



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
Norman Lane, Director of Buildings & Grounds

SUBJECT: Summer 2012 Capital Project Work – Whittier & Mann Secured Entrances

DATE: February 14, 2012

The last two District 97 schools in need of secured entrances are Mann & Whittier and one was scheduled for the summer of 2012 and one for the summer of 2013 but we accelerated the summer 2013 to this year and thus would have all District 97 schools with secured entrances. These projects were included in our 5-year Capital Plan and supported by FAC to have done this summer.

An appropriate legal notice was published in the Oak Leaves on January 19, 2012 announcing a bid opening on February 7, 2012 (see attached legal notice). Apart from the legal notice, 13 contractors were invited to bid by DLA Architects (see attached bidders' list) and, on February 7, 2012, eight bids were received, ranging from a low of \$1,373,000 to a high of \$1,821,000 (see bid tab summary). We have sufficient dollars in our most recent DSEB (Debt Service Extension Base) borrowing (\$5,200,000) to cover the cost of this work.

The District's architectural firm has recommended award of a contract to Vengar Construction Corporation in the total amount of \$1,373,000 recognizing that this firm is the low bidder, and "has successfully worked for the District in the past". The Director of Buildings & Grounds and I are recommending support in awarding this bid to Vengar Construction Corporation.

This will return to the Board of Education for formal approval at its February 28, 2012 meeting.

tmo

attachments (4)

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:

2012 Interior Renovations and Secured Entrances Project
ATTN: Ms. Therese O'Neill, Assistant Superintendent for Finance & Operations

This project consists of renovating existing administration and classroom areas at Mann and Whittier Elementary Schools. Demolition of walls, ceilings, mechanical, plumbing and electrical systems, etc., will be included as part of the renovation work. New work will include concrete foundations, floor slabs, masonry, floor and ceiling finishes, HVAC, electrical/data, fire alarm systems and some site improvements, etc.

The Bid Opening will be on Tuesday, February 7, 2012 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 26, 2012 at 10:00 AM at the Administration Office (see above).

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 2 sets of drawings and 2 Project Manuals. Obtain Bidding Documents after 2:00 PM on Tuesday, January 24, 2012. All interested bidders must contact DLA Architects, Ltd. (847) 742-4063 for bid document information.

Bidding documents will be available to **Pre-qualified General 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.



**2012 Interior Renovations and Secured Entrances Project for
 Oak Park School District 97
 Project No. 2011.36
 Bids Due Tuesday, February 7, 2012 at 2:00 PM
 Master Bidders List - GC's Invited to Bid
 1/27/12**

Contractor	Bid Doc's P/U	Dep. Pd. \$50	Bid Doc's Ret.	Remarks
CMM Group, Inc. 17704 Paxton Ave. Lansing, IL 60438 Robert Gates bids@cmmgroupinc.com 708-251-5910 / 708-251-5912 fax				
Doherty Construction Co. 163 Valley Hill Road Woodstock, IL 60098 Tom Doherty Jr tomjr@dohertygc.com 815-334-8300				
Frontier Construction, Inc. 7615 Plaza Court Willowbrook, IL 60527 Luke Hosty luke.hosty@frontierconst.com 708-460-9669				
George Allen Construction 9930 W. 190th Street, Suite A Mokena, IL 60448 Jeff Yurasovich jeff@georgeallenconstruction.com 708-478-6868 / 708-478-6840 fax				
Happ Builders, Inc. 28 Le Baron St. Waukegan, IL 60085 Rod Fox Rod@happbuilders.com 847-775-8888 / 847-775-8889 fax				
Henry Bros. 9821 S. 78th Ave Hickory Hills, IL 60457 Mark Schafer mschafer@henrybros.com 708-430-5400 / 708-430-8259 fax				
IHC 1500 Executive Drive, Elgin, IL 60123 Chuck Polich / Terry Bryant cpolich@ihcconstruction.com / tbryant@ihcconstruction.com 847-742-1516 / 847-742-6610 fax				
International Contractors, Inc. 977 S. Route 83 Elmhurst, IL 60126 Marc Poskin / Joe mposkin@icilinc.com 708-430-5400 / 708-430-8259 fax				
Lamp Incorporated 460 N. Grove Ave Elgin, IL 60120 Ian Lamp / Mary 847-741-7220 / 847-741-9677 fax				
Leopardo Contracting, Inc. 5200 Prairie Stone Parkway Hoffman Estates, IL Mike Leopardo 847-783-3500				
Shales McNutt Construction 425 Fenner Drive Elgin, IL John Shales 847-622-1214				
Sigalos & Associates, Ltd. 915 Hawthorne Drive Itasca, IL 60143 John Sigalos johnsigalos@sigalos.com 630-285-1710 / 630-285-1727 fax				
Swedberg & Associates, Inc. 1135 East State St P.O. Box 333, Sycamore, IL 60178 Cheryl Nicholson cheryl@swedbergs.com 815-895-9116 / 815-895-9324 fax				

