



To: Dr. Borowicz
From: RJ McGarry
Date: April 23, 2025
Re: Approval of Bid Recommendation for Gym Roof

On April 3, 2025, a Request for Proposals (RFP) was circulated for the following summary of professional services:

- Removal of the existing ballast roof
- New insulation to meet energy code and taper for better drainage
- New roof membrane from the Gym east to the science wing

The bid opening was held on Tuesday, April 23, 2025, at 1:00 p.m. Three companies submitted bids. The low bidder, Sterling Roofing, had a bid of \$2,598,000 including the deduction of Alternate 2, 3, and 4.

Approval of the bid from Sterling Roofing including Alternate 2, 3, and 4 is recommended.



DEMONICA KEMPER ARCHITECTS

125 North Halsted Street, Suite 301 Chicago, Illinois 60661 T 312.496.0000 | F 312.496.0001
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April 23, 2025

RJ McGarry, Executive Director of Campus Operations & Technology
Business Services, Room C2140
Kishwaukee College
21193 Malta Road
Malta, Illinois 60150

Re: Kishwaukee College – Roofing Replacement, DKA Project No. 24-022
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 April 22, 2025. Three (3) 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 \$2,598,000. The contract amount is inclusive of the acceptance of Alternate 2 in the deduct amount of \$100,600 to replace EPDM roofing membrane with TPO roofing membrane, Alternate 3 in the deduct amount of \$54,400 to reduce tapered insulation from 1/4 inch per foot to 3/16 inch per foot, and Alternate 4 in the deduct amount of \$39,000 to eliminate roof sheathing at metal deck roof areas.

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

Roofing Replacement
DKA Proj: 24-022

Bid Tab
Bid Opening:
1:00pm April 22, 2025

p: 312.496.0000 f: 312.496.0001

[illegible]

NOTES: One (1) Original, (2) Copies

00 41 13 - Bid Form

00 43 13 - Bid Bond

00 43 25 - Substitution Sheet

00 45 19 - Bidder Eligibility And Non-Collusion Affidavit