


VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda
Bids and Proposals

TO: Village President and Board of Trustees
FROM: Carl Goldsmith, Public Works Director
DATE: March 23, 2026 Agenda Date: April 9, 2026
TITLE: Village Hall IT server room HVAC Aaon Unit Replacements
SUBMITTED BY: Scott Neetz, Facilities Supervisor 

RESULTS:

Date Bids Were Published N/A Bidding Closed N/A
Total Number of Bids Received 4
Total Number of Bidders Meeting Specifications 1
Bid Security Required Yes X No
Performance Bond Required Yes X No
Were Any Bids Withdrawn Yes X No

Explanation:

Waiver of Bids Requested? X Yes No
If yes, explain: Staff sought proposals from qualified vendors per the attached memorandum.
Award Recommended to Lowest X Yes No

Responsible Bidder?

If no, explain:

FISCAL IMPACT:

Amount of Award: \$128,449.10
Funding Source: 430.710.720.75620

BACKGROUND/RECOMMENDATION:

Staff respectfully recommends that the Village President and Board of Trustees give authorization to the Village Manager to execute contracts awarded to *Anchor Mechanical* for the replacements of the two (2) Aaon units serving Village Hall in the amount of \$128,449.10 to be paid from the Capital Improvements Account referenced above. Please see memo for detailed explanation.

Has Recommended Bidder Worked for Village Previously X Yes No
If yes, was quality of work acceptable X Yes No
Was item bid in accordance with Public Act 85-1295? Yes X No
Waiver of bids - Public Act 85-1295 does not apply X Yes No

REVIEW (as needed):

Village Attorney XX _____ Date _____
Finance Director XX _____ Date _____
Village Manager XX _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 4:30 pm, Wednesday, prior to the Board Agenda distribution.



March 23, 2026

To: Village President and Board of Trustees
Through: Carl Goldsmith, Director of Public Works *CG*
From: Scott Neetz, Facilities Supervisor *SN*
Subject: IT server room (2) Aeon Unit replacement

MEMORANDUM

Background

As part of the approved Capital Improvement Plan (CIP) funds have been allocated for HVAC mechanical replacements.

The IT server room in the Village Hall hosts the highest priority servers for the village, processing information for all correlating departments. This room demands a consistent temperature-controlled space year-round to protect the equipment from excessive heat and moisture generated from the IT equipment. The two (2) Aeon units serving this room were originally installed in 2010. Since then, the units have gone through multiple repairs due to their age and currently experiencing issues forcing us to rely on emergency equipment. Staff recommends replacing these two (2) Aeon units with 'like for like' new and updated Aeon units for this room to continue to rely on.

Staff received proposals from multiple vendors including *Anchor Mechanical* providing the lowest bid in the amount of \$128,449.10.

Anchor Mechanical currently holds the maintenance contract for the village and remains the preferred vendor in mechanical equipment replacements. Additionally, *Anchor Mechanical* staff carry Aeon certifications qualifying them in installations and future service. Their prior work for the village has been satisfactory, timely, and within budget. Based on past performance and current pricing, staff is confident in their ability to complete this project efficiently and to the Village's standards.

This expenditure will be funded through the Building Reserve account:
430.710.720.75620 RM PROG 77

Recommendation

Staff respectfully recommends that the Board of Trustees give authorization to the Village Manager to execute contracts awarded to *Anchor Mechanical* for the replacements of the two (2) Aeon units serving Village Hall in the amount of \$128,449.10 to be paid from the Capital Improvements Account referenced above.

Vendors	Estimated Cost/quote:
Anchor Mechanical	\$128,449.10
Hill Mech.	130,332.00
Ortiz Contracting	\$139,239.00
Careys	\$153,130.00
Oak Brook Mechanical	Pending
Thermosystems	No response/Declined
Season Comfort	No Response



Anchor Mechanical, Inc.
 255 N California Ave, Chicago, IL 60612
 (312) 492-6994

Mar 20, 2026
Quote # 1329 Version 1

Contact
 Scott Neetz
 630-995-1033
 Village Hall
 255 E Wilson Ave, Lombard, IL 60148

Created By
 Michael Bocchieri
 mbocchieri@anchormechnical.com

Village Hall - IT Server Room - Aaon Unit Replacement

- Disconnect and remove two existing Aaon RTUs serving the data room.
- Install two new Aaon packaged RTUs with cold weather mechanical controls and dehumidification capabilities.
- Install curb adapters to fit the new Aaon units to existing curbs.
- Reconnect to existing electrical service and gas.
- Start and test operation.

