

December 16, 2025

Derrick Winston
Director of Public Facilities
City of Aurora
44 E. Downer Place
Aurora, Illinois 60505

RE: Bid Results
DSC HVAC Improvements
Kluber Project No. 25-130-1627

Dear Mr. Winston,

On December 10, 2025, bids were submitted for the above referenced project. Six (6) contractors chose to submit bids for the project. The low base bid was submitted by Artlip and Sons, Inc. from Aurora, IL in the amount of \$508,000.00. The second lowest base bid was submitted by MG Mechanical Contracting, LLC from Woodstock, IL in the amount of \$589,000.00. See attached bid tabulation for details on bid results. Alternate Bid No. 1 was also included in the amount of \$156,500.00 and \$184,000.00 respectively.

We conducted a Contractor Bid Scope Review with these bidders and believe their bids to be responsive and complete.

Therefore, the City may wish to award a Contract to Artlip and Sons, Inc. in the amount of \$508,000.00 (Base Bid) or \$156,500.00 (Alternate Bid No. 1) for a total of \$664,500.00.

The information contained herein and in the attached bid tabulation and scope review is provided to you for reference and use in the City's decision to award the Contract. Thank you for the opportunity to be of service to the City of Aurora, and we look forward to the successful completion of this project with you.

Sincerely,



Jeffrey M. Bruns, SE, LEED AP
Project Manager/Sr. Structural Engineer
Kluber Architects + Engineers

Attachments: Bid Tabulation, Bid Scope Review
Cc: Jolene Coulter, Director of Purchasing

Project : Development Services Center HVAC Improvements

Date: 12/10/2025

Owner: City of Aurora

Time: 11:00 AM

	Plan Holder	Location	Bid Bond	Addendum No. 1	Addendum No. 2	Base Bid	Alternate No. 1	Total with Alternates	Comments
1	Artlip and Sons, Inc.	Aurora, IL	Y	Y	Y	\$508,000.00	\$156,500.00	\$664,500.00	
2	MG Mechanical Contracting, LLC	Woodstock, IL	Y	Y	Y	\$589,000.00	\$184,000.00	\$773,000.00	
3	Amber Mechanical Contractors, Inc.	Alsip, IL	Y	Y	Y	\$617,000.00	\$157,000.00	\$774,000.00	
4	Anchor Mechanical, Inc.	Chicago, IL	Y	Y	Y	\$634,487.00	\$218,988.00	\$853,475.00	
5	R.J. O'Neil, Inc.	Montgomery, IL	Y	Y	Y	\$640,000.00	\$190,000.00	\$830,000.00	
6	Quality Mechanical, Inc.	Harvey, IL	Y	Y	Y				Disqualified; non-compliant

BID SCOPE REVIEW
Development Services Center HVAC Improvements
Kluber Project No. 25-130-1627

Contractor: Artlip and Sons, Inc.

Contact: Bob Kacys

Base Bid Amount: \$508,000.00

Phone: 630-896-1560

Alternate No. 1 Amount: \$156,500.00

Email: bobk@artlipandsons.com

Date: December 15, 2025

All Addenda have been included in the bid. Yes

All Alternates applicable to your contract package have been acknowledged in the bid. Yes

All pertinent Allowances are included in the bid (\$25,000). Yes

A bid bond was included in the bid package. Yes

Are there any qualifications to the bid? No

Are there any material deliveries which you feel could have a negative impact on the project schedule? No

Are you aware of any discrepancies and/or have any questions on the bid documents? No

SCOPE REVIEW:

Base Bid:

Does your bid include:

General

Phasing for first floor level work? Yes

Pretest of air quantities on existing dual duct boxes including cold duct cfm, hot duct cfm and discharge cfm? Yes

Who is the T&B contractor? [International Test & Balance](#)

Contacted City of Aurora temperature controls contractor ICT? Yes

Demolition

Removal of existing dual duct boxes with pneumatic controls on basement and first floor levels? Yes

