



City of Aurora, IL
Community Services
Nicole Mullins, Chief Community Services Officer
44 E Downer Place, Aurora, IL 60502

[AMAZING AIR INC.] RESPONSE DOCUMENT REPORT

RFP No. 26-022

Healthy Houses HVAC Inspections and System Replacements

RESPONSE DEADLINE: April 17, 2026 at 11:00 am

Report Generated: Thursday, June 11, 2026

Amazing Air Inc. Response

CONTACT INFORMATION

Company:

Amazing Air Inc.

Email:

amazingairinc1979@gmail.com

Contact:

DOUG RIO

Address:

6 s lincolnway
north aurora, IL 60542

Phone:

(630) 859-8800

Website:

<https://amazingairinc.com>

Submission Date:

Mar 30, 2026 3:45 PM (Central Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Mar 25, 2026 11:35 AM by DOUG RIO

Addendum #2

Confirmed Mar 30, 2026 11:46 AM by DOUG RIO

Addendum #3

Confirmed Mar 31, 2026 2:54 PM by DOUG RIO

QUESTIONNAIRE

1. Please select the Healthy Houses Program Phase(s) for which the Proposer is submitting qualifications:*

- **Phase I: Inspection & Condition Assessment** The Proposer will conduct professional on-site inspections of residential HVAC systems to determine if units are "beyond their usable life" due to age, mechanical failure, or safety risks. This includes providing a formal **Condition Assessment Report** for each property to certify eligibility for federal assistance.
- **Phase II: System Modernization & Replacement** For units identified in Phase I as requiring replacement, the Proposer will perform full-service removal, disposal, and installation of new, high-efficiency HVAC systems. All work must comply with City of Aurora building codes and **U.S. HUD CDBG-CV** regulations, focusing on enhancing ventilation and air filtration.

Both Phase I & Phase II: Comprehensive Inspection and Replacement Services

2. Technical Proposal*

See Submittal Content Section for more information.

Pricing shall not be mentioned anywhere in the body of the Technical Proposal.

QUOTE_FOR_AMAZING_AIR_INC_2026.pdf

3. Contractors License*

CITY_OF_AURORA_LICENSE_2025.pdf
30-Hour_OSHA_General_Industry_Safety_and_Health_Certificate.pdf

4. Donation of services?*

Is your company interested in donating services?

No

5. Contact Information*

Please download the below documents, complete, and upload.

- [COA Contact Information.docx](#)

CITY_OF_AURORA_CONTACT_INFORMATION.pdf

6. References*

Minimum three (3) sufficient references of all like public and/or private agencies must be presented below. Listing must include company name, contact person, telephone number and date purchased. All Proposers, as a condition of and prior to entry into a contract, agree that a complete background investigation of the principals of the Proposer and all employees who will work on the project may be made. Proposers agree to cooperate with the appropriate City of Aurora personnel to supply all information necessary to complete these investigations. The City of Aurora in its complete discretion may disqualify any Proposer, including low Proposer, and may void any contract previously entered into based on its background investigation.

COMMUNITY CONTACTS 100 S HAWTHORN ELGIN, IL 60120 (847) 697-5095

BAIRD WARNER (KATRINA HISH) 16 WAYNEWOOD Drive WEST CHICAGO, IL 60185 (630) 930-8093

HOUSING CONSORTIUM INC 100 HAWTHORNE ELGIN, IL 60120 (847) 697-5919

SUICIDE PREVENTION SERVICES (STEPHANIE WEBER) 528 S Batavia Ave BATAVIA, IL 60510 (630) 892-3040

7. Eligibility*

By signing this Proposal, the Proposer hereby certifies that they are not barred from bidding on this Proposal as a result of a violation of Article 33E, Public Bids of the Illinois Criminal Code of 1961, as amended (Illinois Compiled Statutes, 720 ILCS 5/33E-1).

Confirmed

8. Proposer's Certification*

I/We hereby certify that:

- A. A complete set of proposal papers, as intended, has been received, and that I/We will abide by the contents and/or information received and/or contained herein.
- B. I/We have not entered into any collusion or other unethical practices with any person, firm, or employee of the City which would in any way be construed as unethical business practice.
- C. I/We have adopted a written sexual harassment policy which is in accordance with the requirements of Federal, State and local laws, regulations and policies and further certify that I/We are also in compliance with all equal employment practice requirements contained in Public Act 87-1257 (effective July 1, 1993) and 775 ILCS 5/2-105 (A).
- D. I/We operate a drug free environment and drugs are not allowed in the workplace or satellite locations as well as City of Aurora sites in accordance with the Drug Free Workplace Act of January, 1992.
- E. The Proposer is not barred from bidding on the Project, or entering into this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code, or any similar offense of "bid rigging" or "bid rotating" of any state or the United States.
- F. I/We will abide by all other Federal, State and local codes, rules, regulations, ordinances and statutes.

