
E L M H U R S T P A R K D I S T R I C T
B O A R D O F P A R K C O M M I S S I O N E R S
M E M O R A N D U M

DATE: April 10, 2023

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities

RE: HVAC IMPROVEMENTS - WAGNER COMMUNITY CENTER & COURTS PLUS

ISSUE

The objective of this project is to remove two existing electric through-the-wall air conditioner units and install three new rooftop units with gas heating and electric cooling to service the Wagner Community Center (WCC) south hallway area (including the former music rooms to be used as support spaces) and replace the two current rooftop HVAC unit at Courts Plus servicing the multi-purpose room and fitness studio. This project addresses the 2023 Strategic Work Plan goal to maintain and update existing facilities.

DISCUSSION

The HVAC Evaluation Report completed in 2018 by WT Group listed the HVAC systems servicing the south portion of the Wagner Center in need of updating. Consequently, the Courts Plus HVAC rooftop units are also scheduled for replacement in 2023 as part of the District's planned asset management. The Courts Plus multi-purpose room RTU was last replaced in 2001 (base bid) and fitness studio (bid alternate) was last replaced in 2000. To expedite the bidding process and potentially gain pricing discounts for volume, these projects were bid together. Staff consulted with WT Group to provide budgetary figures and develop engineering documents for both projects. Additionally, WT was directed to include engineering for bid alternates to add dehumidification and single zone Variable Air Volume system (VAV) to the Courts Plus multipurpose room and fitness studio unit as an additional amenity to increase the comfort and moisture level of the rooms as well as achieve high efficiency.

Plans and specifications were published, and a legal ad was placed in the Elmhurst Suburban Life on February 24, 2023 announcing the availability of bid packets and specifications for pick up at the Administrative Office and made available electronically by request. A mandatory pre-bid meeting was conducted March 3, 2023 where five vendors participated in a question and answer session and toured the facilities. On March 14, 2023, two sealed bids were received, opened, and read publicly. The lowest responsible bidder was Core Mechanical Inc. of Chicago IL with a combined amount of \$118,845 for the base bid which listing the cost for the Wagner Community Center south hallway as \$68,795 and the Courts Plus multi-purpose room for \$50,050 (bid tally attached).

The request for bids included three potential alternates at Courts Plus:

- 1) 7.5 RTU (Roof Top Unit) to service the Fitness studio.....\$46,465
- 2) add dehumidification and single zone variable volume system to the multi-purpose room\$ 8,250
- 3) add dehumidification and single zone variable volume system to the fitness studio units at Courts Plus.....\$ 1,320

After careful consideration and based on available funds, staff recommends accepting all three alternates as an additional amenity to increase the comfort and moisture control of the rooms and achieve high efficiency.

The total amount allocated in the FY23 Capital Improvement for these projects is \$222,750 with \$104,000 for the Wagner Center Improvements and \$118,750 for the Courts Plus Multi-purpose Room and fitness studio HVAC replacement. The total recommended project cost including the base bid for Wagner and Courts Plus and three alternates is \$174,880.

Following the scope review meeting, references were contacted and positive feedback was received for Core Mechanical Inc. from the Chicago Public Schools for several large equipment replacements throughout their facilities; Libertyville High School for replacement of HVAC units, equipment repairs, and a large water heater replacement; and City of Chicago Department of Aviation for their HVAC equipment replacement. Based on reference checks received, staff is confident Core Mechanical Inc. is a reputable company possessing the experience and capabilities to successfully complete the work in accordance with the required specifications and schedule.

RECOMMENDATION

That the Board of Park Commissioners (1) award the base bid for HVAC Improvements for the Wagner Community Center and Courts Plus to Core Mechanical Inc. of Chicago, IL in the amount of \$118,845; (2) accept the bid alternate for Courts Plus Fitness studio RTU in the amount of \$46,465; (3) accept the bid alternate to add dehumidification and single zone variable volume system to the multi-purpose room and fitness studio in the amount of \$9,570; and (4) authorize the Executive Director to execute said contract accordingly.

Thank you.

Attached: Bid Tally

2023 FACILITY HVAC IMPROVEMENTS FOR WAGNER COMMUNITY CENTER AND COURTS PLUS
 BID OPENING TUESDAY, MARCH 14, 2023 10:00 AM

Contractors attended a Mandatory Pre bid meeting on Friday March 3, 2023 at 10:00 am

No.		Bond	Add. 1	Wagner Community Center	Multi purpose Room Courts Plus (Base Bid)	Fitness Studio Courts Plus (Alternate)	Combined Base Bids
1	Jason Mechanical						
2	Core Mechanical, Inc.	✓	✓	68,795	50,050	46,465	118,845
3	Command Mechanical						
4	State Mechanical						
5	Amber Mechanical Contractors, Inc.	✓	✓	253,000	94,600	52,000	347,600
6							
7							
8							
9							
10							

Witness: Andrew M. Fanta Date: 3/14/23

Assistant Treasurer: Balraj Stambhge Date: 3/14/23