*** The parking lot will be closed to accommodate the crane needed to lift the new units to the roof.
 *** Building automation control integration by others.
 *** Units have a 24-week lead time.

Default Section \$128,449.10

Material Description

Aaon Units x2
 Stevenson Crane 115 ton
 Misc Material
 Electrician

Labor	Qty	Unit Price	Subtotal
Regular Time	64	\$155.00	\$9,920.00
		Labor Total	\$9,920.00

Material Total \$118,529.10

Quote Total	\$128,449.10
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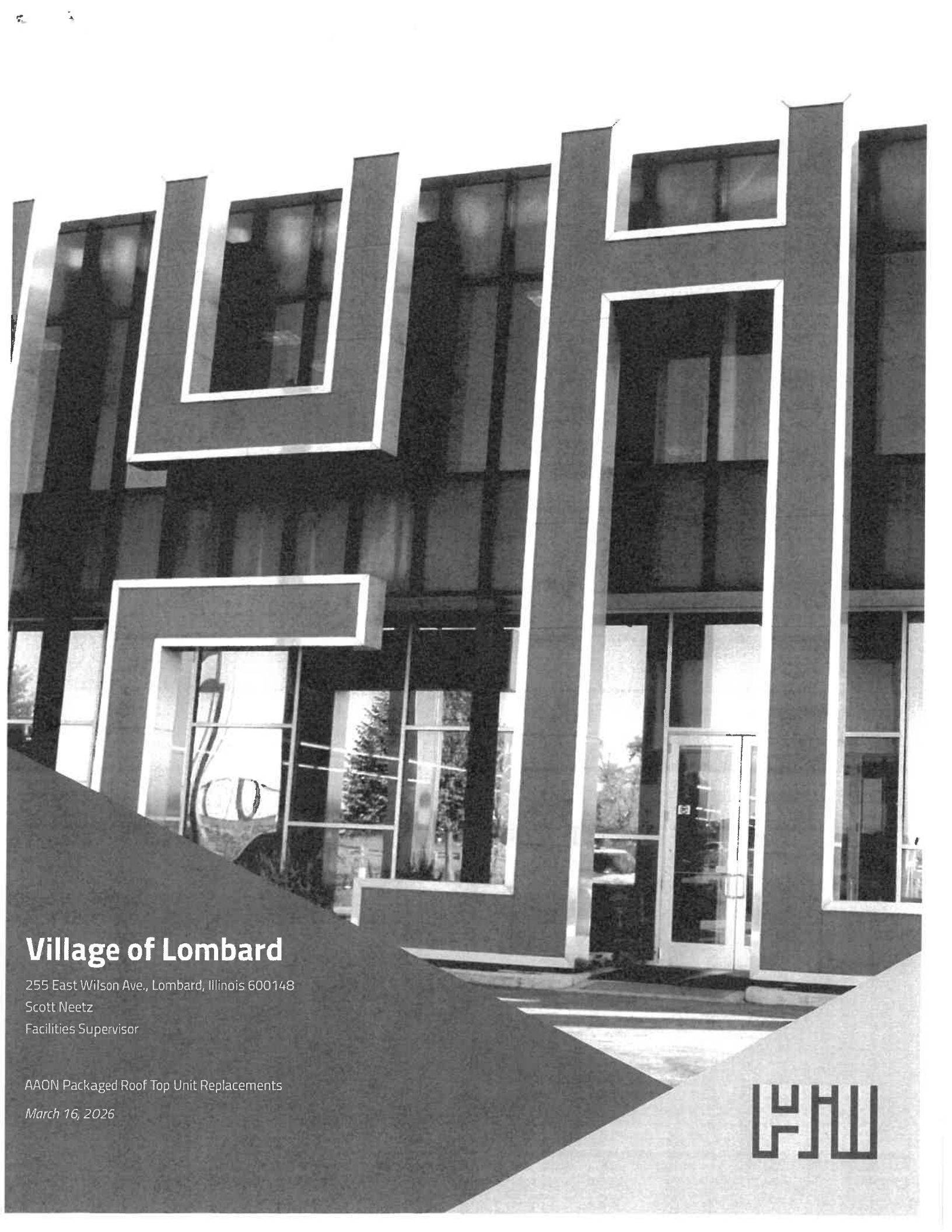
 Scott Niehaus Date
 Village Manager

Included in Quote:

- All Parts & Labor

Notes:

- Job to be completed during regular hours 6:00-2:00PM Monday to Friday
- Pricing is subject to parts availability and all items being done concurrently



Village of Lombard

255 East Wilson Ave., Lombard, Illinois 600148

Scott Neetz
Facilities Supervisor

AAON Packaged Roof Top Unit Replacements

March 16, 2026



AAON Packaged Roof Top Unit Replacements

March 16, 2026

Dear Scott Neetz:

Hill Mechanical Services is pleased to submit the following proposal for your review and approval. We propose to furnish the necessary labor, material and equipment to perform the following scope of work.

