

227 N. Fourth Street
Geneva, Illinois 60134
630/463-3000
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**Community Unit
School District 304**

Scott K. Ney
Director, Facility Operations

TO: Dr. Kent Mutchler
FROM: Scott Ney
RE: 2023-24 District Wide Health Life Safety Repairs Bid
DATE: January 18, 2023

Bids were publicly posted on November 2, 2022, in the Daily Herald.

On November 17, 2022, at 9:00am bids were opened and read aloud for the District Wide Health Life Safety Repairs.

Four (4) bidders responded. The results are shown below. The low bidder is highlighted.

The contractors submitting bids were:
Northwest Contractors, Inc.- Hampshire, IL
Reed Construction- Chicago, IL
Tandem Construction, Inc.- Chicago, IL
R.L. Sohol General Contractor, Inc.- Plainfield, IL

Results are as follows:

Contractor	Addenda 1	Bid Bond	Base Bid	Alternates	Total
Northwest Contractors, Inc.	X	X	\$1,540,000.00	N/A	\$1,540,000.00
Reed Construction	X	X	\$1,649,000.00	\$0.00	\$1,649,000.00
Tandem Construction, Inc.	X	X	\$1,725,000.00	\$25,000.00	\$1,750,000.00
R.L. Sohol General Contractor, Inc.	X	X	\$1,999,000.00	\$50,000.00	\$2,049,000.00

It is my recommendation that Northwest Contractors, Inc. be awarded the Base Bid for the 2023-24 District Wide Health Life Safety Repairs contract for \$1,540,000.00.

FGMA ARCHITECTS

December 5, 2022

Mr. Scott Ney
Director of Facility Operations
Geneva CUSD 304
227 N. Fourth Street
Geneva, Illinois 60134

Subject: Geneva CUSD 304 – 2022 Capital Improvements
FGMA Project No. 22-3359.01

Dear Mr. Ney:

Bids for the above referenced project were received, opened and read aloud on November 17, 2022. There were a total of four (4) contractors who provided bids for this project. A copy of the Bid Tabulation is attached.

From discussions with the District, it has been indicated that the intended direction for this project is to accept the Base Bid, and not to accept Alternate No. 1 (extended contract time for second phase of work in summer of 2024). This understanding allowed a narrowed focus for the bid review efforts between the first and second low-bid contractors. The bid values provided between these two lowest contractors were very tight, with only a 7% separation, which indicates a similar understanding to the proposed scopes of work by these contractors.

The apparent low bidder, when considering the intended scope of work identified above, was Northwest Contractors, Inc., from Hampshire, IL, with the following proposal amounts submitted:

Base Bid (includes \$75,000 Owner's Contingency)	\$1,540,000.00
Alternate No. 1 (Phase 2 Work – Summer 2024)	Not Accepted
Total Submitted Bid	\$1,540,000.00

SUMMARY:

We have reviewed the bid submissions with Northwest Contractors, Inc. and they indicated their bids are complete and includes all work as specified in the Bid Documents. Also, they indicated they can complete the work as scheduled, during the summer of 2023.

Based on reviewed information, their qualifications, and response(s) from provided reference(s) for previously performed similar work, we see no reason not to recommend award of a contract, for the identified scope of work listed above, to **Northwest Contractors, Inc.** for a total cost of **\$1,540,000.00**.

FGMARCHITECTS

Please let us know your decision at your earliest convenience. Upon your direction, FGM Architects will draft a construction contract for review and then execution by the District and Contractor. We will also notify the contractor to proceed with the project once authorized by the District.

If you have any questions or comments, please contact me at 630.574.8717.

Sincerely,

Matthew J. Toepper | Senior Associate
MatthewToepper@fgmarchitects.com

cc: File: 22-3359.01 (5.0)
Jim Woods, FGMA
Leslie Williams, FGMA

Enclosure(s): Bid Tabulation Sheet

FGMArchitects

District Wide Capital Improvements

Date: 11.17.2022

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