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February 25, 2020

Hon. President & Board of Trustees  
Village of Stickney  
6533 West Pershing Road  
Stickney, Illinois 60402

Re: **Pumping Station Buildings Masonry Repair Project**

Dear Mayor Walik:

Enclosed is the "Tabulation of Bids" for the bids that were received and opened for the above-captioned project at 10:00 a.m. on February 25, 2020. Three (3) bids were received and verified, with no errors found.

The low bidder was Berglund Construction Company, submitting a base bid in the amount of \$105,000.00.

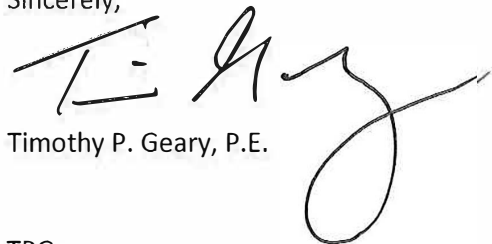
The proposed base bid scope of work will include performing masonry repair work at all four buildings at the pumping station site (i.e. pumping station building, generator building, and the two fill-house buildings) including window and door lintel replacements, glass block window replacement, and tuck pointing.

Berglund Construction Company is qualified to perform this work as documented by their attached Contractor Qualification Statement (AIA A305). Therefore, we recommend that the Contract be awarded to **Berglund Construction Company, 8410 South Chicago, IL 60617**, in the amount of **\$105,000.00**.

Note: This project was bid late last year and only one bid was received in the amount of \$138,875.00 submitted by the Otto Baum Company, who chose not to bid on this rebid project.

Should you have any questions concerning this project, please contact me.

Sincerely,



Timothy P. Geary, P.E.

TPG

Enclosure

cc: Ms. Audrey McAdams, Clerk, w/Enc.  
Mr. Joe Lopez, P.W. Director, w/Enc.  
File No. 16396

**Project:**  
**Village of Stickney - Pumping Station Buildings Masonry Repairs (#16596)**  
 6533 W Pershing Road

**Bid Opening Record**

Location: Stickney Village Hall  
 Date: 2/25/2020  
 Time: 10:00 AM

General Contractor	Building Bid Amounts					Bid Guarantee		TOC	Performance Bond	Unit Prices		
	Base Bid	Pumping Station	Generator Bldg.	South Fill Bldg.	West Fill Bldg.	Amount	Type	Calendar Days	Amount	No. 1	No. 2	No. 3
	Amount	Amount	Amount	Amount	Amount					Additional face brick R&R/brick (per SF)	Additional Face Brick R&R G (six) pentagous bricks (per SF)	Additional top painting Gen Bldg (per SF)
Otto Baum Company, Inc. 866 N Main Street Morton IL 61550	No Bid											
April Building Services, Inc. 22W274 Irving Park Road Roselle IL 60172	No Bid											
Accurate Masonry & Restoration 9955 Express Drive Highland, Indiana 46322 Office: (219) 924-4503 Fax: (219) 924-4728	No Bid											
ALL Construction Group LLC 1414 W Willow Chicago, IL 60642 P 773-489-1260	\$221,000.00	\$90,200.00	\$44,900.00	\$38,900.00	\$47,200.00	5%	Bid Bond	42	100%	\$28.33	\$186.00	\$17.50
Korellis Roofing, Inc. 1333 189th Street Hammond IN 46324	\$108,856.00	\$54,429.00	\$10,885.00	\$21,771.00	\$21,771.00	5%	Bid Bond	45	100%	\$35.25	\$32.25	\$25.25
Berglund Construciton Company 8410 S Chicago Avenue Chicago, IL 60617 773-449-2241	\$105,000.00	\$42,500.00	\$23,000.00	\$16,250.00	\$23,250.00	5%	Bid Bond	50	100%	\$50.00	\$100.00	\$20.00

Apparent Low Bidder: Berglund Construction Company  
 Opened & Read By: Tim Geary, Novotny Engineering  
 Recorded By: Audrey McAdams, Clerk  
 Witnessed By: Audrey McAdams, Clerk

