
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: January 27, 2025

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities
Brian Montgomery, Division Manager of Facilities

RE: HVAC REPLACEMENT FOR COURTS PLUS CAFÉ & ADMINISTRATIVE OFFICE

ISSUE

The objective of this project is to replace one HVAC Roof Top Unit at Courts Plus Café and two HVAC Roof Top Units (RTU) at the Administrative Office (375 W. First). This project meets the Strategic Work Plan goal of Vibrant Facilities to expand and upgrade facilities.

DISCUSSION

According to the HVAC assessment conducted by WT Engineering at Courts Plus in 2024, the RTU serving the café requires replacement. Installed in 1998, the unit is due for replacement as part of the asset management schedule. Failure to replace the unit is likely to result in high maintenance and repair costs, as well as frequent and unexpected downtime for the area it serves.

One of the three HVAC RTUs at the Administrative Office was replaced in the summer of 2024 due to an emergency breakdown. The remaining two units, both over 15 years old, are scheduled for replacement as part of the asset management plan.

These two capital projects were combined in the bidding process to improve efficiency, as both require a crane for unit removal. By consolidating the work, only one crane rental and mobilization will be needed to remove units at both locations. The target installation date for the new units is the week of February 17, contingent upon the availability and shipping time of the units. As of early January 2025, the estimated lead time for the new units is approximately two weeks, and staff is optimistic about staying on schedule.

A public notice for bids was advertised in the Elmhurst Suburban Life publication on December 6, 2024 for replacement in 2025. Seventeen (17) contractors attended the pre-bid meeting on December 18, 2024 and seven (7) of those contractors submitted bids for the January 7, 2025 bid opening. Bedco Mechanical, Glenview, IL submitted the lowest most responsible proposal of \$34,789 in total with \$19,104 for the Courts Plus Café RTU and \$15,685 for the Administrative Office RTU.

Both projects were allocated \$80,000 in the FY25 Capital Improvement budget, with \$45,000 designated to the Courts Plus Café project and \$35,000 to the Administrative Office project.

References for Bedco, including the City of Elmhurst and Village of Mount Prospect, were checked, and all spoke highly of Bedco Mechanical. Additionally, Bedco Mechanical is currently the District's service provider for HVAC preventative and emergency maintenance and Bedco has also completed similar jobs for the District at Sugar Creek Golf Course and Courts Plus. Staff have been pleased with their work, attention to detail and responsiveness.

RECOMMENDATION:

That the Board of Park Commissioners (1) award Bedco Mechanical of Glenview, IL the bid to complete the HVAC Replacement for Courts Plus Café in the amount of \$19,104 and the Administrative Office in the amount \$15,685; and (2) authorize the Executive Director to execute said contract accordingly for a total of \$34,789.

Attachments: Bid Tally Sheet

2025 Facility HVAC Replacement for Courts Plus and Administrative Office

Bid Opening: Tuesday, January 7th at 10:30am

No.	Contractors in attendance: Mandatory Prebid 12/18/24 @ 9:30am	Bond	Addendum 1	Addendum 2	Courts Plus Unit Replacement Only Bid Total	Courts Plus and Administrative Office Unit Replacement Bid Total
1	Riverside Mechanical					
2	FE Moran	✓	✓	✓	\$36,700	\$70,500
3	Taza Construction					
4	MGM	✓	✓	✓	\$34,500	\$62,000
5	Bee Liner Lean Services					
6	Integrated Demolition					
7	Key West	✓	✓	✓	\$22,950	\$55,000
8	Amber Mechanical	✓	✓	✓	\$48,000	\$126,000
9	Nickelson Industrial					
10	Airtech / Taza Construction					
11	Hartwig Mechanical					
12	Jason Mechanical					
13	Quality HVAC					
14	Comprehensive Construction Solutions					
15	Bedco	✓	✓	✓	\$19,104	\$34,789
16	Oak Brook Mechanical	✓	✓	✓	\$33,775	\$64,975
17	C. Acitelli Heating and Piping	✓	✓	✓	\$24,203	\$59,086

Witness:

Date:

11/7/25

Assistant Treasurer:

Date:

01/07/2025