

**A RESOLUTION SELECTING THE LOWEST RESPONSIBLE BIDDER, LZ DESIGN BUILD GROUP, TO PERFORM THE RENOVATIONS INCLUDED IN THE VILLAGE HALL RENOVATION PROJECT**

**WHEREAS**, the Village of Barrington Hills (the “Village”) is a home rule municipality pursuant to Article VII, Section 6, of the Constitution of the State of Illinois, and as such is authorized to take all reasonable action pertaining to its affairs in accordance therewith; and

**WHEREAS**, accordingly, the Village is authorized to make improvements to Village property and to select contractors and professionals to assist with and perform Village property improvements; and

**WHEREAS**, with the assistance of the Village’s Project Architect, Wold Architects and Engineers (“Project Architect”), the Village requested public bids for the Village Hall Renovation Project, which bids were received and opened; and

**WHEREAS**, upon review of the bids received, summarized in the bid tabulation, attached hereto as Exhibit A, the Village’s Project Architect has made a recommendation that the Village select the lowest responsible bidder, LZ Design Build Group, to perform the renovations included in the Village Hall Renovation Project, in the total amount of \$328,500.00, which recommendation is attached hereto as Exhibit B;

**WHEREAS**, in review of the recommendation of the Village’s Project Architect, the President and Board of Trustees of the Village hereby determine that the selection of LZ Design Build Group, to perform the renovations included in the Village Hall Renovation Project, in the total amount of \$328,500.00 is in furtherance of the best interests, health and safety of the residents of the Village.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Barrington Hills, located in the Counties of Cook, Kane, Lake and McHenry, Illinois, pursuant to home rule authority, as follows:

**SECTION ONE:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION TWO:** The President and Board of Trustees of the Village hereby select LZ Design Build Group, to perform the renovations included in the Village Hall Renovation Project, in the total amount of \$328,500.00.

**SECTION THREE:** The Village’s acting Director of Administration, Project Architect, and Village Attorney are hereby directed to take any and all action necessary to assist in the commencement of the Village Hall Renovation Project to be performed by LZ Design Build Group, including but not limited to providing LZ Design Build Group notice to proceed and formalizing the Contract Documents with LZ Design Build Group for the Village Board’s further approval.

**SECTION FOUR:** This Resolution shall take effect immediately upon its passage and approval as provided by law.

Ayes: 5 (Clarke, Hoffmann, Hills, Strauss, Riff)

Nays:

Absent: (Ekstrom)

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Barrington Hills, Illinois, this 23rd day of June, 2025.


APPROVED: 



Village President

ATTEST: 



Village Clerk 

# EXHIBIT A



**Project Name:** Village Hall Renovations

**BID TABULATION**

**Commission No.:** 253006

**Date:** Tuesday, June 17, 2025

**Time:**

2:00 p.m.

Wold Architects and Engineers  
220 North Smith Street, Ste 310  
Palatine, Illinois 60067  
847.241.6100 Fax: 847.241.6105

Bidders Name	Addendum 1 Noted?	Addendum 2 Noted?	Base Bid	Alternate #1	Alternate #2	Alternate #3	Unit Price	Remarks
Construction Solutions of Illinois, Inc. 5920 Lynwood Drive Oak Lawn, Illinois 60453 (708) 239-0001	Yes	Yes	\$348,723.00	\$8,000.00	\$40,000.00	\$50,000.00		Bid bond present
Mannusos General Contracting, Inc. 91 Christopher Way Fox Lake, Illinois 60020 (847) 973-0600	Yes	Yes	\$427,595.00	\$5,367.00	X	X		Bid bond present
T. Fisher Construction, LLC 34915 North Leonard Avenue Ingleside, Illinois 60041 (847) 774-8152	Yes	Yes	\$435,448.00	\$4,500.00	X	X		Bid bond present
Carmicheal Construction 1080 East Grant Highway Marengo, Illinois 60152 (815) 568-8337	Yes	Yes	\$364,640.00	\$7,500.00	X	X		Bid bond present
Kandu Construction 8055 Ridgeway Avenue Skokie, Illinois 60076 (847) 436-4014	Yes	Yes	\$447,000.00	\$1,000.00	\$40,000.00	\$30,000.00		Bid bond present
LZ Design Build Group 1350 Lake Street, Suite K Roselle, Illinois 60172 (773) 443-1835	Yes	Yes	\$307,200.00	\$5,000.00	\$21,300.00	\$36,600.00		Bid bond present

# EXHIBIT B



June 19, 2025

**Anna Paul**  
Village of Barrington Hills  
112 Algonquin Road  
Barrington Hills, Illinois 60010

Re: Village of Barrington Hills  
Village Hall Renovations  
Commission No. 253006

Dear Anna:

On Tuesday, June 17, 2025, at 2:00 p.m., bids were received from six (6) bidders for the Village Hall Renovations project. A bid tabulation is attached for your review.

LZ Design Build Group from Roselle, Illinois submitted the low base bid in the amount of \$307,200.00.

There were three bid alternates as part of the project. The selection of alternates does not affect the low bidder. Wold is recommending the Village accept Alternate No. 2 related to demo of the existing board room A/V system and installation of a new A/V system.

Wold has confirmed with LZ Design Build Group their understanding of the project scope and believe that they have submitted a complete bid. Furthermore, Wold has contacted several references provided by the contractor. Overall, the feedback received was positive in terms of their performance and successful completion of projects.

Based on the above, we are recommending the Board award a contract to LZ Design Build Group for the total base bid amount of \$307,200.00 plus Alternate No. 2 in the amount of \$21,300.00 for a total contract amount of \$328,500.00

With approval of the bid recommendation by the Village Board, Wold will provide Notice to Proceed to the contractor and will proceed with preparing contracts for execution. We look forward to continuing to work with the Village on this exciting project. Please feel free to contact me with any questions.

Sincerely,

Wold Architects and Engineers



Matt Bickel | AIA, CID, LEED AP  
Partner

Enclosures

cc: Doug Pollock, Barrington Hills  
Jonathan Kuzynowski, Wold  
Kirsta, Ehmke, Wold

**Wold Architects and Engineers**  
220 North Smith Street, Suite 310  
Palatine, IL 60067  
woldae.com | 847 241 6100

**PLANNERS  
ARCHITECTS  
ENGINEERS**