



Oak Park Elementary School District 97

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TO: Members, Board of Education
Dr. Carol Kelley, Superintendent of Schools

FROM: Jeanne Keane, Senior Director of Buildings & Grounds

RE: Asbestos Abatement Summer 2021

DATE: January 12, 2021

Interior asbestos abatement work will be needed as part of the Summer 2021 renovation projects. A legal notice was published in the December 16th, 2020 addition of the Wednesday Journal and a pre-bid walkthrough was completed with (10) potential bidders on December 30th, 2020 at 9:00 am.

When the summer work scope was approved there were budgetary numbers for abatement under the, 'Costs by Owner' line as a place holder for the district in anticipation for some of these costs. The place holder approved was \$407,600. However, the actual cost is \$353,115 based on the bid results. Bids were opened on 1/7/21 at 2:00 pm with Kinsale Contracting Group, Inc. being the lowest qualified bidder. Included in the \$353,115 bid was a \$50,000 allowance for unforeseen conditions. With these changes we will have a larger delta than shown below between total bid values and the approved budget.

TRADE COST + CONTINGENCIES + CM SUBTOTAL		\$15,559,517
	FF&E	\$200,000
	AV	\$150,000
	Legal Fees	\$10,000
	Abatement	\$407,600
	Material Testing & Inspection Fees	\$47,500
	A/E Design Fees 7.00%	\$1,089,166
SOFT COST SUBTOTAL		\$1,904,266
TOTAL PROJECT BUDGET		\$17,463,783
	Board Approved 2021 Budget	\$17,545,015
	Delta Between Value & Approved Budget	\$81,232

Administration will be seeking board approval for Summer 2021 renovation asbestos abatement on January 26th, 2021.