



2025 District-Wide Capital Improvements Project December 5, 2024

Submitted by: Facility Operations

I. Background

Geneva Community Unit School District 304 routinely pursues capital improvements to the buildings entrusted to their care by the Board of Education. Capital improvements for the summer of 2025, that are part of this bid period, include Building interior renovations, exterior site work, major mechanical and life safety system updates at the Geneva High School, Geneva Middle School South, Harrison Elementary, Heartland Elementary, Mill Creek Elementary, and at Keslinger Transportation Center. Specifically, the resulting construction will:

1. Add/replace 3 chiller plants and multiple air handling units to their respective buildings,
2. Completely replace the fire alarm system at Harrison Elementary,
3. Upgrade the Library at the High School,
4. Add a new parking lot to the Transportation Building.

A summary of Bid Period #2 bid packages are as follows:

2025 District Wide Capital Improvements

- BP1 Excavation and Site Paving
- BP2 General Trades
- BP3 Roofing
- BP4 Fire Suppression Systems
- BP5 Plumbing, HVAC, and Temp Controls
- BP6 Electrical

II. Summary

Requests for bids were advertised in the Daily Herald on November 1, 2024, as prescribed by law. The 2025 District Wide Capital Improvements pre-bid meeting was held on November 5, 2024, at 10:00 am at Geneva High School and bids were opened November 21, 2024, at 2:00 pm at Geneva Community Unit School District 304 office. The results of the bid openings are as follows:

Bid Package 01 -Excavation and Site Paving

Contractor	Base Bid	Alternate MC-2
Abbey Construction	\$533,250	\$16,585
Lima Contractors	\$654,000	\$24,360

Bid Package 02 -General Trades

Contractor	Base Bid	Alternate MC-1
Tor Construction	\$456,690	\$0
Hargrave Builders	\$598,450	\$9,400
Edwin Anderson	\$596,000	\$0

Bid Package 03 -Roofing

Contractor	Base Bid	Alternate GHS-M1
Bennett & Brosseau Roofing	\$612,000	\$6,000
Riddiford Roofing	\$594,800	\$0

Bid Package 04 -Fire Suppression Systems

Contractor	Base Bid	Alternate
Absolute Fire Protection	\$56,550	N/A
Nelson Fire Protection	\$24,244	N/A
Automatic Fire	\$47,396	N/A

Bid Package 05 -Plumbing, HVAC, and Temp Controls

Contractor	Base Bid	Alt: GHS-G1	Alt: GHS-D1	Alt: GHS-M1	Alt: MC-1
MG Mechanical	\$2,922,000	\$135,000	\$165,000	\$90,000	\$241,000
C. Acitelli Heating & Piping	\$2,728,000	\$128,000	\$73,512	\$88,000	\$240,000
YMI Mechanical	\$2,759,436	\$135,763	\$283,748	\$104,175	\$248,437
Amber Mechanical	\$2,831,000	\$133,000	\$119,000	\$114,000	\$187,000
F.E. Moran	\$2,920,000	\$137,000	\$128,000	\$121,000	\$238,000
Premier Mechanical	\$3,320,000	\$152,000	\$190,000	\$102,000	\$242,000

Bid Package 06 -Electrical

Contractor	Base Bid	Alt: GHS-G1	Alt: GHS-L1	Alt: GHS-M1	Alt: HA-1
Fitzgerald's Electrical	\$679,000	\$132,800	\$134,600	\$5,200	\$462,600

III. Recommendation

It is the recommendation of the Administration that the Board award contracts for the above CUSD 304 -2025 Capital Improvements bid values of: \$549,835 to Abbey

Construction for Excavation and Site Paving; \$456,690 to Tor Construction for General Trades; \$594,800 to Riddiford Roofing for Roofing; \$47,396 to Automatic Fire for Fire Suppression; \$3,257,512 to C. Acitelli Heating and Piping for Plumbing, HVAC & Temp Controls; \$1,414,200 to Fitzgerald's Electric for Electrical. The total amount of the Bid Values for 2025 District Wide Capital Improvements is \$6,320,433. These values include the cost for all accepted alternates. The Administration further recommends that the Board approve any additional costs for unforeseen revisions not the fault of the contractor(s) up to 10% of the base bid.