



# KOHLER ARCHITECTURE

1110 WEST FRONT STREET, MONROE, MICHIGAN 48161  
PHONE: (734)242-6880 FAX: (734)242-6883  
WWW.KOHLERARCHITECT.NET

REGISTERED:  
MICHIGAN  
OHIO

MEMBER:  
A.I.A.  
N.C.A.R.B.

Monroe Public Schools  
Administration Building  
1275 N. Macomb St.  
Monroe, MI 48162  
Attention: Mr. David Payne  
Director of Technology and Operations

April 22, 2026  
Page 1 of 1

Re: **B-Wing Concrete Replacement  
at Monroe High School  
for Monroe Public Schools  
#26107**

Dear Mr. Payne:

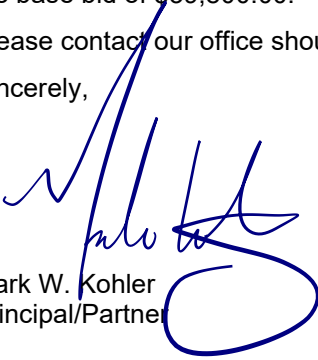
As directed, we have reviewed the bids opened on the above-mentioned project on April 15, 2026. We submit herein our comments and recommendations.

1. Two (2) contractors attended the mandatory pre-bid meeting on April 1, 2026.
2. Two (2) bids were submitted. Low Base Bid, Proposal A, was submitted by Pizzo Development Group of Wyandotte, MI. at \$39,800.00. Second bid was submitted by The Delventhal Company of Millbury, OH. at \$61,690.00. Pizzo Development Group bid the project as specified, and was comfortable with their final bid. See the attached bid summary.
3. For your reference, the scope of work in the Base Bid, Proposal A includes the concrete walk replacement, and lawn restoration outside the B-Wing entrance. The Unit Price U-1 provided is for re-using the concrete apron at the exterior doors, if the condition is found satisfactory.
4. I spoke to Angella Pizzo and Tony Pizzo of Pizzo Development Group, who stated they were comfortable with their bid, she visited the job prior to bidding and that she bid the project using the materials specified. She also stated her bid includes all taxes, insurances and permits as specified. She stated she will be performing all work required. She will be providing a 100% performance and labor bond as specified. They understand there is Liquidated Damages of \$1,000.00 per day if the August 14, 2026 date for Substantial Completion is not met. He anticipate no issues completing the project in the timeline provided.
5. I spoke with Nathan Shelnick & Seabrook Riddle of The Delventhal Company who also stated they were comfortable with their bid, they visited the job prior to bidding and that they bid the project using the materials specified. He also stated that his bid includes all taxes, insurances, and permits as specified.
6. We have not worked with Pizzo Development Group, LLC. Based on our reference calls, reviewing their previous work, and review of their qualification statement we feel they are capable to complete the level of work specified in the project documents.

Therefore, based on the above, we recommend a contract be awarded to Pizzo Development Group for the base bid of \$39,800.00.

Please contact our office should you need additional information or decide to proceed.

Sincerely,

  
Mark W. Kohler  
Principal/Partner

enc: As Indicated  
files: /docs/26107-REC-1

**KOHLER ARCHITECTURE INC.**  
**1110 WEST FRONT STREET**  
**MONROE, MI 48161**

**BID SUMMARY**

**DUE: APRIL 15, 2026**

Concrete Replacement at B-Wing  
at Monroe High School  
for Monroe Public Schools  
Project #26107

<b>CONTRACTOR</b>	<b>PROPOSAL A</b> (Base Bid)	<b>UNIT PRICE: U-1</b> (Deduct for Concrete Foundations)	<b>B.B.</b> or <b>C.C.</b>	<b>REMARKS</b>
The Delventhal Company 3796 Rockland Circle Millbury, OH 43447 419.461.2191	\$ 61,690.00	\$ (8,034.00)	B.B.	COMPLETE
Pizzo Development Group 349 Antoine, Ste #1 Wyandotte, MI 48192 419.868.7841	\$ 39,800.00	\$ (8,000.00)	B.B.	COMPLETE

**+ MAKE** Things Better