



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. Finance & Operations
SUBJECT: Capital Projects Bid – Summer 2011
DATE: February 17, 2011

As has been past practice, the Board of Education approves, after review and recommendations from FAC (Facility Advisory Committee), capital projects to be undertaken. In October, 2010, the Board of Education approved the attached list of capital projects, along with a proposed one-story and/or two-story addition to Lincoln School. Once approved by the Board, this work was given to the District's architectural firm, DLA Architects, to construct appropriate bid specifications and construction documents. Bids were let on January 17, 2011 with appropriate legal notice appearing in the January 20, 2011 issue of the Oak Leaves. Such notice called for a mandatory pre-meeting for 1:00 p.m. on Wednesday, January 26, 2011, at which time five potential firms presented themselves. A detailed letter from DLA Architects is attached describing the process, along with a summary of the five bids received.

The original bid estimate, exclusive of architect fees and any alternates, for Base Bid #1 (all capital projects plus a single floor addition with reinforced first floor) was \$2,482,128 and the low bidder's price, exclusive of architect fees and recommended alternates, is \$2,579,330 or a difference of \$97,202 more. Given our past two years' history of coming in under budget, why would we come in over budget, given an aggressive market with hungry vendors? Below are some of the reasons for this over-budget amount.

1. There is a \$65,000 allowance that may/may not be utilized once work begins.
2. With the addition at Lincoln School, a previously constructed and donated Memorial Garden will be demolished; however, its relocation and re-construction work was not included in the original design documents. This work is estimated at \$15,000.
3. Following design document construction, and with input from Lincoln staff, the Director of Special Services, and the Superintendent, redesign of the two first floor classrooms, allowing for individualized instruction space, was added. This redesign impacted the construction of a clear wall between this space and the classroom, as well as the mechanical systems, which results in approximately \$20,000 of additional cost.
4. Originally, the two first floor classrooms which would be ADA accessible also had changing tables included, which were determined unnecessary. As a result, an additional 300 square feet of space was allocated for this modification and with a 2-story addition, that would convert to 600 square feet. The architect's utilized a \$230/square foot cost that translates to between

\$69,000 and \$138,000 of additional cost. While this was a budgeted estimate, the credit associated with removing the 600 square feet might not equal same.

5. Finally, given the tight timeline for the Lincoln and Longfellow secured entrance work, this is the first time the District included "liquidated damages" in its bid document. Typically, between a 3%-5% added cost is included in bids to protect the vendor in the event this constraint is utilized. With this component included, between \$77,380 and \$128,966 of additional cost is realized.

Attached is an Excel spreadsheet that compares Base Bid #1 (one-story addition) with Base Bid #2 (two-story addition), along with recommended alternates, asbestos abatement work and architect's fees.

The overall, "out-the-door" difference between estimated budget (\$2,962,976) and low bid (\$3,127,669) for Base Bid #1 is an additional cost of \$164,693 and the difference between estimated budget (\$3,652,976) and low bid (\$3,606,988) for Base Bid #2 is a net savings of \$45,988. This work is being supported by \$700,000 of ARRA (American Recovery & Reinvestment Act monies) and is included in the 2010-11 revenues for its Capital Funds. It is anticipated that at June 30, 2011, the Capital Projects Fund will have an ending balance of \$3,008,726, although the attached spreadsheet delineates \$2,105,726. Total projected expenditures for the 2010-11 school year (which include the \$700,000 of ARRA work) are demonstrated at \$2,040,250; however, approximately \$930,000 of anticipated expenditures will not occur as previously anticipated which results in the increased year-end fund balance.

If the Board of Education opted to award Base Bid #2 (two-story addition), the additional cost for solely this second floor addition is \$479,319 (compared to a budget of \$744,000). The Board understood when it first contemplated even the first story addition, it would have to come up with some of the money because the ARRA monies, while significantly supporting this endeavor, would not be sufficient. The difference between what is available from its current Capital Projects Fund (\$3,008,726) and what is needed (\$3,606,988) is \$598,262. This work is truly under the umbrella of Operations & Maintenance and we have the dollars presently and through our projections to support this work.

