



Oak Park Elementary School District 97

970 Madison ▪ Oak Park ▪ Illinois ▪ 60302 ▪ ph: 708.524.3000 ▪ fax: 708.524.3019 ▪ www.op97.org

TO: Albert G. Roberts, Superintendent of Schools

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

RE: ADA Exterior Ramp Work (Hatch, Lincoln, Longfellow & Whittier Schools)

DATE: April 14, 2015

At its meeting of December 16, 2014, the Board of Education authorized its architectural firm, STR, to prepare bid specifications for the Accessibility Complaint (Hatch School) work cited by the Attorney General as well as comparable work at Lincoln, Longfellow and Whittier Schools. Attached to this memorandum is the documentation from that December 16, 2014 meeting explaining the complaint, the proposed work and the cost estimates associated with same. When this project was reviewed by FAC, one of the members suggested including in the bid specification some assurance that subsequent to this work being completed, the District would not find itself in a similar situation which caused the original complaint to be filed. The following requirements were part of the bidding documents to avoid any ADA Regulation violations after the completion of this summer's work:

- The contractor is required to provide elevation shots of the formwork and submit it for review and approval prior to concrete being poured. This will be reviewed by STR and Eriksson (civil engineer).
- The civil engineer will perform a site visit to review the formwork prior to concrete being poured.
- There is also a requirement for final as-built drawings where STR can perform a final check of the elevations and slopes.

STR believes that with these conditions the contractor/engineer/architect will have an opportunity to identify any issues prior to pouring concrete, and, should there be any issue, it can still be identified after the concrete is poured for correction as needed.

STR prepared such specifications and a bid notice was published in the February 25, 2015 issue of the Wednesday Journal calling for a bid opening on Thursday, March 12, 2015 at 10:00 a.m. However, this bid opening date was extended, via an addendum notice, calling for the bid opening for March 31, 2015 at 10:00 a.m. The reason for this extension was following contact by our architects to potential bidders reminding them of the March 12, 2015 bid opening, all three firms indicated they did not have enough time to respond but would if the timeline was extended. On March 31, 2015, four bids were received, ranging from a low of \$231,000 to a high of \$348,037.

Simultaneous with this bid being constructed, Norm Lane, Senior Director of Buildings & Grounds, was also conducting a districtwide assessment of school sidewalks and entry ways requiring repair and/or replacement. Most of the identified work was necessitated due to non-leveled walkways and entry ways causing build-up of rain water which resulted in puddling/mud as well as freezing in winter creating walking hazards. Five buildings (Holmes, Irving, Julian, Longfellow and Holmes) required some type of work and, in conversation with Jennifer Costanzo from STR, it was determined that cost efficiencies could be derived if this work was performed in conjunction with the ADA Exterior Ramp work. Thus, an alternate was prepared requesting pricing on these five smaller projects. Bids received ranged from a low of \$28,665 to a high of \$58,000. This work will be funded from existing Medicaid dollars annually built in for ADA work.

Given that the estimates for the original work at the four buildings exceeded the \$150,000 threshold established for CAPEX scoring, Norm and I completed the scoring for this project and such CAPEX scoring sheet is attached for the Board's review.

It is recommended that a contract be awarded to Abbey Paving in the total amount of \$259,665 (\$231,000 + \$28,665). Both STR and the civil engineering company have worked with this firm previously and highly recommend their work. This recommendation will be reviewed by FAC at its meeting of April 21, 2015 and then return to the Board for formal approval at its April 28, 2015.

tmo

attachments



Oak Park Elementary School District 97

Capital Expense Request, Suggestion, or Proposal

Project Name:

Name: (submitter's name) Date: (dropdown)

Primary Spend Category: (dropdown)

Secondary Spend Category (if applicable): (dropdown)

Request Number: 20150414 - LS - TO - 002 (update last 3 digits)

Narrative Description of the project:

As a result of a claim by the Attorney General's Office specific to non-compliance of ADA ramp and parking requirements at Hatch School, assessment by District's architectural firm confirmed same. Given that similar work was undertaken at same time Hatch was assessed, three additional schools were re-assessed and additional work was identified as needing to be done (Lincoln, Longfellow and Whittier) to maximize cost efficiency of work undertaken.

