



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. for Finance & Operations
Norman Lane, Director of Buildings & Grounds

SUBJECT: Capital Project Work – FY 2013- Asbestos Abatement

DATE: May 8, 2012

With the secured entrance work scheduled this summer at Mann & Whittier Schools necessitates associated asbestos abatement work. Attached is the legal notice, published in the *Oak Leaves* on March 29, 2012, along with the list of vendors invited to bid, a summary of who attended the mandatory pre-bid meeting as well as the bid summary. Seven vendors attended the mandatory pre-bid meeting and seven bids were submitted on the due date of April 12, 2012.

Our asbestos consultant, Carnow & Conibear, had intended to recommend award to AMW Environmental in the total amount of \$32,300. Given that this bid was significantly lower than both the original estimate of work (\$70,000) and the other six bids received (ranging from \$64,800 - \$94,750), Carnow & Conibear wanted to verify a clear understanding by the low bidder that it understood the scope of the work to be undertaken. It was then reported to the Director of Buildings & Grounds that, in fact, the firm indicated that they had made a mistake; however, recognizing the mistake was on their part and wanting to demonstrate their “good faith”, they requested an additional \$10,000 to perform the specified work. While this firm would incur a loss, they were willing to perform a quality job because the company name was on the line. Carnow & Conibear further confirmed the credibility of this firm.

In seeking guidance from our legal counsel, three options were offered to the District:

1. Accept the low bid and demand the work be done with the recognition that a claim upon the performance bond would be required and potential legal work, and cost, might result.
2. Reject the low bid and award to the second low bidder at \$64,800.
3. Rebid the entire project.

We believe it is in the best interests of the District to rebid the project and hopefully secure another set of highly competitive bids. Having said this, this will require publication of the bid notice in the Thursday, May 3, 2012 edition of the *Oak Leaves*, announcing a bid opening on May 14, 2012 with review and award at the May 22, 2012 meeting. Given that the commencement of the secured entrance work at Mann & Whittier Schools will start on Monday, June 4 with first the asbestos abatement work, and given that we do not have another Board meeting until June 12, 2012, it is hoped that the Board will receive this explanation, and accompanying documentation, as “review” at this evening’s meeting and, when the second bid is presented at the May 22, 2012 meeting, it will award a contract.

The alternate for work necessary in one of the classrooms at Lincoln School is not part of our Capital Project work, and is due to a leak which will be covered by the District's insurance less the standard \$2,500 deductible. This will be paid from the District's Operation & Maintenance budget.

Attachments (4)

LEGAL NOTICE

Invitation to Bid

Oak Park Elementary Schools District Number 97, will receive sealed bids at the District's Maintenance Facility, 541 Madison Street, Oak Park, Illinois, 60302, until 1:00 p.m., on Thursday, April 12, 2012, for Asbestos Abatement Services.

A MANDATORY PRE-BID MEETING WILL BE HELD ON WEDNESDAY, APRIL 4, 2012, at the following locations:

3:00 p.m. Mann School
 921 N. Kenilworth, Oak Park, IL 60302

(to follow) Whittier School
 715 N. Harvey, Oak Park, IL 60302

Specifications may be obtained at the District's Maintenance Facility, 541 Madison Street, or by contacting Norman Lane, 708.524.3125.

Only those bids complying with the provisions and specifications of the Bid will be considered. The Board of Education reserves the right to waive any informalities, qualifications, or irregularities, and / or to reject any or all proposals, when in it's opinion, such action will serve the best interest of the Board of Education of Oak Park Elementary School District Number 97.

Contracts awarded by the Board of Education require that Contractors comply with the Prevailing Wage Act of the State of Illinois; the general prevailing rate of wages shall be paid for each craft or type of worker or mechanic required to execute the contract of perform such work.

Therese O'Neill
Assistant Superintendent for Finance & Operations

For publication in the "Oak Leaves" on March 29, 2012.

Asbestos Abatement, Vendor List

February 22, 2011

EHC Industries 366 Hallow Hill Drive Wauconda, IL 60084	847.526.9515
Colfax Corporation 2441 N. Leavitt Street Chicago, IL 60647	773.489.4170
Associated Environmental 405 Lively Blvd. Elk Grove Village, IL 60007	847.364.6800
Valor Technologies, Inc. 3 Northpoint Court Bolingbrook, IL 60440	630.679.9800
Angel Abatement 349 W. 195 th Street Glenwood, IL 60425	708.983.6600
DEM Services 2602 Van Buren Street Bellwood, IL 60104	708.544.2244
Abel Plus 8318 Sierra Woods Lane Carpentersville, IL 60110	312.656.4302
Luse Thermal Technologies 3990 Enterprise Court Aurora, IL 60504	(No Bid)
Celtic Environmental 8128 W. 47 th Street Lyons, IL 60534 708.442.5823	708.442.5823
Kinsale Contracting Group 648 Blackhawk Drive Westmont, IL 60559	630.325.7400
Tecnica 1612 W. Fulton Street Chicago, IL 60612	312.243.0077

Mann – Whittier Asbestos Sign-in Sheet

Elias Vazquez	Bay Remediation	773-774-0051
Luther Rogers	SB Enterprises	773-221-7221
Gary Barth	Colfax Corp.	773-489-4170
Dave Green	Midway Contracting	708-342-1200
Adam Sulik	AMW Environmental	630-955-5573
Mike Prosen	EHC Industries	847-526-9599
Guido Gorniak	DEM	708-544-2244

2012 Asbestos Abatement Bid

April 12, 2012 @ 1:00 p.m

Bidder:	Midway Contracting 7413 Duvan Tinley Park	EHC Industries 366 Hallow Hill Wauconda, IL	SB Enterprises 1401 E 79th Chicago, IL	AMW Environmental 158 Circle Ridge Burr Ridge, IL	DEM Services 1765 Cortland Addison, IL	Colfax Corp. 2441 N. Leavitt Chicago, IL	Bay Remediation PO Box 46036 Chicago, IL	
Addendum #1	x	x	x		x	x	x	
Forms:	x	x	x	x	x	x	x	
Bid Deposit:	x		x	x	x	x	x	
Base Bid: Lump Sum-- Mann	\$ 40,000.00	\$ 32,800.00	\$ 32,000.00	\$ 15,500.00	\$ 41,550.00	\$ 49,850.00	\$ 28,000.00	
Base Bid: Lump Sum-- Whittier	\$ 34,000.00	\$ 32,000.00	\$ 33,000.00	\$ 16,800.00	\$ 39,800.00	\$ 44,900.00	\$ 37,000.00	
TOTAL BASE LUMP SUM BID:	\$ 74,000.00	\$ 64,800.00	\$ 65,000.00	\$ 32,300.00	\$ 81,350.00	\$ 94,750.00	\$ 65,000.00	
Alternate # 1 Lincoln, Rm. 112	\$ 11,500.00	\$ 17,600.00	\$ 15,500.00		\$ 13,500.00	\$ 7,900.00	\$ 5,600.00	
Comments:								
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