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Scott K. Ney
 Director, Facility Operations

**Community Unit
 School District 304**

TO: Dr. Kent Mutchler
 FROM: Scott Ney
 RE: 2023-24 WAS Boiler & Piping Replacement Bid
 DATE: August 22, 2022

Bids were publicly posted on Friday, July 1, 2022 in the Daily Herald.

On Tuesday, August 2, 2022 at 1:00 pm, bids were opened and read aloud for the 2023-24 Western Avenue Elementary School Boiler & Piping Replacement Bid.

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

The contractors submitting bids were:

- C. Acitelli Heating & Piping – Villa Park, IL
- Commercial Mechanical Inc. – Dunlap, IL
- Helm Mechanical Inc. – Westmont, IL
- Ideal Heating Company – Brookfield, IL
- Oak Brook Mechanical Services – Elmhurst, IL
- Premier Mechanical – Addison, 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>Base & Alt. Bids</u>
C. Acitelli Heating & Piping	X	\$1,670,000	\$334,015	\$14,825	\$2,018,850
Commercial Mechanical Inc.	X	\$1,843,000	\$332,000	\$19,000	\$2,194,000
Helm Mechanical Inc.	X	\$1,890,000	No bid	No bid	Incomplete Bid
Ideal Heating Company	X	\$2,059,500	\$396,999	\$17,111	\$2,473,610
Oak Brook Mechanical Services	X	\$1,898,000	\$365,000	\$15,000	\$2,278,000
Premier Mechanical	X	\$2,048,000	\$475,000	\$5,000	\$2,528,000

It is my recommendation that C. Acitelli Heating & Piping be awarded the 2023-24 Boiler & Piping Replacement contract. The total project cost, which includes a \$380,000 Contingency Allowance, is \$2,018,850. As per Cashman Stahler Group, I am requesting an additional allowance outside of the Owner/Contractor Agreement of \$100,000 for possible asbestos abatement costs that could be encountered during the project.



Cashman Stahler Group

August 17, 2022

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

Western Avenue Elementary School Boiler Replacement
Geneva Community Unit School District 304
Project Number: CSG760

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 boiler replacement, mechanical renovations, and related architectural work at Western Avenue Elementary School. The mechanical renovations included in this project's scope are generally summarized as follows:

- Replacement of two existing hot water boilers with three new modular near condensing hot water boilers and related pumps, flues, air intakes, tanks, controls, concrete pads, etc.
- Replacement of aging hydronic piping system, valving, hangers, & insulation above corridor and classrooms ceilings to existing branch hydronic piping serving HVAC terminal equipment.
- Replacement of existing corridor ceilings to allow for the installation of new hydronic piping system mains including the removal, salvaging, and reinstallation of existing ceiling-mounted electrical devices.
- Removal and reinstallation of existing perimeter classroom acoustical panel ceilings to allow for replacement of existing branch hydronic piping including the removal, salvaging, and reinstallation of existing ceiling-mounted electrical devices.
- Architectural demolition and new construction to allow for completion of the proposed mechanical, electrical and pumping work including cast-in-place concrete, painting, roofing, ceilings, 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 Friday, July 1, 2022.

To solicit additional interest in the project, we contacted eleven (11) mechanical contractors that have successfully completed past projects for our firm or for the District. We also sent the bid notice to four (4) digital bidding services to which many contractors subscribe for information related to public construction projects.

Beyond the firms we contacted, two (2) additional mechanical contractors requested the bid documents after seeing the bid notice published in the newspaper or through a digital bidding service.

The bid documents consist of twenty-three (23) 30"x42" drawings and five hundred twenty (520) pages of Specifications and other contract requirements in a Project Manual. The bid documents were issued electronically on Friday, July 1, 2022 to all interested bidders and registered digital bidding services.



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On Friday, July 22, 2022, we held a mandatory pre-bid meeting via at Mill Creek Elementary School to review important project requirements with all registered bidders. A total of nine (9) 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 4:00 p.m., Wednesday, July 27, 2022. A total of seven (7) registered bidders submitted the required prequalification documents.

Bid Opening

On Tuesday, August 2, 2022, at 1:00 p.m., we held a public bid opening at the Coultrap Educational Services Center. At bid time, we received six (6) 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 branch hydronic piping system
- Alternate Bid #2: Health/life safety work items in the school

Bid Results

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

Bidder	Base Bid	Alt. Bid 1	Alt. Bid 2	Base & Alt. Bids
C. Acitelli Heating & Piping	\$1,670,000	\$334,015	\$14,825	\$2,018,850
Commercial Mechanical Inc.	\$1,843,000	\$332,000	\$19,000	\$2,194,000
Helm Mechanical Inc.	\$1,890,000	No bid	No bid	Incomplete bid
Ideal Heating Company	\$2,059,500	\$396,999	\$17,111	\$2,473,610
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Premier Mechanical	\$2,048,000	\$475,000	\$5,000	\$2,528,000

Comparison to Budget

The District budget for the work was Two Million Five Hundred Thirty Thousand Dollars (\$2,530,000). We are pleased that C. Acitelli's bid is considerably under the budgeted amount. The base bid amount also includes a Three Hundred Eighty Thousand Dollar (\$380,000) 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 0.77. An EMR of less than 1.0 is considered an excellent rating and should reflect a successful safety program at their firm. 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 Monday, August 8, 2022, we held a Zoom scope review meeting with Charlie Acitelli and Anthony Acitelli from C. Acitelli and John Tenuto, mechanical engineer, from the CS2 Design Group, the project engineering



Cashman Stahler Group

firm. 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, John Tenuto and I 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. 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. Thomas Grunert at Pepper Construction has completed a wide variety of projects with them at Community High School District 155 and had nothing but positive things to say about their company.

Recommendation

In conclusion, we believe C. Acitelli Heating & Piping Contractors, Inc. has 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 **Two Million Eighteen Thousand Eight Hundred Fifty Dollars and Zero Cents (\$2,018,850.00)** for the work of the base bid work and the two (2) additive alternate bids.

We also recommend that Geneva Community Unit School District 304 Board of Education carry a separate asbestos abatement allowance outside of the Owner/Contractor Agreement of One Hundred Thousand Dollars (\$100,000) for possible asbestos abatement costs that could be encountered during the project. This recommendation is based on the age of the building and past experience working in the building by Scott Ney, Director of Facility Operations.

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

Sincerely,

CASHMAN STAHLER GROUP, INC.

A handwritten signature in green ink that reads "Stephen J. Cashman".

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

cc: Project File

Attachments: None