



INTEROFFICE MEMORANDUM

TO: BOARD OF COMMISSIONERS
FROM: LISA SHEPPARD, EXECUTIVE DIRECTOR, CHRIS LEINER DIRECTOR OF PARKS & MAINTENANCE
SUBJECT: WATTS RECREATION CENTER ROOFTOP HVAC UNIT REPLACEMENT BID
DATE: 10/4/18

In the FY2018/19 capital budget, \$50,000 was allocated for replacement of the four roof top HVAC units at the Watts Community Center. These four units provide heating and cooling for the common area, program rooms, and staff offices. These units are not related to ice sheet cooling operations.

The current system consists of original components installed during the 2001 facility renovation. The age of the system is beyond the ASHRAE (*American Society of Heating, Refrigeration and Air Conditioning Engineers*) median service life of 15 years. As the HVAC system has aged past its useful life, maintenance costs and breakdowns have increased.

After professional service costs, the working project budget is approximately \$41,880. Seventeen firms initially expressed interest in this project, four qualified legal bids were received.

The project components include:

Base Bid: Mobilization/Crane, 6 ton unit *lobby/staff office*, 4 ton unit *hallways/common area*

Alternate 1: 4 ton unit *fireplace room*

Alternate 2: 4 ton unit *kids club/program room*

Results are as follows:

Watts RTU HVAC Replacement Program Bid Opening Results				
Contractor	Base Bid	Alt 1	Alt 2	Total Bid
Core Mechanical Inc.	\$21,725.00	\$11,295.00	\$11,295.00	\$44,315.00
The YMI Group Inc.	\$32,675.00	\$7,100.00	\$7,650.00	\$47,425.00
Althoff Industries Inc.	\$21,427.00	\$16,251.00	\$12,612.00	\$50,290.00
Amber Mechanical Contactors	\$65,600.00	\$29,700.00	\$28,400.00	\$123,700.00

Staff is recommending the approval of Core Mechanical Incorporated's bid for components; Base Bid, Alternate 1 and Alternate 2 for a total of \$44,315.

Staff is recommending using the surplus funds available from the Takiff Lead Paint Abatement project to cover the cost difference and any unknown contingency issues. The first phase of the abatement project was budgeted at \$145,000 and was completed for a total of \$107,595.

Typically, bid development, mobilization, and crane costs for a project of this nature are \$5,000-\$10,000. If the Park District was to forgo one of the alternates, the work would still need to be completed next fiscal year with the additional costs outlined above included. Furthermore, by replacing all the units at one time, the disruption to facility operation is limited and the warranty process is simplified.

Core Mechanical has excellent references and staff has previously worked with this contractor. This contractor extensively works with park and school districts.

Recommended Motion: The approval of the lowest responsible bidder, Core Mechanical, Incorporated of Chicago Illinois, for the Watts RTU HVAC replacement including the base bid, and alternates 1 & 2 for a total of \$44,315.