Scope of Work

1. Shut down power and disconnect
2. Recover refrigerant per EPA guidelines and standard practices
3. Disconnect electrical & unit control wiring
4. Furnish (1) 110 Ton crane to remove units from roof / Set new units
5. Disposal of replaced units from site
6. Furnish and install (2) new AAON packaged roof top units (MN# ANCH03065)
7. Reconnect electrical & unit control wiring
8. Perform startup and test for proper operation (Factory startup included)
9. Furnish 1-year parts and labor warranty

Total cost for the above scope of work:

\$130,332

Exclusions and clarifications

1. ***Overtime is included (Saturday work)***
2. Additional system problems are excluded
3. Roofing repairs
4. Tax not included per tax exemption
5. Permits and inspections
6. Structural roof modifications
7. Building automation integration beyond unit controls
8. The manufacturer's estimated lead time on material and equipment is currently *TBD* weeks.





Signature

If this proposal meets your approval, please sign and we will schedule the work with you as soon as possible.

Tim Kwiatkowski

Tim Kwiatkowski
Senior Account Executive
Hill Mechanical Services

March 16, 2026

 SIGNATURE
Scott Neetz

Scott Neetz
Facilities Supervisor
Village of Lombard

Please fill out the field below:

PO Number.



Terms & Conditions

1. This Standard Service Proposal or Maintenance Agreement (hereinafter sometimes referenced as "Agreement"), upon acceptance by the Customer, is made solely on the terms and conditions hereof, notwithstanding any additional or conflicting conditions that may be contained in any purchase order or other forms of the Customer, all of which additional or conflicting terms and conditions are hereby rejected by Hill Mechanical Services. Further, the parties acknowledge and agree that any purchase order issued by the Customer in accordance with this Agreement will only establish payment authority for their internal accounting purposes. Any such purchase order will not be considered by us to be a counteroffer, amendment, modification, or other revision to the terms of this agreement. No waiver, alteration or modification of the terms and conditions herein shall be valid unless made in writing and signed by an authorized representative of Hill Mechanical Services.
2. This Maintenance Agreement or Standard Service Proposal is subject to acceptance by the Customer within 30 days from the date shown on the quote, unless specified otherwise. Prices quoted are for services, labor, and material as specified in this Proposal. If acceptance of this Maintenance Agreement or Standard Service Proposal is delayed or modified, prices are subject to adjustment.
3. Title to any equipment installed in connection with this project remains with Hill Mechanical Services until all payments have been received. Payment terms are net 30 days and service charge of 1.5% per month on all past due accounts.
4. Unless Customer provides appropriate documentation of tax exemption, Customer shall pay Hill Mechanical Services, in addition to the contract price, the amount of all excise, sales, use, privilege, occupation or other similar taxes imposed by the United States Government or any other National, State or Local Government, which Hill Mechanical Services is required to pay in connection with the services or materials furnished hereunder.
5. Any and all costs, fees and expenses arising from or incurred in anticipation of any federal, state, county, local or administrative statute, law, rule, regulation or ordinance (collectively "Governmental Regulations"), Hill Mechanical Services shall not be required to bear any expense in connection with the modification, removal, replacement or disposal of any refrigerant in response to any Governmental Regulation designed to reduce or eliminate the alleged environmental hazards associated with the refrigerant.
6. The contract price stated herein is predicated on the fact that all work will be done during regular working hours of regular working days unless otherwise specified. If for any reason Customer requests that work be performed other than during regular working hours or outside the scope of services specified hereunder, Customer agrees to pay Hill Mechanical Services any additional charges arising from such additional services, including but not limited to premium pay, special freight or other fees or costs associated therewith.
7. Customer shall be responsible for all costs, expenses, damages, fines, penalties, claims and liabilities associated with or incurred in connection with any hazardous materials or substances, including but not limited to asbestos, upon, beneath, about or inside Customer's equipment or property. Title to, ownership of, and legal responsibility and liability for any and all such hazardous materials or substances, shall at all times remain with Customer. Customer shall be responsible for the removal, handling and disposal of all hazardous materials and substances in accordance with all applicable Governmental Regulations. Customer shall defend, indemnify, reimburse and hold harmless Hill Mechanical Services and its officers, directors, agents, and employees from and against any and all claims, damages, costs, expenses, liabilities, actions, suits, fines and penalties (including without limitation, attorneys' fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or disposal of any hazardous materials or substances, including but not limited to asbestos, in connection with the services performed hereunder.
