

November 17, 2021

Ms. Shannon Halikias
Sugar Grove Public Library
125 S. Municipal Drive
Sugar Grove, Illinois 60554

Re: Sugar Grove Public Library NOW Space Bidder Recommendation

Dear Shannon,

The Sugar Grove NOW Space Project was put out to Bid on November 1, 2021. Over 12 contractors were notified of the project and eight of them obtained bidding documents and/or attended the pre-bid meeting. At the bid opening date of November 12, 2021, we received six bids for the Project. The attached Bid Tabulation document illustrates the recorded bids.

The lowest responsive and responsible Bidder was Lite Construction, Inc. (LCI). We proceeded to do a project scope review with LCI after the Bid Opening to ensure that they fully understood the project and the contract requirements. They acknowledged full understanding and acceptance of the terms and conditions. We also reviewed their qualification statement and references and are satisfied that they meet our recommended standards. Their Base Bid of \$148,700.00 plus Alternate #2 to include a higher STC wall construction for the Studios valued at \$1,000 for the potential Contract work was reviewed thoroughly with the Team. In order to look at potential cost reductions the Team reviewed a number of value engineering options with LCI. The following components were reviewed with the Team and priced to reduce project costs:

1. Remove allowance for the donor tree stencil = save \$3,000
2. Reduce floor preparation allowance from \$2,000 to \$500 = save \$1,500
3. Maintain a Contingency Allowance of \$3,000
4. Remove Donation Box at entry area = save \$1,000
5. Reuse Existing Shelving Unit at entry vs build new = save \$1,000
6. Change Base Cabs at window wall to reduce the number of cabinets = save \$1,200

TOTAL SAVINGS FROM BASE BID = \$4,700

These changes were reviewed by the Team and are recommended to be incorporated into the final Contract award. LCI acknowledged a full understanding of these items and the scope of the work and agreed that this is ALL included in their bid and as updated here-in. As such, it is our recommendation that Lite Construction be awarded the Contract for the revised Base Bid + Alternate #2 Total (including aforementioned savings) of **\$145,000.00** in accordance with the bidding documents for the aforementioned project scope and as modified herein as noted above.

Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,

Cordogan Clark



Brian K. Kronewitter, AIA, DBIA
Executive Vice President