

December 5, 2023,

VIA EMAIL

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

Re: 2024 Capital Improvements
Architect's Project Number: 223168.00
Letter of Recommendation for Contract Award

Dear Mr. Weisenberger,

On Thursday, November 30, at 2:30 p.m. bids were received for the above referenced project in the Office of Dr. Brian O'Keeffe at the School Services Center. During the four (4) week bidding period prior to this date, eleven (11) contractors became Bidders of Record. Seven (7) sealed bids were submitted to the District. The bid opening was conducted by Dr. Brian O'Keeffe, CUSD200, Paul Pessetti, Legat Architects, Zach Nichols, Legat Architects and witnessed by eight (8) attendees. Refer to the attached Bid Tabulation and Sign-In Sheet.

The base bid project consists of toilet room renovations at Wheaton North High School and door and frame replacement at Edison Middle School and Johnson and Elementary School.

Legat Architects reviewed the bid submission of the apparent low bidder, Red Feather Group. Two discrepancies were identified in their bid. The first, involved the actual bid number. The bid form in the written amount indicated \$569,500. However, if the breakdown by schools is totaled, including the allowance, the amount is \$579,500. The second involved the project references. In Section 00 46 00 Contractor Qualifications and References, Article 1.03, paragraph A, requires five completed projects in the past five years that meet or exceed the dollar value, scope, and complexity of this project. Red Feather was only able to provide three projects of similar complexity. Only two of those projects were of similar dollar value. It is our recommendation that this bidder be considered non-responsive based upon the above review.

Legat Architects then reviewed the project scope of the second 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 Reed Construction and have found no evidence which would disqualify them, from being awarded contracts for the work. Reed Construction was also the contractor for the Summer 2023 Capital Improvements project.

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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, for a total contract amount of **\$577,578.00**, to:

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

All work is to be substantially complete by Friday, August 2, 2024. Alternate Number 1 to renegotiate the date of Substantial Completion is not being recommended at this time.

If you have any questions concerning the bidding of the project, please do not hesitate to call. On behalf of Legat Architects, I look forward to working with the District toward the successful completion of this project.

Sincerely,
Legat Architects, Inc.

[Handwritten signature]

Paul J. Pessetti, AIA, LEED AP, BD+C
Project Manager

ATTACHMENTS	Bid Tabulation, dated, 11/30/2023 Bid Sign-In Sheet, dated, 11/30/2023
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Bid Tabulation

LEGAT ARCHITECTS

OWNER Wheaton Warrenville CUSD200

PROJECT TITLE 2024 Capital Improvements

PROJECT NUMBER 223168.00

DATE / TIME: November 30, 2023, 2:30 p.m.

Apparent Low Qualified Bidder

BIDDER	ADDM		BID FORMS		COMPLETION DATE	BID BOND	SUBST.	CERTIFICATES						* REMARKS
	NUMBER 1	NUMBER 2	BASE BID	ALTERNATE BIDS ALT.NO. 1				Drug Free Workplace	Human Rights Act	Criminal Background	**Investigation Authorization	Non-Collusion Affidavit	References	
														** CERTIFICATE IS NOT SIGNED BUT SIGNATURE IS NOT REQUIRED
Boller Construction	X	X	\$702,300.00	\$0.00	X	X	X	X	X	X	X	X	X	
D. Kersey Construction, Co.	X	X	\$673,516.00	\$0.00	X	X	X	X	X	X	X	X	X	
Kandu Construction, Inc.	X	X	\$667,000.00	(\$1,000.00)	X	X	X	X	X	X	X	X	X	
L.J. Morse Construction Company														No Bid
Manusos General Contracting, Inc.	X	X	\$675,000.00	\$0.00	X	X	X	X	X	X	X	X	X	
Mercer Technologies Firm														No Bid
Midwest Services														No Bid
Paul Borg Construction Company	X	X	\$632,000.00	\$0.00	X	X	X	X	X	X	X	X	X	
Red Feather Group	X	X	\$569,500.00	\$0.00	X	X	X	X	X	X	X	X	X	Non-Responsive
Reed Construction Company	X	X	\$577,578.00	\$0.00	X	X	X	X	X	X	X	X	X	Apparent Low Qualified Bidder
Tori Construction LLC														No Bid

Alternate No. 1: Renegotiate Liquidated Damages

Attendance Record

ORGANIZATION C.U.S.D. 200

RE Bid Opening

PROJECT TITLE 2024 Capital Improvements

PROJECT NO. 223168.00

LOCATION School Services Center

TIME & DATE 2:30 p.m., November 30, 2023

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~~

Dr. Brian O'Keeffe

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Dipesh Thakkar

Paul Borg

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Manusos

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