



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. for Finance & Operations
Norman Lane, Director of Buildings & Grounds

SUBJECT: Capital Project Work – FY 2013- Asbestos Abatement

DATE: May 22, 2012

At the May 8, 2012 meeting, it was explained (see attached packet) that the low bidder recognized an error was made in his submittal and was willing to add \$10,000 to his bid amount and perform the work. However, the District's legal counsel offered three options and it was agreed that the third option – *rebidding the entire project* – served District 97 best.

Therefore, an appropriate legal notice was published in the May 3, 2012 issue of the Oak Leaves announcing a bid opening on May 14, 2012. Attached is a copy of that bid notice, the list of vendors invited to bid, as well as a bid summary. On May 14, 2012, only two bids were received and the District's asbestos consulting firm, Carnow & Conibear, is recommending award to AMW Environmental in a total amount of \$63,900 which is inclusive of the asbestos abatement work associated with secured entrances at Mann & Whittier Schools and work at Lincoln School (in a classroom due to a leak), not part of the District's capital plan. Thus, the base bid, exclusive of the Lincoln work (will be funded by our insurance company minus the \$2,500 deductible), is \$51,800 (\$63,900 - \$12,100) compared to an estimated cost of \$70,000.

Originally, the District received seven bids but, with the rebid, only two vendors submitted bids. Included in Carnow & Conibear's letter of recommendation is a statement indicating that one vendor forgot the due date and one vendor was delayed in traffic on the day the bid was due. The other three bidders, according to the Director of Buildings & Grounds, had already committed to other projects and chose not to bid.

We are requesting Board approval of a contract award to AMW Environmental in the total amount of \$63,900 at its meeting on May 22, 2012.

Attachments (10)

LEGAL NOTICE

Invitation to Bid

Oak Park Elementary Schools District Number 97, will receive sealed bids at the District's Maintenance Facility, 541 Madison Street, Oak Park, Illinois, 60302, until 1:00 p.m., on Monday, May 14, 2012, for Asbestos Abatement Services.

Specifications may be obtained at the District's Maintenance Facility, 541 Madison Street, or by contacting Norman Lane, 708.524.3125.

Only those bids complying with the provisions and specifications of the Bid will be considered. The Board of Education reserves the right to waive any informalities, qualifications, or irregularities, and / or to reject any or all proposals, when in it's opinion, such action will serve the best interest of the Board of Education of Oak Park Elementary School District Number 97.

Contracts awarded by the Board of Education require that Contractors comply with the Prevailing Wage Act of the State of Illinois; the general prevailing rate of wages shall be paid for each craft or type of worker or mechanic required to execute the contract of perform such work.

Therese O'Neill
Assistant Superintendent for Finance & Operations

For publication in the "Oak Leaves" on May 3, 2012.

Asbestos Abatement, Vendor List

February 22, 2011

EHC Industries 366 Hallow Hill Drive Wauconda, IL 60084	847.526.9515
Colfax Corporation 2441 N. Leavitt Street Chicago, IL 60647	773.489.4170
Associated Environmental 405 Lively Blvd. Elk Grove Village, IL 60007	847.364.6800
Valor Technologies, Inc. 3 Northpoint Court Bolingbrook, IL 60440	630.679.9800
Angel Abatement 349 W. 195th Street Glenwood, IL 60425	708.983.6600
DEM Services 2602 Van Buren Street Bellwood, IL 60104	708.544.2244
Abel Plus 8318 Sierra Woods Lane Carpentersville, IL 60110	312.656.4302
Luse Thermal Technologies 3990 Enterprise Court Aurora, IL 60504	(No Bid)
Celtic Environmental 8128 W. 47th Street Lyons, IL 60534 708.442.5823	708.442.5823
Kinsale Contracting Group 648 Blackhawk Drive Westmont, IL 60559	630.325.7400
Tecnica 1612 W. Fulton Street Chicago, IL 60612	312.243.0077



