



Oak Park Elementary School District 97

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TO: Dr. Carol Kelley, Superintendent of Schools

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

RE: Bid Package #2 – Administration Building

DATE: August 25, 2015

At the July 28, 2015 meeting, the Board was presented with an updated 90% CD (Construction Design) budget, as prepared by our construction management firm, Bulley & Andrews. Included in that presentation was demonstrated an increase in Total Direct Construction Costs of approximately \$571,118 (from \$6,376,130 to \$6,947,248). At this meeting, our construction management team members explained that the market has changed dramatically due to the robust work being undertaken presently and the market has become significantly less competitive for owners. Recognizing this, we agreed that prior to going out to bid, we would identify potential “value engineering” items that would be bid as alternates and, if need, imposed if our bids came in over that 90% budget figure.

In fact, our bids did come in over above that 90% figure of \$6,947,248. Inclusive of those value engineering alternates, bids came in at \$7,328,799. You will find attached two documents, one delineating the trade which demonstrates the 50% CD budget, Bid Package #1 with 90% CD budget, and then 100% CD. The third page of this document delineates all the “value engineering” alternates of which we are recommending approval of all but Alternates #5, #8, #12, #13, #15, #16, and #17 and additionally, saving another \$83,225 by accepting an alternative paver solution as well as finding approximately \$10,000 in door hardware efficiencies. Furthermore, we are recommending rejection of the metal panels bid because a lone bid was received which was \$146,670 over the 90% CD estimate. Our professionals believe that by rejecting this bid and re-bidding, they may be able to get four or five bids which will prove more competitive; however, for this iteration of our 100% CD, we are carrying the full value of the bid submitted.

By accepting the Administration’s recommendation to accept these “value engineering” components, the paver and door hardware efficiencies, we will have reduced the \$7,328,799 to \$7,041,750. This recommendation has the support of Norman Lane, Senior Director of Buildings & Grounds, and a member of our Facilities Advisory Committee who were both present at our meeting on Tuesday, August 18.

Our professionals from both the architectural firm, STR Partners, and our construction management firm, Bulley & Andrews, will be present at our August 25, 2015 meeting for address any questions and/or concerns.

Attachments (2)