

December 4, 2025

Evanston/Skokie SD65
1500 McDaniel Avenue
Evanston IL 60201
Attention: Kirby Callam

RE: EVANSTON/SKOKIE SCHOOL DISTRICT 65 – NEW FOSTER SCHOOL BID GROUP #5 RE-BID - RECOMMENDATION LETTER

Dear Mr. Callam:

The Evanston/Skokie School District 65 – New Foster School Bid Group #5 was put out to Re-Bid on Wednesday October 29th, 2025, in compliance with the Illinois School Code, 105 ILCS 5/10-20.21. Included in the Re-Bid of Bid Group #5 were the following bid packages:

- Bid Package #20 – Fencing
- Bid Package #21 – Site Demolition, Excavations and Aggregates
- Bid Package #22 – Foundations, Asphalt, Sidewalks and Curbs/Gutters
- Bid Package #23 – Miscellaneous Metals

In the interest of getting competitive bids for the project, in addition to following the legally required public advertising, we sent out over 1,400 individual bid invitations to contractors, of which over 110 pulled plans to review the project. At the time of the public bid opening, held at the School District's Buildings and Grounds Facility, we received 13 total bids between all trades as listed above. These were read aloud and recorded. A summary of the Bid Tabulations is included herein.

Cordogan Clark performed detailed project scope interviews with all the lowest responsive and responsible bidders, to acknowledge full understanding of the scopes of work and acceptance of the terms and conditions of the work. During our scope review meetings, we identified some additional Allowances, that will be added to their Contract values. This includes a Construction Contingency Allowance which has been included in each Bid Package Contract value. This will be used as needed to mitigate construction flow disruptions and unforeseen conditions. A Summary of the allowances and suggested savings is included in the recommendations below. Any Allowances, as approved, will be closely monitored throughout the construction process and unused Allowance amounts will be reimbursed back to the project contingency.

It is our recommendation that the following contractors be awarded these Bid Packages with the Allowances/Alternate Options as clarified below:

- BP #20 – Fencing
 - Complete Fence Base Bid: \$235,203
 - Coordination Allowance: \$15,000
 - **Total of BP #20 - \$250,203**

- BP #21 – Site Demolitions, Excavations and Aggregates:
 - **Berger Contractors Inc. Base Bid: \$433,800**
 - We are not recommending any additional allowances and will Amend their current Contract for BP #6 – Earthwork. There are ample Allowance funds still available under that Bid Package Contract.

- BP #22 – Foundations, Asphalt, Sidewalks, Curb & Gutters:
 - Abbey Construction Base Bid: \$1,378,085
 - Coordination Allowance: \$30,000
 - **Total of BP #19 - \$1,408,085**

At this time, we are recommending rejection of the bids for the Miscellaneous Metals **BP#23**. We will re-evaluate this package with the District to determine a more cost-effective approach to getting this work procured and completed.

We are recommending the above trades, including Contractor Allowances and additional Contingencies in the amount of **\$2,092,088** for Contractor Contracts. Included in this is \$45,000 in Contractor Allowances that would be used for any changes before Overall Project Construction Contingency is used. Any unused Allowances shall be returned to the Project.

We thank you for this opportunity to serve Evanston/Skokie D65 on this critical project. Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,

Cordogan Clark



Brian Kronewitter, AIA, DBIA
Executive Vice President

Bid Package #20 - Fencing

Evanston/Skokie SD 65 New Foster School

Bid Opening - 11/18/25

**BID TABULATION:**

Vendor Name / Address	Bid Bond	Signed Bid Form	Addn.	Base Bid	Alt. 5.2 - Resurfacing work along Ashland Ave. & Simpson St.	Alt. 5.3 - Add perimeter foundation waterproofing system	Total Base Bid + Accepted Alts.
Complete Fence LLC	X	X	1-8	\$235,203	NA	NA	\$235,203
Action Fence	X	X	None	\$274,215	NA	NA	\$274,215
Premier Design + Build Group	X	X	8	\$1,086,455	NA	NA	\$1,086,455
Maxwell Bastite	X	X	1-8	\$12,500	NA	NA	Incomplete Bid
Total Apparent Lowest Responsive & Responsible Bidder + Accepted Alternates:							\$235,203

**Bid Package #21 - Site Demolition,
Excavation, & Aggregates
Evanston/Skokie SD 65 New Foster School
Bid Opening - 11/18/25**



BID TABULATION:

Vendor Name / Address	Bid Bond	Signed Bid Form	Addn.	Base Bid	Alt. 5.2 - Resurfacing work along Ashland Ave. & Simpson St.	Alt. 5.3 - Add perimeter foundation waterproofing system	Total Base Bid + Accepted Alts.
Berger Contractors INC	X	X	1-8	\$433,800	NA	NA	\$433,800
Premier Design + Build Group	X	X	8	\$1,352,105	NA	NA	\$1,352,105
Maxwell Bastite	X	X	1-8	\$3,050,000	NA	NA	\$3,050,000
Total Apparent Lowest Responsive & Responsible Bidder + Accepted Alternates:							\$433,800

Bid Package #22-Foundations, Asphalt, Sidewalks, C&G's



Evanston/Skokie SD 65 New Foster School

Bid Opening - 11/18/25

BID TABULATION:

Vendor Name / Address	Bid Bond	Signed Bid Form	Addn.	Base Bid	Alt. 5.2 - Resurfacing work along Ashland Ave. & Simpson St.	Alt. 5.3 - Add'l perimeter foundation waterproofing system	Total Base Bid + Accepted Alts.
Abbey Construction	X	X	1-8	\$1,378,085	\$94,630	\$38,140	\$1,378,085
Chadwick Contracting Company	X	X	8	\$2,025,000	\$59,750	\$125,500	\$2,210,250
Premier Design + Build Group	X	X	8	\$2,217,107	\$122,980	\$221,114	\$2,561,201
Maxwell Bastite	X	X	1-8	\$3,067,000	\$1,200,000	\$132,000	\$4,399,000
Total Apparent Lowest Responsive & Responsible Bidder + Accepted Alternates:							\$1,378,085