



November 7, 2025

Via E-Mail: jblazek@phlibrary.org

Mr. Jesse Blazek
Palos Heights Public Library
12501 South 71st Avenue
Palos Heights, Illinois 60463

Re: Bay Window Facade Repairs – Bid Analysis
Palos Heights Public Library
BTC Project No. 25-158

Dear Mr. Blazek:

Building Technology Consultants, Inc. (BTC) has received and reviewed 2 bids for the Palos Height Public Library (PHPL) Bay Window Facade Repairs project. The following contractors submitted bids for the project:

- Berglund Construction Company
- D Kersey Construction Company (D Kersey)

The following contractors attended the pre-bid meeting, but elected not to submit a bid:

- Lumini Windows & Doors
- Metropolitan Corporation

The results of the bids are summarized in the attached Bid Summary. Copies of all received bids are also attached. As indicated in the Bid Summary, D Kersey has submitted the lowest Base Bid for the project. D Kersey remains the lowest bidder considering any of the alternates.

Subsequent to submission of the bids, representatives from PHPL and BTC conducted an interview with D Kersey via videoconference. Key takeaways from that interview included the following:



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- D Kersey does not anticipate needing to perform any work from the interior. As such, the bay window areas can remain open to library patrons during the work.
- D Kersey estimates the construction duration to be 5 to 6 weeks, provided there are no significant weather delays.
- If Alternate 2 is executed, D Kersey estimates a 6 to 8 week lead time to receive the replacement panels.
- D Kersey anticipates accessing the exterior of the bay windows using articulating man lifts. D Kersey will make every effort to protect the surrounding landscaping, and will restore any damaged landscaping at no additional cost to PHPL.

Based on information provided during our interview, D Kersey appears to have an adequate understanding of the scope of work and project requirements; and is qualified to perform the repairs. As such, we have no objections to awarding the project to D Kersey. If you agree with this assessment regarding the contractor selection, please let us know and we will proceed with notifying them and preparing an agreement form between D Kersey and PHPL.

Please note that our recommendation for selection of the contractor is based on information provided during our interview, and should not be construed as a guarantee that they will perform adequately during the work. Nonetheless, BTC will endeavor to protect PHPL's interests during the construction phase of the project to ensure the work will comply with our design documents.

We appreciate the opportunity to be of service to you. If you have any questions, or if we can be of further assistance, please do not hesitate to call.

Sincerely,

Building Technology Consultants, Inc.

A handwritten signature in black ink that reads "Chris R. Kottra".

Christopher R. Kottra, PE, REWC, CCCA
Principal

Attachment: Bid Summary
Bid – Berglund Construction Company
Bid – D Kersey Construction Company (with project references attached)

Copy to: Mr. Dan Eallonardo (Independent Construction Services, Inc.)

Bid Summary

Project Description: Bay Window Facade Repairs
Project Name: Palos Heights Public Library

Project No.: 25-158
Reviewed By: CK

Bid Item			Quantity	Units	D. Kersey Construction Co.		Berglund Construction Company	
No.	Sub-No.				Unit Price	Bid Amount	Unit Price	Bid Amount
1.		General Conditions	1	Lump Sum	\$68,900.00	\$68,900.00	\$30,000.00	\$30,000.00
2.		Mobilization	1	Lump Sum	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00
3.		Panel Removal	1	Lump Sum	\$10,800.00	\$10,800.00	\$40,920.00	\$40,920.00
4.		Flashing Repairs	1	Lump Sum	\$8,884.00	\$8,884.00	\$40,670.00	\$40,670.00
5.		Panel Reinstallation	1	Lump Sum	\$62,980.00	\$62,980.00	\$88,410.00	\$88,410.00
6.		Engineer's Access	8	Hours	\$150.00	\$1,200.00	\$0.00	\$0.00
7.		Additional work, time-and-materials	1	Allowance	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
8.		Demobilization	1	Lump Sum	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00

Total Base Bid	\$170,764.00	\$220,000.00
Alternate 1: Provide performance and payment bonds for Base Bid.	\$1,930.00	\$1,760.00
Alternate 2: Provide new metal panel cladding system in lieu of reinstalling existing system.	\$19,586.00	\$0.00
Alternate 3: Provide performance and payment bonds for Alternate 2.	\$300.00	\$0.00
Base Bid + All Alternates	\$192,580.00	\$221,760.00

