



December 8, 2025

Dr. Ilandus Hampton
Assistant Superintendent for Business & Personnel
Joliet Township High School District #204
300 Caterpillar Drive
Joliet, Illinois 60436

Re: Recommendation to Award Bids:
Joliet West High School
Facilities Master Plan Phase 3, Bid Release 1
GBCo. #5032.100

Dear Dr. Hampton:

At 10:00 am on November 20, 2025, sealed bids were electronically submitted and opened via Procore and publicly read aloud via Teams Meetings for the bid opening meeting for Joliet West High School, Phase 3. In total there are 16 Bid Packages for Joliet West High School Phase 3.

See the attached Bid Comparison Form. Gilbane has met with the low responsive bidders to review and confirm the work scope, schedule, and project requirements. Based on the review of bid results, scope, and contractor qualifications for the bid packages, Gilbane Building Company recommends awarding the following bid packages.

BP #	Description	Low Bidder	Base Bid
02B	Demolition Work	USD, LLC	\$ 574,000.00
03B	Building and Site Concrete Work	Schaeffges Brothers, Inc.	\$ 113,700.00
04B	Masonry Work	Ramcorp, Inc.	\$ 677,860.00
05B	Structural & Miscellaneous Steel Work	K&K Iron Works, LLC	\$ 179,849.00
06C	Carpentry Work	SMC Construction Services	\$ 1,446,826.00
07B	Roofing Work	F&G Roofing Company, LLC	\$ 1,664,683.00
08B	Glass and Glazing Work	IG Commercial	\$ 176,600.00
09F	Drywall & Framing Work	L.J. Morse Construction Company	\$ 664,600.00
09G	Resilient Flooring Work	Consolidated Flooring of Chicago	\$ 176,400.00
09H	Painting Work	Cosgrove Construction Inc.	\$ 138,625.00
09I	Tile Flooring and Wall Tile Work	Premier Tile & Stone	\$ 296,700.00
09J	Epoxy Resinous Flooring	CCI Flooring Inc.	\$ 203,600.00
21B	Fire Protection Work	United States Alliance Fire Protection	\$ 156,479.00
22B	Plumbing Work	John's Service & Sales Inc.	\$ 595,522.00
23B	HVAC and Controls Work	Amber Mechanical Contractors, Inc.	\$ 1,195,000.00
26B	Electrical And Fire Alarm Work	CSN Electric LLC	\$ 1,307,376.00
		Total Base Bid	\$ 9,567,820.00

The above Base Bid recommendations do not include the award for Alternate Bids. The following Alternate Bids are available for incorporation into the project scope of work. Please indicate by initialing whether each portion of the alternate is accepted or rejected.

ALTERNATE BID 1, AREA D SCAB ONTO EXISTING FOOTINGS:

We recommend accepting Alternate Bid 1 and hold the cost until the base bid exploration work is complete, and confirmation of the footing elevations determines if Alternate Bid 1 is required. If not required, the cost will be credited back to the District.

The Base Bid Condition is to confirm the bottom of footing elevation, and will include, saw cut and remove existing slab on grade (SOG). Excavate to determine depth of existing footing. Include backfill, compaction, and patching SOG. The Alternate Bid, if the existing footing is higher than anticipated, will be expanded to support new column loads and will include, saw cut SOG opening, and removal of existing masonry wall. Excavate to bottom of existing footing, scab on new concrete footing per structural detail. Include backfill, compaction, and patching SOG. Rebuild masonry wall and patch flooring.

BP #	Description	Company	Alternate 2	Accept	Reject
02B	Demolition Work	USD, LLC	\$8,000.00	x	
03B	Building and Site Concrete Work	Schaeffges Brothers, Inc.	\$28,000.00	x	
04B	Masonry Work	Ramcorp, Inc.	\$6,110.00	x	
		Total Recommended Award Alternate 1	\$42,110.00	X	

ALTERNATE BID 2, AREA D ROOFING WORK:

We recommend rejecting Alternate Bid 2 as this work will need to be completed by the Roofing Company Holding the roofing warranty for the roof work completed in 2025.

The Base Bid Condition will not include roofing work on the areas previously completed summer 2025, which is limited to cutting and patching of the existing roof system in support of MEP work. The Alternate Bid if awarded will include all cutting and patching of existing roof system in support of the MEP work.

BP #	Description	Company	Alternate 2	Accept	Reject
07B	Roofing Work	F&G Roofing Company, LLC	\$10,340.00		x
		Total Recommended Award Alternate 1	\$10,340.00		X

Total Award Including Alternate 1

\$9,609,930.00

Please indicate the District's approval of the above by signing below and returning a copy to our office. If you have any questions, please do not hesitate to call.

Sincerely,
GILBANE BUILDING COMPANY

Approved:
Joliet Township High School District #204

Stephanie A. Mueller
Chief Purchasing Agent

Ilandus Hampton
Date: _____

cc: N. Shah, Wight & Co.
D. Norris, GBCo.
C. Fierke, GBCo.
C. DelRose, GBCo.
B. Paczesny, JTHS.