# AIA<sup>®</sup> Document A305<sup>™</sup> – 1986

## Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

**SUBMITTED TO:** Village of Stickney  
5205 W. Pershing Road  
Stickney, IL 60402

**ADDRESS:**

**SUBMITTED BY:** Berglund Construction Company

**NAME:**

**ADDRESS:** 8410 S. South Chicago Avenue  
Chicago, IL 60617

**PRINCIPAL OFFICE:** Same as above

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

**NAME OF PROJECT:** *(If applicable)*

**TYPE OF WORK:** *(File a separate form for each Classification of Work.)*

- General Construction
- HVAC
- Electrical
- Plumbing
- Other: *(Specify)*

### § 1.0 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor?

108

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

**§ 1.2** How many years has your organization been in business under its present business name?

16

**§ 1.2.1** Under what other or former names has your organization operated?

Fred Berglund & Sons, Berglund Companies

**§ 1.3** If your organization is a corporation, answer the following:

**§ 1.3.1** Date of incorporation: June 8, 1946

**§ 1.3.2** State of incorporation: Illinois

**§ 1.3.3** President's name: Fred Berglund

**§ 1.3.4** Vice-president's name(s):

Kevin Geshwender- Executive Vice President/CFO  
Thomas L. Sicinski, James E. Dyer- Senior Vice Presidents

**§ 1.3.5** Secretary's name: Cynthia Kielbasinski

**§ 1.3.6** Treasurer's name: Fred Berglund

**§ 1.4** If your organization is a partnership, answer the following:

**§ 1.4.1** Date of organization:

**§ 1.4.2** Type of partnership, if applicable:

**§ 1.4.3** Name(s) of general partner(s):

**§ 1.5** If your organization is individually owned, answer the following:

**§ 1.5.1** Date of organization:

**§ 1.5.2** Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

**§ 2.0 LICENSING**

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Illinois- General Contractor                      Florida - General Contractor  
Indiana- General Contractor  
Ohio- General Contractor  
Wisconsin- General Contractor

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

**§ 3.0 EXPERIENCE**

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Excavation, Demolition, Carpentry, Concrete, Masonry, Epoxy Waterproofing,  
Drywall, Millwork, Tuckpointing, Caulking, Building Cleaning,  
Concrete Restoration

**§ 3.2 Claims and Suits**

*(If the answer to any of the questions below is yes, attach details.)*

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

NO

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

NO

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

NO

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract?

*(If the answer is yes, attach details.)*

NO

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

See attachment #1

§ 3.4.1 State total worth of work in progress and under contract:

\$200,000,000- In progress

\$245,000,000- Under contract

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces. See attachment #2

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$155,000,000

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization. See attachment #3

#### § 4.0 REFERENCES

§ 4.1 Trade references:

Glenrock Company	Turek & Sons	Chicago Flameproof	Hilti
Kathy Galason	Daisy Ledezma	Alena High	Lukasz Gasior
200 W Wrightwood Ave	333 S Jefferson	1200 S Lake Street	1011 S State Street
Elmhurst, IL 60126	Chicago, IL 60607	Montgomery, IL 60538	Chicago, IL 60605
Telephone: (630) 530-9600	Telephone:(312) 846-4838	Telephone: (630) 859-0009	Telephone: (312) 279-0441

§ 4.2 Bank references: Mr. Timothy W. Warner, Vice President

Centier Bank  
150 W. Lincolnway  
Valparaiso, IN 46383  
(219) 465-1073

#### § 4.3 Surety

§ 4.3.1 Name of bonding company: Travelers Casualty and Surety Company of America

§ 4.3.2 Name and address of agent: Mr. David Banks  
Surety Services of America  
321 East Cole  
Wheaton, IL 60187  
(630) 784-0966

#### § 5.0 FINANCING

##### § 5.1 Financial Statement

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

- .1 Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);
- .2 Net Fixed Assets;
- .3 Other Assets;
- .4 Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); and
- .5 Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings). See attached financials

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

O'Neill & Gasparado, LLC  
9697 West 191st Street, Suite 201  
Mokena, IL 60448

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6.0 SIGNATURE

§ 6.1 Dated this 21st day of February 20 20

Name of organization: Berglund Construction Company

By:

Title: President - Restoration

§ 6.2

M Jack Tribbia being  
duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be  
misleading.

