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 Geneva, Illinois 60134  
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 Fax: 630/463-3029



**Scott K. Ney**  
 Director, Facility Operations

**Community Unit  
 School District 304**

TO: Dr. Andrew Barrett  
 FROM: Scott Ney  
 RE: 2024-25 Boiler and Domestic Water Heater Replacement Bid Summary  
 DATE: February 21, 2024

Bids were publicly posted on Wednesday, January 24, 2024, in the Daily Herald.

On Tuesday, February 13, 2024, at 9:00 am, bids were opened and read aloud for the 2024 Boiler and Domestic Water Heater Replacement.

Six (6) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:

- Bee Liner Lean Services – Bridgeview, IL
- C. Acitelli Heating & Piping Contractors, Inc. – Villa Park, IL
- Cyril Regan Heating, LLC – Justice, IL
- Helm Mechanical – Westmont, IL
- Premier Mechanical, Inc. – Addison, IL
- Voris Mechanical, Inc. – Glendale Heights, IL

Results are as follows:

<u>CONTRACTOR</u>	<u>Bid Bond</u>	<u>Base Bid</u>	<u>Alt Bid #1</u>	<u>Alt Bid #2</u>	<u>Alt Bid #3</u>	<u>Alt Bid #4</u>	<u>Alt Bid #5</u>
Bee Liner Lean Services	X	\$2,345,000	\$235,000	\$89,650	\$89,650	None	None
C. Acitelli Heating & Piping Contractor, Inc	X	\$2,380,000	\$280,000	\$166,000	\$163,000	\$28,000	\$8,500
Cyril Regan Heating, LLC	X	\$2,989,516	\$304,829	\$209,484	\$203,116	\$32,580	\$9,960
Helm Mechanical	X	\$2,293,000	\$263,000	\$176,000	\$171,000	\$28,000	\$8,800
<b>Premier Mechanical, Inc</b>	<b>X</b>	<b>\$2,091,000</b>	<b>\$271,000</b>	<b>\$161,000</b>	<b>\$164,000</b>	<b>\$29,000</b>	<b>\$9,000</b>
Voris Mechanical, Inc	X	\$2,267,300	\$275,300	\$166,900	\$165,200	\$27,750	\$8,400

I recommend that Premier Mechanical, Inc be awarded the 2024-25 Boiler and Domestic Water Heater Replacement contract. The total project cost is \$2,725,000. As per CS2 Design Group, I am requesting an additional allowance of \$100,000 for possible asbestos abatement costs that could be encountered during the project, as well as an additional 5% contingency allowance of \$136,250. The additional costs would bring the project total to \$2,961,250.



February 19, 2024

Mr. Scott Ney  
Geneva Community Unit School District 304  
227 N. Fourth Street  
Geneva, IL 60134

Re: Bid Analysis and Contractor Recommendation for:  
2024 Boiler and Domestic Water Heater Replacements at Multiple Schools  
Geneva Community Unit School District 304

CS2 Job No.: 819-M-1

Dear Mr. Ney:

At your direction, CS2 Design Group (CS2) prepared a full set of boiler and domestic water heater replacements documents and placed them out for bids on Wednesday, January 24, 2024. A total of eleven contractors attended the prebid conference with six bids submitted and received by Geneva Community Unit School District 304 on Tuesday, February 13, 2024.

The apparent low bidder for the 2024 Boiler and Domestic Water Heater Replacements at Multiple Schools was Premier Mechanical Inc. with a base bid of \$2,091,000.00; this Base Bid number also includes a \$75,000.00 contingency allowance.

