

**FOR ACTION**

**AGENDA ITEM:**

**November 4, 2014**

**SUBJECT: Summer 2015 Capital Projects**

**I move that the Board of Education of Oak Park District 97 authorize its architects to prepare bid specifications and let such specifications for the summer 2015 capital projects as recommended by FAC and detailed in the memorandum to the Superintendent dated October 21, 2014.**

**BACKGROUND UPDATE:**

**When this was reviewed at the October 21, 2014 Meeting, we did not have final estimates but believed it might be less than the initial \$1,825,791 inclusive of architectural fees and contingency. Attached is an updated report as well as revised estimate. The original DLA estimate totaled \$1,901,298 and after the complete review and scrutiny by STR Partners, the anticipated cost for this work is now estimated at \$1,596,195.**



STR PARTNERS LLC  
350 WEST ONTARIO STREET  
SUITE 200  
CHICAGO IL 60654  
T 312.464.1444  
F 312.464.0785  
www.strpartners.com

## D97 Proposed Summer 2015 CapEx Projects Updated Estimates

October 28, 2014

The proposed work is limited to Irving, Lincoln, Longfellow, and Whittier

Scope Item	Original DLA Budget	STR Revised Estimate
Upgrade Fire Alarm System	\$428,680	\$537,000
Replace Intercom System	\$523,349	\$410,000
Replace Master Clock system	\$143,757	\$74,000
Install Alarm System	\$109,710	\$104,000
Replace doors and frames and provide mag locks tied to fire alarm system (Provides After Hours Security for Gymnasium Use)	\$398,975	\$222,000
<b>Estimated Construction Cost Total</b>	<b>\$1,604,471</b>	<b>\$1,347,000</b>
A/E fee per contract at 8.5%	\$136,380	\$114,495
Contingency at 10%	\$160,447	\$134,700
<b>Total Estimated Costs</b>	<b>\$1,901,298</b>	<b>\$1,596,195</b>

The logo for STR, consisting of the letters S, T, and R in a bold, red, sans-serif font.

## **PROJECT REPORT**

Date: October 8, 2014  
*Revised October 28, 2014*

**Proposed Electrical Projects for  
Summer 2015 at  
Irving  
Lincoln  
Longfellow, and  
Whittier Schools  
Oak Park, IL**

Prepared for:

**Board of Education of  
Oak Park Elementary School  
District 97  
970 W. Madison Street  
Oak Park, IL 60302**

Prepared by:

**STR Partners, LLC  
CS2 Design Group, LLC**

## 001 INTRODUCTION

### **Proposed Electrical Projects for Summer 2015 at Irving, Lincoln, Longfellow, and Whittier Schools**

CS2 Design Group was asked to evaluate the current capitol expenses proposed for projects at Irving, Lincoln, Longfellow, and Whittier Schools in Oak Park School District 97. CS2 Design Group reviewed the list of electrical improvement projects consisting of: fire alarm replacement, intercom replacement, clock replacement, and security upgrades. We reviewed the budgeted construction costs, visited the building sites, investigated the scope of work, and developed a cost estimate. We created a report which describes the issues, offers recommendations and compares the existing budgeted amount to the revised estimate. We generated this report with input from the school district's personnel, existing documentation and by surveying the buildings.

**END OF INTRODUCTION**

# Oak Park Elementary School District 97

## Summer 2015 - Project Cost Summary

Project	School	Original <i>DLA</i> Budget	Revised Estimate
Upgrade Fire Alarm System	Irving	\$29,794	\$117,000
	Lincoln	\$29,961	\$136,000
	Longfellow	\$335,711	\$140,000
	Whittier	\$33,214	\$144,000
Replace Intercom System	Irving	\$109,743	\$95,000
	Lincoln	\$128,357	\$102,000
	Longfellow	\$148,559	\$110,000
	Whittier	\$136,690	\$103,000
Replace Master Clock System	Irving	\$30,561	\$18,000
	Lincoln	\$36,465	\$19,000
	Longfellow	\$41,352	\$19,000
	Whittier	\$35,379	\$18,000
Replace Security Alarm System	Irving	\$33,340	\$26,000
	Lincoln	\$8,752	\$19,000
	Longfellow	\$30,631	\$29,000
	Whittier	\$36,987	\$30,000
Door Security Modifications	Irving	\$81,034	\$112,000
	Lincoln	\$109,396	\$25,000
	Longfellow	\$117,418	\$35,000
	Whittier	\$91,127	\$50,000
Total		\$1,604,471.00	\$1,347,000.00*

