



A Community of Learners

Information and Action Item: Greeley Summer Project

TO: School Board
FROM: Dr. Susan Pingitore, Chief Financial Officer/CSBO

May 19, 2015

Overview & Background

The need to address debris from ceiling tiles falling over the stage at Greeley School was shown when the Life Safety Survey and Maintenance Outlook Plan presentation was presented to the School Board in February. Following the presentation, the decision was made to test for asbestos in this area and the custodian's office falling ceiling tile. While both areas tested positive for asbestos material in the glue used to place the tiles, the environmental consultant has indicated that there is no immediate danger to students, faculty, or staff.

Adam Rappaport, Director of Building and Grounds, has been working with Aires Consulting, an environmental engineering company that the District has used on several previous projects. Aires and Mr. Rappaport worked together to develop bid specifications and conduct a mandatory pre-bid site visit for potential bidders. The bids were broken into a base bid for the auditorium and an alternate for the abatement of the tile in the custodian's office.

Aires advertised for bids and a bid opening was conducted on May 1. Three bidders participated in the mandatory pre-bid meeting, but only two bidders, HEPA, Inc. and Holian Industries, submitted bids. The bids are as follows:

Bidder	Base Bid	Alternate 1	Total
HEPA, Inc.	\$19,900	\$9,900	\$29,800
Holian Industries	\$39,800	\$10,000	\$49,800

Recommendation

Aires has reviewed all of the bid documents and the recommendation is to award the contract to HEPA, Inc. The Administration recommendation is to award both the Base Bid and Alternate for the following reasons:

- The presence of asbestos in both areas is now known and should be addressed as soon as possible.
- The work can be done between July 20 and July 31, at a time when students and faculty are not in the building. Access to the abatement areas will be restricted, but other areas of the building will be open for summer cleaning. This is an important consideration because of the heavy use of the school over the summer as the site of the TWIG summer camp. The camp will begin on June 12 and continue through July 24. Field trips are planned for the week of July 20. Should there be inclement weather, the campers will be restricted to specific areas of the school. The environmental consultant said containment of the remediation site eliminates the risk of using the remainder of the building.
- The falling ceiling tile is identified as a Priority B item in the Life Safety Survey and should be addressed in the next five years.

If the Board accepts the bid, Aires will oversee the project and complete mandatory on-site testing and construction oversight until the project is completed. The approximate cost for Aires including project management services, air monitoring services, air samples, documentation, and reports is estimated to be \$13,600, based on work being conducted over 10 days.

Attachment

[Aires Consulting Service Proposal](#)
[Evaluation of Abatement Contractor Bids](#)



Information and Action Item: Construction Contract Award

TO: School Board
FROM: Dr. Susan Pingitore, Chief Financial Officer/CSBO

May 19, 2015

Overview & Background

The School Board authorized the administration in March to develop construction plans and bid documents to remodel space at Crow Island School for instructional use, offices for teachers, and a private conference room. Several options were considered including the creation of a multi-purpose space by reconfiguring the basement and moving the Publications Department to Washburne.

The recommendation was made after studying ways to provide the school with much-needed space for the last several months in anticipation of an additional section of first grade next fall as well as a need for a private and accessible conference room and three office/instructional spaces for teachers to provide direct services to small groups of students.

The plan at this time is to create three small offices/instructional spaces for the Student Services team (speech, social work, special education, and intervention) in the northwest corner of the lower level resource center to be used by teachers working with small groups. In addition, the plan is to move the Publications Department from its lower level space and convert this space into a private multi-purpose room available for conferences.

The initial estimate provided in the March memo to the School Board was that the project would cost approximately \$64,500 plus 25% to cover architect's fees and contingency for a total of \$80,625, not including the cost of furniture and moving Publications to Washburne. The architect later revised the estimate downward to \$52,000 plus a \$5,000 construction allowance. Architect George Reigle believes the bids came in higher than anticipated because of the number of

projects bid last winter for the construction season in Summer 2015.

A total of six bids were opened on May 7, 2015 (see bid tabulation attachment). The three lowest bids were within a range of \$1,500 of each other. The apparent low bidder, Nu-Con Construction, had a bid of \$78,675. The next lowest bidder, RoMAAS, Inc. had a bid of \$79,900. Nu-Con was not recommended by the architect, Green & Associates, due to issues with the bid bond (see attached letter).

After checking references and fact-finding, George Reigle, is recommending the contract be awarded to RoMAAS, Inc. While RoMAAS is a relatively new company (incorporated in June 2014), the company received strong recommendations from two public entities, The Shorewood-Troy Public Library and AERO Special Education Cooperative, for work completed with those agencies.

Options

The Board has the following options:

Option One	Accept the bid from RoMAAS, Inc. in the amount of \$79,900.
Option Two	Reject all bids

Recommendation

The recommendation is to award the bid to RoMAAS, Inc. This is the recommendation for the following reasons:

- The enrollment at Crow Island School continues to grow. An additional section of first grade will be added for the 2015-2016 school year.
- There is presently no instructional space for specialized instruction for small groups of students due to present space constraints.
- There is no conference room in the school. A makeshift space presently used for conferences has low-hanging pipes overhead that make entrance into the room difficult.
- RoMAAS's bid has been reviewed and approved by the Architect.

Links to Attachments

[Green & Associates Recommendation and Bid Tabulation Form](#)