

LEGAT ARCHITECTS

Design with a Difference

November 17, 2025,

VIA EMAIL

Maureen A. Jones, CSBO
Assistant Superintendent for Finance and Operations
C.C.S.D. 89
22W600 Butterfield Rd.
Glen Ellyn, Illinois 60137

Re: 2026 Pavement Rehabilitation
Architect's Project Number: 225132.00
Letter of Recommendation for Contract Award

Dear Mrs. Jones,

On Thursday, November 13, at 1:30 p.m. bids were received for the above referenced project in the Office of Maureen Jones at the District Administration Center. During the four (4) week bidding period prior to this date, fifteen (15) contractors became Bidders of Record. Ten (10) sealed bids were submitted to the District. The bid opening was conducted by Paul Pessetti, Legat Architects, Giovanni Catalano, CCSD89 and, Wendy Nadeau, CCSD89 and witnessed by eight (8) attendees. Refer to the attached Bid Tabulation and Sign-In Sheet.

The project consists of the removal and replacement of the south portion of the parking lot, drainage repairs and concrete replacement at Park View Elementary School. Alternate bids for additional sidewalk replacement and playground pavement replacement at Park View and parking lot replacement at Westfield Elementary School were identified and listed on the bid form.

Legat Architects has reviewed the project scope with the apparent low bidder, Obsidian Asphalt Paving, Inc. After further review of their bid, Obsidian did not include the project allowance of \$75,000 and has requested to withdraw their bid from consideration. We then reviewed the second apparent low bid from Troch McNeil Paving Co. Troch McNeil has confirmed that they are confident with their bid prices and have included all specified work and allowances. Legat Architects further reviewed the qualifications and references of the second low bid contractor and have found no evidence which would disqualify them, from being awarded the Contract for the work.

Legat Architects recommends that the Board of Education, Community Consolidated School District 89, consider awarding the Contract for Construction, inclusive of the Base Bid, (\$439,725.00), Alternate Bid No. 2 (\$110,815.00), Alternate Bid No. 3 (\$64,075.00) and Alternate Bid No. 4 (\$112,500.00) for a total contract amount of **\$727,115.00**, to:

Troch McNeil Paving Co.
2425 Pan Am Blvd.
Elk Grove Village, IL 60007

All work is to be substantially completed by Friday, July 31, 2026. Alternate Number 1, to renegotiate liquidated damages is not recommended at this time.

Maureen Jones

C.C.S.D. 89

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November 17, 2025

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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.

A handwritten signature in black ink, appearing to read "Pessetti", written over a horizontal line.

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

ATTACHMENTS Bid Tabulation, dated 11.13.2025.
 Bid Sign-In Sheet, dated 11.13.2025.
 Obsidian Bid Withdrawal Email, dated 11.14.25.

Bid Tabulation

OWNER Community Consolidated School District 89

PROJECT TITLE **2026 Pavement Rehabilitation**

PROJECT NUMBER 225132.00

DATE / TIME: November 13, 2025, 1:30 p.m.

Apparent Low Bidder

BIDDER		ADDN		BID FORMS					CERTIFICATES						* REMARKS			
		NUMBER 1	NUMBER 2	BASE BID:		ALTERNATES			COMPLETION DATE	BID BOND	SUBST.	Drug Free Workplace	Human Rights Act	Criminal Background	**Investigation Authorization	Non-Collus'n Affidavit	References	Comments
				Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4											
A. Lamp Concrete Contractors, Inc.																		
Abbey Paving & Sealcoating		X	X	\$ 476,850.00	\$ -	\$ 119,072.00	\$ 83,595.00	\$ 98,565.00	X	X		X	X	X	X	X	X	
Accu-Paving		X	X	\$ 568,800.00	\$ -	\$ 144,750.00	\$ 113,400.00	\$ 10,400.00	X	X		X	X	X	X	X	X	
Advantage Paving Solutions, Inc.		X	X	\$ 490,975.00	\$ -	\$ 148,000.00	\$ 110,000.00	\$ 93,500.00	X	X		X	X	X	X	X	X	
Bee Liner Lean Services																		
Chicagoland Paving Company		X	X	\$ 575,000.00	\$ -	\$ 145,000.00	\$ 150,000.00	\$ 105,000.00	X	X		X	X	X	X	X	X	
Everlast Blacktop		X	X	\$ 599,695.00	\$ -	\$ 197,410.32	\$ 109,370.00	\$ 88,928.00	X	X		X	X	X	X	X	X	
M & J Asphalt Paving Company																		
Maneval Construction		X	X	\$ 522,960.00	\$ -	\$ 158,792.00	\$ 112,737.00	\$ 105,211.00	X	X		X	X	X	X	X		References not included
Murphy Construction Services				\$ 522,768.00	\$ -	\$ 127,744.00	\$ 136,220.00	\$ 126,917.00	X	X		X	X	X	X	X	X	
Obsidian Asphalt Paving, Inc.		X	X	\$ 342,003.00	\$ -	\$ 130,357.00	\$ 103,597.00	\$ 108,004.00	X	X		X	X	X	X	X		References not included: Missed Allowance. Bid withdrawn.
Schroeder Asphalt Services		X	X	\$ 505,000.00	\$ -	\$ 150,000.00	\$ 100,000.00	\$ 105,000.00	X	X		X	X	X	X	X	X	
Superb Steel & Construction																		
Troch McNeil Paving Company Inc.		X	X	\$ 439,725.00	\$ -	\$ 110,815.00	\$ 64,075.00	\$ 112,500.00	X	X		X	X	X	X	X	X	2nd Apparent Low.
Wigboldy Excavation, Inc.																		