Confirmed

9. Is proposer able to bill permit and filing fees separate from overall project costs?*

As a State funded program, the City and State are unable to cover permit fees.

Yes

10. Proposer's Tax Certification*

The Proposer's Executing Officer, being first duly sworn on oath, deposes and states that all statements made herein are made on behalf of the Proposer, that this despondent is authorized to make them and that the statements contained herein are true and correct.

Proposer deposes, states and certifies that Proposer is not barred from contracting with any unit of local government in the State of Illinois as result of a delinquency in payment of any tax administered by the Illinois Department of Revenue unless Proposer is contesting, in accordance with the procedures established by the appropriate statute, its liability for the tax or the amount of the tax, all as provided for in accordance with 65 ILCS 5/11-42.1-1.

Confirmed

11. IL DCEO CDBG-CV FUNDED HEALTHY HOUSES PROGRAM PARTICIPATION*

The Proposer understands that they will be a participant in the City of Aurora, IL, DCEO CDBG-CV Funded Healthy Houses Program (aka Aurora Rental HVAC Replacement Program) and that the project is being funded with federal dollars under the U.S. Department of Housing and Urban Development's Community Development Block-CV Grant Program.

Contractor

12. PROPOSER'S DEBARMENT REVIEW CERTIFICATION*

The City is required to conduct debarment reviews on all services procured with CDBG funds by checking the System for Award Management (SAM) website, www.sam.gov, to determine if a potential contractor is excluded from receiving Federal contracts. *This review will be conducted by the City before any contract award is executed. The use of CDBG funds is prohibited for any contractor on the excluded (debarment) list.*

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension; 7 CFR Part 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989 Federal Register (pages 4722-4733).

1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
2. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
4. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

2) Where the Proposer is unable to certify to any of the statements in this certification, such Proposer shall attach an explanation to this proposal.

Confirmed

13. City of Aurora Contract*

Please download the below documents, sign to acknowledge agreement to terms, and upload.

- [Sample Standard Contract RF...](#)

CITY_OF_AURORA_AGREEMENT_2026.pdf

14. PROPOSER'S CONFLICT OF INTEREST AND COVERED PERSON DISCLOSURE

DOES THE PROPOSER, OR ANY OWNER, EMPLOYEE, AGENT, CONSULTANT, OFFICER, OR BOARD MEMBER OF THE PROPOSER'S ORGANIZATION, HAVE AN EXISTING OR PRIOR BUSINESS OR FAMILY TIE (INCLUDING SPOUSE, PARENT, CHILD, SIBLING, GRANDPARENT, GRANDCHILD, OR CORRESPONDING IN-LAW/STEP-RELATION) TO ANY CURRENT OR FORMER CITY OF AURORA

OFFICIAL OR EMPLOYEE WITHIN THE LAST TWELVE MONTHS, AS DEFINED BY FEDERAL 'COVERED PERSON' CONFLICT OF INTEREST REGULATIONS?*

No

DOES THE PROPOSER, OR ANY OWNERS, EMPLOYEES, AGENTS, CONSULTANTS, OFFICERS, OR BOARD MEMBERS OF THE PROPOSER'S ORGANIZATION, HAVE A BUSINESS OR FAMILY TIE TO A CURRENT OR FORMER (WITHIN THE LAST TWELVE MONTHS) EMPLOYEE, AGENT, CONSULTANT, OFFICER, OR ELECTED OR APPOINTED OFFICIAL OF THE CITY OF AURORA, WITH THE UNDERSTANDING THAT ANY SUCH TIE MUST BE REVIEWED BY THE CITY FOR FEDERAL CONFLICT OF INTEREST COMPLIANCE PRIOR TO THE CITY ENTERING INTO AN AGREEMENT WITH THE PROPOSER?*