Additional Unit Prices Not Included in Base Bid						
1		Superintendent		Hours	\$120.00	\$155.00
2		Foreman		Hours	\$140.00	\$150.00
3		Journeyman		Hours	\$135.00	\$145.00
4		Laborer		Hours	\$115.00	\$140.00
5		Truck and Driver		Hours	\$150.00	\$150.00
6		Mark-up on Materials		N/A	15%	10%

<p>Notes:</p>	<p>For Line Item 3, panel removal is included in the line item for panel reinstallation. Line Item 3 is specifically for removal/demolition of existing insulation and blocking.</p>	<p>In a conversation following the bid opening, Berglund indicated that they did not think it was feasible to salvage the existing panels. As such, their Base Bid is based on replacing the metal panel cladding system.</p>
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**Palos Heights Public Library
Window Façade Repairs
Overall Project Budget**

11/20/2025

Cost of Work		
Construction Costs		
D Kersey Construction Co.	\$ 170,764.00	Lump Sum
Alt 1 Performance/Payment Bond Base Bid	\$ 1,930.00	Lump Sum
Alt 2 Provide New Metal Cladding System	\$ 19,586.00	Lump Sum
Alt 3 Performance/Payment Bond Alternate 2	\$ 300.00	Lump Sum
Construction Contingency 8%	\$ 15,406.40	Budget
Construction Subtotal	\$ 207,986.40	

Professional Fees		
BTC Phase 1-3	\$ 23,000.00	Lump Sum
BTC Phase 4 Construction	\$ 13,000.00	Budget
ICS Owner's Rep	\$ 9,550.00	Budget
Professional Fees Subtotal	\$ 45,550.00	

Soft Costs		
Environmental Studies		
Abatement		
Material Testing		
Temporary Storage		
Moving		
Legal Fees		
Permit fees	\$ 4,000.00	Budget
Equipment(appliances)		
Equipment (Telephone System)		
Equipment (A/V Components)		
Equipment (Library Technology)		
Equipment (Office)		
Printing		
Soft Costs Subtotal	\$ 4,000.00	

Total Project Estimate \$ 257,536.40

DOCUMENT 00 41 00

BID FORM

PROJECT Bay Window Facade Repairs
IDENTIFICATION: Palos Heights Public Library

BID TO: Palos Heights Public Library
12501 South 71st Street
Palos Heights, Illinois 60463

BID FROM: Bidder: D Kersey Construction Co.
Date Submitted: October 31, 2025
Address: 4130 Timberlane Drive, Northbrook, IL 60062
Contact Person: Brian Kersey
Phone: () 312-919-5223
Fax: () 847-656-5002
E-mail Address: brian@dkersey.com

1. Having carefully examined the Bidding and Contract Documents for the project, including all of the Drawings enumerated on Document 00 01 15 List of Drawing Sheets and the Project Manual, dated September 25, 2025, together with the Contract provisions, the site of the Work and the conditions affecting the Work and Addenda including,

Addendum No.: NO Addendums ; Dated: _____

Addendum No.: _____ ; Dated: _____

Addendum No.: _____ ; Dated: _____

Bidder will complete the Work in accordance with Contract Documents for the following price(s):

2. BASE BID: Stipulated Sum of

One hundred sixty thousand, seven hundred sixty-four and ⁰⁰/₁₀₀
dollars (\$ 160,764⁰⁰).

3. ALTERNATES

A. Alternate 1: Provide performance and payment bonds for Base Bid.

One thousand, nine hundred-thirty and $\frac{00}{00}$ dollars
(\$ 1,930) (add) (deduct)

B. Alternate 2: Provide new metal panel cladding system in lieu of reinstalling existing system.

Nineteen thousand, five hundred eighty-six and $\frac{00}{00}$ dollars
(\$ 19,586⁰⁰) (add) (deduct)

C. Alternate 3: Provide performance and payment bonds for Alternate 2.

Three hundred and $\frac{00}{00}$ dollars
(\$ 300) (add) (deduct)

4. The undersigned agrees, if this Bid is accepted, to enter into an agreement with Owner, in the form included in Procurement Documents, to perform and furnish the Work as indicated and specified in the Contract Documents for the Base Bid and cost of any accepted alternates stated above.

