



# Oak Park Elementary School District 97

260 W. Madison ▪ Oak Park ▪ Illinois ▪ 60302 ▪ ph: 708.524.3000 ▪ fax: 708.524.3019 ▪ [www.op97.org](http://www.op97.org)

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TO: Dr. Carol Kelley, Superintendent of Schools  
Board of Education

FROM: Jeanne Keane, Senior Director of Buildings and Grounds  
Paul Starck-King, Assistant Superintendent of Finance and Operations

SUBJECT: Mann Boiler Project

DATE: September 25, 2018

## Summary

The existing two boilers located at Mann Elementary were installed in 2002. Each are cast iron manufactured by Weil-McLain. A lifespan of 30 years is typical for a boiler, which can be extended to 50 years with proper maintenance. The boilers should be replaced as soon as possible in order to reduce the potential for an emergency situation where heat is not available to the facility and the school is shut down with potential loss of instruction.

## Bid

There was a bid opening on September 18, 2018 at 10:00 am.

A bid summary is attached from STR.

A bid recommendation from STR is attached in which they recommend Stanton Mechanical as the lowest qualified bidder.

Administration is seeking the approval of the recommended bid and associated costs in the total amount of \$430,976.00. This amount includes awarding the contract to Stanton Mechanical in the amount of \$396,300.00, the related Architectural Professional Services, Structural Engineering, Mechanical Engineering, Electrical Engineering, Plumbing Engineering and Fire Protection Engineering fees in the amount of \$34,676.00 (8.75% Fee of the Cost of Construction).



## EXHIBIT A

### PROJECT AUTHORIZATION

OWNER authorizes STR Partners LLC (Architect) to provide services for the Project identified herein, which professional services shall be subject to all terms and conditions of the Master Agreement dated June 11, 2013 unless specifically provided otherwise in this Project Authorization.

<b>Location/ Description of Project</b>	Boiler Replacement at <b>Mann Elementary</b> at 921 North Kenilworth Ave, Oak Park, IL 60304
<b>Scope of Architectural and Engineering Services (name all engineering disciplines under Architect)</b>	<ul style="list-style-type: none"><li>• Architectural Professional Services</li><li>• Structural Engineering</li><li>• Mechanical Engineering</li><li>• Electrical Engineering</li><li>• Plumbing Engineering</li><li>• Fire Protection Engineering</li></ul>
<b>Project Schedule</b>	Issue Documents for Bidding: 9/4/18 Open Bids: 9/18/18 Start Construction: Oct/Nov 2018 Substantial Completion: 12/28/18
<b>Architect's Fee</b>	Percentage of Construction Cost as set forth in Exhibit B to the Master Agreement.  Fee = 8.75% of the Cost of Construction
<b>Hourly Billing Rates</b>	See Article 11.7 of the Master Agreement
<b>Owner's Budget for the Project</b>	<i>STR has not received a definitive budget for this project. However, bid results are below projected budget estimates.</i>
<b>Additional Services</b>	<p>The following Services or Consultants shall be contracted by the Owner as needed by the project:</p> <ul style="list-style-type: none"><li>• Site Survey</li><li>• Geotechnical Consultant</li><li>• Environmental Consultant</li></ul> <p>The following services shall be contracted through STR as reimbursable consultants for the project.</p> <ul style="list-style-type: none"><li>• None known at this time</li></ul> <p>The following Services or Consultants may be contracted by the Owner or Provided by STR as Reimbursable or</p>

	<p>Additional Services:</p> <ul style="list-style-type: none"> <li>• Special Zoning requirements/VOP meetings for a Variance</li> <li>• Technology Consultant</li> <li>• Security Consultant</li> <li>• Cost Estimating</li> <li>• Traffic Engineering Consultant</li> <li>• Furniture, Finishes, and Equipment selection, specification, and design <ul style="list-style-type: none"> <li>◦ Including signage design &amp; Scheduling</li> </ul> </li> <li>• Public Engagement meetings (beyond a total of three)</li> <li>• LEED Certification</li> <li>• Commissioning</li> <li>• Acoustical Engineering Consultant</li> <li>• Existing Facilities Inventory</li> <li>• High-level Professional Rendering</li> </ul>
<b>Number of Site Observations</b>	All included in base fee (one per week, minimum).
<b>Other Terms and Conditions</b>	If the Project is not completed within 20 months, through no fault of the Architect, extension of the architect's services beyond that time shall be compensated as an Additional Service.

