

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY

November 3, 2022,

VIA EMAIL

Mr. Kevin Weisenberger
Director of Facility Services
Community Unit School District 200
130 West Park Avenue
Wheaton, Illinois 60189

Re: 2023 Capital Improvements
Architect's Project Number: 222159.00
Letter of Recommendation for Contract Award

Dear Mr. Weisenberger,

On Tuesday, October 25, at 2:30 p.m. bids were received for the above referenced project in the Board Room of the School Services Center. During the three (3) week bidding period prior to this date, twenty (20) contractors became Bidders of Record. Twelve (12) sealed bids were submitted to the District. The bid opening was conducted by Kevin Weisenberger, CUSD200, Brian O'Keeffe, CUSD200, Paul Pessetti, Legat Architects, Zachary Nichols, Legat Architects and witnessed by thirteen (13) attendees. Refer to the attached Bid Tabulation and Sign-In Sheet.

The base bid project consists of library learning center renovations at Johnson and Whittier Elementary Schools. Alternate bids were also requested for ceiling and lighting replacement at Washington Elementary School and additional ceiling and lighting replacement at Whittier Elementary School as indicated on the Bid Form.

Legat Architects has reviewed the project scope of the apparent low bidder, Reed Construction. Reed has confirmed that they are confident with their bid prices and have included all specified work and allowances. Legat Architects further reviewed the qualifications and references of the low bid contractor and have found no evidence which would disqualify them, from being awarded contracts for the work.

Legat Architects recommends that the Board of Education, Wheaton Warrenville C.U.S.D. 200, consider awarding the Contract for Construction for all facilities, inclusive of the Base Bid (\$1,656,749), and Alternate Bid No. 3 (\$124,195.00), for a total contract amount of **\$1,780,944.00**, to:

Reed Construction
600 W/ Jackson Blvd., 8th Floor
Chicago, IL 60661

All work is to be substantially complete by Friday, August 4, 2023. Alternate Number 1 to renegotiate the date of Substantial Completion and Alternate Number 2, for ceiling and lighting replacement at Washington Elementary School are not being recommended at this time.

Bid Tabulation

OWNER: Wheaton Warrenville CUSD200

PROJECT TITLE: 2023 Capital Improvements

PROJECT NUMBER: 222159.00

DATE / TIME: October 25, 2022, 2:30 p.m.

BIDDER	ADDM			BASE BID	ALTERNATE BIDS			COMPLETION DATE	BID BOND	SUBST.	Drug Free Workplace	Human Rights Act	CERTIFICATES					* REMARKS
	NUMBER 1	NUMBER 2	NUMBER 3		ALTN.O. 1	ALTN.O. 2	ALTN.O. 3						Criminal Background	**Investigation Authorization	Non-Collusn Affidavit	References		
A Lamp Concrete Contractors																	No Bid	
April Building Services, Inc.																	No Bid	
B. Stromberg Constructiuon Co., Inc.																	No Bid	
Bear Construction	X	X	X	\$0.00	\$701,906.00	\$163,704.00		-	X	X	X	X	X	X	X	X		
Boiler Construction	X	X	X	(\$20,000.00)	\$931,400.00	\$117,800.00		-	X	X	X	X	X	X	X	X		
Carroll Seating Company																	No Bid	
Construction, Inc.	X	X	X	\$0.00	\$684,000.00	\$63,000.00		-	X	X	X	X	X	X	X	X		
Constuction Solutions of Illinois, Inc.																	No Bid	
D. Kersey Construction, Co.																	No Bid	
Empire Construction Company	X	X	X	(\$50,000.00)	\$572,696.00	\$226,325.00		-	X	X	X	X	X	X	X	X	No references included	
Integral Construction, Inc.	X	X	X	\$0.00	\$738,000.00	\$132,000.00		-	X	X	X	X	X	X	X	X		
Kandu Construction, Inc.	X	X	X	(\$1,000.00)	\$733,000.00	\$717,000.00		-	X	X	X	X	X	X	X	X		
L.J. Morse Construction Company	X	X	X	\$0.00	\$687,500.00	\$126,400.00		-	X	X	X	X	X	X	X	X	Second Low	
Lite Construction, Inc.	X	X	X	\$0.00	\$725,000.00	\$135,000.00		-	X	X	X	X	X	X	X	X		
Manusos General Contracting, Inc.	X	X	X	\$0.00	\$697,007.00	\$147,000.00		-	X	X	X	X	X	X	X	X	Alt. ADD \$77,000	
Midwest Services																	No Bid	
R.L. Sohol General Contractor	X	X	X	\$0.00	\$667,000.00	\$195,000.00		-	X	X	X	X	X	X	X	X		
Reed Construction Company	X	X	X	\$0.00	\$666,794.00	\$124,195.00		-	X	X	X	X	X	X	X	X	Need Contact Info on References	
Tandem Construction, Inc.																	No Bid	
Toro Construction Group	X	X	X	\$0.00	\$275,000.00	\$790,721.00		-	X	X	X	X	X	X	X	X		

Alternate No. 1: Renegotiate Liquidated Damages

Alternate No. 2: Provide Ceiling and Lighting Replacement at Washington Elementart School

Alternate No. 3: Provide Ceiling, Lighting and Sprinkler Head Replacement at Whittier Elementary School

Attendance Record

ORGANIZATION Community Unit School District 200 RE Pre-Bid Meeting
PROJECT TITLE 2023 Capital Improvements PROJECT NO. 222159.00
LOCATION School Services Center TIME & DATE 2:30 a.m., October 25, 2022

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Paul Pessetti	Legat Architects	630.710.3540	ppessetti@legat.com
Kevin Weisenberger	CUSD200	815.393.9690	kevin.weisenberger@cUSD200.org
Colin A. Wilkie	CUSD200	630-476-7934	
Zach Nichols	Legat	630.542.1322	znichols@legat.com
Eric O'Healt	CUSD 200	630 682 2025	
Amanda Valentino	Construction Inc		matte.buildwithci.com
Omar Perez	Baker construction		estimating@bakerconsfrktn.com
Magdalena Sydek	Empire construction		msydek@empire-constr.com
DEANNE PAWTALEO	RL Sohol	630-673-0434	dpaawtaleo@rlsohol.com
Dan Zylski	Bear Const		danz@bearcc.com
Jan Wilk	Lite Construction	630 896 7220	time@liteconstruction.com
Matt Gierman	Toro Construction	708 629 8334	M.Gierman@toro.com
DAVE KOWALEWSKI			DKOWALEWSKI@LMORRIS.COM
MIKE GONZALES	REED CONST.		MGONZALEZ@reedcorp.com
Morgan Hudson	MAC	847 973 0600	joel.manus@mac.com
Kanda Construction inc	GC	(847) 456-4028	James@KandaConstructioninc.com
Mike Pesci	Integral construction	312-919-4811	Estimating@buildintegral.com