

LEGAT ARCHITECTS

Design with a Difference

December 4, 2024,

VIA EMAIL

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

Re: 2025 Roofing Removal and Replacement
Architect's Project Number: 224147.00
Letter of Recommendation for Contract Award

Dear Mr. Weisenberger,

On Thursday, November 21, at 2:00 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, twenty-four (24) contractors became Bidders of Record. Six (6) sealed bids were submitted to the District. One Bid submitted by L. Marshall, was considered non-responsive. The bid opening was conducted by Kevin Weisenberger, CUSD200, Paul Pessetti, Legat Architects, Brian O'Keeffe, CUSD200 and witnessed by six (6) attendees. Refer to the attached Bid Tabulation and Sign-In Sheet.

The project was broken into two base bids. Base Bid 1, for Work at Washington Elementary School and Base Bid 2, for Work at Wheaton Warrenville South High School. Alternate bids were taken as part of Base Bid 1, for additional Work at Washington as well as two alternates for work at Wheaton North High School Roof Areas 16, 20 and 20A as indicated on the Bid Form.

The initial potential low bidder for the combined total of Base Bid 1 and Base Bid 2, including alternates, was submitted by DCG Roofing Solution, Inc. During scope review, DCG identified an error in their bid for Base Bid 2 and has requested their number for that Bid Package be withdrawn (see attached). The next responsive low bid for Base Bid 2, was submitted by G.E. Riddiford Company, Inc.

Legat Architects has reviewed the project scope of the apparent low bidders, DCG Roofing Solutions Inc., and G.E. Riddiford Company Inc., and has confirmed that both 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 contractors and found no evidence which would disqualify them from being awarded a contract for the work.

Base Bid 1:

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 (\$478,067.00) and Alternate Bid No.1, 2 (\$15,000.00), Alternate Bid 1.3 (\$422,788.00), and Alternate Bid 1.4 (\$256,112.00), for a total contract amount of **\$1,171,967.00**, to:

DCG Roofing Solutions
2045 Janice Avenue

Mr. Kevin Weisenberger
Community Unit School District 200
Letter of Recommendation for Contract Award
December 4, 2024
Page 2 of 2

Melrose Park, IL 60160

All work is to be substantially complete by Friday, August 1, 2025. Alternate Number 1.1 to renegotiate the date of Substantial Completion is not recommended at this time.

Base Bid 2:

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 **\$821,800.00**, to:

G.E. Riddiford Company, Inc.
2333 Hamilton Road
Arlington Heights, IL 60005

All work is to be substantially complete by Friday, August 1, 2025. Alternate Number 2.1 to renegotiate the date of Substantial Completion is not 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.



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

ATTACHMENTS Bid Tabulation, dated, 11/21/2024.
 Bid Sign-In Sheet, dated, 11/21/2024.
 DCG Roofing Solutions Letter, dated, 12/2/2024.

Bid Tabulation

OWNER: Wheaton Warrentville CUSD200

PROJECT TITLE: **2025 Roofing Removal & Replacement**

PROJECT NUMBER: 224147.00

DATE/TIME: November 21, 2024, 2:00 p.m.

