



12/05/2024

Dr. Ilandus Hampton  
Assistant Superintendent for Business Services  
Joliet Township High School District 204  
300 Caterpillar Drive  
Joliet, Illinois 60436

**Joliet Township High School District 204  
Joliet West High School Chiller Replacement  
Re: Letter of Recommendation**

Dear Dr. Hampton:

On December 3<sup>rd</sup>, 2024, at 1:00 pm, we received bids for Joliet West High School Chiller Replacement Project. Attached is the bid tabulation sheet for your review.

We received eight bids. The low bidder based on Base Bid only is Premier Mechanical Inc. in the amount of \$426,000.00. The bid includes a general contingency allowance of \$15,000 which will be returned to the District if not used during the Construction process.

Premier Mechanical Inc has extensive construction experience with multiple School Districts with good results. We have reviewed their bid and it is complete. After reviewing their list of past projects, we feel this contractor can complete this project.

**Therefore, we recommend award of Joliet West High School Shops Chiller Replacement project to Premier Mechanical Inc. located in Addison, IL in the amount of \$426,000.**

Respectfully submitted,

Wight & Company

A handwritten signature in blue ink, appearing to read "Sudesh Saraf", with a horizontal line underneath.

Sudesh Saraf, P.E., LEED AP BD+C  
Vice President, Director of MEP Engineering

cc: Laura Batterberry  
F/2.0.3

BID TABULATION SHEET

Wight Company Project Number: 240148  
 Project: Joliet Township High School District 204 - Joliet West HS - Chiller Replacement

Date: December 3, 2024  
 Time: 1:00 p.m.

Bidder	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
J.B. Contracting	Bond	Cashier's Check	Certified Check		\$519,000.00	
	X			NA		
Premier Mechanical, Inc.	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check		\$426,000.00	Low Bid Contractor
X			NA			
Oakbrook Mechanical, Inc.	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check		\$572,000.00	
X			NA			
F.E. Moran, Inc.	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check		\$448,000.00	
X			NA			
Helm Mechanical	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check		\$493,000.00	
X			NA			
Quality Control Systems, Inc.	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check		\$555,475.00	
X			NA			
Commercial Mechanical, Inc.	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check		\$535,000.00	
X			NA			
Acitelli Heating and Piping, Inc.	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check		\$524,000.00	
X			NA			
	Bid Deposit 10%			Addenda Issued	Base Bid	Comments
	Bond	Cashier's Check	Certified Check			



# Memo



**To:** Dr. Karla Guseman  
**CC:** Board of Education  
**From:** Dr. Ilandus Hampton  
**Date:** September 17, 2024  
**Re:** Joliet West High School Chiller Replacement

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The existing chiller serving the E wing of the West High School is original to the 2002 E wing addition to the High School. It provides chilled water utilized by the (2) Air Handling units currently providing heating and cooling to the classroom wing. Based on age of the chiller and repetitive maintenance issues during the last few years, the chiller is past its useful life span and needs to be replaced. The existing chiller also utilizes an older refrigerant (R-22) which is no longer being manufactured due to EPA regulations, so any leaks of refrigerant in the system are extremely expensive to be replaced with new, as most of it is reclaimed refrigerant from other machines.

Due to the lead time (5-6 months), we are recommending purchasing the Chiller as soon as possible. The project was bid and purchased through Sourcewell, a Purchasing Cooperative, which is a State approved bidding process. The project will be funded through the operations and maintenance fund.

<u>Scope</u>	<u>Vendor</u>	<u>Contract Value</u>
Chiller	Windy City Representative	\$201,146.00

The administration recommends the Board of Education approve hiring of Windy City Representative as presented.

If you have any questions, please contact me at your convenience.

Thank you.

SECTION 004113 - BID FORM

**BID DATE:** December 3, 2024

**BID TIME:** 1:00 pm

**BID TO:** Board of Education; Attn: Ilandus Hampton  
Joliet Township High School District 204  
300 Caterpillar Dr.  
Joliet, Illinois 60436

**BID FROM:** Premier Mechanical, Inc.  
\_\_\_\_\_  
130 S. Fairbank  
\_\_\_\_\_  
Addison Il 60101  
\_\_\_\_\_

**BID FOR:** Joliet Township High School District 204  
Joliet West High School E Building Chiller Replacement  
Project No. 240148

THE UNDERSIGNED:

Acknowledges receipt of:

Plans and specifications for the work indicated above.

