



Bethel High School
HVAC Mechanical Upgrades Project



September 18, 2024

To Building Site Committee & Board of Education:

On behalf of the Town of Bethel Board of Education (BOE), and the Public Site and Building Committee (PSBC), STV conducted two scope review meetings for the **Bethel High School HVAC Mechanical Upgrades–2024-007 project**. Two (2) contractors were selected from the top three (3) that bid the project.

- The Request for Qualifications and Proposal release date was on Wednesday July 10, 2024.
- There was an optional non mandatory walkthrough on Thursday July 18, 2024.
- The RFQ/RFP submission deadline was on Monday August 5, 2024. The RFQ/RFP submission deadline was extended and confirm per addendum no 4 which indicated the RFQ/RFP (Bid) submission was due on August 12, 2024. (See attached released RFQ/RFP with **contractors submitted proposals**)

STV reviewed the submitted proposals and referenced the RFQ/RFP for the project.

- We evaluated each line item listed with all pricing information. (See attached **Bid Tabulation sheet**)
- We conducted scope review interviews with both contractors on Monday September 16, 2024 (SAV-MOR) and on Tuesday September 17, 2024. (ACS Systems) These meetings included representatives from Bethel PSBC, Bethel BOE, as well as the Engineer of Record (Kohler Ronan) on the project and the contractors with their teams.

The Scope review meetings revealed that both contractors understand the scope of the construction work and the completion schedule required for the project. Deficiencies were found in ACS Systems bid package with regards to documentation and are listed in the Bid Tabulation attached. In the SAV-MOR Cooling & Heating bid package no deficiencies were found. Based off the submitted proposals the interviews and the RFP/RFQ response, SAV-MOR Cooling & Heating, INC is the preferred choice for this project. (For detailed information please see attached **Scope review meeting minutes**)

