

Place Foundry LLC

728 North Prospect Street
Suite 101
Rockford, IL 61107

September 16, 2024

Mr. Josef Kurlinkus
Village of Roscoe
10631 Main Street
Roscoe, Illinois 61073

Re: **VILLAGE OF ROSCOE POP- POST BID MEETING**
5466 Bridge Street
Roscoe, Illinois 61073

Mr. Kurlinkus,

Following the Bid opening we sat down w/ Tony Scandroli and Jamin Unger/Scandroli Construction Co. to review the project bid, scope and schedule and to Value Engineer options we outlined and presented at the September 2nd Board meeting. The direction was given to phase the project by moving the restroom building (including Sanitary to a later phase and soliciting alternate means to erect the pop-up shops (14).

It is our recommendation that the contract for the **VILLAGE OF ROSCOE POP-UP PARK** is awarded to the low bidder, Scandroli Construction Co., should the village be amenable to the bid amounts and notes below.

General Bid Notes

- All Addendums received.

Owner Responsibilities (recommended firms)

- Staking & Layout (RK Johnson – Project Civil Engineer)
- Excavation, Concrete & Asphalt Testing (TSC or GEOCON)
- CCDD Acceptable Soils Testing (Free Flow)
- Permits & Fees – Building, Electric
- Site Furnishings (Tables, Chairs, Benches Planters, etc.)

Architect can solicit bids on behalf of owner upon authorization.

Architect/Engineer Responsibilities

- Submittal List to be provided to Contractor
- Conduct Bi-Weekly Meetings (at Village Hall or on site, Tuesday or Wednesday AM – TBD)

Contingency

It is recommended that the Village add/create a 5 to 10% contingency. See Scandroli recommendation.

Schedule

Due to the accelerated schedule outlined/proposed in the Invitation to Bid, we discussed realistic expectations with regard to time of year, weather and ultimately for everyone involved committed to providing a quality project over speed. Scandroli is confident that Phase I can be completed this year. Scandroli does suggest a contingency specifically to cover Winter Conditions for Concrete Flatwork.

A full project Schedule will be presented upon commencement of project and updated weekly.

Pricing Break Down

Base Bid	\$2,099,000.00
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Omit (14) Pop-up Shed erection (14)	- \$70,000.00
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Restroom Building	- \$455,000.00
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Phase I Contract Amount	\$1,574,000.00
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Add Considerations

Contingency/Winter Conditions	\$50,000.00
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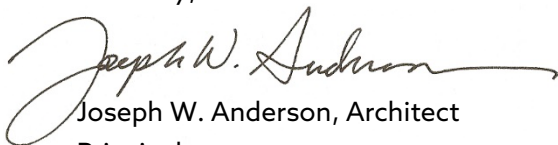
Run Sanitary to future restrooms	\$20,500.00
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Additional VE items can be referenced in Summary w Break Out Numbers 9-02-2025.pdf as presented to the Board of Trustees.

No Alternates accepted at this time.

Please feel free to contact me should you have any further questions.

Sincerely,



Joseph W. Anderson, Architect

Principal

AIA, NCARB

CC:FILE