No

PRICE TABLES

INSPECTION AND INSTALLATION RATES

Line Item	Description	Unit of Measure	Unit Cost	No Bid
Labor				
1	Inspectors Rate	Hourly	\$189.00	
2	Labor & Auxiliary Charges	Hourly	\$280.00	
3	Standard Labor Rate	Hourly	\$280.00	
4	Emergency/After-Hours	Hourly	\$390.00	
6	Removal & Disposal (Recovery of old refrigerant and recycling)	Each	\$450.00	
Materials (not limited to)				

[AMAZING AIR INC.] RESPONSE DOCUMENT REPORT
RFP No. 26-022
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Line Item	Description	Unit of Measure	Unit Cost	No Bid
7	Full System Replacements	Each	\$18,000.00	
8	Central AC + Gas Furnace	Each	\$15,000.00	
9	Ducted Heat Pump System	Each	\$8,000.00	
10	Ductless Mini-Split (per zone)	Each	\$2,000.00	
11	Dual-Fuel (Hybrid) System	Each	\$21,000.00	
12	Individual Component Replacement	Each	\$6,200.00	
13	Central AC Condenser Only	Each	\$5,900.00	
14	Gas Furnace Only	Each	\$4,995.00	
15	Evaporator Coil Replacement	Each	\$3,500.00	
16	Indoor Air Quality (IAQ) & Filtration Add-ons	Each	\$1,500.00	
17	High-Efficiency Media Filter	Each	\$1,500.00	
18	Whole-Home UV Purifier	Each	\$1,500.00	
19	Electronic Air Precipitator	Each	\$2,500.00	
20	Whole-Home Humidifier	Each	\$925.00	
21	Active Air Purifier	Each	\$4,800.00	
22	New Ductwork (Run)	Each	\$750.00	

THE COMPANY YOU CHOOSE IS MUCH MORE IMPORTANT THAN THE CHOICE OF EQUIPMENT

Any contractor can put in something cheap, but it won't give you the satisfaction of the Amazing Home Comfort System. Amazing Home Comfort Systems are installed by Amazing Air Inc's N.A.T.E. certified technicians. All have had extensive training on proper installation and service.

Amazing Home Comfort Systems

- Maximize energy savings
- Eliminate repairs
- Quiet operation
- Total home comfort
- Reduce indoor air pollution

Amazing is a "Factory Authorized Dealer" again, assuring you of well trained installers, factory backed warranties, and a properly insured company.

At Amazing, we believe when you combine these things with the best customer service in the industry, you will agree what you get is year round, uninterrupted amazing comfort.

	OUTSIDE UNIT	INDOOR COIL	BTU'S	SEER	REFRIGERANT	LOCATION	SLAB
(1) A/C							Y N
GOOD							
BETTER							
BEST							

	MODEL	BTU'S	EFFICIENCY	2 STAGE	VARIABLE SPEED	PVC VENT	CHIMNEY
(2) HEATING							LINER
GOOD				YES NO	YES NO	YES NO	YES NO
BETTER				YES NO	YES NO	YES NO	YES NO
BEST				YES NO	YES NO	YES NO	YES NO

INDOOR AIR QUALITY HELP

Humidifier _____ \$ _____ with humidistat mounted in return

AIR PURIFIER _____ \$ _____ with all required sheet metal work

UV PURIFIER _____ \$ _____ with all required sheet metal work

THIS PROPOSAL PROVIDED FOR: DATE / /

ADDRESS

CITY / STATE / ZIP

HOME PHONE

WORK

PROVIDED BY

PROPOSAL VALID FOR 15 DAYS.

ACCEPTED

DATE _____

AMAZING AIR INC
"MAKING FAMILIES COMFORTABLE"
SINCE 1979

Guarantees

100% satisfaction

If you are not satisfied with the Total Home Comfort System installed by Amazing Air Inc for you in the first year, we will remove it and refund the purchase price of the equipment.

Energy Savings

We will reduce energy consumption by _____ % cooling and _____ % heating in the first year over your old system based degree days, or we will pay you the difference in cash.

PROMPT PROFESSIONAL SERVICE

24 hour service always live answer, a call back within 1 hour and emergency service within 3 hours. In the first year, We will pay for a hotel if we can not repair your system in 24 hours from time of arrival.

Warranty

Parts _____ years*

Labor _____ years

COMPRESSOR _____ YEARS* (PART ONLY)

HEAT EXCHANGER _____ YEARS* (PART ONLY)

100 % PERFORMANCE

The heating system will maintain 70 on a -5 F degree day
 The cooling system will maintain 70 on a 90 F degree day
 If the system fails to meet these specifications due to any fault of Amazing Air Inc during the original parts and labor warranty period, the owner may have Amazing remove the system and refund all owner paid portions of original purchase price.

