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February 7, 2024

**To: All Bidders of The Pioneer Village Apartments Exterior Repaint Job # PV24-CF20-001**

We greatly appreciate the overwhelming response we received to this Invitation For Bid. In total, we received proposals from ten different painting contractors. Thank you for the time and consideration you have all put forth in your submissions.

This work for this project was solicited through a simple Invitation for Bid (IFB), so we must select the most responsive bidder meeting all the requirements set forth, and the most competitively priced bid proposal. (See attached.)

Below is the breakdown of the bids:

<b>Contractor</b>	<b>Base Bid</b>	<b>Community Bldg.</b>	<b>Total Bid</b>	<b>Bid Rank</b>
<b>Armstrong Painting, LLC</b>	\$140,700	\$4,120	\$144,820	2
<b>Bold Elements Co.</b>	\$396,140	-	\$396,140	10
<b>Chroma Painting &amp; Construction, LLC</b>	\$180,110	\$10,045	\$190,155	3
<b>Dalke Construction Company, Inc.</b>	\$274,400	-	\$274,400	5
<b>Fitzpatrick Painting &amp; Construction</b>	\$279,990	\$7,920	\$287,910	7

<b>G&amp;A Pro Painting</b>	\$335,500	-	\$335,500	8
<b>JM Painting</b>	\$233,915	-	\$233,915	4
<b>Monarch Painting, LLC</b>	\$123,150	-	\$123,150	1
<b>Patriot Painting, LLC</b>	\$382,890	-	\$382,890	9
<b>Vitan Construction, LLC</b>	\$257,000	-	\$257,000	6

We understand there is quite a spread between the lowest and highest bid and are working to verify the lowest bids meet all the requirements and have not overlooked any details that may have had an impact on their pricing.

With my experience of contract administration over the past 23 years, I know the sentiment of those unsuccessful bidders in thinking it is impossible for a contractor to properly perform the work for such a low price (in comparison to the unsuccessful bidder's price). I can assure you we are very diligent in ensuring the lowest bidder has met all the criteria and they fully understand we do not allow them to then inflate their price through change orders over the course of the work.

I want to state, once again, we fully appreciate you taking the time to submit your proposals and encourage you to respond to any future bid opportunities we may have.

Sincerely,

Christian Edelblute  
Executive Director