

October 24, 2024

Anne Marrin  
Director of Planning and Operations  
McHenry County, A Body Politic  
2200 North Seminary Avenue  
Woodstock, Illinois 60098

RE: Bid Results  
Crystal Lake Facility Renovation  
Kluber Project No. 24-248-1541

Dear Ms. Marrin,

On October 23, 2024, bids were publicly opened and read aloud for the above referenced project. Eight contractors chose to submit bids for the project. The low base bid was submitted by Stuckey Construction Co. Inc. from Waukegan, Illinois in the amount of \$3,292,000.00. The second lowest base bid was submitted by Bee Liner Lean Services from Bridgeview, Illinois in the amount of \$3,425,686.00. See attached bid tabulation for details on bid results.

We conducted a Contractor Bid Scope Review with Stuckey Construction and believe their bid to be responsive and complete.

Therefore, the County Board may wish to award a Contract to Stuckey Construction Co. Inc. in the amount of \$3,292,000.00 for the Base Bid portion of the work (Bid "C"). The County may also wish to consider the award of Alternate Bid A1 in the amount of \$37,000.00 to replace the epoxy flooring in the main hallway areas of the Animal Control portion of the building with new epoxy flooring and vinyl base. If this alternate is accepted by the County Board, the total contract award including Alternate A1 would be \$3,329,000.00.

The information contained herein and in the attached bid tabulation and scope review is provided to you for reference and use in the Board's decision to award the Contract. Thank you for the opportunity to be of service to the County of McHenry. We look forward to the successful completion of this project with you.

Sincerely,



Chris Hansen  
Project Manager  
Kluber Architects + Engineers

Attachments: Bid Tabulation, Bid Scope Review  
Cc: Tom Burroughs, Director of Facilities.

	Plan Holder	Location	Bid Bond	Addendum No. 1	Addendum No. 2	Bid A: Renovations & Additions	Bid B: Re-roofing & Façade Restoration	Bid C: Bid A + Bid B = Bid C	Alternate No. 1 A1 - Bid A: Fluid Applied Floor Re- Coating2	Total of Bid C + Alternate No. 1	Comments
1	Stuckey Construction Co. Inc.	Waukegan, Illinois	Y	Y	Y	\$2,822,000.00	\$470,000.00	\$3,292,000.00	\$37,000.00	\$3,329,000.00	Bid is complete
2	Bee Liner Lean Services	Bridgeview, IL	Y	Y	Y	\$2,946,532.00	\$479,154.00	\$3,425,686.00	\$11,000.00	\$3,436,686.00	
3	Manusos General Contracting, Inc.	Fox Lake, IL	Y	Y	Y	\$3,125,600.00	\$511,500.00	\$3,637,100.00	\$44,500.00	\$3,681,600.00	
4	Boller Construction Co. Inc.	Waukegan, IL	Y	Y	Y	\$3,258,800.00	\$568,800.00	\$3,827,600.00	\$38,300.00	\$3,865,900.00	
5	Tyler Lane Construction	Chicago, IL	Y	Y	Y	\$3,364,467.00	\$526,533.00	\$3,891,000.00	\$82,400.00	\$3,973,400.00	
6	Efraim Carlson & Son, Inc.	Libertyville, IL	Y	Y	Y	\$3,353,300.00	\$545,800.00	\$3,899,100.00	\$23,200.00	\$3,922,300.00	
7	Industria Construction	Des Plaines, IL	Y	Y	Y	\$3,469,583.00	\$541,283.00	\$4,010,866.00	\$24,468.00	\$4,035,334.00	
8	Construction Inc	Lombard, IL	Y	Y	Y	\$3,584,000.00	\$550,000.00	\$4,134,000.00	\$22,000.00	\$4,156,000.00	

**BID SCOPE REVIEW**  
**CRYSTAL LAKE FACILITY RENOVATION**  
**Kluber Project No. 24-248-1541**  
**Bid Number: 25-7657**

Contractor: Stuckey Construction Company, Inc.

Contact: Ed Stuckey, Brian Andrews

Bid A Amount: \$2,822,000.00

Bid B Amount: \$470,000.00

Bid C Total Bid Amount: \$3,292,000.00

Alternate No. A1 Amount: \$37,000.00

Phone: 847-336-8575

Email: [ed@stuckeyconstruction.com](mailto:ed@stuckeyconstruction.com)

Date: October 24, 2024

All Addenda have been included in the bid. Yes

All Alternates applicable to your contract package have been acknowledged in the bid. Yes

All pertinent Allowances noted below are included in the bid. Yes

- Card Access/Duress, Video Surveillance, IT-Data Cash Allowance: \$75,000.00
- Landscape Design and Plants Cash Allowance: \$20,000.00
- Panel Signage Cash Allowance: \$15,000.00
- Owner Contingency Allowance: Bid A: \$100,000.00
- Owner Contingency Allowance: Bid B: \$20,000.00

A bid bond was included in the bid package. Yes

Are there any qualifications to the bid? No

Are there any material deliveries which you feel could have a negative impact on the project schedule? No

Are you aware of any discrepancies and/or have any questions on the bid documents? No

**SCOPE REVIEW:**

**Base Bid:**

Their Base Bid A & Bid B is complete after a full scope review. They acknowledged the two-phase timeline and the partial occupancy of the building during construction. They said they wish they could start the project sooner if the County would permit to get out in front of winter conditions as much as possible.

The following sub-contractors are being considered by Stuckey for the project:

Concrete: (Site & Building): Tom Honch Concrete.

Glass & Glazing: Mark Industries or DeKalb Contract Glazing.

OH Doors: Industrial Door

Masonry: Piazza or R.V. Masonry

Roofing: Weatherguard Roofing

HVAC: Air Supply

Plumbing: Capital Mechanical

Fire Suppression: A & A Sprinkler

Electric: Greenwood Electric.

Excavation: Jacobsen (Building, Site and Utilities)

Asphalt: Superior Paving.

Alternate #A1:

Epoxy Flooring @ Animal Control: Their alternate included more extensive floor prep than the specified overlay system. They bid a full floor shotblast to remove the existing epoxy and then a new overlay with coved vinyl base. Thus, the reason their Alternate bid was more than other bidders.

The above constitutes Kluber, Inc. interpretation of the Bid Scope Review telephone call on October 24, 2024. Any changes or discrepancies shall be received by Kluber, Inc. in writing within five business days.

