



November 11, 2025

Ken Parchem  
Chief School Business Official  
Lemont High School District 210  
800 Porter Street  
Lemont, IL 60439

Dear Mr. Parchem

Subject: 2026 General Remodeling  
Lemont High School  
for Lemont High School District 210  
DLA Architects Ltd. Project No. 2025.043

After reviewing the bids received from eight bidders on Thursday, November 6, 2024, we have determined that the Apparent Lowest Qualified Bidder is Bear Construction Company. This determination is based on the submittal of the Base Bid, four Alternate Bids and acknowledgements of allowances and of Addenda #1 and #2 as seen in the attached bid tabulation form.

Below is the recommendation for the scope to be accepted based on DLA's discussions with the bidders regarding scope, the administration's priorities, and evaluation of the value of each alternate. Descriptions of the Base Bid and Alternates follow.

**Base Bid for a total of \$1,536,040.**

Included in the Base Bid are a series of allowances totaling approximately \$112,750 for unforeseen conditions. Base Bid work includes two science labs, corridor finishes on the east portion of the second floor, and preparation for a future atrium space.

**Alternate No. 1 for a total of \$1,191,385** for creation of the collaboration classroom/core/corridor, science department head office, relocation of the maker space, and corridor finishes in the center of the second floor. This alternate includes an allowance of \$100,000 for unforeseen conditions.

**Alternate No. 2 for a total of \$246,573** for remodeling of group toilet rooms in the center of the second floor. This alternate includes an allowance of \$20,000 for unforeseen conditions.

**Alternate No. 3 for a total of \$29,722** for replacement of flooring in the second floor atrium.

**Alternate No. 4 for a total of \$104,006** for replacement of the carpeting in the PPS office suite. During scope review discussions, it was determined that the cost for Alternate No. 4 could be reduced with no change in scope and Bear Construction has offered to revise this bid number to **\$94,006**. See attached email correspondence.

Acceptance of the base bid and all recommended alternates, including the reduced Alternate No. 4, results in a total contract of **\$3,097,726**.

The value associated with the base bid and all of the alternates is very good, falling below the estimated construction cost range of \$4,300,000 - \$4,700,000 discussed prior to bidding. Much of the savings can be attributed to bid costs of structural, mechanical and electrical work coming in well below budgeted costs in what, at this time, appears to be a more competitive market than anticipated. When taken in context, the original construction cost estimate for the entire second floor project, before it was split into two phases, was \$8,900,000. Combining the current bid with the cost from this past summer's larger Phase 1 scope, the total construction cost will be approximately \$7,550,000.

We have contacted a representative from Bear Construction and they have stated that all of the work as shown in the Construction Documents has been considered and that they are comfortable with their bid.

Therefore, DLA Architects, with the pending approval of Lemont High School District 210 recommends award of the contract to Bear Construction Company.

Sincerely

A handwritten signature in black ink, appearing to read "Brian Scully", with a long, sweeping horizontal line extending to the right.

Brian Scully, AIA  
Associate Principal

Enclosure: Bid Tab Sheet

c: Ed Wright, DLA Architects, Ltd.  
Andrew Dilger, DLA Architects, Ltd.

## Brian Scully

---

**From:** Paul R. Lyons <paull@bearcc.com>  
**Sent:** Tuesday, November 11, 2025 12:06 PM  
**To:** Brian Scully  
**Cc:** Anthony Izzi; Mike Clementi; Terry Kuzel; Joseph Gentile  
**Subject:** Lemont HS D210

Brian-

Please take this email as notice, per our discussion, that Bear CC can reduce our Alternate #4 by \$10,000.00. We can reduce Alt#4 from \$104,006.00 to \$94,006.00 after review of the costs included in the alternate.

Let us know if you have any questions.

Paul

### Paul Lyons

VP of Preconstruction and Estimating

**BEAR** Construction Company

Cell: 847-421-5876

[paull@bearcc.com](mailto:paull@bearcc.com)



1501 Rohlwing Road  
Rolling Meadows, IL 60008  
[bearcc.com](http://bearcc.com) | [Locations](#)

---

Celebrating **40** Years of Quality Construction Since 1984



---

[Legal Disclaimer](#)

2026 General Remodeling at Lemont High School District 210  
Project #2025.043  
Bids Due: November 6, 2025 at 3:00pm



BID TAB

Contractor	Bid Bond	Add #1	Add #2	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Remarks
Bear Construction	X	X	X	\$1,536,040.00	\$1,191,385.00	\$246,573.00	\$29,722.00	\$104,006.00	
Construction Inc.	X	X	X	\$1,769,000.00	\$1,295,000.00	\$219,000.00	\$31,000.00	\$69,000.00	
FH Paschen SN Nielsen	X	X	X	\$1,643,800.00	\$1,235,000.00	\$314,000.00	\$21,700.00	\$88,000.00	
Happ Builders, Inc.	X	X	X	\$1,484,000.00	\$1,282,000.00	\$272,000.00	\$23,000.00	\$76,000.00	
Henry Brothers Company	X	X	X	\$1,497,000.00	\$1,326,000.00	\$269,000.00	\$20,000.00	\$72,000.00	
Lite Construction, Inc.	X	X	X	\$1,697,000.00	\$1,347,000.00	\$299,700.00	\$29,700.00	\$113,000.00	
Metropolitan Corp.									No Bid
RL Sohol General Contractor	X	X	X	\$1,940,000.00	\$1,315,000.00	\$300,000.00	\$60,000.00	\$155,000.00	
The George Sollitt Construction Company									No Bid
Troop Contracting	X	X	X	\$1,969,000.00	\$1,379,000.00	\$959,000.00	\$22,000.00	\$94,000.00	