As is past practice, FAC also reviewed these bids and discussed the one-story versus two-story addition. The Administration also reviewed its recommendation to remove the additional 600 square feet that was decided unnecessary. FAC supported the Administration's recommendation regarding this component. However, as a result of meeting with the architect this morning, the Administration now believes that 600 square feet should be included. Due to the façade of the current design (inclusive of the 600 square feet), an even front façade presents itself with the existing building and the new addition. If the 600 square feet were removed, a break in the front façade would occur at the addition. Given the line of the building and the fact that this addition will be maintained for many, many years, it is the professional recommendation of the architect, now supported by the Administration, that this square footage should remain. The Administration is forwarding a communication to FAC sharing this updated recommendation.

Keenly cognizant and sensitive to the District's financial challenges, while at the same time versed in the economies of construction savings, FAC supports building the two-story addition at Lincoln School given its enhancement to additional quality instructional space, as well as approximately over \$250,000 in savings doing the 2-story over the one-story addition now versus later, so long as the District's finances support same and do not jeopardize nor negatively impact in any way the quality and/or level of instruction to the students of District 97.



February 11, 2011

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

Re: 2011 Remodeling and Addition Project- Bid Recommendation
DLA Project No. 2010.34

Dear Therese

On January 20, 2011, an "Advertisement For Bid" for the subject project was published in the local newspapers. In addition, DLA Architects invited the following twelve contractors to bid: Dimensional Enterprises, Inc.; Driessen Construction; Frederick Quinn Corporation; George Allen Construction Company; Henry Bros.; International Contractors, Inc; The Lombard Company; Metropolitan Corporation; Poulos Construction Company; Sigalos and Associates; Vee See Construction; Vengar Construction Corporation.

A mandatory pre-bid meeting for the project was held on January 25, 2011. The following five contractors attended the mandatory pre-bid meeting: Dimensional Enterprises, Inc.; International Contractors, Inc; Metropolitan Corporation; Sigalos and Associates; Vengar Construction Corporation.

On February 9, 2011, five 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 Dimensional Enterprises, Inc. with a base bid #1 in the amount of \$2,579,330 (All remodeling work and one story addition at Lincoln) and with a base bid #2 in the amount of \$3,036,749 (All remodeling work and two story addition at Lincoln).

There were several alternates included in the project as described in the attached bid tabulation form. We recommend acceptance of Alternates 2A or 2B, 5, 9 and 10.

In addition, we also recommend acceptance of Alternates 7 and 8 for supplemental steel framing that may be required on the project. Since the existing building structural drawings were not available to us while we were designing the project we could not determine the exact capacity of the existing concrete structure so we have included non-destructive testing in the base bid of the project to help determine the exact

Ms. Therese O'Neill
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February 11, 2011

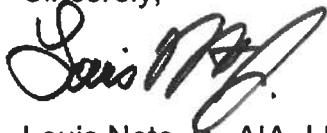
capacity of the existing concrete structure. Once we have the general contractor provide this information to our office thru their testing, we will complete our analysis. Based on this analysis we will be able to determine if Alternate No. 7 and 8 are required for the project.

In regard to Alternates 3A and/or 3B, 4 and 6 we request direction from the District if these alternates would like to be accepted.

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

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 in a cursive style.

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

Enclosure

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



2011 Remodeling and Addition
 Oak Park Elementary School District 97
 Project Number 2010.34
 Bid Opening: Wednesday, February 9, 2011 at 1:00 pm

BID TAB

Contractor	Dimensional Enterprises	International Contractors	Metropolitan Corp.	Sigalos & Associates	Vengar Const Corp.
Bid Bond	✓	✓	✓	✓	✓
Add #1	✓	✓	✓	✓	✓
Add #2	✓	✓	✓	✓	✓
Base Bid #1	\$2,579,330	\$2,755,000	\$2,860,000	\$2,791,000	\$2,684,000
Base Bid #2	\$3,036,749	\$3,200,000	\$3,360,000	\$3,171,000	\$3,058,000
Alt #1	N/A	N/A	N/A	N/A	N/A
Alt #2A	\$6,600	\$9,881	\$4,100	\$6,100	\$5,600
Alt #2B	\$18,000	\$19,170	\$13,000	\$17,600	\$14,900
Alt #3A	\$26,000	\$23,650	\$24,200	\$2,600	\$22,900
Alt #3B	\$10,500	\$9,735	\$10,000	\$10,300	\$9,400
Alt #4	\$38,000	In Base Bid	\$30,000	\$37,900	\$39,500
Alt #5	\$6,700	\$34,896	\$28,000	\$19,000	\$15,900
Alt #6	\$4,500	\$5,060	\$6,100	\$4,500	\$2,300
Alt #7	\$9,600	\$10,450	\$16,300	\$9,400	\$5,300
Alt #8	\$14,500	\$16,500	\$19,000	\$15,800	\$14,900
Alt #9	\$14,900	\$9,284	\$12,000	\$14,400	\$9,900
Alt #10	\$4,900	\$6,578	\$5,000	\$4,800	\$4,900



2011 Remodeling and Addition
Oak Park Elementary School District 97
Project Number 2010.34
Bid Opening: Wednesday, February 9, 2011 at 1:00 pm

BID TAB

Alternate 1: Not used

Alternate 2A: (Lincoln Elementary School) - Provide and install lockers in Corridor 176C as indicated in construction documents for Base Bid #1.