\* These numbers are construction cost estimates only and do not include A/E fees or contingency

## Oak Park Elementary School District 97

Scope:

**UPGRADE FIRE ALARM SYSTEM IN TOTALITY AT LONGFELLOW SCHOOL;  
REPLACE FIRE ALARM PANELS AT IRVING, LINCOLN, AND WHITTIER SCHOOLS;  
UPGRADE FIRE ALARM SYSTEMS IN ASSEMBLY AREAS**

**Schools:** Irving, Lincoln, Longfellow, and Whittier

**Existing Conditions:** The existing FCI fire alarm control panels are old and obsolete. Replacement parts are becoming difficult to find. Even though the existing panels can communicate with new field devices, new panels will not communicate with the existing field devices. The compatibility of the addressable detection devices that are attached to the current systems (which are also obsolete) did not get carried over to the newer models due to UL 864 9<sup>th</sup> edition requirements. With the exception of the newer additions and remodeled areas (work completed within the last 3-5 years) the detection devices will require replacement. The systems have a variety of conventional devices being monitored by addressable devices, as well as addressable devices themselves. Unfortunately, we are unable to replace only the control panel. The older model signaling devices which do not meet current ADA standards shall be replaced. The majority of notification alarm circuit (NAC) panels that are not capable of being synchronized shall also be replaced.

Much of the open cable and conduit is not properly supported. Affiliated Fire Systems, the districts fire alarm maintenance company informed me of countless issues with cable having open splices, incredible tangles in Hoffman box enclosures, splices in junction boxes, up to seven conductors under a single wire nut, as well as unsupervised T-taps.

**Recommendations:** Replace the fire alarm control panels with the latest version FCI addressable fire alarm control panel. Maintain all NAC panels, wiring, indicating and initiating devices which are compatible with the new control panel. The remainder of the fire alarm system to be replaced. Provide a mass notification system utilizing speakers and speaker/strobes. System shall be capable of annunciating amber alerts, severe weather alarms, and distribute lock-down instructions.

School	Original Budget	Revised Estimate
Irving	\$29,794	\$117,000
Lincoln	\$29,961	\$136,000
Longfellow	\$335,711	\$140,000
Whittier	\$33,214	\$144,000
Total	\$428,680	\$537,000

## Oak Park Elementary School District 97

Scope:

### REPLACE INTERCOM SYSTEM

**Schools:** Irving, Lincoln, Longfellow, and Whittier

**Existing Conditions:** The existing Telecor intercom headend units are old and obsolete. Replacement parts are becoming difficult to find. The systems utilize both wall and ceiling mounted speakers. Various styles of classroom call switches are used. The office personnel mentioned that announcements intermittently are not received. The system is very difficult to program, especially the bell schedule. The system has only one control console at the main reception desk.

**Recommendations:** Replace the intercom head unit, speakers, and call switches. The existing wiring can be reused. Review the current floor plan and install new devices in rooms which have changed occupancy. Utilize one style of call switch to simplify the use. Call switches to be clearly identified with a normal and an emergency pushbutton. Provide a system with simple to use web based scheduling software which will permit remote scheduling and district wide paging. Provide additional control consoles for reception, principal, and assistant principal. Provide a district wide intercom administrative console at the district offices as well as the buildings and grounds facility for district wide paging. Provide additional outdoor speakers for bell tones and emergency announcements.

School	Original Budget	Revised Estimate
Irving	\$109,743	\$95,000
Lincoln	\$128,357	\$102,000
Longfellow	\$148,559	\$110,000
Whittier	\$136,690	\$103,000
Total	\$523,349	\$410,000

## Oak Park Elementary School District 97

Scope:

### REPLACE MASTER CLOCK SYSTEM

**Schools:** Irving, Lincoln, Longfellow, and Whittier

**Existing Conditions:** The existing master clock system is old and obsolete. Replacement parts are becoming difficult to find. The clocks which have failed have been replaced with non-synchronizing battery clocks. Improving the accuracy of clocks school wide should improve time management for both students and teachers.