BIDDER	ADDM		BASE BID - 1 Washington	BASE BID - 2 WWSHS	BID FORMS					COMPLETION DATE	BID BOND	SUBST.	Drug Free Workplace Human Rights Act	Criminal Background	**Investigation Authorization	Non-Collus'n Affidavit	References	*REMARKS
	NUMBER 1	NUMBER 2			ALT. No. 1.1	ALT. No. 1.2	ALTERNATE BIDS	ALT. No. 1.3	ALT. No. 1.4									
All American Exterior Solutions																		NO BID
A-1 Roofing Company																		NO BID
Anthony Roofing Tecta America LLC																		NO BID
Bee Linn Lean Services																		NO BID
Bennett & Brossseau Roofing, Inc.																		NO BID
CSR Roofing Contractors																		NO BID
DCG Roofing Solutions Inc.	X	X	\$478,067.00	Withdrawn	\$0.00	\$15,000.00	\$422,788.00	\$256,112.00	\$0.00	-	X	X	X	X	X	X	X	Apparent Low - Washington - All Alternates Dropping out on WWSHS
Elens & Machin Roofing																		NO BID
F&G Roofing Company LLC			\$747,500.00	\$1,035,700.00	\$0.00	\$12,000.00	\$665,000.00	\$314,800.00	\$0.00	-	X	X	X	X	X	X	X	NO BID
G.E. Ridgford Roofing Company	X	X	\$691,200.00	\$821,800.00	\$0.00	\$12,100.00	\$583,050.00	\$293,100.00	\$0.00	-	X	X	X	X	X	X	X	* References Provided Upon Request
J.L. Adler Roofing	X	X	\$688,170.00	\$1,010,700.00	\$0.00	\$24,170.00	\$579,510.00	\$217,100.00	\$0.00	-	X	X	X	X	X	X	X	NO BID
Korellis Roofing Inc.																		NO BID
L. Marshall, Inc.	X	X	\$625,000.00	\$780,000.00	\$0.00	\$42,000.00	\$544,000.00	\$283,000.00	\$0.00	-	X							Non-Responsive, Incomplete Bid Package
Mercer Technologies Firm																		NO BID
Metalmaster Roofmaster, Inc.																		NO BID
Olsson Roofing																		NO BID
Premier Roofing Design dba Top Roofing																		NO BID
R.B.Crowther RoofingAA12C34																		NO BID
Ridgeworth Roofing Company Inc.																		NO BID
Solaris Roofing	X	X	\$716,000.00	\$1,084,000.00	\$0.00	\$21,000.00	\$584,000.00	\$273,000.00	\$0.00	-	X	X	X	X	X	X	X	NO BID
Top Roofing																		NO BID
Ton Construction LLC	X	X	\$985,646.00		\$1,500.00	\$21,120.00	\$770,500.00	\$165,000.00			X	X	X	X	X	X	X	NO BID on Base Bid 2
Wealthguard Roofing																		NO BID
YAD Construction LLC.																		NO BID

Apparent Low Bidder

- Alternate No. 1.1: Renegotiate Liquidated Damages
- Alternate No. 1.2: Washington Skylights
- Alternate No. 1.3: WNHS R16
- Alternate No. 1.4: WNHS R20/ R20a

Alternate No. 2.1: Renegotiate Liquidated Damages

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Attendance Record

ORGANIZATION C.U.S.D. 200 RE Bid Opening
PROJECT TITLE 2025 Roofing Removal and Replacement PROJECT NO. 224147.00
LOCATION School Services Center TIME & DATE 2:00 p.m., November 21, 2024

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	CUSD200		brianokeeffe@cUSD200.org
Charles Vasicek	CUSD200		charles.vasicek@cUSD200.org
Nick Flavin	FTG	847.660.8931	nick@FandGroofing.com
Dan Henshaw	Ridditara	224.415-0241	Dan@ridditara.com
Tim BROOKER	DLG Roofing	(847) 274-6817	TBROOKER@DLGROOFING.COM
NICK HAASE	Solaris Roofing	630-999-1955	Nhaase@SolarisRoofing.com
TJ LOU	TORI	630 880 4425	TJLOU@TORILK.COM
STEVE DREBS	L MARSHALL	847 774 1092	SDR@L

DCG Roofing Solutions Incorporated

2045 Janice Avenue, Melrose Park, IL 60160 Office (847) 296-6611 Fax (847) 296-4604



December 2, 2024

Paul Pessetti
Legat Architects
2015 Spring Road, Suite 175
Oak Brook, IL 60523
Office: (630) 990-3535

Wheaton Warrenville CUSD 200
“2025 Roofing Removal & Replacement”

Dear Mr. Pessetti,

Per our Scope Review conversation, we would like to request a withdrawal from Wheaton-Warrenville South High School (Base Bid 2) as further review indicated we made a mistake on our labor and assumptions of access to the roof areas. As we bid the entire project aggressively across the board, we would not be able to absorb this mistake.

However, we have no problem accepting the Washington School (Base Bid 1), along with Alternates 1.3 & 1.4. Please let me know if you would like to perform any additional scope review in light of this request, and thank you again for your consideration.

Sincerely,
Timothy P. Brooker, VP
DCG Roofing Solutions, Inc.
2045 Janice Avenue
Melrose Park, IL 60160
Cell: (847) 274-6817
Office: (847) 296-6611
E-Mail: tbrooker@dcgroofing.com