Alternate 2B: (Lincoln Elementary School)-Provide and install lockers in Corridor 176C and 276C as indicated in construction documents for Base Bid #2.

Alternate 3A: (Lincoln and Longfellow Elementary School)-Provide and install Classroom Educational Projector AV System at areas as indicated in the construction documents.

Alternate 3B: (Lincoln Elementary School)- Provide and install Classroom Educational Projector AV System for Classrooms 225 and 226 at the addition.

Alternate 4: (Longfellow Elementary School)-Provide and install resilient stair treads and risers at locations as indicated in construction documents.

Alternate 5: (Holmes Elementary School)-Provide and install sixteen (16) new skylights at gymnasium roof as indicated in construction documents. This alternate amount will be in lieu of salvaging and reusing the existing skylights. The work and cost required to prepare on site built curbs is to be included as part of the base bid and not in the alternate amount.

Alternate 6: (Holmes Elementary School)-Provide and install hi-low electric water coolers in Corridor 171H as indicated in construction documents.

Alternate 7: (Lincoln Elementary School)-Provide and install three (3) beams and connections to the existing structure in accordance with 2S1.2.


Alternate 8: (Lincoln Elementary School) - Provide supplemental reinforcing at existing roof structure in accordance with 1/S1.2 and 2/S1.2.

Alternate 9: (Longfellow Elementary School) - Provide and install new VCT and vinyl base at areas as indicated on drawings.

Alternate 10: (Lincoln Elementary School) - Provide and install new VCT (provided by Owner), carpet and vinyl base (supplied by Contractor) at areas indicated on drawings.