**Recommendations:** Replace the master clock controller with a wireless, synchronized, control unit which is compatible with the school intercom system. The master clock shall interface with the intercom to provide accurate time based tones. The wireless signal shall be FCC licensed and capable of penetrating the thick walls associated with the building construction. Clocks shall be installed over existing openings where applicable. Battery life shall be estimated at 5 years average.

School	Original Budget	Revised Estimate
Irving	\$30,561	\$18,000
Lincoln	\$36,465	\$19,000
Longfellow	\$41,352	\$19,000
Whittier	\$35,379	\$18,000
Total	\$143,757	\$74,000



## Oak Park Elementary School District 97

Scope:

### **ALARM SYSTEM (MEDIA CENTER, ADMINISTRATION AREA, & EXTERIOR DOORS)**

**Schools:** Irving, Lincoln, Longfellow, and Whittier

**Existing Conditions:** The existing buildings do not have an intrusion detection system except for the classroom addition at Lincoln School. The buildings are equipped with door access controls at the main entrances. Exterior cameras are installed at each point of entry into the building.

**Recommendations:** Provide an intrusion detection system consisting of a main control panel with alarm radio transmitter, magnetic alarm contacts (Media Center, Computer Lab, and all exterior doors), motion detectors (monitoring first floor corridors), alarm signal, interface with access control system, and keypads to arm and disarm system. The system shall be addressable and remote monitored. Remote monitoring will require a monitoring cost from a central station of approximately \$50.00 per building, per month.

The system shall be partitioned to allow for after hour use of the gymnasium. A separate key pad will be provided that will shunt the security alarm only in spaces occupied during after hour events.

School	Original Budget	Revised Estimate
Irving	\$33,340	\$26,000
Lincoln	\$8,752*	\$19,000
Longfellow	\$30,631	\$29,000
Whittier	\$36,987	\$30,000
Total	\$109,710	\$104,000

*\*Lincoln School has a security system serving the building addition with door contacts at the Main Office and Media Center.*

# **Oak Park Elementary School District 97**

Scope:

**REPLACE DOORS AND FRAMES AT GYMNASIUMS; PROVIDE SYSTEM TO CONTROL ACCESS TO GYMNASIUMS DURING AFTER-SCHOOL HOURS.**

**Schools:** Irving, Lincoln, Longfellow, and Whittier

**Existing Conditions:** Currently D97 does not have the ability to separate the school facilities to allow after-hour access to the gymnasiums without also allowing access to the remainder of the school. The goal is to provide secured access to the gymnasiums without allowing access to the entire school. We also understand that some doors and frames need to be replaced due to rusting and/or damage. These locations are yet to be identified.

**Recommendations:** In each of the four school locations, STR and D97 have identified the exterior doors that will be open to after-hours events. Following the path of travel from this exterior door to the gymnasium, specific doors will be locked to prevent access other than to the gymnasium – this occurs at the pull side of door swings. Additionally, a Delayed Egress Magnetic Lock will be installed to secure doors on the push side – this typically happens at one or more of the gymnasium egress doors and potentially at doors in a corridor space.

The Delayed Action Magnetic Lock will be engaged only during after-school hours by a key. During school, the doors will open and close normally. Once engaged, the mag locks will secure the doors. If an occupant pushes against the push bar, an alarm will sound. If the person moves away from the door, it will remain locked. If pressure is continuous on the panic bar for 10 seconds  $\pm$  the mag lock will release. Additionally, the mag locks will be tied to the fire alarm system so that the lock will release in the event of a fire alarm. Signage would be provided to indicate the door is alarmed during certain hours to notify the occupants.

The intrusion detection system budget accommodates the necessary adjustment of the system for this after-hours use of the building.

*Accessibility is an issue, however. At both Irving and Whittier, the elevators are located remotely from the gymnasium. We have identified a path at Irving to provide accessibility and have incorporated the additional door security and hardware for this path in the estimate below.*

*However, to allow unsupervised use of the elevator at Whittier would require a large quantity of doors to be installed to restrict access to various classrooms and other spaces. We would recommend only supervised use of the elevator with an escort to the gymnasium.*

Further investigation with D97 will be required to determine how to manage access for wheelchair users.