Alternate No. 1: Renegotiate Liquidated Damages

Alternate No. 2: Westfield Elementary Work

Alternate No. 3: Sidewalk Replacement at Park View

Alternate No. 4: Playground Replacement at Park View

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Attendance Record

ORGANIZATION C.C.S.D. 89

RE Bid Opening

PROJECT TITLE 2026 Pavement Rehabilitation

PROJECT NO. 225132.00

LOCATION Administration Building

TIME & DATE 1:30 p.m., November 13, 2025

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Paul Pessetti	Legat Architects	630.710.3540	ppessetti@legat.com
Wendy Nadeau	CCSD89		wnadeau@ccsd89.org
Gio Catalano	CCSD89	630.469.8900 x 4301	gcatalano@ccsd89.org
Luis Torres	Obsidian Asphalt	630-885-4321	Luis@ObsidianAsphalt.com
Steve Marr	Troch McNeil	847-815-9412	Steven.m@TrochMcNeilPaving.com
Matt Ingram	Advantage Paving	779-702-6177	m Ingram@advantagepavinginc.com
Made Ruby	ABREY	847-212-7566	mrgb@abreyco.il.us
ROAD VIER	SCHROEDER	815-923-4350	RACH1@SCHROEDERASPHLT
Gordon Harman	Murphy	630-654-8242	gharmon@murphy-construction.com
Anna Brown	Everest	630-205-2029	Anna@EverestPaving.com
Anthony WALLER	LABOVERS'-LINC	630-688-9273	awaller@delco.com

Paul Pessetti

From: Dexter Torres <dexter@obsidianasphalt.com>
Sent: Friday, November 14, 2025 8:26 AM
To: Paul Pessetti
Subject: Re: References

You don't often get email from dexter@obsidianasphalt.com. [Learn why this is important](#)

Paul - I appreciate the opportunity to bid this project, unfortunately we neglected to include the allowance in our bid and would like to respectfully withdrawal our bid if possible. Please let me know if you have any questions. Thank you.

Dexter Torres
Vice President
Obsidian Asphalt Paving, Inc.
O. 630.216.9206
C.630.715.2502
Dexter@ObsidianAsphalt.com
1850 W. Roosevelt rd, West Chicago, IL 60185
www.ObsidianAsphalt.com



On Thu, Nov 13, 2025 at 2:04 PM Paul Pessetti <ppessetti@legat.com> wrote:
Dexter,

Can you share your bid breakdown? I want to make sure you have everything covered.
\$75K allowance
Full depth replacement of south lot at park view
Etc

PAUL J. PESSETTI, AIA, LEED AP, BD+C

Senior Architect

D [630.645.1908](tel:630.645.1908) | **M** [630.488.6357](tel:630.488.6357)

Please note my new mobile number

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Paul Pessetti AIA, LEED AP BD+C

Senior Architect

D 630.645.1908

M 630.488.6357

E ppessetti@legat.com

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From: Dexter Torres <dexter@obsidianasphalt.com>

Sent: Thursday, November 13, 2025 2:01:42 PM

To: Paul Pessetti <ppessetti@legat.com>

Subject: References

You don't often get email from dexter@obsidianasphalt.com. [Learn why this is important](#)

Paul - I apologize this was not attached to the original bid. Please find the attached references, let me know if you require any additional information thank you.

Dexter Torres
Obsidian Asphalt
630.715.2502