

223 W. Jackson Blvd., Suite 1200
Fax: 312.253.3401
Chicago, IL 60606
Phone: 312.253.3400

February 7, 2022

Mrs. Courtney Whited
Business Manager/CSBO
Lincolnwood School District 74
6950 N. East Prairie Road
Lincolnwood, IL 60712

RE: 2022 General Work
Project No. 21089B

Dear Mrs. Whited:

Bids for the above referenced project were received at 10:00 a.m. on Friday, February 4, 2022. There were five (5) bidders of record; one (1) bid was received. A bid tabulation sheet is herein attached for your review.

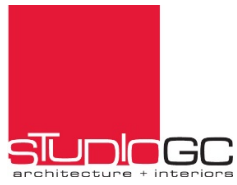
We have analyzed the bids and the qualifications of the bidders and recommend that the contract for the 2022 General Work project be awarded to the lowest responsible, responsive bidder, **F.H. Paschen**. Their total bid amount is **\$630,000.00**. This includes contingency allowance monies in the amount of \$25,000.00 that will be returned to the school district if not used at the end of the project. There were no alternates requested of contractors as part of this bid.

In our review of the received bid and the previously prepared estimates, we have identified two items of note:

- 1) The overall mechanical trade bid cost is approximately \$276,000, which includes \$100,000 for temperature controls. In consultation with our mechanical engineers, we are currently reviewing the temperature controls bid in further detail as we feel the submitted cost is high. Overall, the subcontractor's bid for the mechanical scope of work was approximately 19% (\$49,000) over previous estimates.
- 2) The overall electrical trade bid cost is \$159,000, which equates to approximately 30% (\$38,000) over the preliminary budget estimates. Current market data has informed us that the amount of electrical construction in-progress and currently bidding greatly exceeds the available electrician labor force in the Chicago-metro area. As such, general contractors are reporting an average of 25% escalation costs for electrical work during this bidding season.

Overall, the received bid is 17% higher (\$88,000) than previous estimates that have been adjusted due to the decreased mechanical project scope from what was presented on the Master Facilities Plan. The past year has brought unprecedented escalation costs to the construction industry, with the most recent cost indexes reporting an average of a 14% cost increase over the last twelve months. We believe that our received bid is a direct reflection of the current market conditions and constraints on the industry.

StudioGC will be at the Facilities Committee Meeting to further discuss the bid results with the committee.



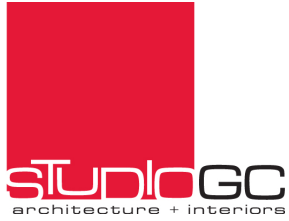
Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Athi T", written over a horizontal line.

Athi Toufexis, AIA, ALEP, LEED-AP

Enclosure – Bid Tabulation



223 W. Jackson Blvd., Suite 1200
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 P: 312.253.3400

Client: Lincolnwood School District 74
Project Name: 2022 Todd and Rutledge General Work

Project No.: 21089B
Bid Date: Friday, February 4, 2022 @ 10:00 am
Project Architect: Athi Toufexis

BID TAB WORKSHEET

Contractor	Total Bid Amount	Bid Bond	Addendum				Remarks
			1	2	3	4	
Construction Solutions of Illinois 708-239-0001	NO BID						
F. H. Paschen 773-347-1885	\$630,000.00	X	X	X	X	X	
Kandu Construction 847-779-3616	NO BID						
Orbis Construction Company 815-385-5131	NO BID						
Troop Contracting 630-568-5252	NO BID						