Removal, storage and protection of splined lay-in ceiling tiles and grid members? Yes

Removal of existing pneumatic thermostats for each box and all associated air tubing/piping? [Yes](#)
Removal of hot and cold duct ductwork take-offs to each box as required to install new dual duct boxes? [Yes](#)
Capping and insulation of all unused ductwork take-offs? [Yes](#)

New Work:

Provide 46 new dual duct boxes and all material and labor to reconnect to system ductwork? [Yes](#)
Dual duct manufacturer? [Titus, Basis of Design \(Nailor\) was higher](#)
Provide new direct digital controls on dual duct boxes? [Yes](#)
Provide new Honeywell wall thermostat? [Yes](#)
Provide new Honeywell Web based BAS with JACE9000 Tridium web server? [Yes](#)
Provide two connections to existing city control supervisor? [Yes](#)
Remove and replace Ciper 30 controller and expansion module with new Honeywell Optimizer unitary controller? [Yes](#)
Provide final test and balance? [Yes](#)

Alternate #1:

Same as above for 17 dual duct boxes on second floor? [Yes](#)
Phasing for second floor work? [Yes](#)

References:

Kluber and the City has worked on numerous projects for the City of Aurora with the contractor. Projects have been successful.

The above constitutes Kluber, Inc. interpretation of the Bid Scope Review telephone call on December 15, 2025. Any changes or discrepancies shall be received by Kluber, Inc. in writing within five business days.



BID SCOPE REVIEW
Development Services Center HVAC Improvements
Kluber Project No. 25-130-1627

Contractor: MG Mechanical Contracting, LLC

Contact: Casey Reyes

Base Bid Amount: \$589,000.00

Phone: 815-334-9450

Alternate No. 1 Amount: \$184,000.00

Email: estimating@mgmechanical.com

Date: December 15, 2025

All Addenda have been included in the bid. Yes

All Alternates applicable to your contract package have been acknowledged in the bid. Yes

All pertinent Allowances are included in the bid (\$25,000). Yes

A bid bond was included in the bid package. Yes

Are there any qualifications to the bid? No

Are there any material deliveries which you feel could have a negative impact on the project schedule? No

Are you aware of any discrepancies and/or have any questions on the bid documents? No

SCOPE REVIEW:

Base Bid:

Does your bid include:

General

Phasing for first floor level work? [Yes](#)

Pretest of air quantities on existing dual duct boxes including cold duct cfm, hot duct cfm and discharge cfm? [Yes](#)

Who is the T&B contractor? [Arrow](#)

Contacted City of Aurora temperature controls contractor ICT? [Yes and provided the pricing for the bid](#)

Demolition

Removal of existing dual duct boxes with pneumatic controls on basement and first floor levels? [Yes](#)

Removal, storage and protection of splined lay-in ceiling tiles and grid members? [Yes](#)

Removal of existing pneumatic thermostats for each box and all associated air tubing/piping? [Yes](#)
Removal of hot and cold duct ductwork take-offs to each box as required to install new dual duct boxes? [Yes](#)
Capping and insulation of all unused ductwork take-offs? [Yes](#)

New Work:

Provide 46 new dual duct boxes and all material and labor to reconnect to system ductwork? [Yes](#)
Dual duct manufacturer? [Titus, Basis of Design Mfg \(Nailor\) never responded for quote request from MG Mechanical](#)
Provide new direct digital controls on dual duct boxes? [Yes](#)
Provide new Honeywell wall thermostat? [Yes](#)
Provide new Honeywell Web based BAS with JACE9000 Tridium web server? [Yes](#)
Provide two connections to existing city control supervisor? [Yes](#)
Remove and replace Ciper 30 controller and expansion module with new Honeywell Optimizer unitary controller? [Yes](#)
Provide final test and balance? [Yes](#)

Alternate #1:

Same as above for 17 dual duct boxes on second floor? [Yes](#)
Phasing for second floor work? [Yes](#)

References:

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