Vengar Construction Corp 9908 W. 55th Street Countryside, IL 60525 Dave Gardstrom davevengar@gmail.com 708-352-0111 / 708-352-0237 fax				
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ARCHITECTS

**2012 Interior Renovations and Secured Entrances for
Oak Park Elementary School District 97**

Project No.: 2011.36

Bid Opening Tuesday, February 7, 2012 at 2:00 p.m.

BID TAB

Contractor	Bid Bond	Add. #1	Add. #2	Base Bid #1	Base Bid #2	Alternate No.2	Remarks
CMM Group, Inc.	✓	✓	✓	\$1,726,600	\$1,794,300	\$18,000	
Doherty Construction Co.	✓	✓	✓	\$1,482,000	\$1,543,000	\$28,400	
Frontier Construction Co.	✓	✓	✓	\$1,548,000	\$1,617,000	\$92,625	
Happ Builders, Inc.	✓	✓	✓	\$1,494,000	\$1,486,000	\$13,000	
Henry Bros.	✓	✓	✓	\$1,450,000	\$1,463,000	\$19,900	
Metropolitan Corporation	✓	✓	✓	\$1,821,000	\$1,826,000	\$10,100	
Sigalos & Associates, Ltd.	✓	✓	✓	\$1,483,000	\$1,495,000	\$12,700	
Vengar Construction Corp.	✓	✓	✓	\$1,373,000	\$1,399,000	\$34,000	

Base Bid #1: Mann and Whittier Base Bid scheme
 Base Bid #2: Mann and Whittier Alternate No. 1 scheme
 Alternate No. 1: Included in Base Bid #2
 Alternate No. 2: (Mann Elementary) Provide and install base cabinets with countertops in Offices 102A, 102B and 102C



February 7, 2012

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

Re: 2012 Interior Renovations and Secured Entrances Project- Bid Recommendation
DLA Project No. 2011.36

Dear Therese

On January 19, 2012, an "Advertisement For Bid" for the subject project was published in the local newspapers. In addition, DLA Architects, Ltd. invited the following thirteen general contractors to bid: Doherty Construction Co.; Frontier Construction, Inc.; George Allen Construction Company; Happ Builders, Inc.; Henry Bros.; IHC; International Contractors, Inc; Lamp Incorporated; Leopardo Contracting, Inc.; Metropolitan Corporation; Shales McNutt Construction; Sigalos and Associates; Vengar Construction Corporation.

A pre-bid meeting for the project was held on January 26, 2012. The following six contractors attended the pre-bid meeting: Boss Carpet One; Frontier Construction, Inc.; Henry Bros.; Master Project, Inc.; Metropolitan Corporation; Vengar Construction Corporation.

On February 7, 2012, eight bids were received for this project, all from qualified general contractors. Enclosed is a copy of the bid tabulation form. The apparent low bidder for the project is Vengar Construction Corporation with a Base Bid #1 in the amount of \$1,373,000 and with a Base Bid #2 in the amount of \$1,399,000.

Base Bid #1 includes the remodeling work at Mann and the Base Bid remodeling scheme at Whittier. Base Bid #2 includes the remodeling work at Mann and the Alternate remodeling scheme at Whittier. I have attached both the Base Bid plan and Alternate plan of Whittier for your reference so the District can decide which base bid to proceed with. Each base bid amount includes a \$25,000 contingency allowance. Any unused portion of this contingency allowance will be deducted for the Base Bid amount and returned to the District.

