

227 N. Fourth Street
Geneva, Illinois 60134
630/463-3000
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Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Andrew Barrett
FROM: Scott Ney
RE: 2024 Bus Garage MAU Replacement Bid Summary
DATE: May 8, 2024

Bids were publicly posted on Thursday, April 4, 2024, in the Daily Herald.

On Thursday, April 25, 2024, at 9:00 AM, bids were opened and read aloud for the 2024 Bus Garage MAU Replacement project.

Seven (7) 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
Cyril Regan Heating, LLC – Justice, IL
F.E. Moran – Lemont, IL
Oak Brook Mechanical Services, Inc – Elmhurst, IL
Premier Mechanical, Inc. – Addison, IL
R.J. O'Neil, Inc – Montgomery, IL

Results are as follows:

CONTRACTOR	Bid Bond	Base Bid	Alt Bid #1	Alt Bid #2
Amber Mechanical Contractors, Inc	X	\$442,800	\$58,000	\$89,000
C. Acitelli Heating & Piping Contractor, Inc	X	\$383,000	\$48,000	\$83,000
Cyril Regan Heating, LLC	X	\$416,500	\$38,913	\$107,905
F.E. Moran	X	\$428,500	\$64,500	\$86,600
Oak Brook Mechanical Services, Inc	X	\$376,000	\$38,000	\$81,000
Premier Mechanical	X	\$567,000	\$55,000	\$88,000
R.J. O'Neil, Inc	X	\$424,000	\$52,180	\$94,740

I recommend that Oak Brook Mechanical Services, Inc be awarded the 2024 Bus Garage MAU Replacement contract. The total project cost is \$495,000, which includes a contingency allowance of \$25,000 from the contractor.



April 29, 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 Make-Up Air Unit & Air Compressor Replacement at Transportation Building
Geneva Community Unit School District 304

CS2 Job No.: 819-I-3

Dear Mr. Ney:

At your direction, CS2 Design Group (CS2) prepared a full set of make-up air unit and air compressor replacement documents and placed them out for bids on Thursday, April 4, 2024. A total of nine contractors attended the prebid conference with seven bids submitted and received by Geneva Community Unit School District 304 on Thursday, April 25, 2024.

The apparent low bidder for the 2024 Make-Up Air Unit & Air Compressor Replacement at Transportation Building was Oak Brook Mechanical Services Inc. with a base bid of \$376,000.00; this Base Bid number also includes a \$15,000.00 contingency allowance.

The Bid also requested the following alternate bids:

- Bid Alternate No. 1 in the amount of \$38,000.00 to remove existing compressors and provide a new air compressor and new refrigerated dryer as shown on the drawings, this Alternate Bid also includes a \$5,000.00 contingency allowance.
- Bid Alternate No. 2 in the amount of \$81,000.00 to remove existing stand-alone carbon monoxide detectors and provide new DDC-enabled carbon monoxide detectors as indicated on the drawings, this Alternate Bid also includes a \$5,000.00 contingency allowance.

A total contract sum of \$495,000.00 composed of the Base Bid, Alternate Bids 1, 2 and allowances shall be awarded to Oak Brook Mechanical Services Inc.

CS2 has reviewed the project scope and submitted bid amounts with Mr. Jeff Gritzenbach, Project Manager at Oak Brook Mechanical Services Inc. and he has stated that they are comfortable with their bid submission. A letter of Oak Brook Mechanical Services 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.

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*Bid Analysis and Contractor Recommendation for:
2024 Make-Up Air Unit & Air Compressor Replacement at Transportation Building
Geneva Community Unit School District 304*

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



961 S. Route 83 * Elmhurst, IL 60126-4993
Phone 630-941-3555 * Fax 630-941-0294

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

On behalf of Oak Brook Mechanical Services, Inc., I have reviewed our submitted base bid of \$376,000.00; this amount includes a \$15,000.00 allowance. Additionally, the following alternated bids were requested reviewed:

- Bid Alternate No. 1 in the amount of \$38,000.00 to remove existing compressors and provide a new air compressor and refrigerated dryer as shown on the drawings; this alternate bid also includes a \$5,000.00 contingency allowance.
- Bid Alternate No. 2 in the amount of \$81,000.00 to remove existing stand-alone carbon monoxide detectors and provide new DDC-enabled carbon monoxide detectors as indicated on the drawings; this alternate bid also includes a \$5,000.00 contingency allowance.

This would make the total contract sum \$495,000.00 composed of the base bid, alternate bids 1, 2 and allowances.

Additionally, we confirm that our bids includes the complete scope of work and the allowances that were identified in the Project Documents (specifications, drawings, and addenda) for the 2024 Make-Up Air Unit & Air Compressor Replacement at Transportation Building. We are ready to begin work on Monday, September 16, 2024 and shall achieve substantial completion no later than Friday, October 18, 2024. We also understand this is a prevailing wage project and will be providing certified payrolls as required. Oak Brook Mechanical Inc. is prepared to enter into a contract with Geneva Community Unit School District 304.

I look forward to the opportunity to work with Geneva Community Unit School District 304 on a successful project.

Sincerely,
Oak Brook Mechanical Services, Inc.

A handwritten signature in black ink, appearing to read 'Jeff Gritzenbach', with a long horizontal line extending to the right.

Jeff Gritzenbach
Project Manager