



February 2, 2021

Mr. Kevin Barto
Downers Grove Grade School District 58
1860 63rd Street
Downers Grove, IL 60516

Re: Bid Analysis and Contractor Recommendation for:
2021 Summer HVAC Upgrades at Pierce Downer ES
Downers Grove SD 58

CS2 Job No.: 926-A-1

Dear Mr. Barto:

At your direction, CS2 Design Group (CS2) prepared a full set of HVAC upgrades documents and placed them out for bids on Monday, January 11, 2021. A total of 22 contractors attended the prebid conference with 11 bids submitted and received by Downers Grove Grade School District 58 on Thursday, January 28, 2021.

The apparent low bidder for the 2021 Summer HVAC Upgrades Base Bid was C. Acitelli Heating & Piping Contractors, Inc. with a base bid of \$383,000.00; this Base Bid number also includes a \$30,000.00 contingency allowance.

The Bid also included the following alternate bids:

- Alternate Bid No. 1 in the amount of \$44,300.00 to provide an extension of the existing Johnson Controls BAS to the new work indicated on drawings.
- Alternate Bid No. 1a in the amount of \$44,300.00 to remove and replace the existing Alerton building automation system (which consists of controls for seven (7) unit ventilators) into the Johnson Controls BAS.
- Alternate Bid No. 2 in the amount of \$47,800.00 to provide a new Niagra based building automation system and integrate the existing Johnson Controls BAS.
- Alternate Bid No. 2A in the amount of \$26,000.00 to remove and replace the existing Alerton building automation system (which consists of controls for seven (7) unit ventilators) into the Niagra BAS.
- Alternate Bid No. 3 in the amount of \$10,000.00 to remove and replace the temperature control air compressor and refrigerated air dryer.
- Alternate Bid No. 4 in the amount of \$2,000.00 to remove and modify the existing electrical plumbing, and mechanical components mounted on the existing chimney being demolished.

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*Bid Analysis and Contractor Recommendation for:
2021 Summer HVAC Upgrades at Pierce Downer ES
Downers Grove SD 58*

The preceding recommendation represents our interpretation and understanding of the bids submitted. The Base Bid as well as Alternate Bid No. 2, 2A, 3, and 4 as submitted for a total contract sum of \$468,800.00 be awarded to C. Acitelli Heating & Piping Contractors, Inc.

CS2 has reviewed the project scope and submitted bid amounts with Mr. Charles Acitelli at C. Acitelli Heating & piping Contractors, Inc and he has stated that they are comfortable with their bid submission. A letter of Acitelli's confirmation is attached. CS2 also has experience working with 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



Steven J. Schafer, P.E., LEED AP

SJS/eb
encl.

C. ACITELLI HEATING & PIPING CONTRACTORS, INC.

• COMMERCIAL

• INDUSTRIAL

• RESIDENTIAL

813 South Villa Avenue, Villa Park, IL 60181 (630) 832-4645 Fax (630) 832-4651 www.acitelli.com

February 1, 2021

Downers Grove Grade School District #58

1860 63rd Street

Downers Grove, Illinois 60516

ATTN: Mr. Kevin Barto

RE: Pierce Downer Elementary School

Mr. Barto,

C. Acitelli Heating & Piping Contractors have reviewed our submitted base bid of \$383,000 which includes a \$30,000 contingency allowance. Our bid also includes anticipated acceptance of Alternate Bids 2, 2A, 3 and 4, as submitted, for a total contract sum of \$468,800.00 with Alternate Bids 1 and 1A not being accepted.

We confirm that it includes the complete scope of work and allowance that was identified in the project documents (specifications, drawings, and addenda) for the Mechanical Upgrades – Summer 2021 at Pierce Downer Elementary School. We are ready to begin work on Monday, June 14, 2021 and shall achieve substantial completion no later than Friday, July 30, 2021. We also understand this is a prevailing wage project and shall provide certified payrolls as required.

C. Acitelli Heating & Piping Contractors is prepared to enter into a contract with Downers Grove Grade School District 58.

Respectfully,



Charles Acitelli, Jr.

President