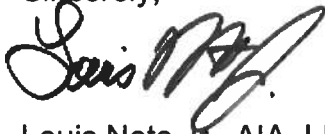
Ms. Therese O'Neill
Page 2
February 7, 2012

There was an additional add alternate included in the project which is Alternate No. 2. Alternate No. 2 included adding additional base cabinets with countertops along the exterior walls in three of the new administrative offices at Mann (Office 102A, 102B & 102C). Please see attached plan for your reference. Please let me know if the District would like to proceed with this alternate.

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

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

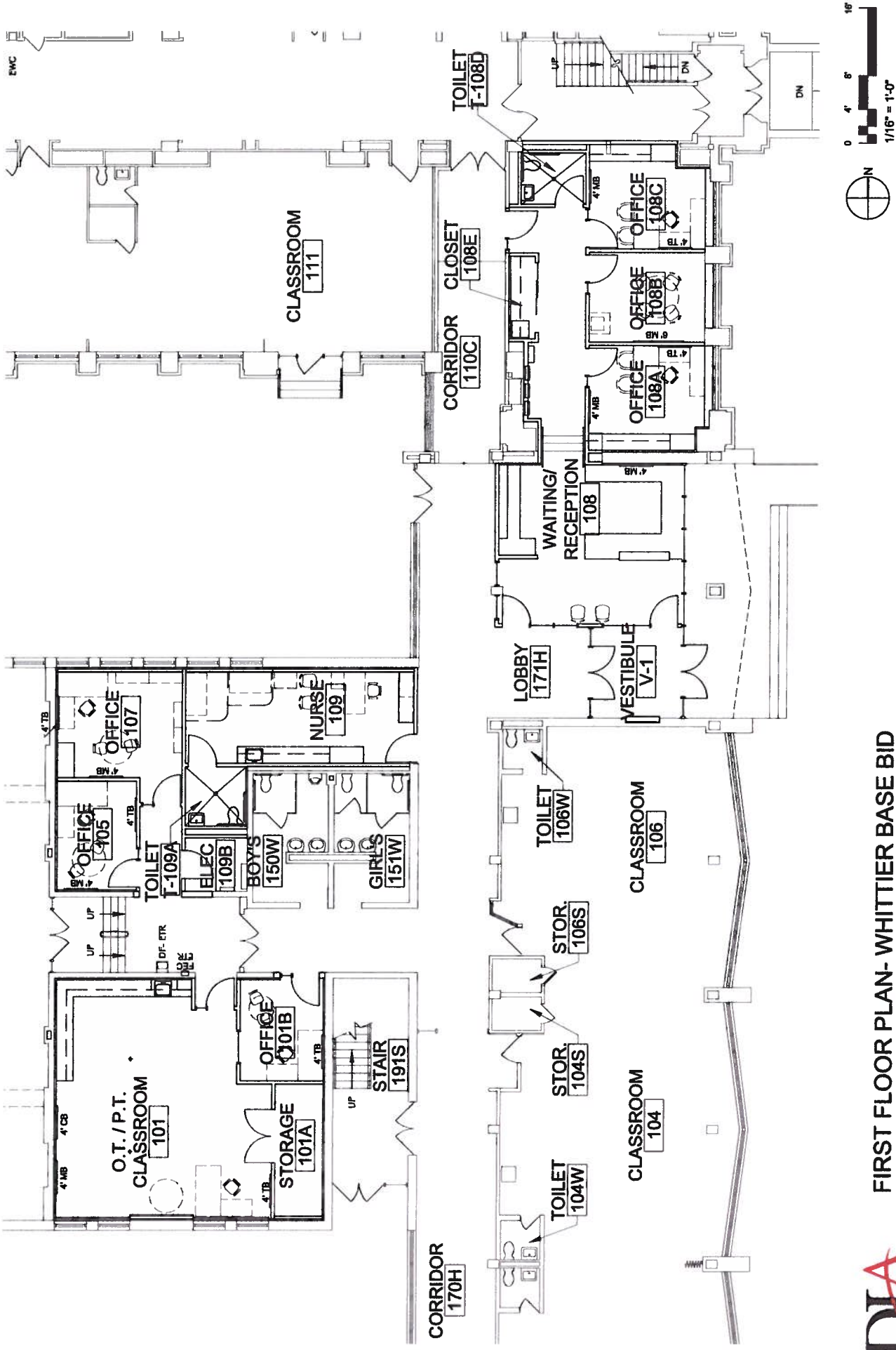
Sincerely,

A handwritten signature in black ink, appearing to read "Louis Noto Jr.", written over a horizontal line.