- Addenda: No. \_\_\_\_\_, dated \_\_\_\_\_
- No. \_\_\_\_\_, dated \_\_\_\_\_
- No. \_\_\_\_\_, dated \_\_\_\_\_
- No. \_\_\_\_\_, dated \_\_\_\_\_

Having examined the site of the work, and having familiarized himself with local conditions affecting the cost of the work and with all requirements of the bidding documents including Instructions to Bidders, drawings, specifications and duly issued addenda as prepared by the architect, the bidder hereby agrees to perform all work and furnish all labor, material and equipment specifically required of him by the bidding documents and such additional work as may be included as related requirements in other divisions or sections of the specifications, exclusive of alternate bids.

Agrees:

To furnish and/or install the described material and/or services for stated lump sum price.

To hold this bid open until 60 calendar days after bid opening date.

To accept the provisions of the Instructions to Bidders, AIA General Conditions of the contract and specifications and disposition of bid security.

To enter into and execute a contract with the Owner, if awarded on the basis of this bid, and in connection therewith to:

1. Furnish all bonds and insurance required by the bidding documents.
2. Accomplish the work in accordance with the contract.
3. Complete the work within the contract time herein specified.

### **COMPLETION TIME**

The undersigned agrees to commence and bring all Work under the Contract to Final Completion according to the schedule indicated under Section 011000 Summary of Work.

### **BID DEPOSIT**

The undersigned furnishes herewith, as required in the Instructions to Bidders, a bid deposit in the amount of 10% of the amount bid in the form of Cashier's Check \_\_\_, or Certified Check \_\_\_, made payable to the Owner or Bid Bond x, naming the Owner as obligee. (Bidder to check form of deposit furnished.)

It is understood and agreed that should the undersigned fail to enter into a contract with the Owner or furnish acceptable contract security within the time and in the manner herein provided. The bid deposit shall be retained by the Owner as liquidated damages and not as a forfeiture. As it is impossible to determine precisely an exact amount of damages the Owner will sustain, it is agreed that the bid deposit is a fair and equitable estimate of such damages.

### **BASE BID**

Joliet West High School E Building Chiller Replacement for Joliet Township High School District 204.

The sum of: Four Hundred Twenty Six thousand Dollars (\$ 426,000 )

### **Construction Contingency Allowance:**

General Contingency:

This bid shall include in the Base Proposal a construction contingency allowance of **Fifteen Thousand Dollars (\$15,000.00)**, for additional work that is not defined in the construction documents. This work may be authorized only by owner-signed change orders, and the unused amount remaining in this allowance shall be credited to the Owner at the completion of the project by way of deductive Change Order.

### **BID ACCEPTANCE**

If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within the time noted herein, after the date of opening of bids or at any time thereafter before this bid is withdrawn, the undersigned agrees that he will execute a construction contract (AIA Document A101, 2017 Edition) in accordance with the bids as accepted. He will obtain performance and payment bonds with such surety or sureties as the Owner may approve, the cost of which shall be included in the base bid.

The Owner reserves the right to award the contract to his best interests, to reject any of all bids, to waive any informalities in bidding and to hold all bids for the bid guarantee period.

## **REPRESENTATIONS AND CERTIFICATIONS**

The bidder makes the following representations and certifications as part of his bid on the project herein identified in the Bid Form. In the case of a joint venture bid, each party represents and certifies as to his own organization.

**SURETY.** I have notified a Surety Company that I am submitting a bid for work to be performed on the project. The Surety Company has agreed to issue a performance and labor and material payment bond for my work, if requested by the Owner, if my bid is accepted and the contract awarded to me.

**AVAILABILITY.** The number and amount of contracts and awards pending which I am and/or will be obligated to perform, now and during the course of the project, will not interfere with or hinder the timely prosecution of my work.

