

**COMMUNITY UNIT SCHOOL DISTRICT #304**

**OFFICE OF FACILITY OPERATIONS**

**SCOTT NEY, DIRECTOR**

227 N. FOURTH STREET, GENEVA, IL 60134

630-463-3020 - PHONE

630-463-3029 - FAX

TO: Donna Oberg

FROM: Scott Ney

RE: Boiler Replacement/Piping Replacement Project

DATE: November 4, 2015

On August 28, 2015 at 2:30 p.m. bids were opened and read aloud for the Boiler Replacement/Piping Replacement Project. Base Bid 1 includes decommissioning the existing steam boiler plant and locating new boilers at Geneva High School. Base Bid 2 scope of work is to replace the existing steam piping between the Boiler Plant and Geneva High School. Alternate 1 adds flowable fill to both existing steam pipes should they become abandoned with Base Bid 1 being awarded.

Fourteen bidders were invited to bid, eleven bidders responded. The results for Base Bid 1, Base Bid 2 and Alternate 1 are shown on the attached DLA Architect's spreadsheet. The low base bidder for each is highlighted.

While it is difficult to imagine every possible scenario that our current high school boiler system faces, the boilers located at the boiler house have been properly maintained and repaired and should last for an estimated six to ten years.

With the projected return on investment being close to twelve years, and the proposed new boilers having a typical life expectancy of fifteen to thirty years; it is recommended that Monaco Mechanical be awarded Base Bid 2 for \$177,200 to replace only the existing steam lines leading from the boiler plant to the high school.



September 2, 2015

Mr. Scott Ney  
Geneva CUSD 304  
227 N. Fourth Street  
Geneva, Illinois 60134

**Boiler Replacement / Piping Replacement Project – Bid Recommendation**  
Project No. 2015.24

Dear Scott,

On August 28, 2015 at 2:30 p.m. bids were received for the Boiler Replacement / Piping Replacement Project at Geneva High School. The Construction Documents identify two Base Bid scopes of work from which the School District would select one for potential award. Base Bid 1 includes decommissioning the existing steam boiler plant and providing new boilers in the basement of Geneva High School. Base Bid 2 includes replacing the steam piping between the existing steam boiler plant and the High School. Alternate No. 1 adds flowable fill in both pair of abandoned steam pipes between the High School and Boiler House under Base Bid 1.

Plans and Specifications had been distributed to 14 potential bidders, 11 of whom submitted a Bid per the attached Bid Tabulation. I have reviewed the submitted Bids and offer the following comments.

**BASE BID 1:** Of the Bids received, the apparent lowest bidder for Base Bid 1 is Premier Mechanical with a submitted cost of \$1,094,000. The cost includes an Allowance of \$60,000 designated for unforeseen conditions that may come up during construction. If the Allowance money is not required for additional work, it will remain unspent and be credited back to the School District as a deductive Change Order. Premier Mechanical also included a price for Alternate No. 1 in the amount of \$10,000. Base Bid plus Alternate 1 is a combined total of \$1,104,000.

**BASE BID 2:** Of the Bids received, the apparent lowest bidder for Base Bid 2 is Monaco Mechanical with a submitted cost of \$177,200. The cost includes an Allowance of \$15,000 designated for unforeseen conditions that may come up during construction. If the Allowance money is not required for additional work, it will remain unspent and be credited back to the School District as a deductive Change Order.

Bid Recommendation  
Boiler Replacement / Piping Replacement Project  
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September 2, 2015

The submitted Bids appear to be in line with the original budgeted figures that the District was targeting for both Base Bid 1 and Base Bid 2. The variance between the low and high bids for Base Bid 1 was less than 3% which indicates clarity in the drawings and parity in interpretation of the project among the bidders. The sheer number of quality bidders suggests that this project is desirable to the contractors. The costs submitted were very competitive and therefore very favorable to the District.