May 16, 2012

Mr. Norman Lane
Oak Park School District #97
541 Madison Street
Oak Park, IL 60302

Re: Asbestos Bid Review – Summer 2012

Dear Mr. Lane:

Carnow, Conibear & Assoc., Ltd. (CCA) has reviewed the bid package and price forms for the asbestos abatement project at the Oak Park Schools during the 2012 summer. The apparent qualified low bidder for the asbestos abatement project is AMW Environmental with a total bid (including alternate #1) of \$63,900. All required forms and paperwork were submitted with the bid and a scope of work review with the contractor confirmed all work has been included in the bid. Based on the above information, Carnow Conibear recommends AMW Environmental be awarded the asbestos abatement work at Mann, Whittier, and Lincoln Schools.

Two companies contacted Carnow Conibear and failed to submit bids on time. One company forgot the bids were due on the May 14, 2012 and the second company was delayed in traffic and was not able to deliver the bid prior to the bid opening.

Please feel free to call me directly at 312.762.2936 if you have any questions or require any additional information.

Sincerely,

CARNOW, CONIBEAR & ASSOC., LTD.

A handwritten signature in black ink that reads "Stephen D. Diblik".

Steve Diblik
Project Manager



Oak Park Elementary School District 97

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

FROM: Therese M. O'Neill, Asst. Supt. for Finance & Operations
Norman Lane, Director of Buildings & Grounds

SUBJECT: Capital Project Work – FY 2013- Asbestos Abatement

DATE: May 8, 2012

With the secured entrance work scheduled this summer at Mann & Whittier Schools necessitates associated asbestos abatement work. Attached is the legal notice, published in the *Oak Leaves* on March 29, 2012, along with the list of vendors invited to bid, a summary of who attended the mandatory pre-bid meeting as well as the bid summary. Seven vendors attended the mandatory pre-bid meeting and seven bids were submitted on the due date of April 12, 2012.

Our asbestos consultant, Carnow & Conibear, had intended to recommend award to AMW Environmental in the total amount of \$32,300. Given that this bid was significantly lower than both the original estimate of work (\$70,000) and the other six bids received (ranging from \$64,800 - \$94,750), Carnow & Conibear wanted to verify a clear understanding by the low bidder that it understood the scope of the work to be undertaken. It was then reported to the Director of Buildings & Grounds that, in fact, the firm indicated that they had made a mistake; however, recognizing the mistake was on their part and wanting to demonstrate their “good faith”, they requested an additional \$10,000 to perform the specified work. While this firm would incur a loss, they were willing to perform a quality job because the company name was on the line. Carnow & Conibear further confirmed the credibility of this firm.

In seeking guidance from our legal counsel, three options were offered to the District:

1. Accept the low bid and demand the work be done with the recognition that a claim upon the performance bond would be required and potential legal work, and cost, might result.
2. Reject the low bid and award to the second low bidder at \$64,800.
3. Rebid the entire project.

We believe it is in the best interests of the District to rebid the project and hopefully secure another set of highly competitive bids. Having said this, this will require publication of the bid notice in the Thursday, May 3, 2012 edition of the *Oak Leaves*, announcing a bid opening on May 14, 2012 with review and award at the May 22, 2012 meeting. Given that the commencement of the secured entrance work at Mann & Whittier Schools will start on Monday, June 4 with first the asbestos abatement work, and given that we do not have another Board meeting until June 12, 2012, it is hoped that the Board will receive this explanation, and accompanying documentation, as “review” at this evening’s meeting and, when the second bid is presented at the May 22, 2012 meeting, it will award a contract.

The alternate for work necessary in one of the classrooms at Lincoln School is not part of our Capital Project work, and is due to a leak which will be covered by the District's insurance less the standard \$2,500 deductible. This will be paid from the District's Operation & Maintenance budget.

Attachments (4)

LEGAL NOTICE

Invitation to Bid

Oak Park Elementary Schools District Number 97, will receive sealed bids at the District's Maintenance Facility, 541 Madison Street, Oak Park, Illinois, 60302, until 1:00 p.m., on Thursday, April 12, 2012, for Asbestos Abatement Services.