8. Hill Mechanical Services shall not in any event be liable for failure to perform or for delay in performance due to fire, flood, strike or other labor difficulty, act of God, act of any Governmental Authority or of Customer, riot, war, embargo, fuel or energy shortage, wrecks or delay in transportation, inability to obtain necessary labor, materials, or equipment from usual sources, or due to any cause beyond its reasonable control. In the event of delay in performance due to any such cause, the date of delivery or time of completion will be extended by a period of time reasonably necessary to overcome the effect of such delay. If the materials or equipment included in this Proposal become temporarily or permanently unavailable for reasons beyond the control of Hill Mechanical Services, Hill Mechanical Services shall be excused from furnishing said materials or equipment and be reimbursed for the difference between cost of materials or equipment unavailable and the cost of an available reasonable substitute.
9. Hill Mechanical Services shall not in any event be liable to the Customer or to third parties for any incidental, consequential, indirect or special damages, including but not limited to, loss of production, loss of use or loss of profits or revenue arising from any cause whatsoever including, but not limited to any delay, act, error or omission of Hill Mechanical Services. In no event will Hill Mechanical Services liability for direct or compensatory damages exceed the payment received by Hill Mechanical Services from customer under the agreement.
10. Hill Mechanical Services extends the manufacturer's warranties on all parts and materials and warrants labor to meet industry standards for a period of thirty (30) days from the date performed, unless a longer duration is expressly stated elsewhere in this Agreement. Hill Mechanical Services expressly limits its warranty on Customer's Equipment to cover only that portion of Equipment which had specific Services done by Hill Mechanical Services. These warranties do not extend to any equipment or service which has been repaired by others, abused, altered, or misused, or which has not been properly maintained. These warranties are in lieu of all other warranties, expressed or implied, including, but not limited to, those of merchantability and fitness for specific purpose, which are hereby specifically disclaimed.
11. Each of us agrees that we are responsible for any injury, loss, or damage caused by any negligence or deliberate misconduct of our employees or employees of our subcontractors. If any of our employees or those of our subcontractors, cause any injury, loss or damage in connection with performing their duties under this agreement, the responsible party will pay for all costs, damages, and expenses, which arise. Each of us agrees to defend and hold harmless the other party, its officers, directors and employees, from and against all claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from the performance of work hereunder, to the extent that such claim, damage, loss, or expense is caused by an active or passive act or omission of the indemnifying party or anyone directly or indirectly employed by that party, or anyone for whose acts that party may be liable.
12. This Agreement shall be binding upon and inure to the benefit of each party's respective successors, assigns and affiliates. This Agreement is governed by and construed in accordance with the laws of the State of Illinois.



Experience Total Support From Project Design to Service

YOUR TRUSTED PARTNER FOR THE LIFE OF YOUR BUILDING



From HVAC and Mechanical to Fire Protection, Commissioning, Balancing, and Special Projects, we're your single source for complete project support. Simplify your build with our full-service expertise.

HVAC

Chiller and boiler service, preventative and predictive maintenance programs, pump repairs, system repair, 24 hour emergency service. We can design custom programs to extend the life of your mechanical systems.

PLUMBING

Preventative maintenance and service, water heaters, backflows, sewer & drain lines, sewage pumps and lift stations, pumps and PRV's. Water safety and quality testing.

FIRE PROTECTION

Inspection, testing, maintenance, repairs, and 24 hour emergency service for your life safety systems. We specialize in new construction, tenant build-outs, retrofits, and system upgrades for all markets and industries.

TESTING, BALANCING, COMMISSIONING

Air quality is more important than ever. Our proven processes make sure your equipment is operating at peak performance. Commissioning, testing and balancing, energy efficiency and monitoring utilizing the latest technology and equipment.

BUILDING AUTOMATION & CONTROL

Design, installation, service, and maintenance of industry leading open protocol building automation systems to control and monitor all of your facility's systems. We implement smart connected systems to provide real time access and insights to your system from anywhere.

