opinion, will serve the best interest of the Owner. Any such decision shall be considered final. The Owner reserves the right to set aside a Bid from a Contractor who, in the Owner's opinion, does not exhibit past experience equal to the size and scope of this project.

The bidder shall have a written sexual harassment policy in place in full compliance with Section 2-105 of the Illinois Human Rights Act.

A refundable deposit of \$50.00 is required for the bidding documents that will include one (1) set of drawings and one (1) Project Manual. Obtain Bidding Documents after 2:00 PM on Tuesday, January 15, 2013. All interested bidders must contact DLA Architects, Ltd. at (847) 742-4063 for bid document information.

Bidding documents will be available to **Pre-qualified General and Masonry Contractors** only. Additional copies will be furnished at the cost of reproduction, postage and handling. All deposit checks for construction documents shall be written to DLA Architects, Ltd.



February 4, 2013

Ms. Therese O'Neill
Assistant Superintendent for Finance and Operations
Oak Park Public School District 97
970 Madison Street
Oak Park, IL 60302

Re: 2013 Mechanical Upgrades at Holmes and Irving Elementary Schools-
Bid Recommendation
DLA Project No. 2012.67

Dear Therese

On January 17, 2013, an "Advertisement For Bid" for the subject project was published in the local newspapers. A non-mandatory pre-bid meeting for the project was held on January 17, 2013. The following five contractors attended the pre-bid meeting: Amber Mechanical, Monaco Mechanical, Premier Mechanical Inc, Quality Control System and Royal Crane.

On January 29, 2013, four bids were received for this project, all from qualified mechanical contractors. Enclosed is a copy of the bid tabulation form. The apparent low bidder for the project is Monaco Mechanical, Inc. with a Base Bid in the amount of \$534,000. The Base Bid amount includes a \$20,000 contingency allowance. Any unused portion of this contingency allowance would be returned to the District.

Based on the fact that Monaco Mechanical, Inc. is the low bidder and has successfully worked for the District in the past, we recommend award of the contract to Monaco Mechanical, Inc.

If you should have any questions or require additional information please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Noto Jr.', is written over a faint, larger version of the signature.

Louis Noto Jr., AIA, LEED AP BD+C
Principal

Enclosure

c Norman Lane, D-97
Hilarion Amaro, DLA Architects



**2013 Mechanical Upgrades for Oak Park School District 97 at
Holmes and Irving Elementary Schools
Project No. 2012.67**

Bid Opening Tuesday, January 29, 2013 at 2:00 PM

BID TAB

Contractor	Bid Bond	Base Bid	Remarks
Amber Mechanical Contractors, Inc	✓	\$543,543	
C. Acitelli Heating and Piping Contractors, Inc.		NO BID	
F.E. Moran, Inc.	✓	\$546,000	
Monaco Mechanical, Inc.	✓	\$534,000	
Premier Mechanical	✓	\$645,000	
Quality Control Systems		NO BID	



February 4, 2013

Ms. Therese O'Neill
Assistant Superintendent for Finance and Operations
Oak Park Public School District 97
970 Madison Street
Oak Park, IL 60302

Re: 2013 Masonry / Tuckpointing at
Hatch, Irving and Longfellow Elementary Schools-
Bid Recommendation
DLA Project No. 2012.68

Dear Therese

On January 17, 2013, an "Advertisement For Bid" for the subject project was published in the local newspapers. A non-mandatory pre-bid meeting for the project was held on January 17, 2013. The following five contractors attended the pre-bid meeting: A-One Group, Jimmy'Z Masonry Corp, Kenna Construction, SBK Building Restoration and Seyller's Inc.

On January 29, 2013, 11 bids were received for this project, all from qualified Masonry contractors. Enclosed is a copy of the bid tabulation form. The apparent low bidder for the project is Bill's Painting Co. with a Base Bid in the amount of \$197,800. The Base Bid amount includes a \$20,000 contingency allowance. Any unused portion of this contingency allowance would be returned to the District.

On January 31, 2013, DLA met with James Kokosoulis of Bill's Painting Co. to discuss the project scope and schedule. James confirmed that he understood the scope of work and that he would provide an adequate workforce to finish the project on schedule. He acknowledged that his bid includes the brick allowance for each building and that his bid also includes the construction contingency allowance. He also understood that there are Liquidated Damages stipulated in the General Conditions.

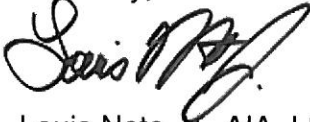
DLA contacted the references provided by Bill's Painting Co. The references provided positive feedback and were satisfied with their experience with Bill's Painting Co.

Ms. Therese O'Neill
Page 2
February 4, 2013

Based on the fact that Bill's Painting Co. is the low bidder and has successfully completed work of similar size and scope, we recommend award of the contract to Bill's Painting Co.

If you should have any questions or require additional information please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Noto Jr.", written in a cursive style.

