

January 5, 2022

Jeanne Keane  
Oak Park Elementary School District 97  
260 Madison Street  
Oak Park, IL 60302

Re: D97 - 2022 Life Safety Improvement – Early Equipment Release  
Bid Tabulation Results

Dear Ms. Keane:

At 2:00 PM on Wednesday December 29<sup>th</sup>, 2021, sealed bids were publicly opened at the Oak Park Elementary School District 97 Administration Building for the D97 2022 Summer Life Safety Improvement, Bid Group 1A trade. Bid Group 1A included the following trade: Early Equipment Release

Based on the review of the bid results, Bulley & Andrews recommends the award of the following contractor for Early Mechanical Equipment Release.

Trade	Proposed Contractor	Actual Award Value
Early Mechanical Equipment	Trane Technologies	\$510,000
<b>Totals</b>		<b>\$510,000</b>

Please indicate the district's approval to move forward with the contract awards and attached contract assignments.

Regards,



Peter Kuhn  
Vice President  
Bulley & Andrews, LLC

**D97 Summer 2022 Renovations****Bid Group #1A****BULLEY &  
ANDREWS****Description of Bid Package:**

Early Mechancial Equipment

December 29, 2021

Bid Details	Trane	Carrier		
Bid Bond	Y			
Addendum #1	Y			
Base Bid	\$ 510,000	No Bid		

**RE: D97 Summer 2022 - Updated Bid Information/ Scope Sheet (243-O-1)**

1 message

**Steve Schafer** <sschafer@cs2designgroup.com>

Tue, Jan 4, 2022 at 6:19 PM

To: Peter Kuhn &lt;pkuhn@bulley.com&gt;

Cc: Jennifer Costanzo &lt;jennifer@strpartners.com&gt;, James Gould &lt;jim@strpartners.com&gt;, Jeanne Keane &lt;jkeane@op97.org&gt;, Bob Siil &lt;rsiil@cs2designgroup.com&gt;, Joshua Escobedo &lt;joshe@cs2designgroup.com&gt;

Peter,

TEC 's pricing in close. They said the breakdowns are different because competitors include items in the base unit and some in options (similar to what Aaon said). Carrier excluded variable speed compressors. I assume because it is not offered in a 10 ton unit.

I think Trane's number is reasonable.

**Steven J. Schafer, P.E., LEED AP**

CS2 Design Group, LLC

P: 847.981.1880 – Ext. 226

[www.cs2designgroup.com](http://www.cs2designgroup.com)**From:** Steve Schafer**Sent:** Tuesday, January 4, 2022 2:39 PM**To:** Peter Kuhn <pkuhn@bulley.com>**Cc:** Jennifer Costanzo <jennifer@strpartners.com>; James Gould <jim@strpartners.com>; Jeanne Keane <jkeane@op97.org>; Bob Siil <rsiil@cs2designgroup.com>; Joshua Escobedo <joshe@cs2designgroup.com>**Subject:** RE: D97 Summer 2022 - Updated Bid Information/ Scope Sheet (243-O-1)

Peter,

I just got quick pricing from Aaon. You can't do an apples to apples comparison because some options for Trane is standard for Aaon, but Trane's the overall pricing is roughly \$3,600 higher for the 10 ton RTU. I will let you know when I get the other price.

**Steven J. Schafer, P.E., LEED AP**

CS2 Design Group, LLC

P: 847.981.1880 – Ext. 226

[www.cs2designgroup.com](http://www.cs2designgroup.com)**From:** Steve Schafer**Sent:** Tuesday, January 4, 2022 1:07 PM**To:** Peter Kuhn <pkuhn@bulley.com>**Cc:** Jennifer Costanzo <jennifer@strpartners.com>; James Gould <jim@strpartners.com>; Jeanne Keane <jkeane@op97.org>; Bob Siil <rsiil@cs2designgroup.com>; Joshua Escobedo <joshe@cs2designgroup.com>**Subject:** RE: D97 Summer 2022 - Updated Bid Information/ Scope Sheet (243-O-1)

Peter,

I reached out to Trane for a breakdown of differences and received a comparison for a 10 ton unit yesterday. I sent that out (manufacturer info removed) to get a cost comparison from 2 separate manufacturers for comparison. I should get these back later today.