SPECIAL PROJECTS

Our team of engineers and technicians can provide the expertise needed for any unique project. We can provide turnkey solutions to manage entire projects from design, fabrication, construction, to inspections and commissioning.



PRECISION
Control Systems



BUILDING THE FUTURE



PERFORMANCE GROUP

HILLGRP.COM

11045 Gage Ave, Franklin Park, IL, 60131 | Telephone: 847.451.5000 | E-mail: info@hillgrp.com

MKTG_D' O 2025_V711A



8201 W. 183rd St. Unit B Tinley Park, Illinois 60487

708-532-2449 * Fax 708-429-2150 July

March 17th, 2026

Village of Lombard
Carrage House
255 E. Wilson Street
Lombard, IL 60148

Job Location: Carrage House, 255 E. Wilson Str., Lombard, IL 60148

PROPOSAL

Quote to replace two (2) 8-Ton Cooling only Aaon RTU's for the IT Room. Lift will require a helicopter lift. Replacement Aaon units are available in 23-25 weeks

Includes:

- Two (2) Aaon Packaged Rooftop Units (AC Only)
- Misc. Electrical materials
- Unit disposal
- Trucking
- Electrician Labor
- Technician Labor
- Helicopter Lift

TOTAL INVESTMENT = \$ 153,130.00

Thank you for the opportunity to be of service to you.



02/24/2026

Page 1.

Village of Lombard
255 E. Wilson
Lombard, IL 60148

Attn: Scott Neetz

Re: HVAC Modifications
ORTIZ BID # B26 - 012

Ortiz Contracting Group proposes the following work and scope:

Proposal #1. Remove and Replace Solaronics Suntube Heaters.

- Provide labor to disconnect existing gas lines, existing flue and fresh air ducting, and disconnect associated thermostat and remove from site.
- Provide and install new Solaronics Suntube Heaters, including reconnection of gas services, flue and fresh air ducting and associated thermostats.
- All work presented is based on being performed during regular working hours, M-F, (7:00am-3:30pm) excluding all holidays.
- All work performed includes the use of the customers' scissors lifts.

Remove and replace #1, #2, #3, #4 with A 200-60CN with a 33' unit: \$17,614.00 each.

Remove and replace #5, #6, #7, #8, #9 with a 150-50CN-OS 50' unit: \$17,376.00 each.

Remove and replace #10 with a 125-40BN-OS with a 23' unit: \$16,900.00.

Remove and replace #11 with a 125-50BN-OS with a 50' unit: \$18,652.00.

Current Lead time is: 1-2 business weeks.

Continued Page 2.



Proposal 2. Remove and Replace (1) wall mounted Carrier Split System.

- Provide labor and tools to disconnect existing electrical feeds.
- Provide labor and tools to recover refrigerant per EPA guidelines.
- Provide labor and tools to remove existing wall mount and condenser from site.
- Provide and install appropriately sized insulated refrigerant line set.
- Provide and install new wall mounted unit.
- Provide and install condenser on roof, on existing wood rails.
- Provide labor to reconnect existing electrical feed to the condenser and Evap.
- Provide a pressure test of the new system.
- Provide materials and labor to connect back into condensation line.
- Provide and install a coil guard like the existing unit.
- No Bas/BacNet is included.
- Provide start up and customer training.

Cost of Investment:-----\$18,324.00.

Add 4% if ordered after 03/02/2026.

Proposal 3. Replace 6-ton RTU and Replace with 3-Ton RTU.

- Provide labor to disconnect electrical feed and thermostat to existing 6-ton Carrier RTU.
- Disconnect gas piping and condensate drain.
- Provide a crane and crane labor to remove from the roof (1) 6-ton Carrier RTU and land in its place (1) Carrier 3-Ton RTU.
- Provide labor and material to reconnect gas, thermostat, power, and local condensate trap of new RTU.
- No Bas/BacNet is included.
- Provide start up and customer training.

Cost of investment:-----\$19,483.00.

Add 4% if ordered after 03/02/2026.

Continued Page 3.

Proposal 4. Remove and Replace (2) AAON RTU's with like for like equipment.

- Remove existing refrigerant in (2) AAON units Per EPA guidelines.
- Disconnect power to (2) existing AAON RTU'S.
- Provide a crane and crane labor.
- Provide labor and materials to reconnect electrical feed.
- Provide factory start up and customer training.
- NO controls Bas/BacNet is included.

