



To: Dr. Borowicz
From: RJ McGarry
Date: October 7, 2025
Re: Approval of Bid for A1200-1300 Roof

On August 22, 2025 a Request for Proposals (RFP) was circulated for the following summary of professional services:

- Removal of the existing ballast roof
- Installation of new insulation to meet energy code and taper for better drainage
- Installation of new TPO roof membrane

The bid opening was held on Monday, October 6, 2025, at 1:00 p.m. Four companies submitted bids. The low bidder, Sterling Roofing, had a bid of \$1,366,400 including Alternate 2 to replace all the precast joints in the area being replaced.

Approval of the bid from Sterling Roofing including Alternate 2, plus a 10% contingency, for a total of \$1,503,040 is recommended.



DEMONICA KEMPER ARCHITECTS

125 North Halsted Street, Suite 301 Chicago, Illinois 60661 T 312.496.0000 | F 312.496.0001
www.dka-design.com

October 09, 2025

RJ McGarry, Associate Vice President, Campus Operations & Technology
Business Services, Room C2140
Kishwaukee College
21193 Malta Road
Malta, Illinois 60150

Re: Kishwaukee College – 2026 Roofing Replacement, DKA Project No. 25-015
Letter of Recommendation to Award a Construction Contract

Dear Mr. RJ McGarry,

Bids were opened for the above referenced project at 1:00 PM on October 06, 2025. Four (4) bids were received and reviewed.

After reviewing the bids, Demonica Kemper Architects interviewed the apparent low bidder to ensure the bid documents were clear, without conflict, and no assumptions were made. Demonica Kemper Architects also confirmed the apparent low bidder understands the scope of work and has an appropriate plan to meet the project schedule.

Due to the above-listed reasons, Demonica Kemper Architects recommends that the Board of Trustees of Kishwaukee College consider awarding the contract for construction to:

Sterling Commercial Roofing
2711 Locust Street
Sterling, IL. 61081

for the contract amount of \$1,366,400. The contract amount is inclusive of the acceptance of Alternate 2 in the add amount of \$10,100 to replace all precast concrete and stucco panel joints within the area of roofing replacement.

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

Sincerely,

Bejil Thomas
Senior Associate

cc: Dominick Demonica, DKA

Kishwaukee College
2026 Roofing Replacement
DKA Proj: 25-015

Bid Tab
Bid Opening:
1:00pm October 06, 2025

Demonica Kemper Architects
p: 312.496.0000 f: 312.496.0001

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