Michael Duane, Assoc AIA

SR Project Manager, Construction Management





General Bidder Information				Proposed Fees								Unit Prices						Change Orders																																
Firm Name	Address	Phone	Contact	Base Bid Total Cost	Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate Recommended by the bidder not to exceed	Total Bid Amount with Alternates 1 & 2	Total Bid Amount with Alternates 1 & 3	Total Bid Amount with Alternates	1/2" Valve	3/4" Valve	1" Valve	1 1/4" Valve	1 1/2" Valve	2" Valve	Hourly rates for installation tech.	Mark up on equipment and materials																															
ACS Systems Associates, INC	60 Wildwood Dr. Laurel Hollow, NY 11791	516-681-1350	Ahmad Reyaz ahmadreyaz@acs-system.com	\$ 2,595,000.00	\$ 940,000.00	\$ 220,000.00	\$ 385,000.00	\$ -	\$ 3,755,000.00	\$ 3,920,000.00	\$ 4,140,000.00	\$ 150.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 360.00	\$ 500.00	\$ 195.00	21.00%																															
SAV-MOR Cooling & Heating, INC	231 Captain Lewis Drive Southington, CT 06489	860-621-9959	Troy Karwowski troy@savmorct.com	\$ 2,450,500.00	\$ 1,292,000.00	\$ 120,000.00	\$ 476,800.00	\$ -	\$ 3,862,500.00	\$ 4,219,300.00	\$ 4,339,300.00	\$ 150.00	\$ 165.00	\$ 185.00	\$ 200.00	\$ 225.00	\$ 275.00	\$ 125.00	20.00%																															
Difference Between Bidders ACS & SAV-MOR				\$ 144,500.00	\$ 352,000.00	\$ 100,000.00	\$ 91,800.00		\$ 107,500.00	\$ 299,300.00	\$ 199,300.00	\$ -	\$ 10.00	\$ 15.00	\$ 100.00	\$ 135.00	\$ 225.00	\$ 70.00	1.00%																															
All State Construction, INC	449 Cooke St. Farmington, CT 06032	860-678-0678	Pete Pare ppere@allstateconstructioninc.com	\$ 3,221,000.00	\$ 1,857,000.00	\$ 253,000.00	\$ 887,000.00	\$ -	\$ 5,331,000.00	\$ 5,965,000.00	\$ 6,218,000.00	\$ 104.00	\$ 118.00	\$ 134.00	\$ 142.00	\$ 149.00	\$ 165.00	\$ 140.00	15.00%																															
General Bidder Information (Continued)				Bid Documents Required								Additional Requirements & Information						Result																																
Firm Name	Address	Phone	Contact	Submitted per proposal requirements A through E Per RFQ and RFP				Addenda Acknowledgement	D. Cover Letter/ Executive Summary	E. Qualifications Package	F. Proposed Project Approach	Additional Requirements Notes:				Attended Walk-Thru	Insurance (Conformation letter or statement)	Complete Bid Package & Qualified Pricing																																
ACS Systems Associates, INC	60 Wildwood Dr. Laurel Hollow, NY 11791	516-681-1350	Ahmad Reyaz ahmadreyaz@acs-system.com	<ul style="list-style-type: none"> Submitted the following: A. B. C. D. Item E is incomplete and or per adden. No. 1 which requires contractor to provide a DAS certification. No certification provided with Bid package. Missing requirement F. 				✓	✓	X	X	<ul style="list-style-type: none"> Bond was submitted. No Conformation letter was provided. 				X	X																																	
SAV-MOR Cooling & Heating, INC	231 Captain Lewis Drive Southington, CT 06489	860-621-9959	Troy Karwowski troy@savmorct.com	<ul style="list-style-type: none"> Submitted the following: Submitted all applicable documents per RFP/RFQ 				✓	✓	✓	✓	<ul style="list-style-type: none"> Submitted the following: Submitted all applicable documents per RFP/RFQ 				✓	✓	✓																																
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Overall Comments: ACS Systems Supplied the following after deadline of bid package. <ul style="list-style-type: none"> ACS Brochure ACS CT DAS Prequalification Certificate ACS Reference list ACS Schedule (please note schedule references a different project which seems to be a error) ACS CHRO Contract Compliance ACS HVAC License ACS Firm Overview ACS Letter of Introduction ACS Approach to work ACS List of Subcontractors Email 				The following are listed as part of the submission of the RFQ/RFP: <table border="0"> <tr> <td>A. Optional Site Visit</td> <td>F. Proposed Project Approach</td> <td>Additional Requirements</td> </tr> <tr> <td>B. Questions</td> <td>- Discussion of Key Milestones</td> <td>Proposal shall confirm the following in writing:</td> </tr> <tr> <td>C. Proposal submission Deadline and Format</td> <td>- Schedule</td> <td>1. Insurance coverage</td> </tr> <tr> <td>D. Cover Letter/ Executive Summary</td> <td>- Staffing</td> <td>- Independent Contractors</td> </tr> <tr> <td>E. Qualifications Package</td> <td>- Subcontractors</td> <td>- Indemnification</td> </tr> <tr> <td>- Firm overview</td> <td>- Periodic Progress Meetings</td> <td>- Bonds</td> </tr> <tr> <td>- Experience</td> <td>- Pricing</td> <td>- Means & Methods</td> </tr> <tr> <td>- Capacity of the firm</td> <td></td> <td>- Bid Duration</td> </tr> <tr> <td>- Past Claims or disputes</td> <td></td> <td>- Prevailing Wage Rates</td> </tr> <tr> <td>- CHRO</td> <td></td> <td>- Tax Exempt</td> </tr> <tr> <td>- Affirmative Action</td> <td></td> <td>- Exceptions to RFQ/RFP Requirements</td> </tr> </table>								A. Optional Site Visit	F. Proposed Project Approach	Additional Requirements	B. Questions	- Discussion of Key Milestones	Proposal shall confirm the following in writing:	C. Proposal submission Deadline and Format	- Schedule	1. Insurance coverage	D. Cover Letter/ Executive Summary	- Staffing	- Independent Contractors	E. Qualifications Package	- Subcontractors	- Indemnification	- Firm overview	- Periodic Progress Meetings	- Bonds	- Experience	- Pricing	- Means & Methods	- Capacity of the firm		- Bid Duration	- Past Claims or disputes		- Prevailing Wage Rates	- CHRO		- Tax Exempt	- Affirmative Action		- Exceptions to RFQ/RFP Requirements	Please note as per RFQ/RFP the following: The BPC/TFD may narrow the list of applicants and schedule follow up questions as they deem necessary. Public Law 08-169 requires the Selection Committee to make an award "...from a pool of not more than the four most responsible qualified proposers..." The "most responsible qualified proposer" is the proposer "...who is qualified by the awarding authority when considering price and the factors necessary for faithful performance of the work based on the criteria and scope of work included in the request for proposals."					
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