A MANDATORY PRE-BID MEETING WILL BE HELD ON WEDNESDAY, APRIL 4, 2012, at the following locations:

3:00 p.m. Mann School
 921 N. Kenilworth, Oak Park, IL 60302

(to follow) Whittier School
 715 N. Harvey, Oak Park, Il 60302

Specifications may be obtained at the District's Maintenance Facility, 541 Madison Street, or by contacting Norman Lane, 708.524.3125.

Only those bids complying with the provisions and specifications of the Bid will be considered. The Board of Education reserves the right to waive any informalities, qualifications, or irregularities, and / or to reject any or all proposals, when in it's opinion, such action will serve the best interest of the Board of Education of Oak Park Elementary School District Number 97.

Contracts awarded by the Board of Education require that Contractors comply with the Prevailing Wage Act of the State of Illinois; the general prevailing rate of wages shall be paid for each craft or type of worker or mechanic required to execute the contract of perform such work.

Therese O'Neill
Assistant Superintendent for Finance & Operations

For publication in the "Oak Leaves" on March 29, 2012.

Asbestos Abatement, Vendor List

February 22, 2011

EHC Industries 366 Hallow Hill Drive Wauconda, IL 60084	847.526.9515
Colfax Corporation 2441 N. Leavitt Street Chicago, IL 60647	773.489.4170
Associated Environmental 405 Lively Blvd. Elk Grove Village, IL 60007	847.364.6800
Valor Technologies, Inc. 3 Northpoint Court Bolingbrook, IL 60440	630.679.9800
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Kinsale Contracting Group 648 Blackhawk Drive Westmont, IL 60559	630.325.7400
Tecnica 1612 W. Fulton Street Chicago, IL 60612	312.243.0077

Mann – Whittier Asbestos Sign-in Sheet

Elias Vazquez	Bay Remediation	773-774-0051
Luther Rogers	SB Enterprises	773-221-7221
Gary Barth	Colfax Corp.	773-489-4170
Dave Green	Midway Contracting	708-342-1200
Adam Sulik	AMW Environmental	630-955-5573
Mike Prosen	EHC Industries	847-526-9599
Guido Gorniak	DEM	708-544-2244

2012 Asbestos Abatement Bid

April 12, 2012 @ 1:00 p.m

Bidder:	Midway	EHC	SB	AMW	DEM	Colfax	Bay
	Contracting	Industries	Enterprises	Environmental	Services	Corp.	Remediation
	7413 Duvan	366 Hallow Hill	1401 E 79th	158 Circle Ridge	1765 Cortland	2441 N. Leavitt	PO Box 46036
	Tinley Park	Wauconda, IL	Chicago, IL	Burr Ridge, IL	Addison, IL	Chicago, IL	Chicago, IL

Addendum #1	x	x	x		x	x	x
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Forms:	x	x	x	x	x	x	x
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Bid Deposit:	x		x	x	x	x	x
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Base Bid: Lump Sum-- Mann	\$ 40,000.00	\$ 32,800.00	\$ 32,000.00	\$ 15,500.00	\$ 41,550.00	\$ 49,850.00	\$ 28,000.00
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Base Bid: Lump Sum-- Whittier	\$ 34,000.00	\$ 32,000.00	\$ 33,000.00	\$ 16,800.00	\$ 39,800.00	\$ 44,900.00	\$ 37,000.00
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TOTAL BASE LUMP SUM BID:	\$ 74,000.00	\$ 64,800.00	\$ 65,000.00	\$ 32,300.00	\$ 81,350.00	\$ 94,750.00	\$ 65,000.00
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Alternate # 1	\$ 11,500.00	\$ 17,600.00	\$ 15,500.00		\$ 13,500.00	\$ 7,900.00	\$ 5,600.00
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Lincoln, Rm. 112

Comments: