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Scott K. Ney
 Director, Facility Operations

**Community Unit
 School District 304**

TO: Dr. Andrew Barrett
 FROM: Scott Ney
 RE: 2024-25 Western Ave Unit Ventilator Replacement
 DATE: February 5, 2024

Bids were publicly posted on Thursday, November 9, 2023, in the Kane County Daily Herald.

On Friday, December 1, 2023, at 9:00 a.m. bids were opened and read aloud for the 2024-25 Western Ave Unit Ventilator Replacement.

Four (4) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:

- Amber Mechanical Contractors, Inc - Alsip, IL
- C. Acitelli Heating & Piping Contractors, Inc – Villa Park, IL
- F.E. Moran – Lemont, IL
- Helm Mechanical – Westmont, IL

Results are as follows:

<u>CONTRACTOR</u>	<u>Bid Bond</u>	<u>Base Bid</u>	<u>Additive Alternate Bid #1</u>	<u>Additive Alternate Bid #2</u>	<u>Additive Alternate Bid #2A</u>	<u>Base Bid + Alt. Bid 2 & Alt. Bid 2A</u>
Amber Mechanical Contractors, Inc	X	\$3,230,000	\$969,000	\$373,000	\$144,000	\$3,747,000
C. Acitelli Heating & Piping Contractors, Inc	X	\$2,880,000	\$800,000	\$365,000	\$154,000	\$3,399,000
F.E. Moran	X	\$3,395,000	\$580,000	\$336,000	\$152,000	\$3,883,000
Helm Mechanical	X	\$3,280,000	\$932,000	\$361,000	\$161,000	\$3,802,000

The Facilities Task Force Committee is recommending that C. Acitelli Heating & Piping Contractors, Inc. be awarded the 2024-25 Western Ave Unit Ventilator Replacement Project. The base bid amount includes a \$166,000 Owner's Contingency Allowance. It is also recommended to include an additional \$100,000 contingency amount for any unforeseen asbestos abatement as recommended by Cashman Stahler Group Architects. The \$100,000 would bring the total project cost to \$3,499,000. As part of the intergovernmental agreement between Geneva CUSD 304 and Geneva Park District, one-half of the total cost of additive alternate bids 2 & 2A, \$259,500.00, will be paid by Geneva Park District.



Cashman Stahler Group

February 5, 2024

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

**Western Avenue Elementary School Unit Ventilator Replacement
Geneva Community Unit School District 304
Project Number: CSG806**

RE: Bid Recommendation

Scott,

I am writing in regards to the bidding for the referenced project and to recommend a bidder to you and the Board of Education. First, I would like to provide a little background regarding the project and the bidding.

Project Scope of Work

In general, the project scope of work includes the unit ventilator replacement and related mechanical, electrical, architectural work at Western Avenue Elementary School. The mechanical renovations included in this project's scope are generally summarized as follows:

- Replacement of existing unit ventilators and adjacent shelving units throughout the building and related mechanical piping, installation of new exterior louvers, replacement of adjacent tackboards, masonry work, interior painting, electrical work, etc.
- Replacement of existing rooftop condensing units for the office area.
- Replacement of vestibule and corridor cabinet heaters and related mechanical piping, masonry work, interior painting, electrical work, etc.

Bidding Approach

Bids were solicited from mechanical contractors who will act as general contractors for the project. We published a bid notice for the project in the Daily Herald on Thursday, November 9, 2023.

To solicit additional interest in the project, we contacted twelve (12) mechanical contractors that have successfully completed past projects for our firm or for the District. We also sent the bid notice to three (3) digital bidding services to which many contractors subscribe for information related to public construction projects.

The bid documents consist of forty-seven (47) 30"x42" drawings and five hundred ninety-three (593) pages of Specifications and other contract requirements in a Project Manual. The bid documents were issued electronically on Thursday, November 16, 2023, to all interested bidders and registered digital bidding services.

On Monday, November 20, 2023, we held a mandatory pre-bid meeting via at the school to review important project requirements with all registered bidders and provide a tour of the typical project areas. A total of five (6) mechanical contractors attended the pre-bid meeting.

Prequalification Submittal

As part of the bid document requirements, interested bidders were required to submit prequalification documents via email to the Architect by 5:00 p.m., Monday, November 27, 2023. A total of four (4) registered bidders submitted the required prequalification documents.



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Bid Opening

On Friday, December 1, 2023, at 9:00 a.m., we held a public bid opening at the Coultrap Educational Services Center. At bid time, we received four (4) sealed bids and the bid opening was attended by six (6) bidders.

The bid form included a base bid and alternate bids as summarized below.

- Base bid: All work excluding the branch hydronic piping work from mains to terminal HVAC units in perimeter classrooms & spaces
- Alternate Bid #1: Replacement of horizontal unit ventilators with vertical unit ventilators, ductwork, soffits, and plastic-laminate-clad shelving
- Alternate Bid #2: Replacement of the gymnasium air handling unit
- Alternate Bid #2A: Addition of air conditioning condenser to gym air handling unit

Bid Results

We received sealed bids from the following bidders and the bids were publicly opened and read.

