



**RIVER  
FOREST  
PUBLIC  
SCHOOLS**

**Administration Building  
7776 Lake Street  
River Forest, Illinois  
60305  
708•771•8282  
Fax 708•771•8291**

# MEMO

**To:** Board of Education

**From:** Anthony Cozzi *AC*

**RE:** Building Automation Controls upgrade/Univent replacement and recommissioning project recommendation

**Date:** February 13, 2019

Several meetings ago we discussed the emerging need to upgrade our failing building automation controls. We also discussed the need to move forward in the facility plan our univent replacement and recommissioning project to line up with the building automation control upgrade. Since then, we have been pursuing a design/build energy savings contract option for our building automation controls upgrade and univent replacement and recommissioning project. We found a company, Midwest Mechanical, which had been awarded the bid for Plumbing Equipment, Installation, Service and Related Products from the National Cooperative Purchasing Alliance. This bid award allows a school district to enter into an agreement with them without going out for public bid, similar to how we did the Willard LLC redesign last summer, since their bid has already been competitively awarded.

After an inventory of our system, Midwest designed a plan to replace 32 units throughout the District and recommission 53 units. All 32 new units will be cooling ready and be consistent with the District's plan for new units since 2012. The total cost of this project before potential rebates on electronic motors of new units and the recommissioning, is \$997,864, including a 1% performance bond. This amount covers all architectural/engineering costs, equipment, demolition, disposal, installation and training for new system - essentially a turn-key project. In addition, the NCPA award virtually assures that there will be no change orders and thus, no need for a contingency. The rebates could potentially be in the tens of thousands of dollars.

To perform our due diligence, I requested that our architect scope out a similar project and provide a cost estimate using a traditional, public bid method. His estimate, including contingency but without performance bond, was \$1,127,256. Without contingency or bond, it was \$1,034,095. We feel confident that the proposed cost from Midwest Mechanical is reasonable. In addition, our attorneys are in the process of reviewing the contract. There are not any significant differences of note and it is only a matter of time before finalizing.

Midwest Mechanical is made up of former engineers from TRANE Global Heating and Air Conditioning. We performed reference checks with three Chicagoland school districts with similar projects. They all recommended this group and would work with them again.

Therefore, we recommend awarding the bid to Midwest Mechanical for \$997,864 before potential rebates, including a 1% performance bond.

Please call me with any questions or comments. I will discuss in more detail at Tuesday's Regular Board meeting.

*Excellence in Education: A Continuing Tradition*