

3.10.21

# Memorandum: Recommendation to Award

## Warren Newport Public Library: LED retrofit project

Ryan Livergood, Library Director  
Warren Newport Public Library  
224 N. O'Plaine Road  
Gurnee, IL 60031

Ryan:

On March 5, 2021 at 1:00 pm, the library accepted and opened a total of 3 public bids for the LED retrofit project at the library. The low bidder was All Tech Energy Inc with a total base bid of \$118,276.00.

Tiffany Nash from product architecture + design and Rudy Rueles from 2010 (the electrical engineer on the project) performed a scope review of the project with All Tech and found that everything was included and complete in the base bid and alternates. Tiffany Nash spoke with two of the references provided by All Tech for recent similar projects. One was the Director of Rolling Meadows Public Library and the other was the facility manager for Arlington Heights Public Schools. Both references gave good reviews of All Tech, stating that the firm is responsive, does good work, completed projects per schedule, and is easy to work with. Both stated that they would work with All Tech again. Product Architecture + Design recommends that the bid be awarded to All Tech Energy Inc.

The bid documents included 3 add alternates and one deduct alternate. Add Alternates are described below:

- Alternate 1: CoCos Cove light fixtures
- Alternate 2: Story Room replacement wall wash fixtures
- Alternate 3: Wall sconces in the main library collection area and in the meeting room. We cannot do a retrofit in these fixtures, so they need to be replaced.
- Deduct alternate 4: This is the reduction in the total project cost due to the ComEd incentive. ComEd provides this incentive differently, depending on the contractor. In some cases, the incentive goes directly to the contractor through the purchase price of the fixtures. In the case of All Tech, the incentive goes directly to the library after the purchase of the fixtures. So the alternate in this case cannot be technically accepted, but it gives the library an understanding of the rebate that will be received. All Tech will provide the application to ComEd for the library.

Below are the bid results:

	Base Bid	Add #1	Add #2	Add #3	Deduct #4
<b>Verde</b>	\$167,265.03	\$16,878.21	\$9,700.15	\$11,627.76	\$19,951.85
<b>Imperial</b>	\$146,565.00	\$14,110.00	\$8,570.00	\$10,425.00	\$10,314.00
<b>All Tech Energy, Inc.</b>	\$118,276.00	\$14,206.00	\$7,135.00	\$6,889.00	\$11,518.00

The total project budget is listed below, assuming all of the add alternates are taken.

All Tech Contract amount	\$146,506.00
Suggested Contingency 5%	\$7,325.30
Potential painting of soffit area	\$10,000.00
Product Professional fee	\$6,000.00
ComEd rebate	-\$11,518.00
<b>TOTAL</b>	<b>\$158,313.30</b>

Upon approval by the board of trustees, product architecture + design will provide an AIA A105-2017 standard small project agreement between owner and contractor for review and signature.

We look forward to completing this project. Please contact me with any questions-



Tiffany Nash  
Partner, product architecture + design