



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

[ARTLIP AND SONS, 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

Artlip and Sons, Inc. Response

CONTACT INFORMATION

Company:

Artlip and Sons, Inc.

Email:

dan@artlipandsons.com

Contact:

Dan Vollman

Address:

230 S. Broadway Ave.
Aurora, IL 60505

Phone:

(630) 270-7150

Website:

www.artlipandsons.com

Submission Date:

Apr 16, 2026 12:53 PM (Central Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Mar 14, 2026 11:25 AM by Jay Behrens

Addendum #2

Confirmed Apr 6, 2026 3:18 PM by Daniel Vollman

Addendum #3

Confirmed Apr 6, 2026 3:18 PM by Daniel Vollman

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.

Phase II: HVAC System Modernization & Replacement

2. Technical Proposal*

See Submittal Content Section for more information.

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

COA_Healthy_House_HVAC_Proposal_(2).pdf

3. Contractors License*

Aurora,_City_of_-_Artlip_HVAC_License_-_EXP_05-26.png

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](#)

Artlip_and_Sons_Contact_List.docx

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.

Indian Prairie School District 204, Dan Schrubbe (630) 675-3121

West Aurora School District 129, Jeff Schiller (630) 669-5120

City of Batavia, Scott Haines (630) 669-5902

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...](#)

COA_Agreement_Form.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	No Bid	X
2	Labor & Auxiliary Charges	Hourly	\$180.00	
3	Standard Labor Rate	Hourly	\$180.00	
4	Emergency/After-Hours	Hourly	\$240.00	
6	Removal & Disposal (Recovery of old refrigerant and recycling)	Each	\$550.00	
Materials (not limited to)				

[ARTLIP AND SONS, INC.] RESPONSE DOCUMENT REPORT
RFP No. 26-022
Healthy Houses HVAC Inspections and System Replacements

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

**ARTLIP and SONS, Inc.**

230 South Broadway
Aurora, Illinois 60505
(630) 896-1560
Fax (630) 896-1198
www.artlipandsons.com

PROPOSAL

SPECIFICATIONS AND ESTIMATE

NO. E-

PAGE NO. 1 OF 1 PAGES

ATTN: Purchasing Division

PROPOSAL SUBMITTED TO City of Aurora		PHONE	FAX	DATE 04/15/2026
STREET 44 East Downer Place		JOB NAME 26-022 Healthy Houses HVAC		
CITY, STATE, AND ZIP CODE Aurora IL 60507		JOB LOCATION		
ARCHITECT/ENGINEER	DATE OF PLANS			JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of:

We will provide and install (1) WeatherMaker Single-Stage Furnace of proper capacity (1) WeatherMaker Condensing Unit of proper capacity as well as (1) Carrier Evaporator Coil to match condenser sizing. The single-stage furnace is rated at 96% AFUE and the condensing unit is rated at 14 SEER. Installation to include: Removal and disposal of the furnace, condenser, and coil, recovery and disposal of refrigerant, setting the new furnace in place, setting the new condensing unit, setting the new evaporator coil and tie in dissipation board, flush refrigeration piping and utilize existing line-set or replace if required, all necessary sheet metal transitions, tie in condensate, new PVC venting for high efficiency furnace, all electrical connections and fuses, evacuation of system, liquid line drier, charging of the systems with R-454B refrigerant, install Honeywell T6 programmable thermostat, install SS1 safety switch to protect floor of unit / ceiling of units below, start-up and check all operations.

"\$400.00 Rebate from "I Want Smart" Local Sheet Metal Union #265, check will be sent to you after installation"

"Leaks found in the line-set after installation will need to be addressed and is not included in the price of this proposal"

Warranty Notes:

- 1) Ten year compressor warranty per manufacturer (Carrier)
- 2) Ten year parts warranty per manufacturer (Carrier)
- 3) Three year labor warranty per Artlip and Sons
- 4) Twenty year furnace heat exchanger warranty per manufacturer (Carrier)

Payment Note: Any amount of credit card purchases will be subject to a 3% fee added to price of total sum used

WE PROPOSE hereby to furnish material and labor --- complete in accordance with the above specifications, for the sum of:

dollars (\$ _____).

Payment to be made as follows: **Net Upon Completion**

Any amount due under this agreement which is not paid when due shall bear interest at the rate of 1-1/2 percent per month from the date such amount was due until paid upon acceptance of this proposal. In the case of default in meeting terms of payment, owner agrees to pay all costs and reasonable attorney's fees if action is brought to collect the amount due upon acceptance of this proposal.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature**Dan Vollman**

Note: This proposal may be
withdrawn by us if not accepted within _____ - _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____



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

ARTLIP & SONS INC.
230 S BROADWAY

AURORA, IL 60505

Development Services License

Location 230 BROADWAY

License Type HEATING CONTRACTOR

City of Aurora License # CNTR-01317

Business Name ARTLIP & SONS INC.

