



**To:** Cheryl Witham  
**From:** Steve Linke  
**Date:** 3/04/2015  
**Subject:** **Recommendation to Award a Contract for Phase Two Asbestos Abatement to facilitate Phase One of the Winnetka Campus West Side Project**

**Project**

Phase Two Asbestos Abatement

**Project Background**

As part of the Winnetka Campus West Side Project, the Tech Arts Building will be demolished during the summer of 2015. The Tech Arts Building contains many types of asbestos containing building materials.

**Project Description**

Removal of all asbestos containing thermal pipe insulation, plaster, floor tile, caulks and sealants. This work will be done in accordance with all rules and regulations of the Environmental Protection Agency (EPA), following the National Emissions Standards for Hazardous Air Pollutants (NESHAP).

**Project Schedule**

<b>Task:</b>	<b>Date:</b>
10 day notice published in paper	02/05/15
Bid documents available	02/05/15
Pre-bid meeting	02/16/15
Bid opening	02/25/15
Schedule of values review	03/02/15
BOE contract award	03/16/15 (pending BOE approval)
Abatement begins	04/13/15
Final completion	05/22/15

### Pre-bid Meeting

<b>Attended the pre-bid meeting</b>	<b>Submitted a bid</b>
NorthStar Contracting	Yes
Colfax Corporation	Yes
EHC Industries	Yes
Environmental Assurance LLC	Yes
Kinsale Contracting	Yes
Midwest Service Group	No
Bay Remediation	No

### Bid Results

We received sealed bids from five of the seven firms that attended the pre-bid meeting.

<b>Firm:</b>	<b>Bid Amount</b>
NorthStar Contracting	\$422,250
Colfax Corp.	\$426,000
EHC Industries	\$525,950
Environmental Assurance LLC	\$844,445
Kinsale Contracting	Incomplete Bid

### Project Budget

The overall Asbestos Abatement budget for the Winnetka Campus West Side Project is \$1,088,875.00. This portion of the work represents 55% of the abatement and is budgeted at \$600,000. Previous work includes a small amount of abatement that took place over Winter Break 2014 in the amount of \$37,000. Future work will include abatement in the North Building basement (Summer 2015), Cafeteria (2016), and Music Building (2016). We will be seeking BOE approval for these upcoming projects as the scope and schedule are defined.

### Budget Explanation

The bids came in much lower than the budget. One reason for this is the high quality of the bid documents, and a thorough explanation of all facets of the job to the seven firms that attended the pre bid meeting. The second, and I believe largest factor in the lower than expected numbers is the project timing. Abatement firms are generally very busy once school is out. Our project timing provides a good project at the perfect time of year for the contractors.

### Environmental Engineering Fees Associated With This Work

All Illinois public school asbestos abatement projects have environmental engineering professional fees associated with them. These professional fees are charged by the District's third party Environmental Engineering firm (Hygieneering Inc.). The fees cover: project design, project management, daily air monitoring, regulatory oversight, clearance testing, construction administration, final clearance, final project document creation and submission to the Illinois Department of Public Health, and a project report that is added to the District's asbestos abatement documents.

The Environmental Engineering fees for this portion of abatement work total \$100,094.00.

These fees are not carried in the overall asbestos abatement budget, but are budgeted for and tracked in our abatement professional fees budget.

Much of the upfront investigative work, such as locating known asbestos, testing of various building materials to identify unknown asbestos containing building materials, and creating very detailed drawings was done not only for this phase of the overall abatement project, but also for the upcoming Music Building and Cafeteria phase. This upfront work was necessary for budgeting and sequencing proposes, and will not have to be repeated in the large summer 2016 abatement phase.

#### **Schedule of Values Meeting**

Brad Karich (Hygieneering), Kendra McCarthy, and I met with Steve Zuchnik (Project Manager) of NorthStar Contracting to go over their bid and schedule. During this meeting it became apparent that NorthStar completely understands our project including our unique schedule and noise restrictions. Furthermore Mr. Zuchnik was helpful in making recommendations that will help both the District and NorthStar have a successful project.

#### **Reference Checks**

References from a number of schools were checked. We explained our project and asked the following questions:

- How was the quality of their work?
- Has NorthStar completed their work on time?
- Have they had any excessive change orders?
- Would you recommend NorthStar for our project?

The reference contacts included:

- Northern Illinois University
- Deerfield High School
- Illinois State University
- Reagan Middle School (D170)

Every response was positive. Everyone I spoke to said they would highly recommend NorthStar for our project. I received comments like “excellent job”, “clean”, “great communicators”, “we’re looking forward to getting them under contract with us again”.

#### **Contract Award Recommendation**

**I recommend the Board approve and award a contract to NorthStar Contracting in the amount of \$422,250.00 for the Spring Break asbestos abatement of the Tech Arts Building.**