PROPOSAL EVALUATION & BID COMPARISON

Joliet Central High School Gym Floor Refinishing Project (2027)

Owner: Joliet Township High School District 204
Location: 201 East Jefferson St., Joliet, IL 60432
Evaluation Date: October 2026

Executive Summary: This document presents a comparative analysis of the contractor proposals submitted by **Consolidated Flooring** and **Kiefer USA** for the athletic wood flooring project at Joliet Central High School. Consolidated Flooring offers a lower base Sand & Refinish price ($93,500.00 vs $101,510.00) and includes an alternative maintenance ReCoat option ($21,250.00). Kiefer USA provides an itemized artwork specification including custom logos, lettering, and multi-sport court lines, as well as optional wall base replacements.

1. CONTRACTOR PROFILES & CONTACTS

Consolidated Flooring

Proposal Reference: #637458
Proposal Date: October 22, 2026
Location: Addison, IL (630-458-8600)
Representative: Eric Kumerow (312-257-5343)
District Contact: Noel Mendoza
Stated Scope Area: 17,000 SF

Kiefer U.S.A. (A Diverzify Company)

Proposal Reference: Ref: 20260922
Proposal Date: September 22, 2026
Location: Gurnee, IL (847-245-8450)
Representatives: Michael Albrecht / Jess Wilhite
District Contact: Brian Paczesny (Dir. Buildings & Grounds)
Stated Scope Area: 16,730 Net SF

CONSOLIDATED SAND & FINISH	KIEFER USA SAND & FINISH	BASE COST VARIANCE	MAINTENANCE RECOAT ALT.
$93,500.00	**$101,510.00**	**$8,010.00**	**$21,250.00**
$5.50 / SF (17,000 SF)	Lump Sum (16,730 Net SF)	Consolidated is 7.9% Lower	Consolidated Water-Based

2. COMPREHENSIVE BID COMPARISON MATRIX

FEATURE / ITEM	CONSOLIDATED FLOORING	KIEFER U.S.A.
Primary Scope	Option 2: Sand & Refinish Gym Floor	Main Gymnasium - Sand & Finish to bare maple
Finish Specifications	Oil-based finish	2 coats sealer + 2 coats finish (4 coats total)
Base Financial Cost	**$93,500.00** ($5.50/SF)	**$101,510.00** (Lump Sum)
Maintenance Option	**Option 1:** Water-based ReCoat ($21,250.00 @ $1.25/SF)	Not offered in proposal
Graphic & Line Scope	Stated as "Includes Gamelines"	Detailed specification (Border, Keys, Center Logo, Baseline & Sideline Text, Multi-Sport Lines)
Floor Repair Provisions	**Alternate Add:** Up to 250 SF @ $32.50/SF ($8,125.00)	**Option Add #2:** ~3 total repairs on Time & Materials (T&M) basis (TBD)
Wall Base Accessories	Not specified / Not included	**Option Add #1:** +500 LF Vent Cove Wall Base ($12,850.00)
Payment & Terms	Standard institutional invoicing	50% Deposit upon signing / 50% upon completion; 30-day price validity

3. DETAILED SCOPE & SPECIFICATION BREAKDOWN

A. Graphics, Artwork & Court Markings

- **Consolidated Flooring:** Scope specifies "Includes Gamelines" under the primary Sand & Refinish option, without explicitly itemizing specific paint colors, text dimensions, or secondary sports.
- **Kiefer USA:** Includes a fully itemized graphics schedule:
  - **Perimeter & Keys:** Solid painted 4'-0" court perimeter border and main basketball court keys.
  - **Center Court Logo:** Custom painted Ø12'-0" Joliet Township Steelman logo (3 colors).
  - **Baseline Lettering:** Custom painted 3'-6" × 15'-0" "JOLIET" lettering (1 color) & 3'-6" × 18'-0" "CENTRAL" lettering (1 color).
  - **Sideline Lettering:** (2) Custom painted 3'-6" × 25'-0" "STEELMAN" logos at 1/4 court sidelines (1 color).
  - **Gamelines:** (1) Main basketball, (4) secondary basketball, (4) secondary volleyball, and (10) secondary badminton courts.

B. Maintenance vs. Full Refinishing Options

- **Consolidated Flooring ReCoat (Option 1):** Provides a budget-conscious water-based screening and recoat solution ($21,250.00) designed for routine surface renewal without stripping back to bare wood.
- **Full Sanding Comparison:** Both contractors provide full sand-to-bare-wood pricing. Consolidated specifies an oil-based finish system, whereas Kiefer USA specifies a 4-coat system (2 sealer coats, 2 finish coats).

C. Wood Repairs & Wall Base Additions

- **Wood Repairs:** Consolidated sets a capped unit price of $32.50/SF (up to $8,125.00 for 250 SF). Kiefer USA proposes executing repairs on a Time & Materials (T&M) rate structure.
- **Wall Base:** Kiefer USA offers a defined add-on of $12,850.00 for 500+ linear feet of Vent Cove Wall Base, essential for proper subfloor perimeter ventilation.

4. KEY OPERATIONAL & PROCUREMENT CONSIDERATIONS

- **Baseline Price Difference:** Consolidated Flooring is **$8,010.00 lower** on the base Sand & Refinish contract ($93,500.00 vs $101,510.00).
- **Graphic Detail Verification:** Prior to contract award, District 204 should confirm whether Consolidated's $93,500.00 bid includes identical multi-color center court logos, perimeter border painting, baseline/sideline lettering, and 18 secondary court line layouts as detailed by Kiefer USA.
- **Deposit & Terms:** Kiefer USA requires a 50% upfront deposit upon contract execution, along with tariff adjustment terms and a 30-day proposal validity window.