**INDEPENDENT PRICE DETERMINATION.** The contract sum in this bid has been arrived at independently. Without consultation, communication or agreement for the purpose of restricting completion.

**PREVAILING WAGE.** The contractor and each subcontractor shall pay not less than the general prevailing rate of hourly wages for work of a similar character in the locality in which the work is performed and not less than general prevailing rate of hourly wages for legal holidays and overtime work in the performance of work under this contract, as established by the Illinois Department of Labor, pursuant to an act of the General Assembly of the State of Illinois approved June 26, 1941 as amended according to the Illinois Revised Statutes, Chapter 48, Section 39s-1, et seq.

Pursuant to Illinois Revised Statutes, Chapter 48, Section 34s-5, the contractor and each contractor shall keep an accurate record showing the names and occupation of all laborers, workers and mechanics employed by them, and also showing the actual hourly wages paid to each such individual, which record shall be open at all reasonable hours to inspection by the Owner, its officers and agents, and to agents of the Illinois Department of Labor.

The contractor and each subcontractor hereby agree, jointly and severally, to defend, indemnify and hold harmless the Owner from any and all claims, demands, liens or suits of any kind or nature whatsoever (including suits for injunctive relief) by the Illinois Department of Labor under the Illinois Prevailing Wage Act, Illinois Revised Statutes, Chapter 48, Section 39s-1, et seq., or by any laborer, worker or mechanic employed by the contractor or the subcontractor who alleges that he has been paid for his services in a sum less than prevailing wage rates required by Illinois law. The Owner agrees to notify the contractor or subcontractor of the pendency of any such claim, demand, lien or suit.

**BID-RIGGING/BID ROTATING.** The undersigned is not barred from bidding on this project as a result of a violation of either Section 33E-3 (Bid-rigging) or Section 38E-4 (Bid rotating) under Article 33E of Chapter 38 of the Illinois Revised Statutes.

The current prevailing wage rates are included in the specifications for reference only. The contractor and subcontractor must pay the prevailing wage rates in effect at the actual time the labor is performed.

CERTIFICATE OF COMPLIANCE WITH ILLINOIS PREVAILING WAGE RATE ACT. Pursuant to the provisions of the Illinois Prevalent Wage Rate Act. (Illinois Rev. Stat. 1989, Ch. 48, Pars 39N. et seq.), contractor hereby certifies that all workers will be paid at the prevailing wage rate as published by the Cook County Department of Labor.

Initials   AH  

CERTIFICATE OF ELIGIBILITY TO CONTRACT. Pursuant to Section 33 E-11 of the Illinois Criminal Code of 1961 as amended, contractor hereby certifies that neither they nor any of the officers, partners, or owners of this business have been convicted in the past five years of the offense of bid-rigging under Section 33 E-3, nor bid-rotating under Section 33 E-4, nor bribing or attempting to bribe an officer or an employee of the State of Illinois, or made an admission of guilt or such conduct which is a matter of record.

Initials           

CERTIFICATE OF COMPLIANCE WITH ILLINOIS DRUG-FREE WORKPLACE ACT. Pursuant to Section 3 of the Illinois Drug-Free Workplace Act, having twenty-five or more employees, contractor does hereby certify that they shall provide a drug-free workplace for all employees engaged in the performance of work under this contract by complying with Illinois Drug-Free Workplace Act, and, further certifies that they are not ineligible for award of this contract by reason of debarment for a violation of the Illinois Drug-Free Workplace Act.

Initials   AH  

CERTIFICATE REGARDING SEXUAL HARASSMENT POLICY. Pursuant to Section 2-105 of the Illinois Human Rights Act (775 IL-CS5/2-105), contractor certifies they have a written sexual harassment policy that includes, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) the legal recourse, investigative and compliant process available through the Department of Human Rights Commission; (vi) directions of how to contact the Department of Human Rights and Human Rights Commission; and (vii) protection against retaliation.