<u>Bidder</u>	<u>Base Bid</u>	<u>Alt. Bid 1</u>	<u>Alt. Bid 2</u>	<u>Alt. 2A</u>	<u>Base plus 2 & 2A</u>
Amber Mechanical Contractors	\$3,230,000	\$969,000	\$373,000	\$144,000	\$3,747,000
C. Acitelli Heating & Piping	\$2,880,000	\$800,000	\$365,000	\$154,000	\$3,399,000
F.E. Moran	\$3,395,000	\$580,000	\$336,000	\$152,000	\$3,883,000
Helm Mechanical Inc.	\$3,280,000	\$932,000	\$361,000	\$161,000	\$3,802,000

Strategy Related to Alternate Bids & Geneva Park District Cost-Sharing

Per discussion with Scott Ney, we have been informed that the school district is interested in accepting the base bid, additive alternate bid 2 (gymnasium air handler replacement), and additive alternate bid 2A (gymnasium condensing unit for air conditioning). The totals of these three are listed above. As part of the intergovernmental agreement between the school district and the park district, it has been agreed that fifty percent (50%) of alternate bids 2 and 2A will be paid by the Geneva Park District.

The total cost of additive alternate bids number 2 and 2A is Five Hundred Nineteen Thousand Dollars and Zero Cents (\$519,000.00). One-half of that total equals Two Hundred Fifty-Nine Thousand Five Hundred Dollars and Zero Cents (\$259,500.00) which will be the responsibility of the Geneva Park District.

Comparison to Budget

The current cost estimate for the base bid work is Two Million Six Hundred Forty-Nine Thousand Seven Hundred Dollars (\$2,649,700). Though C. Acitelli's base bid amount is 8.7% over the cost estimate, we believe it's a thorough and competitive number especially in light of current inflationary pressures in the economy. It's also very competitive in comparison the remaining bids. The base bid amount also includes a One Hundred Sixty-Six Thousand Dollar (\$166,000) Owner's Contingency Allowance, which we believe should adequately cover the costs of typical unforeseen conditions.

Bid Analysis - Evaluation of C. Acitelli Heating & Piping Contractors, Inc.

The lowest apparent bidder was C. Acitelli Heating & Piping located in Villa Park, Illinois. Their firm has been in business since 1949 and their average annual dollar value of construction work performed over the last five years is \$12,000,000.

They have a current Workers' Compensation Experience rating (EMR) of 1.09. An EMR of less than 1.0 is considered an excellent rating. Their current EMR is very close to 1.0 and should reflect a successful safety program at their firm. The previous two years their EMR was below 1.0.



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They have a current surety line of credit of \$7,000,000 per project and maximum bonding limit of \$17,000,000 through The Cincinnati Insurance Companies.

On Tuesday, December 5, 2023, we held a Zoom scope review meeting with Charlie Acitelli and Anthony Acitelli from C. Acitelli. We reviewed with them the required scope of work, their submitted bid form, and general project requirements. They had no reservations with their bid and were looking forward to working for the District. Based on our bid review meeting and the fact that they completed this summer's boiler replacement and mechanical renovation at Western Avenue Elementary School, we believe they understand the required scope of work in the Contract Documents.

Scott Ney stated that C. Acitelli Heating & Piping was the mechanical subcontractor during the construction of Williamsburg Elementary School and performed well on the project. They completed two mechanical renovations for Geneva CUSD 304 during the summer of 2023 at Western Avenue and Mill Creek Elementary Schools. During the summer of 2015, C. Acitelli Heating & Piping successfully completed a complex air-cooler chiller replacement at Westmont High School for Community Unit School District 201 that was designed by the Cashman Stahler Group and their consulting engineers, Amsco Engineering. They performed very well on the project and are routinely invited to bid on mechanical work at the district and mechanical projects from our architectural firm. John Tenuto, mechanical engineer from CS2 Design Group, said that C. Acitelli has completed several projects for their firm and they've had positive experiences with their firm and the quality of their work including a recent \$468,000 project at Pierce Downer Elementary School during the summer of 2021.

We also contacted architect and construction manager references received from C. Acitelli related to projects they completed in the last few years. All of the individuals with whom we spoke had excellent experiences with C. Acitelli Heating & Piping on their projects.

Recommendation

In conclusion, we believe C. Acitelli Heating & Piping Contractors, Inc. have included all the required work in their bid, are a qualified mechanical contractor, and should perform well on the mechanical renovation project next summer.

The Cashman Stahler Group recommends that the Geneva Community Unit School District 304 Board of Education award an Owner-Contractor Agreement to **C. Acitelli Heating & Piping Contractors, Inc.** for the work indicated in the Contract Documents for a Contract Sum of **Three Million Three Hundred Ninety-Nine Thousand Dollars and Zero Cents (\$3,399,000.00)** for the base bid work and additive alternate bid 2 (gymnasium air handler replacement) and additive alternate bid 2A (condensing unit for gymnasium air conditioning).

Of this total Contract Sum amount, Two Hundred Fifty-Nine Thousand Five Hundred Dollars and Zero Cents (\$259,500.00) which will be the responsibility of the Geneva Park District. The resulting balance of Three Million One Hundred Thirty-Nine Thousand Five Hundred Dollars and Zero Cents (\$3,139,500.00) will be the responsibility of the Geneva CUSD 304 School District.

If you have any questions or comments, please don't hesitate to contact me.

Sincerely,

CASHMAN STAHLER GROUP, INC.

Stephen J. Cashman, AIA, LEED AP BD+C
Principal Architect

cc: Project File

Attachments: None