* with manufactures on line registration for original owner

(4) ELECTRICAL

- | | |
|--|---|
| ☐ Run 220 line in conduit to outside | ☐ Install new outdoor disconnect |
| ☐ Install new 220 breaker | ☐ Install new liquid tight whip |
| ☐ Reconnect existing disconnect | ☐ New 5 conductor wire |
| ☐ New side car | ☐ New switch on furnace |
| ☐ Reconnect power to furnace | ☐ Reconnect all low voltage |
| ☐ NEW ELECTRONIC PROGRAMMABLE THERMOSTAT (set it and forget it) | |

(5) REFRIGERANT LINES

- | | |
|--|---|
| ☐ Install _____ New insulated copper line set | ☐ Cover with down spout |
| ☐ Use existing lines | ☐ Charge to manufactures specs |
| ☐ Solder all connections to eliminate leaks | ☐ Guarantee no leaks for 5 years |
| ☐ Add TXV for added high efficiency | |
| ☐ Pull deep vacuum for proper installation | |

(6) SHEET METAL WORK

- | | |
|---|--|
| ☐ New return drop for better comfort and air flow | ☐ Supply plenum modifications |
| ☐ Add one 6 x 12 return for better dehumidification in lower level | |
| ☐ New supply plenum for enhanced air flow and superior comfort | |
| ☐ New filter rack for easy filter changing | |
| ☐ Add _____ Supplies to _____ | |
| ☐ Add _____ Returns to _____ | |

(7) Drain

- | | | | |
|---|-------------------------------------|---|---------------------------------------|
| ☐ Run Rigid PVC 3/4 pipe | ☐ Along wall | ☐ to Condensate Pump | ☐ to Sump Pump |
| ☐ to Sink | ☐ to outside | ☐ to Floor Drain | ☐ Existing |

(8) Flues and other Important Items

- | | | | | | |
|---|-------------------------------|---|--------------------------------|--|-----------------------------------|
| ☐ PVC Flues to exit | ☐ East | ☐ West | ☐ North | ☐ South side of house | ☐ Existing |
| ☐ Remove and haul away all old equipment | | ☐ Reconnect gas line | | | |
| ☐ 40/50 Gallon gas/electric water heater | | ☐ _____ | | | |

Your Home Comfort System As you Would Like It

	Heating	Cooling	Air Treatment Package	Multiple Systems Discount	Special	Total	Monthly Investment
Good	_____	_____	_____	_____	_____	_____	_____
Better	_____	_____	_____	_____	_____	_____	_____
Best Package Choice	_____	_____	_____	_____	_____	_____	_____
Permit at Customers discretion	_____	_____	_____	_____	_____	_____	_____

Payment Terms

- | | | |
|---|---|--------------------------------------|
| ☐ On completion | ☐ Check | ☐ Credit Card |
| ☐ Financed No money down | ☐ Monthly payment as above | |
| ☐ Delayed Billing | ☐ Terms | _____ |

All Major Credit Cards Accepted



City of Aurora Development Services Dept.
Development Services Administration 1st Floor
77 S. Broadway
Aurora, IL 60505

City of Aurora



Phone: (630) 256-3770 or (630) 256-3130 | Web: www.aurora-il.org

Development Services License

Location ANYWHERE

License Type

HEATING CONTRACTOR
HEATING CONTRACTOR

City of Aurora License #

CNTR-02137

Business Name

AMAZING AIR INC.

Business Phone

6308598800

Amazingdoug@sbcglobal.net; Amazingairinc1979@gmail.com

AMAZING AIR INC.
6 S LINCOLNWAY ST

NORTH AURORA, IL 60542

Thank you for licensing your business with the City of Aurora. We sincerely hope you feel your experience with our licensing program and processing was the best in the region. Please ensure that any required inspections are called so as not to jeopardize your future renewals. The City of Aurora - Development Services department looks forward to serving you. Please take our Customer Satisfaction Survey https://www.surveymonkey.com/r/COA_RentalLicenseApplication



City of Aurora
77 S. Broadway
Aurora IL 60505

MUNICIPAL LICENSE

License #: **CNTR-02137**

Keep Posted in Public View, Non-Transferable

HEATING CONTRACTOR

HEATING CONTRACTOR

ANYWHERE

Under the Municipal Code of the City of Aurora, this certificate when properly validated affirms that the appropriate License Fee, or other indicated fee, has been paid