Louis Noto Jr., AIA, LEED AP BD+C
Principal

Enclosure

c Norman Lane, D-97
Hilarion Amaro, DLA Architects



**2013 Masonry / Tuckpointing for Oak Park School District 97 at
Hatch, Irving and Longfellow Elementary Schools
Project No. 2012.68**

Bid Opening Tuesday, January 29, 2013 at 1:30 PM

BID TAB

Contractor	Bid Bond	Add #1	Add #2	Base Bid	Remarks
A-One Group Ltd.	✓	✓	✓	\$520,000	
April Building Service, Inc.	✓	✓	✓	\$217,200	
Bill's Painting Co. Inc.	✓	✓	✓	\$197,800	
Grove Masonry Maintenance, Inc.	✓	✓	✓	\$439,096	
Iwanski-Pyzik Masonry and Builders Inc.	✓	✓	✓	\$486,000	
Jimmy'Z Masonry Corp.	✓	✓	✓	\$398,745	
Kenna Construction CO	✓	✓	✓	\$198,000	
MBB Enterprises of Chicago, Inc.	✓	✓	✓	\$249,646	
Midwest Masonry, Inc.	✓	✓	✓	\$445,500	
SBK Building Restoration	✓	✓	✓	\$330,000	
Seyller's Inc.	✓	✓	✓	\$312,690	



**2013 Mechanical Upgrades for
 Oak Park School District 97
 Project No. 2012.67
 Bids Due Tuesday, January 29, 2013 at 2:00 PM
 Bidders List
 1/23/13**

Contractor	Remarks		Contractor	Remarks
Advance Mechanical Systems, Inc. 425 E. Algonquid Rd. Arlington Heights, IL 60005 Rick Morris rrmorris@advmech.com 847-472-4940	Not Bidding		Monaco Mechanical Inc. 1971 University Lane Lisle, IL 60532 Tom Gritzenbach / Kurt Dietrick / Jeff tom@monacomechanical.com jeff@monacomechanical.com 630-810-8900 / 630-810-8914 fax	
Amber Mechanical Contractors, Inc. 11950 S. Central Ave Alsip, IL 60803 James Major jmajor@ambermech.com 708-597-9700 / 708-597-5875 fax			Oak Brook Mechanical 961 S. Route 83, Elmhurst, IL 60126 Tom Ward / John Sullivan tomw@omshvac.com johns@omshvac.com 630-941-3555 / 630-941-0294 fax	Not Bidding
C. Acitelli Heating & Piping Contractors, Inc. 813 S. Villa Ave Villa Park, IL 60181 Charlie Acitelli / Scott Stratton cacitelli@acitelli.com 630-832-4645 / 630-832-4651 fax			Premier Mechanical 111 Fairbank Street Addison, IL 60101 Jason Chan jason.chan@premier-mechanical-inc.com 630-543-3500 / 630-543-5400 fax	
F.E. Moran, Inc. 2265 Carlson Drive Northbrook, IL 60062 April Lempa / Charlotte Flesher a.lempe@femoran.com c.flesher@femoran.com 847-714-8182 / 630-968-3364 fax			Quality Control Systems 21750 Main Street Unit 12 Matteson, IL 60443 John Grady / Mike johng@qualitycontrolsys.com mikev@qualitycontrolsys.com 708-747-0808 / 708-747-1820 fax	



**2013 Masonry / Tuckpointing for
 Oak Park School District 97
 Project No. 2012.68
 Bids Due Tuesday, January 29, 2013 at 1:30 PM
 Bidders List
 1/23/13**

Contractor	Remarks	Contractor	Remarks
A-One Group Ltd. 722 Foster Ave. Bensenville, IL 60106 Marcin Wojtagzek marcin@aonegrouppltd.com 630-787-9700		Jimmy'Z Masonry Corp. 8550 Ridgefield Road, Suite B Crystal Lake, IL 60012 Jimmy Zuidema jzuidema@jimmyzmasonry.com 815-477-0123	
Burroak Masonry, Inc. 2004 N. 4750th Road Leland, IL 60531 Chris Janick / Debbie info@burroakmasonry.com 815-495-2703 / 815-495-9230 fax	Not Bidding	Kenna Construction CO 320 Melvin Drive #9 Northbrook, IL 60062 Paul Kenna kennaconst@sbcglobal.net 847-714-1111	
Driessen Construction Co. 1850 Dean St. St. Charles, IL Dan Driessen ddriessen@driessenconstruction.com 630-584-0295 x105	Not Bidding	Midwest Masonry, Inc. 1335 Wilhelm Rd, Ste A Mundelein, IL 60060 Dan Ruby dan@midwestmasonry.com 847-362-2211 x16	
Eugene Matthews Inc 2600 S. 25th Ave Broadview, IL 60155 John Brinckerhoff john@emiusa.net 312-666-4646		SBK Building Restoration 145 Tower Drive, Suite 7 Burr Ridge, IL 60527 Tom Girouard tomg@all-bry.com 630-655-9567	
Illinois Masonry Corporation 200 Telsor Road Lake Zurich, IL 60047 Melony Cook mcook@illinoismasonry.com mail@illinoismasonry.com 847-550-5100 / 847-550-5555 fax		Seyller's Inc. P.O. Box 158 Genoa, IL Art Seyller seyller@earthlink.net 815-784-3724	
Iwanski-Pyzik Masonry and Builders Inc. 1000 N. Rohlwing Rd, Suite 40 Lombard, IL 60148 Isela Campuzano masonus1@yahoo.com 630-317-7300 / 630-317-7509 fax			