The Bid also requested the following alternate bids:

- Alternate Bid #1 in the amount of \$271,000.00 for work to provide DWH replacement at Geneva HS, this Alternate Bid also includes a \$15,000.00 contingency allowance.
- Alternate Bid #1A in the amount of (-\$2,000.00) to provide a bi-metal master mixing valve GE.TMV-1A as scheduled and delete DDC controls.
- Alternate Bid #2 in the amount of \$161,000.00 for work to provide DWH replacement at Fabyan ES, this Alternate Bid also includes a \$6,000.00 contingency allowance.
- Alternate Bid #2A in the amount of (-\$2,000.00) to provide a bi-metal master mixing valve FA.TMV-1A as scheduled and delete DDC controls.
- Alternate Bid #3 in the amount of \$164,000.00 for work to provide DWH replacement at Williamsburg ES, this Alternate Bid also includes a \$6,000.00 contingency allowance.
- Alternate Bid #3A in the amount of (-\$2,000.00) to provide a bi-metal master mixing valve WI.TMV-1A as scheduled and delete DDC controls.
- Alternate Bid #4 in the amount of \$29,000.00 to provide 5-year warranty for the finned tube boilers.
- Alternate Bid #5 in the amount of \$9,000.00 to provide 5-year warranty for the condensing fire tube boilers.

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*Bid Analysis and Contractor Recommendation for:  
2024 Boiler and Domestic Water Heater Replacements at Multiple Schools  
Geneva Community Unit School District 304*

A total contract sum of \$2,725,000.00 composed of the Base Bid, Alternate Bids 1, 2, 3, 4, 5, and allowances shall be awarded to Premier Mechanical Inc.

CS2 has reviewed the project scope and submitted bid amounts with Mr. Charles Leffler, Vice President at Premier Mechanical Inc. and he has stated that they are comfortable with their bid submission. A letter of Premier Mechanical Inc. confirmation is attached. CS2 also has experience working with this contractor and finds no reason not to award to them as the lowest responsible bidder.

CS2 will await your direction for the final award of this project. Upon acceptance by the School Board, CS2 will prepare a contract for signatures and begin the preconstruction process.

If you have any questions, please do not hesitate to contact me.

Sincerely,

CS2 Design Group, LLC



John A Tenuto, P.E.

JAT/eb



130 S. Fairbank St. Addison, IL 60101 | Phone (630) 543-3500 | Fax (630) 543-5400

2/19/2024

SUBJ: 24-1-005 Geneva SD Scope Confirmation

Mr. Scott Ney  
Geneva Community Unit School District 304  
227 N. Fourth Street  
Geneva, IL 60134

Premier Mechanical, Inc. has reviewed our submitted Base Bid of \$2,091,000.00, this amount includes a \$75,000.00 allowance. The Bid also requested the following:

- Alternate Bid #1 in the amount of \$271,000.00 for work to provide DWH replacement at Geneva HS, this Alternate Bid also includes a \$15,000.00 contingency allowance.
- Alternate Bid #2 in the amount of \$161,000.00 for work to provide DWH replacement at Fabyan ES, this Alternate Bid also includes a \$6,000.00 contingency allowance.
- Alternate Bid #3 in the amount of \$164,000.00 for work to provide DWH replacement at Williamsburg ES, this Alternate Bid also includes a \$6,000.00 contingency allowance.
- Alternate Bid #4 in the amount of \$29,000.00 to provide 5-year warranty for the finned tube boilers.
- Alternate Bid #5 in the amount of \$9,000.00 to provide 5-year warranty for the condensing fire tube boilers.

The total contract sum of \$2,725,000.00 composed of the Base Bid, Alternate Bids 1, 2, 3, 4, 5, and allowances.

We confirm that it includes the complete scope of work and the allowances that were identified in the Project Documents (specifications, drawings, and addenda) for the 2024 Boiler and Domestic Water Heater Replacements at Multiple Schools. We are ready to begin work on Monday, June 3, 2024 and shall achieve Substantial Completion no later than Friday, August 30, 2024. We also understand this is a prevailing wage project and will be providing certified payrolls as required. Premier Mechanical Inc. is prepared to enter into a contract with Geneva Community Unit School District 304.

C. William Leffler MBA, PMP  
Vice President – Project Management