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

Enclosure

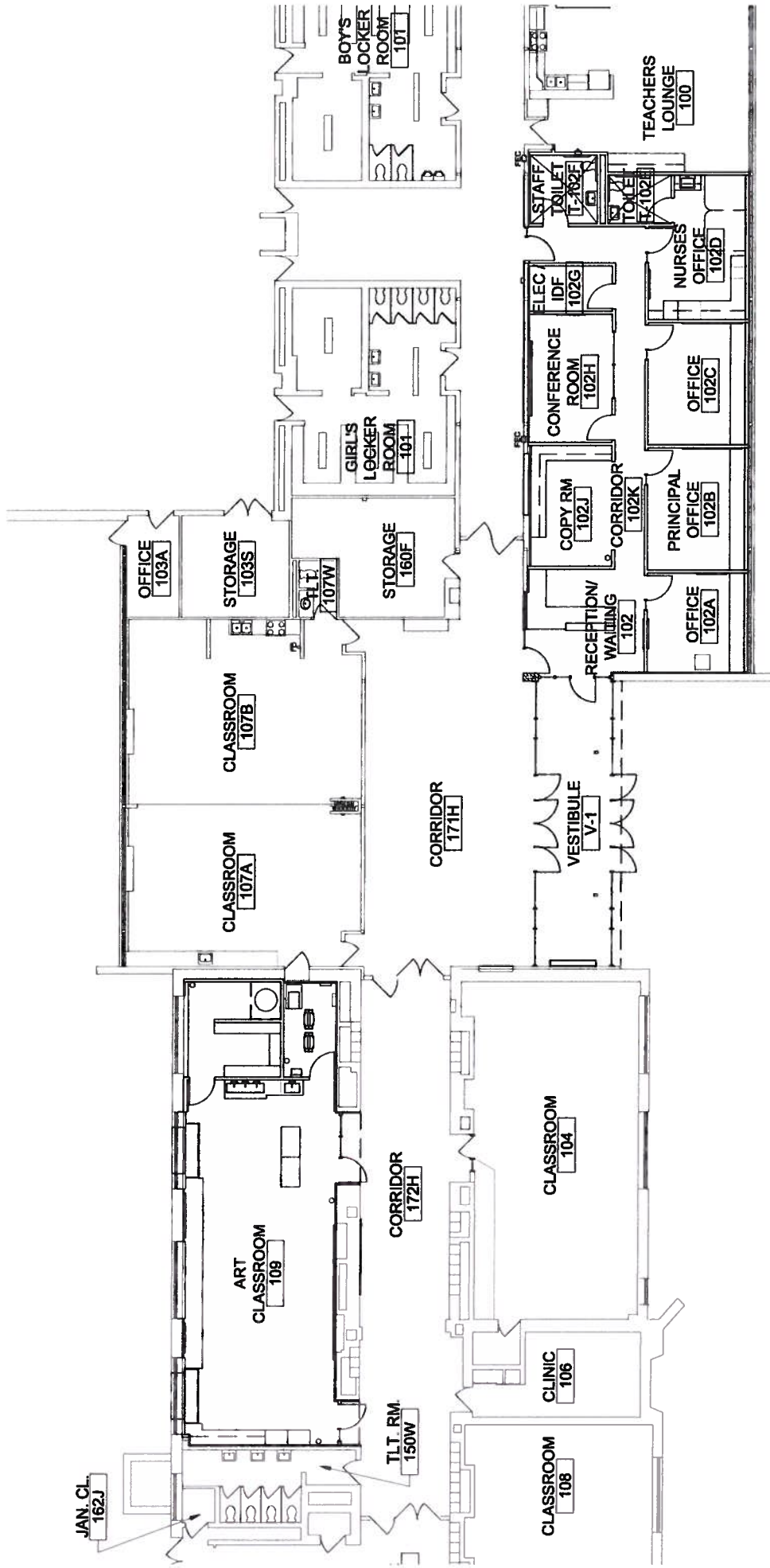
c Norman Lane, D-97
Hilarion Amaro, DLA Architects