Authorized by:

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Board of Education of Oak Park Elementary School District 97



STR PARTNERS LLC  
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September 19, 2018

Ms. Jeanne Keane  
Senior Director of Buildings and Grounds  
Oak Park Elementary School District 97  
260 W Madison Street  
Oak Park IL 60302

**RE: Bid Results/Recommendation**  
**Boiler Replacement at Horace Mann Elementary School**  
**Oak Park Elementary School District 97**  
**STR Project #18073**

Dear Ms. Keane:

Five proposals for the above-captioned project were received at the Administrative Center, 260 W Madison Street, Oak Park IL 60302, on Tuesday, September 18, 2018 by 10:00 a.m. local time.

The proposals were opened and read aloud, shortly after 10:00 a.m. We have enclosed a copy of the Bid Tabulation Sheet summarizing the proposals received.

**Bid Recommendation**

Stanton Mechanical Inc. is the apparent low-bidder at \$378,000.00. CS2, our MEP consultant, performed due-diligence to check references, as well as verified the scope in their bid to be consistent with the contract documents. We also have attached Stanton's confirmation letter to this recommendation.

Based upon our understanding of the project requirements and the bids received, we recommend that the contract be awarded as follows:

**Stanton Mechanical Inc.**  
170 Gaylord Street  
Elk Grove Village, IL 60007

Base Bid: ..... \$378,000.00

Alternate Bid #1: Replace storm ejector pump system in Storage 015 ..... \$18,300.00

Alternate Bid #2: Provide floor hatch door in lieu of concrete deck infill ..... Rejected

**Total Recommendation ..... \$396,300.00**

The preceding represents our interpretation of the bid proposals received. Should you require any additional information, please call me.

Sincerely,  
STR Partners LLC

A handwritten signature in black ink, appearing to read "J Costanzo". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jennifer Costanzo, AIA, LEED AP  
Principal

cc: Louis Ng – STR Partners LLC  
Steve Schafer – CS2 Design Group

Enclosures

## BID TABULATION SHEET

Project Name: **Boiler Replacement at Horace Mann Elementary School**  
 Owner: Oak Park Elementary SD 97  
 STR Project No: **18073**  
 Opening Date: September 18, 2018  
 Opening Location: D97 Administrative Office Conf. Rm D

	Amber Mechanical	F.E. Moran	Oak Brook Mechanical Services	Quality Control Systems	Stanton Mechanical
Acknowledge Added	✓	✓	✓	✓	✓
Issued: (2)	✓	✓	✓	✓	✓
Bid Form	✓	✓	✓	✓	✓
Bid Bond	✓	✓	✓	✓	✓
Substitution Sheet					
Non-Collusion Affidavit					
Individual Drug-Free					
Contractors Drug-Free					
Human Rights Act					
Bidder Eligibility Certification					
Business Enterprise Cert.					
Smoking and Tobacco Policy					
Criminal Background Check/Sex Offender					
Contractors Qualification A305					
BASE BID	\$515,000	\$500,000	\$478,000	\$509,900	<b>\$378,000</b>
ALTERNATE #1	\$36,000	\$38,000	\$26,575	\$27,400	<b>\$18,300</b>
ALTERNATE #2	\$21,400	\$28,900	\$22,275	\$26,000	<b>\$19,700</b>
ALTERNATE #3					

**STR**  
 350 W Ontario Street | Suite 200 | Chicago IL | 60664



170 Gaylord Street, Elk Grove Village, IL 60007

Call: 847-434-5100 Fax: 847-434-5101

September 19, 2018

CS2 Design Group, LLC  
Steven J. Schafer, P.E., LBED AP  
837 Oakton St.  
Elk Grove Village, IL 60007

Subject: Mann School

Steve, as per our phone conversation today Stanton Mechanical Inc. will honor our bid for the boiler installation at the Mann School in Oak Park, Illinois. That will include the chemical system, Precision Control work, fire system modifications and the \$65,000.00 allowance. Please contact me with any questions.

Respectfully Submitted,

*Jim Stanton*  
Jim Stanton

STANTONMECHANICAL.COM