



To: Dr. Borowicz
From: RJ McGarry
Date: March 6, 2026
Re: Greenhouse Project

On January 23, 2026, a request for proposals (RFP) was circulated for the following summary of professional services:

Demolition of an existing greenhouse and connection to existing headhouse. Construction of a new Greenhouse 36'x96' and connection to headhouse.

Greenhouse systems include:

- New connection to water
- De-chlorinator
- Fertigation injector system
- Evaporative pad with motorized shutters
- Gas fired unit heaters
- HAF fans
- Retractable shade system
- Butterfly ridge vent
- Side vent
- Exhaust fans with motorized shutters
- General lighting
- Bench mounted irrigation system that includes both drip and mist nozzles
- Expanded metal rolling benches
- Flood trays
- Overhead hanging basket drip irrigation
- Root-zone heating with dedicated boiler
- Radiant concrete slab with dedicated boiler

The bid opening was held on Wednesday, March 4, 2026, at 1:00 p.m. Eight companies submitted bids. The low bidder, Gehrke Construction, had a bid of \$1,674,500. The letter of recommendation and bid tab are attached.

Approval of the bid from Gehrke Construction including, plus a 10% contingency, for a total of \$1,841,950 is recommended.



DEMONICA KEMPER ARCHITECTS

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March 06, 2026

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

Re: Kishwaukee College Greenhouse Replacement, DKA Project No. 24-038
Letter of Recommendation to Award a Construction Contract

Dear Mr. McGarry,

Bids were opened for the above referenced project at 1:00 PM on March 04, 2026. Eight (8) bids were received and reviewed.

After reviewing the bids, Demonica Kemper Architects interviewed the three apparent low bidders to ensure the bid documents were clear, without conflict, and no assumptions were made. Demonica Kemper Architects also confirmed the three apparent low bidders understand the scope of work and have an appropriate plan to meet the project schedule. Demonica Kemper Architects asked the three apparent low bidders about their project teams to ensure they are assigning capable individuals who have the proper experience and knowledge needed for the project, and an AIA A305-2020 Contractor's Qualification Statement was requested from each, providing additional information on past project experience of comparable scale and complexity to the Greenhouse Replacement project.

Demonica Kemper Architects recommends that the Board of Trustees of Kishwaukee College consider awarding the contract for construction to:

Gehrke Construction, Inc
421 Grove Street
DeKalb, IL 60115

for the contract amount of \$1,674,500. Gehrke Construction did include a deduct alternate amount of \$0 to remove the liquidated damages clause from the AIA A101-2017 Owner Contractor Agreement.

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

Bidder	Includes			Bid Documents Submitted				Base Bid	Alternate 1 Liquidated Damages Deduct
	Addendum 1	Addendum 2	Addendum 3	'00 41 13	'00 43 13	'00 43 25	'00 45 19		
Sjostrom & Sons Inc.	X	X	X	X	X	X	X	\$1,817,378.00	\$35,000
Stenstrom Construction Group	X	X	X	X	X	X	X	\$1,748,000.00	\$15,000
Winandy Greenhouse Company Inc.									
Scandroli Construction	X	X	X	X	X	X	X	\$2,128,128.00	\$0

- 00 41 13 - Bid Form
- 00 43 13 - Bid Bond
- 00 43 25 - Substitution Sheet
- 00 45 19 - Bidder Eligibility And Non-Collusion Affidavit