OAK PARK SCHOOL DISTRICT 97
2011 SUMMER CONSTRUCTION BUDGET

October 4, 2010

	2011 Summer Project				D-97 Contracted		TOTAL
	10-yr Survey, Transformer Vault, Tile Replacement, Lincoln Addition and Other	Lincoln Addition: 2 Classrooms w/ Toilet Rooms 2,330 SF (No future 2nd floor expansion)	Lincoln Addition: 2 Classrooms w/ Toilet Rooms 2,670 SF (1- Story reinforced for future 2nd floor expansion)	Lincoln Addition: 4 Classrooms w/ Toilet Rooms 5,340 SF (2- Story Addition)	Environ International Corporation (Outsourced)	In-House	
BEYE ELEMENTARY SCHOOL							
Transformer vault repairs	\$19,900						
HATCH ELEMENTARY SCHOOL							
Transformer vault repairs	\$11,600						
HOLMES ELEMENTARY SCHOOL							
Replace glazing in clerestory throughout building w/ gyp bd to slab	\$79,380						
Toilet remodeling	\$100,000						
Auditorium roof replacement	\$80,000						
IRVING ELEMENTARY SCHOOL							
(No Work Scheduled for Summer 2011)							
LINCOLN ELEMENTARY SCHOOL (Closed for Summer)							
Secured entrance vestibule & offices	\$513,000						
Lincoln Addition - two (2) classrooms w/ toilet rooms 2,330 SF (without expansion for future 2nd floor)		\$607,000					
1-Story Lincoln Addition - two (2) classrooms w/ toilet rooms 2,670 SF (designed for future 2nd floor addition)			\$690,000				
2-Story Lincoln Addition - Four (4) classrooms w/ toilet rooms 5,340 SF				\$1,310,000			
LONGFELLOW ELEMENTARY SCHOOL (Closed for Summer)							
Abate 9x9 and 12x12 floor tile / Replace with new VCT	\$152,000				\$161,000		
Secured entrance vestibule & offices	\$475,000						
MANN ELEMENTARY SCHOOL							
Transformer vault repairs	\$6,600						
WHITTIER ELEMENTARY SCHOOL							
Transformer vault repairs	\$29,000						
BROOKS MIDDLE SCHOOL							
Toilet remodeling	\$100,000						
JULIAN MIDDLE SCHOOL							
(No Work Scheduled for Summer 2011)							
SUBTOTAL :	\$1,566,480	\$607,000			\$161,000		\$2,334,480
Architect's/Engineer's/Environmental Consultant's Fees 10%	\$156,648	\$60,700			\$16,100		\$233,448
Construction Contingency 10%	\$156,648	\$60,700			\$16,100		\$233,448
Landscape Architect Fee (if required)	\$4,000	\$0					\$4,000
Topography Survey	\$0	\$2,500					\$2,500
Borings	\$0	\$1,500					\$1,500
TOTAL BUDGET (w/ Lincoln Addition of 2,330 SF)	\$1,883,776	\$732,400			\$193,200		\$2,809,376
SUBTOTAL :	\$1,566,480		\$690,000		\$161,000		\$2,417,480
Architect's/Engineer's/Environmental Consultant's Fees 10%	\$156,648		\$69,000		\$16,100		\$241,748
Construction Contingency 10%	\$156,648		\$69,000		\$16,100		\$241,748
Landscape Architect Fee (if required)	\$4,000		\$0				\$4,000
Topography Survey	\$0		\$2,500				\$2,500
Borings	\$0		\$1,500				\$1,500
TOTAL BUDGET (w/ Lincoln Addition of 2,670 SF)	\$1,883,776		\$832,000		\$193,200		\$2,908,976
SUBTOTAL :	\$1,566,480			\$1,310,000	\$161,000		\$3,037,480
Architect's/Engineer's/Environmental Consultant's Fees 10%	\$156,648			\$131,000	\$16,100		\$303,748
Construction Contingency 10%	\$156,648			\$131,000	\$16,100		\$303,748
Landscape Architect Fee (if required)	\$4,000			\$0			\$4,000
Topography Survey	\$0			\$2,500			\$2,500
Borings	\$0			\$1,500			\$1,500
TOTAL BUDGET (w/ Lincoln Addition of 5,340 SF)	\$1,883,776			\$1,576,000	\$193,200		\$3,652,976
LEGEND							
Represents item not listed in Five-Year Facilities Plan							
Represents item listed in Five-Year Facilities Plan, but with adjusted cost							

Comparison - Summer 2011 Capital Projects
February 22, 2011

Description	Base Bid #1	Base Bid #1 Budget	Base Bid #2	Base Bid #2 Budget
Capital Projects & Lincoln - Floor 1	\$2,579,330	\$2,482,128		
Capital Projects & Lincoln - Floors 2			\$3,036,749	\$3,164,128
Recommended Alternates				
#2A - Lockers	\$6,600			
#2B - Lockers			\$18,000	
#3A - Educational Projector Work	\$26,000		\$26,000	
#3B - Educational Projector Work			\$10,500	
#5 - 16 New Skylights	\$6,700		\$6,700	
#6 - Hi-Low Water Coolers	\$4,500		\$4,500	
#7 - 3 Beams	\$9,600		\$9,600	
#8 - Supplemental Reinforcing	\$14,500		\$14,500	
#9 - Vinyl Tile - Longfellow	\$14,900		\$14,900	
#10 - Vinyl Tile - Lincoln	\$4,900		\$4,900	
Total Recommended Alternates	\$87,700		\$109,600	
Asbestos Abatement Work	\$193,200	\$193,200	193,200	\$193,200
Architect's Fees	\$267,439	\$287,648	\$267,439	\$287,648
Grand Total	\$3,127,669	\$2,962,976	\$3,606,988	\$3,652,976
Difference between Bid & Budget	\$164,693		(\$45,988)	
Architect deriving replacement cost for conduit with wiring work to completed later.				
May/may not be spent - once construction begins will be determined.				
Anticipated Asbestos Abatement work - bids not received yet.				