Subscribed and sworn before me this 21st day of February 20 20

Notary Public:

My commission expires: August 1, 2022



Commission No. 879455

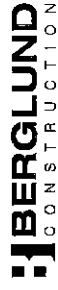
**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**

# Current Workload

Project Name	Architect	Contract Amount	Percent Complete	Year Complete
Carle Foundation Hospital Project Y Urbana, IL <b>New Office Building</b>	Eckenhoff Saunders Architect	\$75,000,000	80%	2019
James A. Rhodes Tower Columbus, OH <b>Ohio State Office Tower Restoration</b>	Schooley Caldwell Associates	\$40,000,000	50%	2020
UIC College of Engineering Modular Design Building Chicago, IL <b>Curtainwall Repairs</b>	Dewberry	\$34,000,000	25%	2019
Purdue University Hammond, IN <b>New Bioscience Innovation Building</b>	Cannon Design	\$30,670,890	14%	2019
Chase Bank Chicago, IL <b>Curtainwall Repairs</b>	Wiss Janney Elstner Associates	\$23,000,000	75%	2019
UIC University Hall Chicago, IL <b>CM for Concrete Restoration of High-Rise</b>	RATIO Architects, Inc.	\$20,500,000	99%	2019
Union Station Chicago, IL <b>Skylight Dome Restoration</b>	Goettsch Partners	\$16,200,000	99%	2019
Danish Home Chicago, IL <b>Senior Living Facility</b>	Harley Ellis Devereaux	\$12,000,000	0%	2019
Swedish Covenant Hospital Chicago, IL <b>Emergency Room Remodel</b>	Anderson Mikos	\$12,000,000	90%	2019
Advocate Trinity Hospital Chicago, IL <b>South Building HVAC</b>	Grumman Butkus	\$10,000,000	80%	2019
Blue Chip Casino Michigan City, IN <b>Conference and Convention Space Expansion</b>	Novus Architecture	\$9,250,000	0%	2019



# Largest Projects Past Five Years



Project Name	Amount	Start / End	Reference	Project Description	CM at Risk	10/2017 - 11/2018	Eric Hultquist Facilities Management and Planning (312) 329-4232
Carle Foundation Hospital Project X Administrative Office Building Urbana, IL	CM at Risk \$85,000,000	8/2016 - 4/2018	Nick Crompton Executive Director of Facility Planning and Construction nicholas.crompton@carle.com (217) 326-2691	Moody Bible Institute Chapman Center Communication Building Chicago, IL	CM at Risk \$19,500,000		
Edwards Elementary Annex Addition / Renovation of Existing School Chicago, IL	GMP \$32,500,000	5/2015 - 8/2017	Ray Giderof, Director of Construction Public Building Commission of Chicago ray.giderof@cityofchicago.org (312) 532-0267	La Rabida Children's Hospital Ambulatory Care Facility Chicago, IL	CM at Risk \$15,000,000	10/2012 - 1/2014	Ms. Brenda Wolf President & CEO (773) 753-8631
US Joseph Kinneary Courthouse Restoration Columbus, OH	GMP \$28,000,000	05/2010 - 2/2014	Ms. Karen M. Beaty, FMA Project Manager (614) 469-5361	Wheaton Towers Phase 2 Concrete Façade Balcony Repairs Wheaton, IL	GMP \$14,250,000	9/2009 - 10/2014	Mr. Michael Naponelli Project Architect (312) 856-1973
Purdue University North Central New Student Activities Complex Westville, IN	Agent CM \$27,000,000	6/2014 - 4/2016	Stephen Turner Vice Chancellor for Finance and Administration (219) 785-5200	Northwestern Memorial Hospital 11th Floor Ambulatory Surgery Fitout Chicago, IL	GMP \$12,400,000	6/2015 - 6/2016	Glen Rasmussen Project Manager (312) 926-6120
St. Bernard Hospital New Ambulatory Unit Chicago, IL	CM at Risk \$26,000,000	1/2014 - 4/2016	Charles Holland CEO (773) 962-4165	Advocate Trinity Hospital Mechanical Upgrades Chicago, IL	IPD \$12,000,000	5/2016 - 5/2018	Stanley Rymarczyk Facilities Manager (773) 967-2000
University of Chicago Physics Research Center (PRC) LASR Building Renovation Chicago, IL	CM at Risk \$24,000,000	12/2015 - 8/2017	Nathaniel Koschmann Architect Perkins Eastman n.koschmann@perkinseastman.com (312) 873-6253	Pipefitters Union Local 597 Training Center Merrillville, IN	CM at Risk \$12,000,000	10/2017 - 10/2018	Dave Kordeck, Director of Business Development Pipefitters Local 597 dkordeck@pf597.org (708) 326-9240
Frank Lloyd Wright's Unity Temple Restoration Oak Park, IL	GMP \$24,000,000	04/01/2016 - 11/04/2017	Gunny Harboe Harboe Architects (312) 977-0333	University of Chicago Medical Center Comer Hospital - New LDRP Unit Chicago, IL	GMP \$12,000,000	12/2014 - 9/2016	Marco F. Capicchioni Vice President, Facilities Planning, Design and Construction (773) 702-2790
American Board of Psychiatry ABPN New Office Building Deerfield, IL	Design-Build \$20,000,000	2/2016 - 5/2018	Robin Callen, CPA Chief Financial Officer and Director, Administration (847) 229-6650 rcallen@abpn.com	Valparaiso Central Elementary School New Elementary School Valparaiso, IN	GMP \$11,100,000	0000000 - 8/2017	Todd Vankeppel Director of Building & Grounds (219) 591-3000
				University of Chicago Neubauer Family Collegium for Culture and Society Theological School Renovation Chicago, IL	Lump Sum \$10,500,000	7/2014 - 4/2015	Gavin Tun Project Management Capital Project Delivery (773) 834-1620