5. In submitting this Bid, Bidder represents, as more fully set forth in Agreement, that:

A. This Bid will remain subject to acceptance for 60 days after day of Bid opening;

B. Owner has the right to reject this Bid;

C. Bidder accepts provisions of Invitation to Bid and Instructions to Bidders regarding disposition of Bid Security;

D. Successful Bidder will sign and submit the Agreement with Bonds and other documents required by Bidding Requirements within 15 days after date of Owner's Notice of Award;

E. Bidder has examined copies of all Procurement Documents and has prepared the Bid based on a complete set of Procurement Documents;

- F. Bidder has visited the site and become familiar with general, local, and site conditions;
- G. Bidder is familiar with federal, state, and local laws and regulations;
- H. Bidder has correlated information known to Bidder, information and observations obtained from visits to site, reports and drawings identified in Procurement Documents, and additional examinations, investigations, exploration, tests, studies, and data with Procurement Documents;
- I. This Bid is genuine and not made in interest of or on behalf of an undisclosed person, firm, or corporation, and is not submitted in conformity with an agreement or rules of a group, association, organization, or corporation; Bidder has not solicited or induced a person, firm, or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself an advantage over another Bidder or over Owner.

6. BASE BID BREAKDOWN

- A. A breakdown of the Base Bid is provided in Table 00 41 13.1. Base Bid is based on quantities indicated in Table 00 41 13.1. When actual quantities vary from those indicated in the table, the Base Bid shall be adjusted in accordance with the indicated unit prices.

7. The following documents are attached to and made a condition of this Bid:

- A. Bid Security in the form of a certified or cashier's check made payable to Owner, or Bid Bond. The Bidder acknowledges that it understands the conditions of entering in the proposed contract included in these documents as indicated in Paragraph 6.4 of Document 00 11 16. Please initial one of the following:

OK, the Bidder, acknowledge acceptance of the conditions indicated in Paragraph 6.4 of Document 00 11 16 and will enter into the Agreement without any modifications to stated Contract.

OK, the Bidder, agree to the terms of the proposed Contract, with the exception of the following stipulations that are to be clarified (list stipulations in the space provided):

B. Subcontractor Listing.

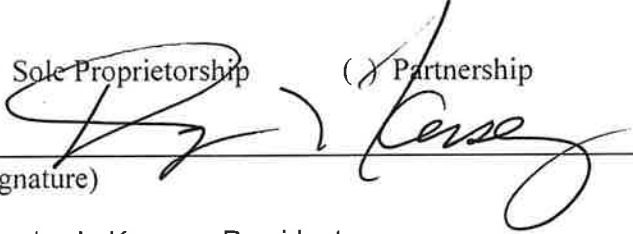
8. CONTRACT PROVISIONS:

A. By submitting this Bid the undersigned agrees that, if this Bid is accepted within 60 days after bid opening, the bidder will be liable to the Owner for damages the Owner may suffer by failure of the undersigned to enter forthwith into a Contract and deliver the necessary bonds together with required insurance and other documents within timeframe indicated in Paragraph 7.D.

9. BIDDERS SIGNATURE:

Bidder: D Kersey Construction Co.
(Legal name of person, firm or corporation)

Sole Proprietorship Partnership Corporation

By: 
(Signature)

Douglas L. Kersey - President
(Title)

Incorporated In The State Of Illinois

If a Corporation

ATTEST


Secretary Brian D. Kersey



TABLE 00 41 13.1 – BASIS OF BASE BID

Item No.	Description	Unit	Bid Quantity	Unit Price	Bid Amount
1.	General Conditions	Lump Sum	1		\$ 7,900 ^{68,900} _{SK}
2.	Mobilization	Lump Sum	1		\$ <u>4,000</u>
3.	Panel Removal	Lump Sum	1		\$ <u>in 5/3A \$10,900</u>
3A	Demo Insulation/Blocking				
4.	Flashing Repairs	Lump Sum	1		\$ <u>8,984</u>
5.	Panel Reinstallation	Lump Sum	1		\$ <u>62,980</u>
6.	Engineer's Access	Hours	8	\$ <u>150</u>	\$ <u>1,200</u>
7.	Additional Work, Time-and-Materials	Allowance	1		\$10,000
8.	Demobilization	Lump Sum	1		\$ <u>4,000</u>
Total Base Bid					\$ <u>160,764</u> ⁰⁰