Allowance #1: Include in the base bid a \$100,000 (One Hundred Thousand Dollar) contingency allowance to be used at the discretion of the Owner

Allowance #2: Include in the base bid a quantity allowance of 3,000 square feet of moisture management system over existing concrete slabs. At project closeout, credit unused allowance to Owner to be determined by Unit Price No. 11

Allowance #3: Include in Alternate No. 1 a \$100,000 (One Hundred Thousand Dollar) contingency allowance to be used at the discretion of the Owner

Allowance #4: Include in Alternate No. 2 a \$20,000 (Twenty Thousand Dollar) contingency allowance to be used at the discretion of the Owner

Alternate #1: Provide all materials and labor to complete all work in Corridors Social Studied N109, Hub N126, C202, C202A, C206 & C206A, Sci Dept Head N204-1, Print Shop N204, Maker Space N230, Hub N207 and any associated work in spaces not listed as shown in the drawings and specifications as Alternate #1

Alternate #2: Provide all materials and labor to complete work in Men's Toilets N103 & N256 and Women's Toilets N132 & N257 as shown in the drawings and specifications as Alternate #2

Alternate #3: Provide all materials and labor to complete replacement of floor finish in Corridors C201 and C207 as shown in the drawings as Alternate #3

Alternate #4: Provide all materials and labor to complete replacement of floor finish in first floor N100 Main Office Suite as show in the drawings and specifications as Alternate #4

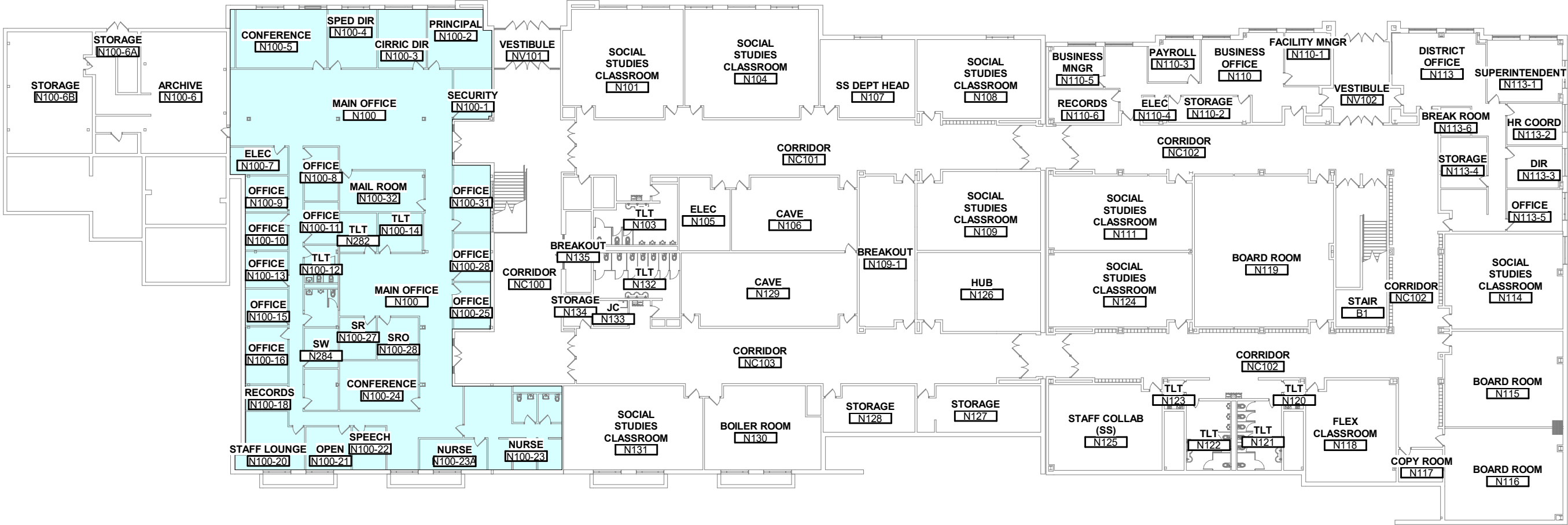
BASE BID

ALTERNATE #1

ALTERNATE #2

ALTERNATE #3

ALTERNATE #4



FIRST FLOOR MASTER PLAN