License Details

DBA if Any **AMAZING AIR INC.**
Classification
Ownership Type
State Registration#
Parcel ID #: **ANYWHERE**

Licensed Business Name

AMAZING AIR INC.
6 S LINCOLNWAY ST

NORTH AURORA, IL 60542
Ph: 6308598800
Alt Ph: 7084717317
Email: amazingairinc1979@gmail.com
Owner 7084717317
DOUGLAS A. RIO
6 S LINCOLNWAY ST

NORTH AURORA, IL 60542
Email: amazingdoug@sbcglobal.net

License Number

CNTR-02137

Issued Date 8/22/2025

Valid To Date 9/19/2026

Fees are to be Paid Annually

Development Services Admin
City of Aurora IL



City of Aurora
77 S. Broadway
Aurora IL 60505

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Email: amazingairinc1979@gmail.com
Owner 7084717317
DOUGLAS A. RIO
6 S LINCOLNWAY ST

NORTH AURORA, IL 60542
Email: amazingdoug@sbcglobal.net

License Number

CNTR-02137

Issued Date 8/22/2025

Valid To Date 9/19/2026

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Development Services Admin
City of Aurora IL

Certificate of Completion

Presented by

NYC Construction Safety Training LLC

This is to certify that

DOUG RIO

has successfully completed the course

30-Hour OSHA General Industry Safety and Health

Completion Date: 11/16/2025

Certificate ID: NYCCST-20251116-85998233



<https://pdhsafety.com/>

This Certificate of Training shall not imply or suggest that OSHA Outreach Training Program training was completed or will result in individual being certified. Students are not eligible to request and/or receive an OSHA student completion card.

CITY OF AURORA, ILLINOIS

CONTACT INFORMATION

Vendor shall provide the following contact information assigned to service the City of Aurora account.

Customer Service/General Information: Ph: _630-859-8800

To place an order:

Name: DOUG @ AMAZING AIR INC

Ph: _630-859-8800 _____

Fax: _____

E-mail: amazingairinc1979@gmail.com _____

Billing & Invoicing questions:

Name: DOUG RIO _____

Ph: _630-859-8800 _____

Fax: _____

E-mail: _amazingairinc1979@gmail.com _____

Questions:

Name: Doug Rio _____

Ph: _630-859-8800 _____

Fax: _____

E-mail: _amazingairinc1979@gmail.com _____

Bidder's Name: _Doug Rio AMAZING AIR INC _____

Signature & Date: _____

CITY OF AURORA, ILLINOIS

(Contractor)

SIGNATURE

Jolene Coulter

FULL NAME

DATE SIGNED

Director of Purchasing

TITLE



SIGNATURE

Douglas R. R.

FULL NAME

3-30-26

DATE SIGNED

President

TITLE

CITY OF AURORA AGREEMENT

THIS AGREEMENT, entered on this _____ (“Effective Date”), for the (Services”) is entered into between the **CITY OF AURORA** (“City”), a municipal corporation, located at 44 E. Downer Place, Aurora, Illinois and _____ (“Proposer”), located at .

WHEREAS, the City issued a Request for Proposal (“RFP”) on _____ for the ; and

WHEREAS, the Proposer submitted a Proposal in response to the RFP and represents that it is ready, willing and able to perform the Services specified in the RFP and herein as well as any additional services agreed to and described in the Agreement; and

WHEREAS, on _____, the City awarded a contract to Proposer, _____.

IN CONSIDERATION of the mutual promises and covenants herein contained, the parties hereto do mutually agree to the following:

1. Agreement Documents.

The Agreement shall be deemed to include this document, Proposer’s response to the RFP, to the extent it is consistent with the terms of the RFP, any other documents as agreed upon by the parties throughout the term of this Agreement, along with any exhibits, all of which are incorporated herein and made a part of this Agreement. In the event of a conflict between this Agreement and any exhibit, the provisions of this Agreement shall control.

Request for Proposal _____.

In connection with the RFP and this Agreement, Proposer acknowledges that it has furnished and will continue to furnish various certifications, affidavits and other information and reports, which are incorporated herein. Proposer represents that such material and information furnished in connection with the RFP and this Agreement is truthful and correct. Proposer shall promptly update such material and information to be complete and accurate, as needed, to reflect changes or events occurring after the Effective Date of this Agreement.

2. Scope of Services.

Proposer shall perform the Services listed in the Proposal, attached hereto as Exhibit 1.

3. Term.