Cost of Investment:-----\$139,239.00.

Proposal 5. Remove and Replace (2) AAON RTU'S with (2) Carrier RTU'S.

- Remove existing refrigerant in (2) AAON RTU'S Per EPA guidelines.
- Disconnect Power to (2) existing AAON RTU'S.
- Provide a crane and crane labor to remove from the site (2) AAON units. And Land in its place (2) Curb Adapters and (2) Carrier RTU'S matching in cooling capacity.
- Provide labor and materials to reconnect electrical feeds.
- Provide Factory start up and Customer training.
- NO Bas/BacNet is included.

Cost of Investment:-----\$124,198.00.

Add 4% if ordered after 03/02/2026.

Proposal 6. Provide Labor with written notes to verify condition of existing VAV'S

Cost of investment:-----\$5,858.00.

Proposal 7. Provide a Test & Balance report for existing VAV'S.

Cost of investment:-----\$9,787.00.

Continued Page 4.



Proposal 8.

**Remove and Replace Economizer Damper in air handler in Boiler room.
Reuse existing Belimo actuator.**

Cost of Investment:-----\$8,659.00.

Proposal 9. Remove and Replace existing Hot water boiler and associated Expansion Tank.

- Provide labor and materials to drain system down.
- Provide labor and tools to disconnect boiler/tank and remove from site.
- Provide labor and tools to remove existing flue system in Mechanical room and up out onto the roof.
- Provide a properly sized Weil-McLain Boiler and build in place.
- Provide and hang near deck (1) properly sized Expansion tank.
- Provide materials and labor to reconfigure all piping, fittings, drains, gas piping away below the roof access area.
- Provide materials and labor to vent new equipment through the existing roof porthole and seal to make weather tight.
- Provide and install Temp control adjustments at each base board heater.
- Provide a leak test in the Mechanical room and Baseboard heaters.
- Provide and install Insulation and paper/PVC jacketing on new and disturbed areas of piping.
- Provide a licensed electrician to run power to New Weil-McLain equipment and sensor.
- No Bas/BacNet is included.
- Provide Start up and Customer training.

Cost of investment:-----\$149,954.00.

Currently there is no proposal available for the replacement of VAV'S or Dock Heaters.

Please let me know of any questions.
Thank you.

Clarifications and Exclusions can be found on Page 5.



Clarifications:

Page 5.

- Union Labor
- Work is estimated as Straight Time (M-F 6:00AM – 2:30PM)
- This price is valid for 30 days.
- Price does not include escalation on labor/material.
- Sales tax is excluded.
- Field Coordination with Physical layout on the floor is included.
- **Ortiz Contracting Group is a Union affiliated, 100% minority owned (MBE) mechanical contractor certified by the City of Chicago, State of Illinois (CMS), and National Minority Supplier Development Council.**

We Excluded:

Any work Associated to Manufacturing Defects of the Equipment; Ortiz is not aware of any project schedule and has excluded any and all overtime/premium time/shift work; Gas Piping; Refrigerant Piping; Steam and/or Condensate Piping; Chilled Water Piping; Condenser Water Piping; Ductwork; Fire/Smoke Dampers; Grills; Registers; Diffusers; (except where noted above); Sales Tax; Bonds; Fees and Permits; Electrical Conduit; Electrical Wiring; Temporary Lighting; Controls/Temperature Controls or Control Wiring; Structural Steel; Seismic Restraints / Hangers; Insulation; Fire Protection; Fire-Caulking; No repairs to Fire-Proofing; No Equipment Pads; Liquidated Damages; Engineering or BIM coordination; No Carpentry; Out of Sequence Work; Asbestos/Lead Abatement; Surveying; Dumpsters; Filters and Attic Stock; Lintels; Temporary Heat/Cooling; Weather Proofing; Painting; Dust Barriers; Access Panels/Doors; Allowances; Ceiling Removal/Replacement; Relocation of Existing Work of Other Trades; Man or Material Hoisting Charges; Demolition; Electrical Equipment; Gasketing; Test and Balance; Startup; Setting of Equipment; Hanging of Equipment; Vibration Isolation; Concrete; Expansion Loops; Layout; Sleeves and Sleeve Installation; Any/All Roofing Work; Crane(s); Engineering; Storage and/or Cartage Costs.

***Items not specifically listed in the above INCLUSIONS shall be considered EXCLUDED from this bid**

Sincerely,

Ortiz Contracting Group