

LEGAT ARCHITECTS

Design with a Difference

February 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: 2025 Pavement Rehabilitation
Architect's Project Number: 225032.00
Letter of Recommendation for Contract Award

Dear Mrs. Jones,

On Thursday, February 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, seventeen (17) contractors became Bidders of Record. Eleven (11) sealed bids were submitted to the District. The bid opening was conducted by Paul Pessetti, Legat Architects, Tim Tomazin, CCSD89, Ron Henson, CCSD89 and witnessed by nine (9) attendees. Refer to the attached Bid Tabulation and Sign-In Sheet.

The project consists of the removal and replacement of the parking lot at Briar Glen Elementary School. Alternate bids for sidewalk replacement and pavement replacement at the two playgrounds were identified and listed on the bid form.

Legat Architects has reviewed the project scope with the apparent low bidder, Abbey Construction Co., Inc. Abbey Construction 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 low bid contractor and have found no evidence which would disqualify them, from being awarded contracts 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, (\$266,150.00), Alternate Bid No. 2 (\$20,950.00), Alternate Bid No. 3 (\$12,455.00) and Alternate Bid No. 4 (\$22,275.00) for a total contract amount of **\$321,830.00**, to:

Abbey Construction Co., Inc.
1949 County Line Road
Aurora, IL 60502

All work is to be substantially completed by Friday, August 1, 2025. Alternate Number 1, to renegotiate liquidated damages is not recommended at this time.

Bid Tabulation



OWNER Community Consolidated School District 89

PROJECT TITLE **2025 Pavement Rehabilitation**

PROJECT NUMBER 225032.00

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

Apparent Low Bidder

BIDDER	ADDM		BASE BID:	ALTERNATES				COMPLETION DATE	BID BOND	CERTIFICATES						* REMARKS	
	NUMBER 1	NUMBER 2		Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4			SUBST.	Drug Free Workplace	Human Rights Act	Criminal Background	**Investigation Authorization	Non-Collus'n Affidavit		References
A. Lamp Concrete Contractors, Inc.	X		\$528,000.00	\$0.00	\$64,000.00	\$19,900.00	\$59,900.00	X	X	X	X	X	X	X	X	X	Only Acknowledged One Addenda
Abbey Paving & Sealcoating	X	X	\$266,150.00	\$0.00	\$20,950.00	\$12,455.00	\$22,275.00	X	X	X	X	X	X	X	X	X	Apparent Low
Accu-Paving	X	X	\$349,425.00	\$0.00	\$41,550.00	\$15,465.00	\$36,490.00	X	X	X	X	X	X	X	X	X	
Advantage Paving Solutions, Inc.	X	X	\$301,000.00	\$0.00	\$31,000.00	\$9,450.00	\$26,000.00	X	X	X	X	X	X	X	X	X	
Chicagoland Paving Company	X	X	\$339,000.00	\$0.00	\$15,000.00	\$45,000.00	\$40,000.00	X	X	X	X	X	X	X	X	X	
Evan & Son Blacktop Inc.																	No bid
Everlast Blacktop																	No bid
Geneva Construction Company																	No bid
M & J Asphalt Paving Company	X	X	\$373,333.00	\$0.00	\$41,933.00	\$17,333.00	\$35,333.00	X	X	X	X	X	X	X	X	X	
Maneval Construction	X	X	\$409,432.00	\$0.00	\$51,637.00	\$14,144.00	\$47,467.00	X	X	X	X	X	X	X	X	X	
McGill Construction																	No bid
Obsidian Asphalt Paving, Inc.	X	X	\$313,197.00	\$0.00	\$33,295.00	\$14,660.00	\$34,534.00	X	X	X	X	X	X	X	X	X	
R.L. Sohol General Contractor																	No bid
R.W. Duntzman Company	X	X	\$356,433.18	\$0.00	\$34,938.30	\$18,057.00	\$30,338.50	X	X	X	X	X	X	X	X	X	
Schroeder Asphalt Services	X	X	\$349,000.00	\$1.00	\$39,000.00	\$16,000.00	\$35,000.00										No bid
Troch McNeil Paving Company Inc.	X	X	\$329,690.00	\$0.00	\$28,000.00	\$12,500.00	\$24,545.00	X	X	X	X	X	X	X	X	X	
YAD Construction LLC																	No bid

Alternate No. 1: Renegotiate Liquidated Damages

Alternate No. 2: West Playground Replacement

Alternate No. 3: Sidewalk Replacement

Alternate No. 4: South Playground Replacement

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Attendance Record

ORGANIZATION C.C.S.D. 89 RE Bid Opening

PROJECT TITLE 2025 Pavement Rehabilitation PROJECT NO. 225032.00

LOCATION Administration Building TIME & DATE 1:30 p.m., February 13, 2025

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS
Paul Pessetti	Legat Architects	630.710.3540	ppessetti@legat.com
Maureen Jones	CCSD89		mjones@ccsd89.org
Tim Tomazin	CCSD89	630.995.1960	ttomazin@ccsd89.org
Ron Henson	CCSD89	630.301.2313	rhenson@ccsd89.org
Ah Ziki's	ALAMP	847 891 6000	
Matt Ingram	Advantage Paving	779 702 6177	MIngram@advantagepaving.com
MIKE LANCIONI	RW DOUTEMAN	630-953-1500	estimating@rwdca.com
Mike Novickas	MDS Asphalt	708-427-5116	MIKNOVICKAS@MJSWORKS.COM
MARK BAUER	ABBEYCO	713-682-9525	mbauer@abbeyco.com
Danny Schenk	Schroeder	630-333-0750	Rachael@SchroederASPHALT.COM
Jeff Meeks	Truck Me Me!	847 766 5550	Jeff@Truckme.com
Matt Mertel	Accu Paving	708 343 5900	MATT@Mertel.com
Mario Marroy	Obsidian Asphalt	630-670-4217	Mario@obsidianasphalt.com