# Key Individuals

Fred Berglund

**Title**

**President / Treasurer**

**Years**

35

Jack Tibbia

**President, Restoration**

35

Kevin Goshwender

**Executive Vice President /  
Chief Financial Officer**

28

James E. Dyer

**Senior Vice President of  
Preconstruction**

37

Thomas Stinski

**Senior Vice President**

29

# **BERGLUND CONSTRUCTION COMPANY AND AFFILIATES**

## **COMBINED FINANCIAL STATEMENTS**

YEARS ENDED DECEMBER 31, 2018 AND 2017

also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the combined financial statements. We believe that the audit evidence that we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion, based on our audits and the reports of the other auditors, the combined financial statements referred to above present fairly, in all material aspects the combined financial position of the Company as of December 31, 2018 and 2017, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles general accepted in the United States of America.

### **Report on Supplemental Information**

Our audit was conducted for the purpose of forming an opinion on the combined financial statements as a whole. The supplemental information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the combined financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the combined financial statements. The information has been subjected to the auditing procedures applied in the audit of the combined financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the combined financial statements or to the combined financial statements themselves, and other additional procedures in accordance with the auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the combined financial statements as a whole.



O'NEILL & GASPARDO, LLC  
Mokena, Illinois  
April 3, 2019

## BERGLUND CONSTRUCTION COMPANY AND AFFILIATES

### COMBINED BALANCE SHEETS

December 31, 2018 and 2017

	<u>2018</u>	<u>2017</u>
<b>LIABILITIES AND EQUITY</b>		
Current liabilities:		
Accounts payable (includes retainage of \$11,743,729 and \$13,348,315, respectively)	\$ 38,793,619	\$ 51,397,173
Accrued expenses	2,883,711	2,613,903
Distribution payable to owner	450,000	-
Note payable - current	64,657	53,839
Income taxes payable	58,798	-
Billings in excess of costs and estimated earnings on uncompleted contracts	4,071,110	5,163,917
Total current liabilities	<u>46,321,895</u>	<u>59,228,832</u>
Long-term liabilities:		
Accrued expenses - noncurrent	234,924	-
Note payable - noncurrent	300,045	436,302
Total long-term liabilities	<u>534,969</u>	<u>436,302</u>
Total liabilities	46,856,864	59,665,134
Equity:		
Berglund Construction Company consolidated equity:		
Common stock - voting (no par value, 2,000 shares authorized, 334.50 shares issued and outstanding)	1,645	1,645
Common stock - nonvoting (no par value, 18,000 shares authorized, 424 shares issued and outstanding)	3,685	3,685
Retained earnings	9,504,794	9,239,332
Berglund-Powers Joint Venture (controlling interest)	72,252	-
Big Sky, LLC (consolidated VIE)	664,576	501,372
Accumulated other comprehensive income (loss)	(4,608)	23,169
Total Berglund Construction Company consolidated equity	<u>10,242,344</u>	<u>9,769,203</u>
Combined affiliated entities:		
Endurance, LLC	1,605,164	1,846,647
South Chicago Holdings, LLC	663,600	679,400
Non-controlling interest:		
Berglund-Powers Joint Venture	48,168	-
Total equity	<u>12,559,276</u>	<u>12,295,250</u>
Total liabilities and equity	<u>\$ 59,416,140</u>	<u>\$ 71,960,384</u>