Initials           

CERTIFICATE REGARDING CONTRACT BROKERS. The contractor must have an organization composed of a minimum of basic trade (i.e. paving trade) which in turn manages and directly employs a labor force exclusively of its own. This labor force shall have a long and continuous employment record with the general contractor at which time they have, own and operate a full line working equipment. This expressly states that "jobbers", "brokers", "storefront" establishments that claim to be general contractors but then sub contract the project to yet another general contractor shall be considered a non-responsive bid.

Initials   AH

**Signature:**

Respectfully submitted this 3 day of Dec, 2024.

Type of Firm (Bidder to indicate)

- \_\_\_\_\_ Individual
- \_\_\_\_\_ Partnership
- \_\_\_\_\_ x Corporation
- \_\_\_\_\_ Joint Venture
- \_\_\_\_\_
- \_\_\_\_\_

Premier Mechanical, Inc

(Firm Name)

130 S. Fairbank

Addison Il 60101

(Address)

630-640-5377

(Telephone Number)

*[Handwritten Signature]*

(Bidder's Signature)

\_\_\_\_\_  
(CORPORATE SEAL)

Andy Hubner

(Bidder's Printed Name)

VP of Business Development & Partner

(Title)

Subscribed and sworn to me

this 3 day of December, 2024.

*Cynthia Lawson*

(NOTARY SEAL)



END OF SECTION 004113



# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Premier Mechanical, Inc.  
130 S. Fairbank  
Addison, IL 60101

### OWNER:

(Name, legal status and address)

Joliet Township High School District 204  
300 Caterpillar Drive  
Joliet, IL 60436

### SURETY:

(Name, legal status and principal place of business)

Old Republic Surety Company  
P. O. Box 1635  
Milwaukee, WI 53201-1635  
**Mailing Address for Notices**  
1411 Opus Place, Ste 450  
Downers Grove, IL 60515

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** \$ 10% Ten Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

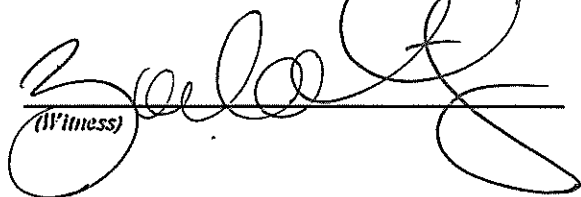
Joliet West High School E Building Chiller Replacement

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.


If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

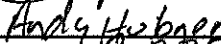
When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of December, 2024

  
(Witness)

  
(Witness) Alexa K. Costello

Premier Mechanical, Inc.  
(Principal)  (Seal)

By:   
(Title) VP of BD & Partner

Old Republic Surety Company  
(Surety) (Seal)

By:   
(Title) James I. Moore Attorney-in-Fact



State of IL

County of DuPage

**SURETY ACKNOWLEDGEMENT (ATTORNEY-IN-FACT)**

I, Mary Jo Campbell **Notary Public of** DuPage **County, in the State of** IL,

**do hereby certify that** James I. Moore **Attorney-in-Fact, of the** Old Republic Surety

Company **who is personally known to me to be the same person whose**

**name is subscribed to the foregoing instrument, appeared before me this day in person, and**

**acknowledged that he** signed, sealed and delivered said instrument, for and on behalf of the

Old Republic Surety Company **for the uses and purposes therein set forth.**

**Given under my hand and notarial seal at my office in the City of** Downers Grove **in**  
**said County, this** 3rd **day of** December, 2024.



Mary Jo Campbell

**Notary Public**

Mary Jo Campbell

**My Commission expires:**

October 4, 2025



# OLD REPUBLIC SURETY COMPANY

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

**James I. Moore**

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds), as follows:

### ALL WRITTEN INSTRUMENTS

Principal: Premier Mechanical, Inc.

Obligee: Joliet Township High School District 204

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 20th day of September, 2022.

*Karen J. Haffner*

Assistant Secretary



OLD REPUBLIC SURETY COMPANY

*Alan Pavlic*

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 20th day of September, 2022, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



*Kathryn R. Pearson*

Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

### CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.



Signed and sealed at the City of Brookfield, WI this 3rd day of December, 2024.

*Karen J. Haffner*

Assistant Secretary