Business Phone 6308961560

Wayne@artlipandsons.com; Dan@artlipandsons.com

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 HEATING CONTRACTOR

License #: CNTR-01317

Keep Posted in Public View, Non-Transferable 230 BROADWAY

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 ARTLIP & SONS INC.
Classification
Ownership Type
State Registration#
Parcel ID #: 15-27-103-005

Licensed Business Name

ARTLIP & SONS INC.
230 S BROADWAY

AURORA, IL 60505
Ph: 6308961560
Alt Ph: 6308961198
Email: dan@artlipandsons.com

Owner 7085535465

HANK ARTLIP
2924 N 4351ST RD

SHERIDAN, IL 60551
Email: wayne@artlipandsons.com

License Number

CNTR-01317

Issued Date 5/7/2024

Valid To Date 5/7/2026

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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Licensed Business Name

ARTLIP & SONS INC.
230 S BROADWAY

AURORA, IL 60505
Ph: 6308961560
Alt Ph: 6308961198
Email: dan@artlipandsons.com

Owner 7085535465

HANK ARTLIP
2924 N 4351ST RD

SHERIDAN, IL 60551
Email: wayne@artlipandsons.com

License Number

CNTR-01317

Issued Date 5/7/2024

Valid To Date 5/7/2026

Fees are to be Paid Annually

Development Services Admin
City of Aurora IL

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) 896-1560

To place an order:

Name Dan Vollman

Ph: (630) 270-7150 Fax: _____

E-mail: Dan@artlipandsons.com

Billing & Invoicing questions:

Name: Laura Dannewitz

Ph: (630) 896-1560 ext.1029 Fax: _____

E-mail: accounting@artlipandsons.com

Questions:

Name: Dan Vollman

Ph: (630) 270-7150 Fax: _____

E-mail: Dan@artlipandsons.com

Bidder's Name: Dan Vollman

Signature & Date: _____

CITY OF AURORA AGREEMENT

THIS AGREEMENT, entered on this 04/15/2026 ("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 Artie & Sons ("Proposer"), located at 130 S Broadway Aurora IL 60505

WHEREAS, the City issued a Request for Proposal ("RFP") on 03/09/2026 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.

This agreement shall remain in effect until the terms of the RFP and completion of services have been met, unless sooner terminated in accordance with the terms contained herein, ends upon completion of services.

4. Compensation.

Maximum Price. In accordance with the Proposer's negotiated cost, the price for providing the Services shall be as stated on the submitted proposal, Exhibit 2.

Schedule of Payment. The City shall pay the Proposer for the Services in accordance with the amounts set forth in Exhibit 2, price shall remain firm for the entire contract period. The Proposer shall be required to submit an itemized invoice as well as any supporting documentation as required by the City. Each invoice shall be accompanied by a statement of the Proposer of the percentage of completion of the Services through the date of the invoice. Payment shall be made upon the basis of the approved invoices and supporting documents. The City, after inspection and acceptance, and in consideration of the faithful performance by the Proposer, agrees to pay for the completion of the work embraced in this Contract. Payment shall be made in accordance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1, *et. seq.*) upon receipt of the invoice.

5. Performance of Services.

Standard of Performance. Proposer shall perform all Services set forth in this Agreement, and any other agreed documents incorporated herein, with the degree, skill, care and diligence customarily required of a professional performing services of comparable scope, purpose and magnitude and in conformance with the applicable professional standards. Proposer shall, at all times, use its best efforts to assure timely and satisfactory rendering and completion of the Services. Proposer shall ensure that Proposer and all of its employees or subcontractors performing Services under this Agreement shall be: (i) qualified and competent in the applicable discipline or industry; (ii) appropriate licensed as required by law; (iii) strictly comply with all City of Aurora, State of Illinois, and applicable federal laws or regulations; (iv) strictly conform to the terms of this Agreement. Proposer shall, at all times until the completion of the Services, remain solely responsible for the professional and technical accuracy of all Services and deliverables furnished, whether such services are rendered by the Proposer or others on its behalf, including, without limitation, its subcontractors. No review, approval, acceptance, nor payment for any and all of the Services by the City shall relieve the Proposer from the responsibilities set forth herein.

6. Termination.

Termination for Convenience. The City has the right to terminate this Agreement, in whole or in part, for any reason or if sufficient funds have not been appropriated to cover the estimated requirement of the Services not yet performed, by providing Proposer with sixty (60) days notice specifying the termination date. On the date specified, this Agreement will end. If this Agreement is terminated by the City, as provided herein, the City shall pay the Proposer only for

services performed up to the date of termination. After the termination date, Proposer has no further contractual claim against the City based upon this Agreement and any payment so made to the Proposer upon termination shall be in full satisfaction for Services rendered. Proposer shall deliver to the City all finished and unfinished documents, studies and reports and shall become the property of the City.

7. Miscellaneous Provisions.

a. Illinois Freedom of Information Act. The Proposer acknowledges the requirements of the Illinois Freedom of Information Act (FOIA) and agrees to comply with all requests made by the City of Aurora for public records (as that term is defined by Section 2(c) of FOIA in the undersigned's possession and to provide the requested public records to the City of Aurora within two (2) business days of the request being made by the City of Aurora. The undersigned agrees to indemnify and hold harmless the City of Aurora from all claims, costs, penalty, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the City of Aurora under this agreement.

b. Entire Agreement. This Agreement, along with the documents set forth in Section 1 and incorporated by reference elsewhere in this Agreement, with consent of the parties, represents the entire agreement between the parties with respect to the performance of the Services. No other contracts, representations, warranties or statements, written or verbal, are binding on the parties. This Agreement may only be amended as provided herein.

c. Consents and Approvals. The parties represent and warrant to each other that each has obtained all the requisite consents and approvals, whether required by internal operating procedures or otherwise, for entering into this Agreement and the undertakings contemplated herein.

d. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

CITY OF AURORA, ILLINOIS

(Contractor)

SIGNATURE

Jolene Coulter

FULL NAME

DATE SIGNED

Director of Purchasing

TITLE

SIGNATURE

FULL NAME

DATE SIGNED

TITLE

Dan Vee

Dan Vollman

04/15/2026

Residential & High Commercial
Sales