Narrative Statement of why the project/spending is needed:

The District has no choice but to remedy the citations specific to Hatch School and wanted to insure that the similar work necessary at Lincoln, Longfellow and Whittier likewise was addressed.

Anticipated impact/result of the spend:

In working with the Senior Director of Special Services, dollars have been allocated from the IDEA grant (\$150,000) and an additional set aside of Medicaid dollars (\$250,000) for ADA work.

Who and how many will be impacted or benefited?

Student, staff and community stakeholders of Hatch, Lincoln, Longfellow and Whittier Schools.

Building or Location(s):

Narrative Statement of what alternatives exist, if any, to the spend:

There are no alternatives to this mandated work.

Evaluation/Scoring Section

Name of Scorer: Date: (dropdown)

Date by which the spend would occur: (dropdown)

Unit dollar amount: Number of units: Total dollar amount: \$231,000

Expected annual impact (+/-) to operating expense:

Impact of spend on operating budget:

A one-time impact on the 2015-16 operating budget but funded through the IDEA grant and Medicaid dollars.

Anticipated/potential offsets (i.e. grants, revenues, etc.):

\$150,000 of IDEA grant dollars and \$250,000 of Medicaid dollars.

Value of offsets:

Level

1 Category - What is the opportunity or problem?	<input type="text" value="System Failure/Upgrade"/> (dropdown)	20
2 Failure Expectancy - What is the frequency of the problem?	<input type="text" value="Immediate/Emergency/Very Poor"/> (dropdown)	25
3 Consequence - What is the impact/result?	<input type="text" value="Safety/Health"/> (dropdown)	25
4 Users Impacted	<input type="text" value="High Impact/District-wide"/> (dropdown)	25

Total Score (out of possible 100) 95



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April 6, 2015

Ms. Therese O'Neill
Assistant Superintendent of Finance and Operations
Oak Park Elementary School District 97
970 W. Madison Ave
Oak Park, IL 60302

Re: **Recommendation on Construction Contract Award**

**ADA Exterior Ramp Improvements at Hatch, Lincoln, Longfellow and Whittier
Elementary Schools**
STR Project No. 15001

Dear Ms. O'Neill:

Proposals were received for the above-referenced project at the District Administration Office, 970 W. Madison St., Oak Park, Illinois. Proposals were publicly opened and read aloud on Tuesday, March 31, 2015 at 10:00 a.m. local time.

Enclosed, for your information, is a copy of the Bid Tabulation Sheet listing the Proposal received from the general contractors. Also enclosed is a letter from Abbey Paving Co., Inc. the apparent low bidder, indicating that they have reviewed and confirmed their bid.

We find no basis to exclude them from contract award.

Additionally, alternate bids for concrete repair work at various school sites in the district were received. Abbey Paving remains the lowest bidder should the alternate be accepted.

Based on the preceding, we summarize our contract award recommendation as follows:

Abbey Paving Co., Inc.
1949 County Line Road
Aurora, Illinois 60502

Base Bid **\$231,000**

Alternate Bid acceptance to be determined by the Board of Education as follows:
Alternate Bid A-1 **\$28,665**

The preceding recommendation represents our interpretation and understanding of the bids submitted. Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,
STR Partners LLC

Jennifer Costanzo, AIA, LEED AP
Principal

cc: project file

Phone: (630) 585-7220
FAX: (630) 585-7216

ABBHEY PAVING CO. INC.

Providing Quality Construction Since 1983

1949 County Line Road • Aurora, IL 60502

April 2, 2015

Ms. Jennifer Costanzo
STR Partners, LLC
350 West Ontario Street
Suite 200
Chicago, Illinois 60654

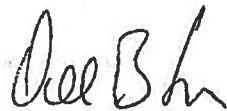
Re: Oak Park Elementary School District 97
ADA Exterior Ramp Improvements at Hatch, Lincoln, Longfellow and Whittier
Elementary Schools

Ms. Costanzo:

Abbey Paving & Sealcoating Co., Inc. is the apparent low bidder on the above mentioned project. The purpose of this letter is to confirm our bid is complete and we are prepared to perform all work in accordance with the plans and specifications upon award.

We look forward to a working with you. If you have any questions please do not hesitate to contact our office.

Sincerely,



Owen Smith
Vice President of Sales