

October 13, 2020

RE: Town of Munster
Town Hall HVAC Upgrade
SEH No. MUNST 149660

Mr. Dustin Anderson, Town Manager
Town of Munster
1005 Ridge Road
Munster, IN 46321

Dear Dustin:

On Friday, October 9, 2020, bids were received and read aloud for the Town Hall HVAC Upgrade project. The project was publicly bid pursuant to state and local bidding regulations.

Three bids were received for the project. The base bids ranged from \$512,000 to \$545,000 and the low bidder was Mechanical Concepts, Inc. from Gary, Indiana. The bids were reviewed and tabulated by SEH and all bids appear to be complete (see attached Bid Tabulation). The Engineer's estimate is \$422,710.

In addition to the base bid, the Town solicited prices for two alternates:

- Alternate #1 – Replacement of Boilers
- Alternate #2 – Furnish and Install Terminal Unit Mounted Ionizing Air Purifiers

Prices for these alternates are included in the attached Bid Tabulation.

As a part of their bid, bidders represent that they have visited the site; reviewed all bidding documents; given the Engineer or Owner written notice of any conflicts, errors, ambiguities, or discrepancies that bidder found in the Bidding Documents; are able to complete the work in the timeframe provided; and that the bid documents were sufficient to convey the requirements of the project.

Our recommendation is to award the base bid and alternate #2 to the low bidder, Mechanical Concepts, Inc. for \$533,500. The ionizing air purifiers will increase air quality and provide extra assurance to employees and the public who use all three buildings in the Town Hall complex. In our opinion Mechanical Concepts, Inc. is fully capable of performing the required work for this project. Please note that this recommendation is subject to the review and opinion of the town attorney.

Alternate #1 is not recommended at this time. The boilers, while nearing their life expectancy, are still functioning well and replacement parts are available should repairs be needed. In addition, the two-boiler system offers a redundancy as one boiler serves as a backup should the other need repairs.

Other items the Council should consider in review of the bids:

- Language included in in Document 00 21 13 – Instructions to Bidders, Article 19.02: *If Owner awards the Contract for the Work, such award shall be to the responsible Bidder submitting the lowest responsive Bid. Owner may also reject the Bid of any bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder.*
- Should the Council decide to award the base bid and both alternates to Mechanical Concepts, Inc., the total contract award would be \$654,500.

We hope this analysis of the bids is adequate for your needs. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

SEH OF INDIANA, LLC



Jill E. DiTommaso, PE (IN, IL)
Project Engineer

Attachment

cc: Town Council Members
Stephen Gunty, Director of Public Works
David Westland, Town Attorney



TABULATION OF BIDS

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Town Hall HVAC Upgrade Town of Munster SEH No.: MUNST 149660 Bid Date: Friday, October 9, 2020			Engineer's Estimate	Mechanical Concepts, Inc. 750 S. County Line Road Gary, IN 46403 219-938-1941	Stevens Engineers & Constructors, Inc. 1721 Northwind Parkway Hobart, IN 46342 219-940-9521	Quality Control Systems, Inc. 1336 W. New Monee Road Crete, IL 60417 708-304-2200
Item No.	Item	Unit	Total Price	Total Price	Total Price	Total Price
Base Bid	Furnish and Install HVAC Upgrade Complete	LS	\$ 422,710.00	\$512,000.00	\$525,000.00	\$545,000.00
Alt. #1	Replacement of Boilers	LS	\$ 120,000.00	\$121,000.00	\$150,000.00	\$173,000.00
Alt. #2	Furnish and Install terminal unit mounted ionizing air purifiers	LS	\$ 20,000.00	\$21,500.00	\$45,000.00	\$11,400.00