1/5/22, 9:29 AM

Bulley & Andrews Mail - RE: D97 Summer 2022 - Updated Bid Information/ Scope Sheet (243-O-1)

Steven J. Schafer, P.E., LEED AP

CS2 Design Group, LLC

P: 847.981.1880 – Ext. 226

[www.cs2designgroup.com](http://www.cs2designgroup.com)

**From:** Peter Kuhn <[pkuhn@bulley.com](mailto:pkuhn@bulley.com)>

**Sent:** Tuesday, January 4, 2022 11:43 AM

**To:** Steve Schafer <[sschafer@cs2designgroup.com](mailto:sschafer@cs2designgroup.com)>; Jennifer Costanzo <[jennifer@strpartners.com](mailto:jennifer@strpartners.com)>; James Gould <[jim@strpartners.com](mailto:jim@strpartners.com)>; Jeanne Keane <[jkeane@op97.org](mailto:jkeane@op97.org)>

**Subject:** Fwd: D97 Summer 2022 - Updated Bid Information/ Scope Sheet

Steve-

See below and attached. We receive numbers from Trane last week per the attached proposal and they were the apparent low bidder and only bid we received.

The district had previously price out replacement units per the attached proposal for Hatch at a value of \$32,278 for "Express Trane Units". Per the bid, we received a breakout value for the Hatch units at \$150,375.95 which meet the project documents.

Can you review the email below and let us know if you feel the \$150K is a realistic price from Trane or if we need to rebid this based on update documents?

Response today would be appreciated as we need to submit a recommendation to the district.

Peter M. Kuhn, LEED AP

Vice President

[1755 W. Armitage Ave., Chicago, IL 60622](#)

D 773.645.2021 C 312.907.4976

E [pkuhn@bulley.com](mailto:pkuhn@bulley.com)

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----- Forwarded message -----

**From:** Kattan, Evan <[Evan.Kattan@tranetechnologies.com](mailto:Evan.Kattan@tranetechnologies.com)>

**Date:** Wed, Dec 29, 2021 at 10:03 PM

**Subject:** RE: D97 Summer 2022 - Updated Bid Information/ Scope Sheet

**To:** Peter Kuhn <[pkuhn@bulley.com](mailto:pkuhn@bulley.com)>

**Cc:** Alex Mantel <[amantel@bulley.com](mailto:amantel@bulley.com)>

Hi Peter,

Sure thing, First lets start by addressing what the Trane express team is. Trane express is meant for quick rip n replace rooftop units under 25tons. These units are bare bones, have no engineering design taken into consideration, just the least amount you can put on a unit, possibly not even meeting energy code. The express team is meant for replacement jobs that have no design engineer, just a quick replacement without any consideration for helpful maintenance upgrades or even typical features we design into rooftops today.

I attached my scope as well as took some snippets below.

The list of similarities between what Express quoted and what I quoted are:

- They are Trane units
- The voltage
- Hail guards
- Human Interface

The express quote doesn't have:

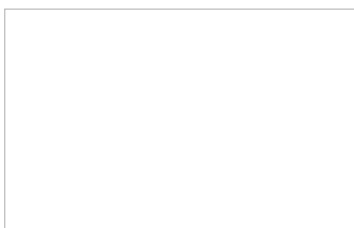
- Ultra High Efficiency – Variable Speed Compressors (VFD Driven)
- Low Ambient – Head Pressure Control with modulating Condenser Fans
- Variable Speed Supply Fans for SZVAV Operation (VFD driven)
- Outside Airflow Measuring Stations (TraQ dampers)
- Humidity Control of any kind (My units have enhanced dehumidification controls)
- Hi EFF Modulating Gas Heat
- Stainless Steel Gas HX's
- Any enthalpy control for economizer
- Hinged Panels
- Through the Base Electrical
- Non Fused Disconnect
- Powered/unpowered Convenience Outlet
- Bacnet to integrate into BAS
- Any Switches, being Condensate overflow, Filter switch, fan failure
- Stainless Steel Drain Pans
- Adapter curb field verification
- Zone Sensors?
- 2 Year Parts Warranty
- ANY LABOR WARRANTY
- STARTUP
- Owner Training

Comparatively, these are very very very different units, in just about every way.

If the school needs any explanation on what any of these features are/ what they do, or why you would want them, I can definitely help in that area.

Hope this helps; let me know your thoughts.

Best Regards,



Express Scope: