

CITY OF GALENA, ILLINOIS

101 Green Street, PO Box 310, Galena, Illinois 61036



MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Andy Lewis, City Engineer and Janelle Keeffer, Facility Manager *ALewis*

DATE: 20 September 2017

RE: Depot Building Improvements
Approval of Bids

As part of the ongoing improvements to the depot building, bids were sent to six contractors to complete various items of work. Only one bid was received detailed as follows:

Contractor	Amount \$
Faulkner Construction	147,500

The proposed work involves removal of the damaged radiators and piping, replacement of HVAC units, new ductwork, electrical and plumbing work, patching of drywall and painting walls and ceilings.

The single bid was substantially higher than expected budget. After discussing this with city staff and our architect Chris Fye we recommend the city council reject and bid and allow staff to obtain individual quotes for the various components of work. By doing this we believe significant cost savings can be realized.

We were able to obtain three quotes for the removal of the existing heating system, installation of two HVAC units and associated ductwork. This is the main item of work and needs to be completed quickly as winter approaches. Costs are as follows:

Contractor	Amount \$
Top Notch Heating	54,900
Holland Heating	40,850
Loescher Heating	61,600

We recommend the city council approves the following:

- Reject the single bid from Faulkner Construction.
- Allow city staff to obtain quotes for individual items of proposed work.
- Approve quote of \$40,850 from Holland Heating for HVAC and associated work and agree to forego formal bid process for work items exceeding \$10,000.