

April 20, 2026

Mary McNamara Bernsten  
Executive Director  
Rockford Area Arts Council  
713 East State Street  
Rockford, Illinois 61104

**RE: Rockford Area Arts Council – Armory Environmental Remediation**

Dear Ms. Bernsten,

Bids were opened on April 17, 2026, at 10:00 a.m. for the above-referenced project. A copy of the final bid tabulation is attached. The estimated project cost, as included in the Brownfields Cleanup Grant Application, is \$1,380,000. The base bids and alternate bids were received as follows:

Contractor	Base Bid	Alternate Bid #1	Total
Husar Abatement Ltd.	\$831,000.00	\$38,000.00	\$869,000.00
Colfax Corporation	\$1,007,500.00	\$140,000.00	\$1,147,500.00
Dynamic Contracting Services, LLC	\$1,043,363.00	\$210,063.00	\$1,253,426.00
Abel Plus Services, Inc.	\$1,064,500.00	\$150,000.00	\$1,214,500.00
Valor Technologies, Inc.	\$1,555,500.00	\$140,000.00	\$1,695,500.00

After full evaluation of the submitted bids, it is our recommendation that the contract for the Armory Environmental Remediation Project be awarded to the lowest responsible bidder, Husar Abatement Ltd., for the base bid in the amount of \$831,000.00 and Alternate Bid #1 of \$38,000.00, for a total of \$869,000.00.

If you have any questions, please feel free to contact me.

Sincerely,



Ross Grimes, PG  
Senior Project Manager

RG:ss

Attachment

O:\Rockford Area Arts Council\251987 - Armory Environmental Remediation\PH03 - Cleanup Planning\Bid Specs\Bid Opening and Tabulation\251987 - RAAC 2026-04-17 Armory Environmental Remediation Bid Recommendation Letter.docx

CONTRACTOR AND ADDRESS:			Husar Abatement Ltd.		Colfax Corporaion		Dynamic Contracting Services, LLC		Abel Plus Services, Inc.	
			10215 Franklin Ave.		2441 North Leavitt Street		115 E. Ogden Ave. Ste 105-330		64 West End Drive	
			Franklin Park, IL 60131		Chicago, IL 60647		Naperville, IL 60563		Gilberts, IL 60136	
Item No. and Description	Approx. Quantity	Unit	Total	Unit	Total	Unit	Total	Unit	Total	
<b>BASE BID</b>										
1. Site Preparation	1.00	LS	\$144,000.00	\$144,000.00	\$116,000.00	\$116,000.00	\$217,249.00	\$217,249.00	\$239,000.00	\$239,000.00
2. Universal Waste Disposal	1.00	LS	\$20,000.00	\$20,000.00	\$19,500.00	\$19,500.00	\$27,675.00	\$27,675.00	\$30,000.00	\$30,000.00
3. Lead-Impacted Sand Stabilization and Disposal	1.00	LS	\$48,000.00	\$48,000.00	\$20,000.00	\$20,000.00	\$13,551.00	\$13,551.00	\$12,000.00	\$12,000.00
4. Asbestos Abatement and Disposal	1.00	LS	\$166,000.00	\$166,000.00	\$395,000.00	\$395,000.00	\$327,885.00	\$327,885.00	\$189,000.00	\$189,000.00
5. Window Removal and Disposal (ACM and LBP) and Installation of Weather Tight Barrier	1.00	LS	\$88,000.00	\$88,000.00	\$180,000.00	\$180,000.00	\$215,073.00	\$215,073.00	\$240,300.00	\$240,300.00
6. Lead Based Paint Mitigation	1.00	LS	\$60,000.00	\$60,000.00	\$78,500.00	\$78,500.00	\$121,930.00	\$121,930.00	\$184,000.00	\$184,000.00
7. Paint Film Stabilization of all Surfaces Throughout	1.00	LS	\$230,000.00	\$230,000.00	\$123,500.00	\$123,500.00	\$45,000.00	\$45,000.00	\$95,200.00	\$95,200.00
8. Allowance	1.00	CY	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
<b>BASE BID TOTAL</b>			\$831,000.00		\$1,007,500.00		\$1,043,363.00		\$1,064,500.00	
<b>AS READ BID TOTAL</b>			\$831,000.00		\$1,007,500.00		\$1,043,363.00		\$1,065,000.00	
1. Steel Beam Lead Based Paint Stabilization	1.00	LS	\$38,000.00	\$38,000.00	\$140,000.00	\$140,000.00	\$210,063.00	\$210,063.00	\$150,000.00	\$150,000.00
<b>ALTERNATE #1 BID TOTAL</b>			\$38,000.00		\$140,000.00		\$210,063.00		\$150,000.00	
Pre-Bid Meeting Attendance			<b>X</b>		<b>X</b>		<b>X</b>		<b>X</b>	
Signed Bid Form (Section 00 41 13)			<b>X</b>		<b>X</b>		<b>X</b>		<b>X</b>	
Bid Security/Bond (Section 00 43 13)			<b>X</b>		<b>X</b>		<b>X</b>		<b>X</b>	
List of References			<b>X</b>		<b>X</b>				<b>X</b>	
Required Bidder Qualification Statement with Supporting Data			<b>X</b>		<b>X</b>				<b>X</b>	
Acknowledgement of Addenda (Section 00 41 13)			<b>X</b>		<b>X</b>		<b>X</b>		<b>X</b>	
Authority to Do Business in State of Illinois (Section 00 21 13)			<b>X</b>		<b>X</b>				<b>X</b>	
Contractor's License No. (Section 00 41 13)			<b>X</b>		<b>X</b>				<b>X</b>	

CONTRACTOR AND ADDRESS:			Valor Technologies, Inc.	
			3 Northpoint Court	
			Bolingbrook, IL 60440	
Item No. and Description	Approx. Quantity		Unit	Total
<b>BASE BID</b>				
1. Site Preparation	1.00	LS	\$555,300.00	\$555,300.00
2. Universal Waste Disposal	1.00	LS	\$25,000.00	\$25,000.00
3. Lead-Impacted Sand Stabilization and Disposal	1.00	LS	\$18,000.00	\$18,000.00
4. Asbestos Abatement and Disposal	1.00	LS	\$355,200.00	\$355,200.00
5. Window Removal and Disposal (ACM and LBP) and Installation of Weather Tight Barrier	1.00	LS	\$262,300.00	\$262,300.00
6. Lead Based Paint Mitigation	1.00	LS	\$108,700.00	\$108,700.00
7. Paint Film Stabilization of all Surfaces Throughout	1.00	LS	\$156,000.00	\$156,000.00
8. Allowance	1.00	CY	\$75,000.00	\$75,000.00
<b>BASE BID TOTAL</b>			\$1,555,500.00	
<b>AS READ BID TOTAL</b>			\$1,555,500.00	
1. Steel Beam Lead Based Paint Stabilization	1.00	LS	\$140,000.00	\$140,000.00
<b>ALTERNATE #1 BID TOTAL</b>			\$140,000.00	
Pre-Bid Meeting Attendance			<b>X</b>	
Signed Bid Form (Section 00 41 13)			<b>X</b>	
Bid Security/Bond (Section 00 43 13)			<b>X</b>	
List of References			<b>X</b>	
Required Bidder Qualification Statement with Supporting Data			<b>X</b>	
Acknowledgement of Addenda (Section 00 41 13)			<b>X</b>	
Authority to Do Business in State of Illinois (Section 00 21 13)			<b>X</b>	
Contractor's License No. (Section 00 41 13)			<b>X</b>	