Oak Park Elementary #97
Tentative 2010-11 Budget
January 26, 2011
Summary Page
July 1, 2010-Unaudited beginning
balances

	Audited Beginning 7/1/2010	Proposed 2010-11 Revenues	Transfer In	Proposed 2010-11 Expenditures	Transfer Out	Projected Balance 6/30/2011
Operating Funds						
Ed Fund	\$ 8,352,703	\$ 51,571,437	\$ 6,750,000	\$ 57,104,319	\$ 429,286	\$ 9,140,535
O & M Fund	\$ 2,833,683	\$ 8,143,035		\$ 5,824,084	\$ 3,000,000	\$ 2,152,634
Transportation	\$ 1,270,054	\$ 3,257,530		\$ 2,742,656		\$ 1,784,928
IMRF/Soc. Sec.	\$ 56,747	\$ 1,759,382		\$ 1,966,843		\$ (150,714)
Working Cash	\$ 6,053,893	\$ 6,762,500			\$ 6,750,000	\$ 6,066,393
Tort Fund	\$ 1,080,088	\$ -		\$ 923,873		\$ 156,215
Operating Funds	\$ 19,647,168	\$ 71,493,884	\$ 6,750,000	\$ 68,561,775	\$ 10,179,286	\$ 19,149,991
Non-Operating Funds						
Debt Service Fund	\$ 4,954,142	\$ 8,730,940	\$ 429,286	\$ 9,229,318		\$ 4,885,050
Capital Projects Fund	\$ 419,976	\$ 726,000	\$ 3,000,000	\$ 2,040,250		\$ 2,105,726
Life Safety Fund	\$ 285,075	\$ 5,000		\$ 110,936		\$ 179,139
Non-Operating/Capital Funds	\$ 5,659,193	\$ 9,461,940	\$ 3,429,286	\$ 11,380,504		\$ 7,169,915
Grand Total - All Funds	\$ 25,306,361	\$ 80,955,824	\$ 10,179,286	\$ 79,942,279	\$ 10,179,286	\$ 26,319,906

Oak Park School District 97 - Scenario B (Rate)

Operations and Maintenance Fund - Projection Summary

	BUDGET			REVENUE / EXPENDITURE PROJECTIONS							
	FY 2011	FY 2012	%	FY 2013	%	FY 2014	%	FY 2015	%	FY 2016	%
REVENUE											
Local	\$4,143,035	\$4,378,738	5.69%	\$4,322,490	-1.28%	\$4,555,400	5.39%	\$4,782,173	4.98%	\$5,018,916	4.95%
State	\$4,000,000	\$2,000,000	-50.00%	\$2,000,000	0.00%	\$2,000,000	0.00%	\$2,000,000	0.00%	\$2,000,000	0.00%
Federal	\$0	\$0		\$0		\$0		\$0		\$0	
Other	\$0	\$0		\$0		\$0		\$0		\$0	
TOTAL REVENUE	\$8,143,035	\$6,378,738	-21.67%	\$6,322,490	-0.88%	\$6,555,400	3.68%	\$6,782,173	3.46%	\$7,018,916	3.49%
EXPENDITURES											
Salary and Benefit Costs	\$3,422,184	\$3,535,581	3.31%	\$3,653,022	3.32%	\$3,774,665	3.33%	\$3,900,678	3.34%	\$4,031,235	3.35%
Other	\$2,401,900	\$2,557,802	6.49%	\$2,725,269	6.55%	\$2,905,205	6.60%	\$3,098,583	6.66%	\$3,306,456	6.71%
TOTAL EXPENDITURES	\$5,824,084	\$6,093,383	4.62%	\$6,378,291	4.68%	\$6,679,870	4.73%	\$6,999,261	4.78%	\$7,337,691	4.84%
EXCESS / DEFICIT	\$2,318,951	\$285,355		(\$55,801)		(\$124,470)		(\$217,088)		(\$318,775)	
OTHER FIN. SOURCES/USES											
Transfer Among Funds (Net)	(\$3,000,000)	\$0		\$0		\$0		\$0		\$0	
Sale of Bonds	\$0	\$0		\$0		\$0		\$0		\$0	
Other Financing Sources	\$0	\$0		\$0		\$0		\$0		\$0	
Other Financing Uses	\$0	\$0		\$0		\$0		\$0		\$0	
TOTAL OTHER FIN. SOURCES/USES	(\$3,000,000)	\$0		\$0		\$0		\$0		\$0	
BEGINNING FUND BALANCE	\$2,470,718	\$1,789,669		\$2,075,024		\$2,019,223		\$1,894,752		\$1,677,664	
PROJECTED YEAR-END FUND BALANCE	\$1,789,669	\$2,075,024		\$2,019,223		\$1,894,752		\$1,677,664		\$1,358,889	
FUND BALANCE AS % OF EXPENDITURES	30.73%	34.05%		31.66%		28.37%		23.97%		18.52%	
FUND BALANCE AS # OF MONTHS OF EXPENDITURES	3.69	4.09		3.80		3.40		2.88		2.22	