Additional Unit Prices Not Included in Base Bid

Superintendent	Hours	N/A	\$ <u>120</u>	N/A
Foreman	Hours	N/A	\$ <u>140</u>	N/A
Journeyman	Hours	N/A	\$ <u>135</u>	N/A
Laborer	Hours	N/A	\$ <u>115</u>	N/A
Truck and Driver	Hours	N/A	\$ <u>150</u>	N/A
Mark-up on Materials	N/A	N/A	<u>15</u> %	N/A

Table 00 41 13.1 Notes:

- Quantities, where stated, are estimated quantities for bidding purposes only. Payment for these tasks will be based on actual quantities of work installed, with an adjustment to Base Bid amount in accordance with stated unit prices. Where no quantities are provided, corresponding work items are to be bid on a lump-sum basis.

2. Indicated mark-up shall be limited to materials only. No additional mark-up shall be allowed on labor rates or unit prices indicated above. Labor rates and unit prices shall include all overhead, profits, mark-ups, and other related costs.

SUBSTITUTION REQUEST FORM

PROJECT: Bay Window Facade Repairs
Palos Heights Public Library

SPECIFIED ITEM: NO SUBSTITUTIONS

Section: _____ Page ____ Paragraph _____ Description _____

The undersigned requests consideration of the following:

PROPOSED
SUBSTITUTION: _____

REASON FOR REQUESTING SUBSTITUTION:*

PROPOSED CHANGE TO: Contract Sum _____ Contract Time _____

Attached data includes product description, specifications, drawings, photographs, performance, and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proposed installation.

The undersigned certifies that the following paragraphs, unless modified by the attachments, are correct:

1. The proposed substitution does not affect dimensions shown on Drawings.
2. The undersigned will pay for changes to repair design, including engineering design, detailing, and construction costs caused by the requested substitution.
3. The proposed substitution will have no adverse effect on other trades, the construction schedule, or specified warranty requirements.
4. Maintenance and service parts will be locally available for the proposed substitution.

The undersigned further states that the function, appearance, and quality of the proposed substitution are equivalent or superior to the specified item.

Submitted by:

Signature _____

Firm _____

Address _____

Date _____

Telephone _____

For use by BTC

Approved

Approved as Noted

Not Approved

Received Too Late

By: _____

Date: _____

Remarks: _____

SUBCONTRACTOR LISTING

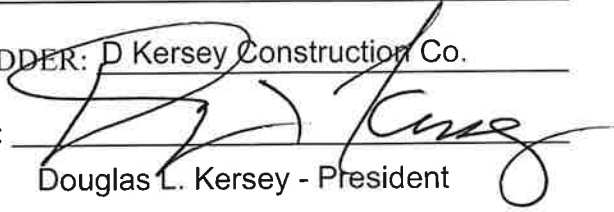
PROJECT IDENTIFICATION: Bay Window Facade Repairs
Palos Heights Public Library

SUBMITTED TO: Palos Heights Public Library
12501 South 71st Street
Palos Heights, Illinois 60463

1. For portions of Work equaling or exceeding 5% of the total base bid, undersigned proposes to use the following subcontractors. Except as otherwise approved by Owner, undersigned proposes to perform all other portions of Work with his own forces.

2. Portion of the Work:	Subcontractor name and address:
<u>Removal/Salvage of Panels</u>	<u>Alloy Architectural</u>
<u>Installation of New Panels</u>	<u>1045 Janice Avenue</u>
<u>Caulking</u>	<u>Melrose Park, IL 60160</u>
<u>Carpentry, Rigid Insulation,</u>	<u>Ornelas Construction Co.</u>
<u>Flexible Flashing</u>	<u>12520 W. Horseshoe Dr.</u>
 	<u>New Lenox, IL 60451</u>

PROVIDE SIGNATURE
IDENTICAL TO THAT
SHOWN ON THE BID
FORM

BIDDER: D Kersey Construction Co.
by: 
Douglas L. Kersey - President

END OF SUBCONTRACTOR LISTING