



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
www.orlandpark.org

## Master

**File Number: 2022-0501**

**File ID:** 2022-0501

**Type:** MOTION

**Status:** PASSED

**Version:** 0

**Reference:**

**Controlling Body:** Board of Trustees

**File Created Date :** 06/20/2022

**Agenda Entry:** Building Mechanical System Preventative  
Maintenance and Repairs - 22-037 ITB Re-Issue

**Final Action:** 07/05/2022

**Title:** Building Mechanical System Preventative Maintenance and Repairs - 22-037 ITB  
Re-Issue

### Notes:

### Sponsors:

**Res/Ord Date:**

**Attachments:** ITB 22-037 Scope of Work, ITB 22-037 Audit Report,  
ITB 22-037 Tabulation, Proposal-MECHANICAL INC,  
Proposal-MIDWEST MECHANICAL

**Res/Ord Number:**

### Drafter:

**Hearing Date:**

### Department

**Effective Date:**

### Contact:

### Related Files:

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	Public Works Department	06/20/2022	INTRODUCED TO BOARD	Board of Trustees			
0	Board of Trustees	07/05/2022	APPROVED				Pass
		Aye: 6	Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Village President Pekau				
		Nay: 0					
		Absent: 1	Trustee Radaszewski				

## Text of Legislative File 2022-0501

..Title

Building Mechanical System Preventative Maintenance and Repairs - 22-037 ITB Re-Issue

### History

On February 21, 2022, ITB 22-005 "Building Mechanical System Preventative Maintenance and Repairs" was rejected by the Village Board due to an insufficient number of submittals after only one (1) bid was received. Following the rejection, Public Works staff reached out to several contractors regarding the ITB. The consensus amongst contractors was that the Building

Mechanical System (BMS) data provided in the ITB was lacking in detail necessary to provide accurate bid numbers.

Public Works staff subsequently worked with a consultant to compile and organize a thorough registry of over six hundred (600) facility mechanical assets (e.g. boilers, compressors, RTUs, exhaust fans) at forty-three (43) different locations. These locations were then grouped into the nine (9) areas listed below:

**BMS AREAS**

AREA 1 - Metra Stations  
AREA 2 - 143rd Street Parking Garage  
AREA 3 - Centennial Park Buildings  
AREA 4 - Village Center Campus  
AREA 5 - Recreation Buildings  
AREA 6 - Police Department  
AREA 7 - Public Works  
AREA 8 - SportsPlex  
AREA 9 - Utility Buildings

Consequently, on May 25, 2022, the Village issued Invitation to Bid (ITB) 22-037 "Building Mechanical System Preventative Maintenance and Repairs - Reissue" requesting bids from contractors interesting in providing BMS Preventative Maintenance and Repairs. The intent of the bid was to obtain the services of a qualified contractor having experience in preventive maintenance and repairs for a contract term of three (3) years, with an option for two (2) additional years.

As compared to ITB 22-005, bidders were provided with an exhaustive list of asset data and detailed photos. A list of BMS assets requiring preventative maintenance as well as a schedule of maintenance tasks was detailed in the Building Mechanical System Preventative Maintenance Information, Equipment Data, and Preventative Maintenance Frequency and Task Lists, which were provided in the ITB.

The selected contractor will be capable of providing the full spectrum of BMS preventative maintenance services consisting of inspections, maintenance, repair, and replacement of the heating, ventilating, air conditioning systems, subsystems, etc. Bidders were required to provide a fixed monthly compensation basis for performing preventive work for each asset identified in each of the nine (9) areas mentioned above. This fixed monthly compensation included the cost for material, equipment, and overhead that are required to perform the preventive maintenance as specified in the ITB. Contractors were also asked to provide separate costs for repairs to restore operation of these systems in the event of failure.

During the two (2) weeks that the bid was open for review, seventeen (17) firms downloaded either partial or complete bid packages. ITB 22-037 was opened on June 15, 2022, at which point two (2) firms had submitted bids. Both qualifying bid packages and an audit of the bid submittals are attached for reference. A summary of the annualized Building Mechanical System Preventative Maintenance bid prices is provided below:

**Midwest Mechanical Group, LLC**

2022: \$108,888.00  
2023: \$112,104.00  
2024: \$112,104.00

2025: \$115,488.00 (*optional year*)  
2026: \$118,968.00 (*optional year*)

**Mechanical Inc. (dba Helm Service)**

2022: \$173,016.96  
2023: \$173,016.96  
2024: \$173,016.96  
2025: \$178,212.84 (*optional year*)  
2026: \$183,559.08 (*optional year*)

Public Works staff met with representatives from both companies to ensure the scope of work was fully comprehended. Accordingly, based on bid pricing, staff recommends approving the bid from Midwest Mechanical Group, LLC for three (3) years (2022 - 2024), with the options to extend the contract for an additional two (2) years (2025 - 2026).

In addition to Building Mechanical System Preventative Maintenance costs, annual contract amounts will include funds for "Facility Mechanical System Repairs" based on the hourly rates detailed on the Midwest Mechanical Group, LLC Unit Price Sheet in an amount of twenty percent (20%) of the annual Building Mechanical System Preventative Maintenance bid prices. Therefore, contract amounts would be:

2022: \$108,888.00 + \$21,777.60 = \$130,665.60  
2023: \$112,104.00 + \$22,420.80 = \$134,524.80  
2024: \$112,104.00 + \$22,420.80 = \$134,524.80  
2025: \$115,488.00 + \$23,097.60 = \$138,585.60 (*optional year*)  
2026: \$118,968.00 + \$23,793.60 = \$142,761.60 (*optional year*)

**Financial Impact**

Funds were budgeted in FY2022 for Contractor Support for Preventative Maintenance.

**Recommended Action/Motion**

I move to approve awarding ITB 22-037 Building Mechanical System Preventative Maintenance and Repairs to Midwest Mechanical Group, LLC of Lombard, IL for 2022-2024, with the Village's option to extend the contract for an additional two (2) years, for an amount not to exceed \$130,665.60 for 2022, or the annual Village Board approved budgeted amounts ;

AND

Authorize the Village Manager to execute all related contracts subject to Village Attorney review.