



April 17, 2026

Board of Education  
Gurnee School District 56  
3706 Florida Avenue  
Gurnee, Illinois 60031

Re: Gurnee School District 56  
2026 Central Kitchen Addition – Prairie Trail Elementary School  
Commission No. 253110

Dear Board Members:

On Thursday, April 9, 2026, at 2:00 p.m., a total of six (6) bids were received for the 2026 Central Kitchen Addition – Prairie Trail Elementary School project. A bid tabulation is attached for your review. Kandu Construction, Inc. from Lincolnwood, Illinois submitted the low base bid in the amount of \$2,876,000.00. Wold conducted a scope review and performed reference checks for the low bidder, and have no anticipated concerns about the Contractor’s ability to perform the Work. The Contractor has confirmed that they have the entire project scope covered and can meet the project schedule. Should the District award the contract, it should include the acceptance of the alternate as follows:

**Alternate No. 1 – Water Heater Replacement** **Add \$15,000.00**

This alternate includes replacement of one (1) existing water heater.

**Recommendation: Accept this Alternate**

With the inclusion of the alternate above, the total contract amount to award to this contract is as follows:

|                        |                    |
|------------------------|--------------------|
| Base Bid               | \$2,876,000        |
| <u>Alternate No. 1</u> | <u>\$ 15,000</u>   |
| <b>TOTAL CONTRACT</b>  | <b>\$2,891,000</b> |

Upon Board approval, we will forward contracts to Kandu Construction, Inc. to allow them to begin the project. The Contractor is ready to proceed to meet the project’s schedule.

Sincerely,

Wold Architects and Engineers

Justin Wendt | AIA  
Associate

cc: Sean Smith, Gurnee SD 56  
Matt Verdun, Wold  
Manuel Ocon, Wold



**Project Name: 2026 Central Kitchen Addition - Prairie Trail Elementary School**

**BID TABULATION**

Commission No.: 253110

Wold Architects and Engineers  
220 North Smith Street, Suite 310  
Palatine, IL 60067  
T: 847.241.6100

Date: April 9, 2026  
Time: 2:00 PM

| Bidders Name   | Addendum 1 & 2 | Bid Bond | Base Bid              | Alternate 1 - Water Heater Replacement | Remarks                    |
|--|----------------|----------|-----------------------|--|----------------------------|
| <b>AHAL Construction</b><br>3364 S Calumet Ave<br>Chicago, IL 60616<br>(630) 533-2468                  | X              | X        | \$3,398,000.00        | \$55,000.00                            |                            |
| <b>Boller Construction Company</b><br>3045 Washington Street<br>Waukegan, IL 60085<br>(847) 662-5566   | X              | X        | \$3,149,000.00        | \$48,500.00                            |                            |
| <b>Construction Inc.</b><br>2 East 22nd Street, Suite 101<br>Lombard, IL 60148<br>(630) 546-5432       | X              | X        | \$3,067,000.00        | \$50,000.00                            |                            |
| <b>Kandu Construction Inc.</b><br>3756 W Devon<br>Lincolnwood, IL 60712<br>(847) 436-4014              | X              | X        | <b>\$2,876,000.00</b> | <b>\$15,000.00</b>                     | <b>Apparent Low Bidder</b> |
| <b>Manusos General Contracting, Inc.</b><br>91 Christopher Way<br>Fox Lake, IL 60020<br>(847) 973-0600 | X              | X        | \$3,296,000.00        | \$50,950.00                            |                            |
| <b>Stuckey</b><br>2020 N Lewis Ave<br>Waukegan, IL 60087<br>(847) 336-8575                             | X              | X        | \$3,197,900.00        | \$49,000.00                            |                            |
|  |                |          |                       |  |                            |
|  |                |          |                       |  |                            |