FIRST FLOOR PLAN- WHITTIER BASE BID

OAK PARK SCHOOL DISTRICT 97

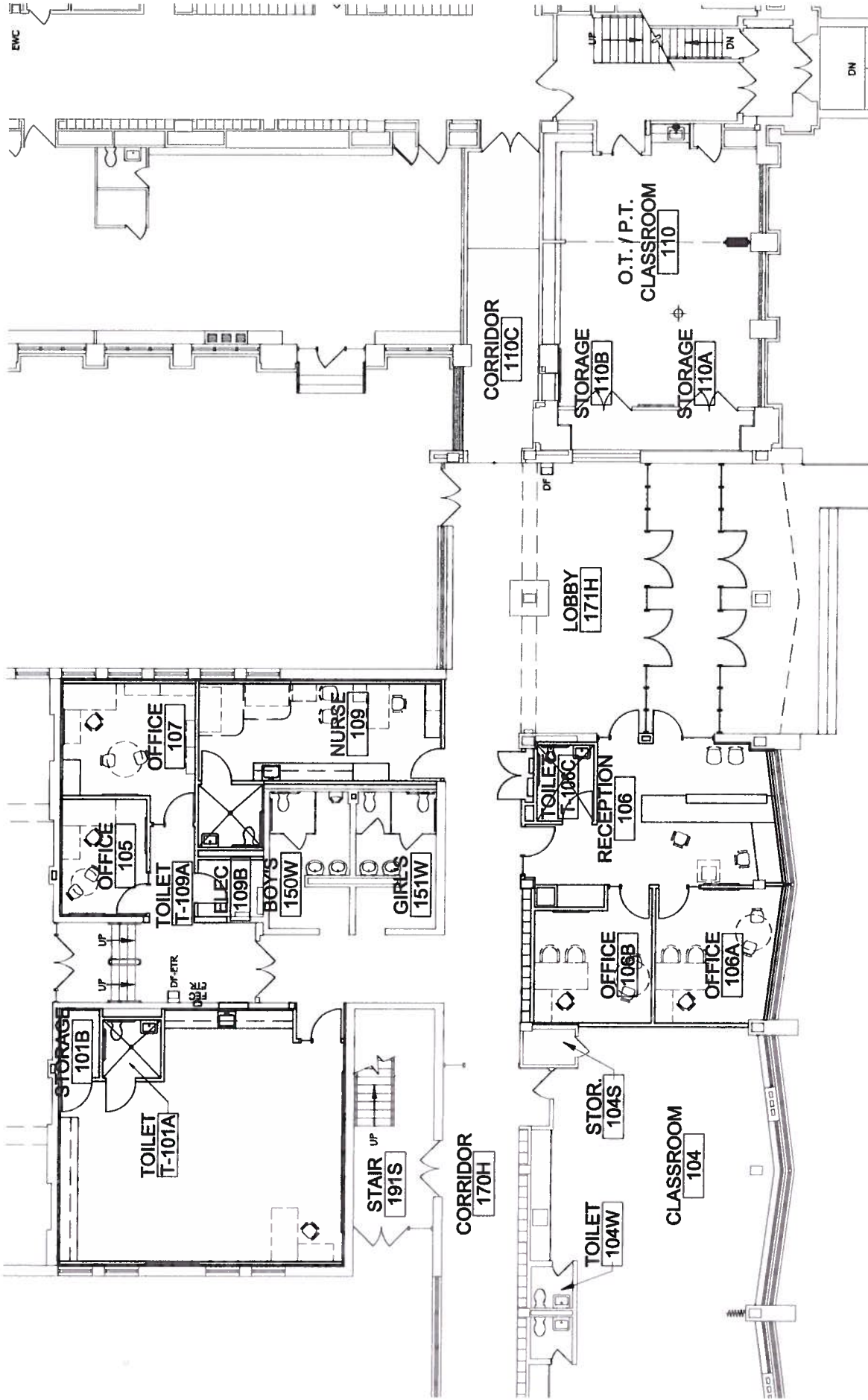
FEBRUARY 7, 2012



FIRST FLOOR PLAN- MANN ELEMENTARY

OAK PARK SCHOOL DISTRICT 97

FEBRUARY 7, 2012



FIRST FLOOR PLAN- WHITTIER ALTERNATE BID

OAK PARK SCHOOL DISTRICT 97

FEBRUARY 7, 2012