

TO: Dr. Laurie Borowicz  
President

FROM: David J. Dammon  
Executive Director of Campus Operations

DATE: November 4th, 2019

RE: Approval of Bid Recommendation for Campus Remodeling Project

On October 7th, 2019 a Request for Proposals was circulated for the following summary of professional services: Renovations to the C1203 area (Testing), C2150 area (Workforce), and A1240 area (Conference Center Restrooms) of the college.

Room C1203, along with two offices will be renovated into a new testing area. The new area will be located in an area easily accessible for students and will be more efficiently sized. The project will include a new check in areas, new furniture, and electronics.

Room C2150 will be remodeled to accommodate the Workforce Development and Community Education office. The office will have a half wall to create two areas and new furniture to better suit the needs of the students who utilize the area.

The restrooms in the A1240 area will be made accessible from the hallway in the conference center creating two gender neutral restrooms for public use. The door currently prohibiting use by the public will be relocated to the rear of marketing.

Interested firms were invited to submit (a) a statement concerning their company history and the qualifications of their key personnel, (b) a bid security, (c) a performance bond, (d) a prevailing wage rate verification and (e) a separate pricing statement.

The bid opening was held Thursday October 31st, 2019 at 1:00 p.m. 6 firms submitted bids. (see attached Bid Tab sheet).

The low bidder, Swedberg Associates Inc., had bid of \$132,700.00. The company had excellent references and the bid was within estimates of the architect.

The total cost of the project is estimated to be \$202,253.00 including contingency, furnishings, and Architectural and Engineering fees.

Approval of the Swedberg Associates Inc. bid is recommended.

Kishwaukee College  
2019 Interior Renovations  
DKA Proj: 19-030

Bid Tab  
1:00pm October 31, 2019

Demonica Kemper Architects  
p: 312.496.0000 f: 312.496.0001

General Contractor	Addenda Included							Bid Amounts		
	I - 4	410	420	430	440	495		Base Bid	Alt. 1	Alt. 2
Swedberg & Associates, Inc.	X	X	X	X	X	X		\$132,700.00	\$0.00	\$25,500.00
Lite Construction, Inc.	X	X	X	X	X	X		\$169,700.00	\$0.00	\$33,700.00
Rockford Structures Construction Company	X	X	X	X	X	X		\$212,500.00	\$7,500.00	\$31,500.00
Larson & Larson Builders, Inc.	X	X	X	X	X	X		\$155,555.00	\$0.00	\$29,980.00
R.L. Sohol General Contractor, Inc.	X	X	X		X	X		\$189,000.00	\$0.00	\$30,000.00
Sjostrom & Sons, Inc.	X	X	X	X	X	X		\$160,000.00	\$0.00	\$28,000.00

**Alternate 1:** Amount to be deducted to eliminate the Liquidated Damages Clause.  
**Alternate 2:** Amount to be added to the Lump Sum Base Bid to replace the heat pump as indicated.

- Section 00 03 00 - Bid Form

Section 00 04 10 - Bid Bond

Section 00 04 20 - MBE/FBE/PBE/DBE Proposed Supplier/Subcontractor Form

Section 00 04 30 - W9 - Request for Taxpayer Identification Number & Certification
- Section 00 04 40 - Substitution Sheet

Section 00 04 95 - Bidder Eligibility Certification & Non-Collusion Affidavit



DEMONICA KEMPER ARCHITECTS

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[www.demonica.com](http://www.demonica.com)

November 1, 2019

Mr. Dave Dammon, Executive Director of Campus Operations  
Kishwaukee College  
21193 Malta Road  
Malta, Illinois 60150

Re: 2019 Interior Renovations  
**Letter of Recommendation to Award a Construction Contract**

Dear Mr. Dammon,

Bids were received on the above referenced project at 1:00 pm on October 31, 2019. Six contractors were Bidders of Record and six bids were received.

Upon review of the bid submittals and project scope with the low bidder, Swedberg Associates, Inc., we believe that they have met the intent of the bidding requirements for the project and included all of the required work per the bidding documents within their bid. Demonica Kemper Architects has reviewed the qualifications of Swedberg Associates, Inc. and have found no evidence which would disqualify them from being awarded the contract for this work. Demonica Kemper Architects, therefore, recommends that the Board of Trustees of Kishwaukee College consider awarding the contract for construction to:

Swedberg Associates, Inc.  
1135 East State Street  
Sycamore, IL 60178

The contract amount shall include the Base Bid amount only for a total contract amount of \$132,700.00. Work shall be substantially completed in accordance with the contract documents

If you have any questions regarding the bidding of this project, please do not hesitate to call. Demonica Kemper Architects looks forward to working with the College toward the successful completion of this project.

Sincerely,

Nicholas Schoeppner, AIA, NCARB  
Associate



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**Kishwaukee College**  
2019 Interior Renovations  
Bid Evaluation

Low Base Bid (Swedberg Associates):	
• Base bid:	\$132,700
Contingency:	\$10,000 (7.5%)
Furnishings Estimate (From KI, 9-25-19)	\$48,246
<u>A &amp; E Fees:</u>	<u>\$11,307</u>
<b>Total Anticipated Project Costs:</b>	<b>\$202,253</b>