<b>School</b>	<b>Original Budget</b>	<b>Revised Estimate</b>
Irving	\$81,034	\$112,000
Lincoln	\$109,396	\$25,000
Longfellow	\$117,418	\$35,000
Whittier	\$91,127	\$50,000*
Total	\$398,975.00	\$222,000.00

\* This estimate does not accommodate ADA access at Whittier.



# 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

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

**RE:** Summer 2015 Capital Projects

**DATE:** October 21, 2014

As reported at the September 23, 2014 meeting, the proposed summer 2015 projects have been vetted by both the District's architect, Jennifer Costanzo of STR Partners, and FAC (Facility Advisory Committee). As a result of FAC's meeting on September 16, 2014 and their recommendation that the proposed work, designed by DLA, and their respective cost estimates be verified, STR Partners reviewed proposed work by being on site at all four buildings (Irving, Lincoln, Longfellow & Whittier Schools), reviewed scope of work with Norman Lane, Senior Director of Buildings & Grounds, and presented its findings to FAC at its meeting on Tuesday, October 14, 2014.

STR's complete report is attached and while some dollar amounts are not yet finalized due to the estimator being on jury duty, it is anticipated that by the time of our meeting on Tuesday evening, we will have final estimated numbers. Currently, it appears that the anticipated cost may be less, though not by much, than the original estimate of \$1,825,791, inclusive of contingency and architectural fees.

The engineer from CS2 Design Group, Bob Siil, and Jennifer Costanzo, from STR Partners, walked FAC through every component of their analysis and FAC fully endorsed moving forward with the identified projects which will be bid as a singular bid. You may recall that by "bundling" these 5 projects (upgrade fire alarm systems, replace intercom systems, replace master clock system, upgrade fire alarm system in Media Center, Administration Area & Exterior Doors, and replacement of rusted/damaged doors and frames at gymnasiums with provision to control access to gymnasiums) the District would achieve the following positive outcomes:

- 1) Having similar work performed over one summer, rather than 3 different years.
- 2) Schools would only have to be closed once, rather than 3 different times.
- 3) Financial economy by bidding one large project, rather than three smaller projects.

We recommend that these projects be approved at the October 21, 2014 and that STR Partners be directed to prepare bid specifications for same, as well as a timetable for acceptance, award, and start/completion dates for work.

tmo

attachments (2)

## Review of Potential "Bundling Discount"

Summer 2015 CapEx work

Scope Item	Cap Ex Estimate (from DLA)	Cap Ex Extension for only (4) K-5 schools	Estimated A/E fee Unbundled	
Upgrade Fire Alarm System (4 schools)	\$531,188	\$531,188	8.75%	\$46,478.95
Replace Master Clock system (8 schools)	\$246,077	\$123,039 <i>see note 1 below</i>	12.00%	\$14,764.62
Replace Intercom System (8 schools)	\$964,911	\$482,456 <i>see note 1 below</i>	8.75%	\$42,214.86
Install Alarm System (8 schools)	\$243,041	\$121,521 <i>see note 1 below</i>	12.00%	\$14,582.46
Replace doors and frames and provide mag locks tied to fire alarm system	\$565,099	\$282,550 <i>see note 1 below</i>	12.00%	\$33,905.94
Construction Cost Total		\$1,540,752	Total unbundled A/E fee	\$151,946.83
A/E fee per contract at 8.5% (bundled)		\$130,964		
Contingency assumed at 10%		\$154,075		
Subtotal		\$1,825,791		
<b>Discounts</b>				
Discount for bundling - construction cost (assume 7.5% savings)		\$115,556		
Discount for reduced GC general conditions (assume 10% savings)		\$15,408 <i>See note 2 below</i>		
A/E fees		\$20,983		
<b>Total Estimated Discount</b>		<b>\$151,947</b>		

*All of these calculations assume that DLA's estimate includes the work to remove and replace the ceiling and other general trades activities necessary to complete the work.*

*Note 1: Assumes that the work at each school is similar in cost. So we divided the Cap Ex estimate equally among the schools.*

*Note 2: Assuming that the GC general conditions is already included in the estimate shown on the Cap Ex report. Therefore, we assume that the general conditions is 10% of the construction cost and that we can save 10% of that*

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