



January 3, 2024

**VIA EMAIL**  
(3) Page(s) Inclusive  
[tbaldermann@union81.com](mailto:tbaldermann@union81.com)

Mr. Tim Baldermann, Superintendent  
Union School District 81  
1661 Cherry Hill  
Joliet, Illinois 60433

Re: Union School District 81  
2024 Track and Field Renovations  
Architect's Project Number: 23-049  
**Letter of Recommendation**

Dear Mr. Baldermann:

Bids were received on the above referenced project at 1661 Cherry Hill Road, Joliet, Illinois 60433 at 2:00 p.m. on December 19, 2023. Eleven (11) Bidders of Record and Nine (9) Bids were received.

TRIA Architecture, Inc. has reviewed the qualifications and references of the low bid contractor, Abbey Paving Co., Inc., and has found no evidence which would disqualify them from being awarded the Contract for this work.

TRIA Architecture, therefore, recommends that the Board of Education consider awarding the Contract for construction, inclusive of the Base Bid only, to **ABBEY PAVING CO., INC.**, 1949 County Line Road, Aurora, Illinois 60502 for the total Contract amount of \$813,630.00. TRIA Architecture recommends not accepting Alternate #1. All work is to be substantially complete by August 9, 2024.

Also, please find the attached Bid Tabulation Form, for your review.

If you have any questions concerning the bidding of the 2024 Track and Field Renovation project, please do not hesitate to call. TRIA Architecture, and myself specifically, look forward to working with the District toward a successful completion of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Szurgot', written over a light blue circular stamp.

**TRIA ARCHITECTURE, INC.**  
Thomas R. Szurgot, AIA, LEED AP  
Principal Architect

**TRIA ARCHITECTURE**

**Illinois Office | Corporate Headquarters:** 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527  
**Indiana Office:** 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304  
Company Main: 630.455.4500 Fax: 630.455.4040  
[www.TRIAArchitecture.com](http://www.TRIAArchitecture.com)

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Attachments: Bid Tabulation, Dated December 19, 2023, 1 Page(s)

cc: None

File Name: 23049LOR010324.docx

## **TRIA ARCHITECTURE**

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# BID TABULATION

Owner: Union School District 81  
 Project Name: 2024 Track and Field Renovation  
 Architect's Project #: 23-049  
 Bid Due Date: December 19, 2023, 2:00 p.m.



Bidder	Addenda		Base Bid	Alternate #1	Comp. Date	Subst.	Bid Bond	Bid Forms	Total Incl. Alt. 1	Comments
	#1	#2								
Abbey Paving	Y	Y	\$813,630	(\$60,900)	8/9/24	N	Y	Y	\$752,730	
Hoppy Landscaping	Y	Y	\$827,741	(\$65,350)	8/9/24	Y	Y	Y	\$762,391	
Reed Construction	Y	Y	\$850,000	(\$80,000)	8/9/24	N	Y	Y	\$770,000	
Schwartz Construction	Y	Y	\$878,025.85	(\$73,185)	8/1/24	N	Y	Y	\$804,840.85	
Northern Builders	Y	Y	\$905,608	(\$65,347)	8/9/24	Y	Y	Y	\$840,261	
Friedler Construction Co.	Y	Y	\$967,800	(\$65,000)	8/9/24	Y	Y	Y	\$902,800	
Bisping Construction	Y	Y	\$1,083,000	(\$58,000)	8/9/24	N	Y	Y	\$1,025,000	
CCC Holdings	Y	Y	\$1,098,698	(\$76,511)	8/9/24	Y	Y	Y	\$1,022,187	
Metropolitan Corp	Y	Y	\$1,531,000	(\$75,000)	8/9/24	N	Y	Y	\$1,456,000	
Buckeye Construction			NO BID						\$0	
Chicago Heights Construction			NO BID						\$0	
Czervik Construction			NO BID						\$0	
									\$0	
									\$0	
									\$0	

**Alternate Descriptions:**

#1 - Eliminate all 8' high polymer coated chain link fencing and gates (DEDUCT)

Notes:

Substantial Completion Date - August 9, 2024

Bid Docs - 004850, 004860, 004870, 004950, 004960, 004970