Following a review of the bids, we contacted Mr. Martin Schulz of Premier Mechanical in regards to Base Bid 1 and verified his bid as being complete as submitted. We also contacted Mr. Jeff Gritzenbach of Monaco Mechanical in regards to Base Bid 2 and verified his bid as being complete as submitted. Our office would have no issue recommending either contractor for their respective bids. Given the favorable bids submitted, we would however encourage the District to consider the Boiler Replacement Work in Base Bid 1 over the repairs to the existing steam plant in Base Bid 2.

Should you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

*Shannon Baird*

Shannon Baird, AIA

Enclosure



**Geneva Community Unit School District 304  
Boiler Replacement / Piping Replacement Project  
Geneva High School  
August 28, 2015 at 2:30 pm**

BID TAB						
Contractor	Bid Bond	Add #1	Total Base Bid 1 plus Allowance	Total Base Bid 2 plus Allowance	Alternate No. 1	Remarks
Quality Control Systems	✓	✓	\$1,208,000	\$307,000	\$12,000	
Anchor Mechanical	NO BID					
A Lugan Contractors	NO BID					
Hayes Mechanical	✓	✓	\$1,262,039	\$356,321	N/A	
Cryer & Olsen Mechanical	NO BID					
Ideal Heating Company	✓	✓	\$1,131,555	\$182,999	\$10,111	
Premier Mechanical	✓	✓	\$1,094,000	\$198,000	\$10,000	
F. E. Moran	✓	✓	\$1,398,000	\$213,000	\$10,000	
Mechanical, Inc.	✓	✓	\$1,159,850	\$260,000	\$49,000	
Monaco Mechanical	✓	✓	\$1,170,800	\$177,200	\$7,800	
Voris Mechanical	✓	✓	\$1,217,300	\$297,100	\$11,770	
Amber Mechanical	✓	✓	\$1,265,000	\$294,500	\$12,600	
Oak Brook Mechanical	✓	✓	\$1,218,300	\$213,300	N/A	
C. Acitelli Heating & Piping	✓	✓	\$1,226,000	\$244,000	\$10,000	

Alternate No. 1: Under Base Bid 1 Scope of Work, provide flowable fill in both pair of abandoned steam pipes between the High School and Boiler House. No work related to this alternate under Base Bid 2.



**Geneva CUSD #304**  
**Boiler Replacement/Piping Replacement Project Bid Analysis**  
**Oct 2015**

Summary Scope of Work	Total Installed Cost	Architect Fees	Total Project Cost	Annual Energy Savings	Annual Maintenance Savings	Payback
<b>Base Bid 1 Decommissioning the existing steam boiler plant and locating new boilers at GHS</b>						
<b>Alternate 1 Add flowable fill to abandoned steam pipes</b>						
<ul style="list-style-type: none"> <li>• Demo and removal four existing Kewanee Steam Boilers at boiler plant</li> <li>• Add flowable fill to abandoned steam lines going from boiler house to GHS</li> <li>• Demolition and removal of four shell and tube heat exchangers and all associated piping at GHS</li> <li>• Install eight high efficiency boilers and all associated piping at GHS</li> <li>• DDC controls on all new equipment and tied into existing Metasys Program</li> <li>• Install eight circulating pumps on the boilers and four coil booster pumps for Mac Olson and aerobic gym</li> <li>• Replace steam piping and heating coils for Mac Olson and aerobic gym</li> <li>• Addition of eight electric unit heaters, one finned tube electric heater and one 40 gallon electric water heater at the Boiler House</li> </ul>	\$ 1,104,000	\$ 99,360	\$ 1,203,360	\$ 59,760	\$ 42,152	\$ 11.81
<b>Base Bid 2 Replacement of 12" Steam Supply Line and 2 1/2" Condensate Line</b>						
<ul style="list-style-type: none"> <li>• Replacement of 12" Steam Supply Line and 2 1/2" Condensate Line from Boiler House to GHS</li> </ul>	\$ 177,200	\$ 15,948	\$ 193,148	\$ -	\$ -	\$ -