

CHAMPAIGN COUNTY PHYSICAL PLANT

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

FACILITIES & GROUNDS MANAGEMENT SERVICES

DANA BRENNER, FACILITIES DIRECTOR



To: Chair Josh Hartke and Members of the County Facilities Committee
CC: Rick Snider, County Administrator
Tami Ogden, Deputy County Administrator of Finance
Date: 6/02/2017
RE: ITB #2017-002 Champaign County Brookens 2-Multi-Zone RTU Replacement Project

Project

To remove two existing roof mounted multi-zone air handling units on POD #200 and install two new high efficiency triple deck multi-zone rooftop units with digital controls. Integrate the two new multi-zone units into the existing Alpha Controls Building Automation System.

GHR

GHR was retained by the Physical Plant to provide professional engineering services to design, bid and administer work associated with replacing the failed York compressor. GHR agreed to perform this work for a Fixed Fee of \$24,633.00, plus reimbursable expenses for \$400.00 for advertising, \$600.00 for printing bid material, and \$4,000.00 for Site Observation.

Invitation-To-Bid

The County's Facility Committee, at the May 2, 2017 meeting, authorized the Facilities Director to proceed with the posting and advertisement for Invitation-TO-Bid #2017-002 Champaign County Brookens 2-Multi-Zone RTU Replacement Project. The bid documents, were posted on the Champaign County's web site and advertised in the News Gazette. Additionally, GHR and the Facilities Director contacted numerous different mechanical contractors to notify them of the posted work and bid information.

Pre-Bid Meeting

On Wednesday, May 17, 2017 at 2:00pm, a pre-bid meeting was held to provide potential respondents with an overview of the project. GHR presented the project to two different Mechanical Contractors: E. L. Pruitt, A & R and Mechanical Inc. Attendees were given an opportunity to ask questions of GHR and Physical Plant and tour the current POD #200 RTU's.

Addenda

Any bid addenda shall become part of the bidding and contract documents and modifies the original bidding document, dated May 4, 2017. Bidders shall acknowledge receipt of any addendum in the space provided on the bid form. Failure to do so may subject the bidder to disqualification.

Addendum #1 was issued May 30, 2017, posted on the County's web site that same day and the two contractors, whom attended the pre-bid meeting, were made aware. Addendum #1 added specifications or changes/additions for the following:

Sections

Section 23 0500 – Common Work Results for HVAC
Section 23 0510 – Heating, Ventilation and Air Conditioning
Section 23 0529 – Hangers and Supports for HVAC Piping and Equipment
Section 23 0593 – Testing, Adjusting and Balancing for HVAC
Section 23 0700 HVAC Insulation
Section 23 7416.13 – Custom New Roof Mounted Air Conditioning Replacement

Drawings

Sheet MED-01 – Partial Plan – POD 200 – Mech / Elec – Demo
Sheet ME-01 – Partial Plan – POD 200 – Mech / Elec – New Work

Bid Opening

At 3:00pm on June 1, 2017, the County Facilities Director and John Meerdink of GHR gathered in Lyle Shields Meeting Room at the Brookens Administrative Center to open, read and record the five (5) bid proposals that had been received. Representatives from the most of the five companies were present. The bid summary is as follows:

ITB #2017-002 Brookens 2-Multi-Zone RTU Replacement Project

<u>Bidder's Company</u>	Add' #1	Signed and Sealed	Insurance	Performance Bond	Base Bid Amount
Reliable Plumbing and Heating Company Champaign, Illinois	Yes	Yes	Yes	Yes	\$248,500.00
X-treme Mechanical, Inc. Champaign, Illinois	Yes	Yes	Yes	Yes	\$272,000.00
E. L. Pruitt Company Springfield, Illinois	Yes	Yes	Yes	Yes	\$293,747.00
A & R Mechanical, Inc. Urbana, Illinois	Yes	Yes	Yes	Yes	\$316,000.00

It was determined after bids that four out of four bids were viable and all four bidders attached the required bid submittal information and documentation. Further, GHR reviewed the low bidder's (Reliable) submission via telephone with Reliable Plumbing and Heating and GHR determined their submission of materials and price to be valid and acceptable.

Recommendation

Based on the review of the submitted bids in response to ITB #2017-002, it is recommended that the County Facilities Committee recommend to the County Board awarding of ITB #2017-002 to Reliable Plumbing and Heating of Champaign, Illinois for the Brookens 2-Multi-zone RTU Replacement Project.