



# COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15

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580 N 1st Bank Drive • Palatine IL 60067 | 847.963.3000 | [www.ccsd15.net](http://www.ccsd15.net)  
Michael Adamczyk, SFO, Chief School Business Official • Business & Auxiliary Services

**DATE:** August 14, 2019  
**TO:** Board of Education  
**FROM:** Michael Adamczyk, CSBO  
**RE:** Action Item – REBID #20-001 HVAC Upgrades

## **Background**

Bid Notice #20-001 – Rebid HVAC Upgrades – was published in the Daily Herald and posted on the District's website on July 3, 2019. The District contracted with a consultant, CS2 Design Group, to prepare the specifications and oversee the project to completion. Six vendors attended the pre-bid conference and five bids were submitted and received on July 23, 2019.

The District is seeking to update the HVAC system at the warehouse due to it being an older system that does not function correctly. The District had previously rejected bids in June 2019 because the results were substantially higher than anticipated. Since that time, the District worked with CS2 Design Group on modifications to make this project more cost effective.

## **Results**

Bid results are attached.

## **Recommendation**

It is recommended that the Board of Education award Rebid #20-001 HVAC Upgrades to F.E. Moran, Inc., Lemont, IL for a base bid amount of \$334,500 and Alternate Bid #1 amount of \$12,200, for a total bid award of \$346,700. The award selection is based on lowest vendor meeting bid specifications.

These expenditures are budgeted in the 2019-20 Capital Projects Fund.

Following is a recommendation letter prepared by CS2 Design Group. Bid documents are available for review in the Business Office.



August 5, 2019

Mr. Michael Adamczyk  
Community Consolidated School District 15  
580 North 1st Bank Drive  
Palatine, IL 60067

Re: Bid Analysis and Contractor Recommendation for:  
2019 Warehouse Office Upgrades at Maintenance/Warehouse Facility

CS2 Job No.: 168-H-1-A1

Dear Mr. Adamczyk:

At your direction, CS2 Design Group (CS2) prepared a full set of HVAC upgrades documents and placed them out for bids on Wednesday, July 3, 2019. A total of six contractors attended the prebid conference with five bids submitted and received by Community Consolidated School District 15 on Tuesday, July 23, 2019.

The apparent low bidder for the warehouse office upgrades Base Bid was F.E. Moran, Inc. with a base bid of \$334,500.00; this Base Bid number also includes a \$20,000.00 contingency allowance.

The Bid also included an Alternate Bid #1 in the amount of \$12,200.00 for work to upgrade the temperature controls to be on the school district's network and Alternate Bid #2 in the amount of \$3,700.00 for work to provide "Humidimizer" adaptive dehumidification controls system for dehumidification control, for a total price of \$350,400.00.

CS2 has reviewed the project scope and submitted bid amounts with Ms. June Tucker, Executive Vice President at F.E. Moran, Inc. and she has stated that they are comfortable with their bid submission. A letter of F.E. Moran, Inc.'s confirmation is attached. CS2 also has experience working with F.E. Moran 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

A handwritten signature in blue ink that reads "Steven J. Schafer".

Steven J. Schafer, P.E., LEED AP  
SJS/eb

**F.E. MORAN, INC.**



15700 West 103<sup>rd</sup> Street Suite 105 ■ Lemont, IL 60439 ■ Phone (847)498-4800 ■ Fax (630)968-3364

August 5, 2019

Mr. Michael Adamczyk  
Community Consolidated School District 15  
580 North 1st Bank Drive  
Palatine, IL 60067

RE: CCSD 15 MTC Warehouse

Dear Michael,

F. E. Moran, Inc. has reviewed our submitted Base Bid of \$334,500.00, this amount includes a \$20,000.00 contingency allowance. The Bid also includes an Alternate Bid #1 in the amount of \$12,200.00 for work to upgrade the temperature controls to be on the school district's network and Alternate Bid #2 in the amount of \$3,700.00 for work to provide "Humidimizer" adaptive dehumidification controls system for dehumidification control, for a total price of \$350,400.00. 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 2019 Warehouse Office Upgrades at Maintenance/Warehouse Facility.

We are ready to begin work on Tuesday, September 3, 2019 and shall achieve Substantial Completion no later than Friday, November 15, 2019. We also understand this is a prevailing wage project and will be providing certified payrolls as required. F. E. Moran, Inc. is prepared to enter into a contract with Community Consolidated School District 15.

Sincerely,

*June M Tucker*

June M. Tucker  
Executive Vice President

<b>Bidder</b>	<b>Base Bid</b>	<b>Alt. No. 1: Upgrade TC</b>	<b>TOTAL (w / Alt. 1)</b>	<b>Alt. No. 2: Provide Humidimizer</b>	<b>TOTAL (w / Alts. 1 &amp; 2)</b>
Acitelli Heating	\$358,000.00	\$12,000.00	\$370,000.00	\$6,200.00	\$376,200.00
Amber Mechanical Contractors	\$365,000.00	\$13,200.00	\$378,200.00	\$4,900.00	\$383,100.00
D. Kersey Construction	\$349,900.00	\$12,500.00	\$362,400.00	\$4,000.00	\$366,400.00
<b>F.E. Moran</b>	<b>\$334,500.00</b>	<b>\$12,200.00</b>	<b>\$346,700.00</b>	\$3,700.00	\$350,400.00
MG Mechical	\$342,400.00	\$13,000.00	\$355,400.00	\$4,000.00	\$359,400.00

TARGET APPROVAL  
8/14 BOARD MTG.



**BID TABULATION SHEET**  
 July 23, 2019 at 11:00 a.m.  
 2019 Warehouse Office Upgrades at Maintenance/Warehouse Facility  
 CS2 Job No.: 168-H-1-A1

Bidder	Bid Bond	Base Bid	Alt. No. 1: Upgrade TC	Alt. No. 2: Provide Humidimizer	Add. No. 1	Comments
Acitelli Heating	10%	358,000	12,000	6,200	✓	
Amber Mechanical	10%	365,000	13,200	4,900	✓	
D. Kersey Construction	10%	349,900	12,500	4,000	✓	
F.E. Moran	10%	334,500	12,200	3,700	✓	
MG Mechanical	10%	342,400	13,000	4,000	✓	
*Oak Brook Mechanical						
S&S Heating	No Bid					

\* WAS NOT AT WALK-THRU