



March 25, 2026

Matthew Schweitzer, DPW/Facilities Manager
 Town of Chelmsford - Department of Public Works
 9 Alpha Road
 Chelmsford, MA 01824

Re: Bid Summary
 Roof Replacement and Associated Work
 McCarthy Middle School
 Chelmsford, MA 01824
 Gale JN 845300 P04

As you are aware, on March 18, 2026, a total of six (6) General Contractor bid proposals were received for the above-mentioned project. The results of the bid opening are presented in the table below, in order descending from lowest bid to highest bid.

Contractor	Base Bid Amount
WPI Construction, Inc.	\$ 2,078,000.00
Triumph Roofing, Inc.	\$ 2,115,110.00
M.D.M Engineering Company, Inc.	\$ 2,380,000.00
Silktown Roofing	\$ 2,697,000.00
Gibson Roofs, Inc.	\$ 2,929,000.00
Capeway Roofing Systems Inc.	\$ 2,959,600.00

Gale Associates, Inc. (Gale) has reviewed the bid information that was provided to our office, which includes the contractors with the three (3) lowest bid amounts. Based on the bid results, the apparent eligible and responsible bidder appears to be WPI Construction, Inc. (WPI) for the Base Bid Scope of Work, at a total project amount of \$2,078,000.00.

As you are aware, this amount is less than the project’s cost estimate, which was in the amount of \$3,688,487.00. Gale has contacted Mr. Walter Piwowarczyk of WPI to review that they are comfortable that the scope of work indicated within the Contract Documents is included within their bid price. WPI did indicate that they wanted to confirm the scope with their project estimator, however, WPI has not reported any issues or concerns to Gale about the Contract Document’s scope of work or their bid price. Mr. Piwowarczyk also indicated that they have been in contact with the filed-sub-bidders for this project whom they plan to use, who also are comfortable with their respective bid prices.

Gale has contacted several of the references provided by WPI for projects of apparent similar scope and cost. Two (2) references were willing to provide information regarding WPI’s prior projects and quality of work. Generally, the references were positive with favorable results. Please note that Gale has not had experience working with WPI, so Gale cannot comment on whether they appear to be capable of performing the required scopes of services on this project based on previous experience.

Town of Chelmsford (TOC) has reported that WPI was recently awarded a contract for a separate Roof Replacement Project with the TOC. This project/contract was not listed within Part 2 - Currently Held Contracts of the Prime Contractor Update Statement. Based on this information, Gale requested WPI provide

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Bid Summary

Roof Replacement and Associated Work at the McCarthy Middle School

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a list of currently held contracts. The updated list was provided by WPI on March 23, 2026, and has been included as an attachment to this letter. After review of WPI's project list included within Part 2 of the Prime Contractor Update statement, the list of projects provided on March 23, 2026, and the total bid amount for the Roof Replacement and Associated work at the McCarthy Middle School, it appears that the total Contract Value of WPIs currently held projects is below their Aggregate Work Limit (AWL) of \$10,739,000.00 listed on their DCAMM Certification.

Therefore, based on Gale's review of the bid results, WPI's reported current project list, and the requirements related to the Chapter 149 State of Massachusetts Public Bidding Laws, Gale would have no objection with the Town of Chelmsford considering award of the Roof Replacement and Associated work at the McCarthy Middle School to WPI Construction, Inc. in the bid amount of \$2,078,000.00.

As there is a potential for unforeseen conditions at the site, it is Gale's opinion that TOC budget an additional ten percent (10%) contingency should issues be encountered as part of the construction operations. Therefore, the recommended budget is suggested at \$2,285,800.00.

If requested, Gale can provide TOC with sample Letters of Intent, which can be used to notify WPI of TOC's desire to enter into Contract. Gale can also draft the contract, a sample of which was included in the specifications, to be used for the project.

We trust this information meets your needs at this time. Should you have any questions, please do not hesitate to contact this office.

Sincerely,

GALE ASSOCIATES, INC.

Andrea L. Landry

Andrea L. Landry, EIT (NH)

Project Designer

Building Enclosure Consulting Commissioning (BECC) Group

Alan C. Pinciario

Alan C. Pinciario, Assoc. AIA

Project Manager

BECC Group

ALP/ACP/gmt

Attachment: 845300 Work On Hand WPI 2026 0323

Cc:	<u>Name</u>	<u>Company</u>	<u>Email</u>
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WPI Construction Inc

Schedule of Uncompleted Work

CONTRACT #

NAME OF CONTRACTOR		WPI Construction Inc.				DATE AS OF		3/23/2026	
DESCRIPTION OF JOB (If cost plus, please indicate)	Start Date	Estimated Completion Date	Bonded	Unbonded	Col. 1 CONTRACT PRICE Including Approved Change Orders	Col. 2 ESTIMATED GROSS PROFIT Including Profit on Approved Change Orders	Col. 3 TOTAL BILLED TO DATE Including Retainage	Col. 4 TOTAL COST TO DATE	Col. 5 ESTIMATED COST TO COMPLETE
2025-13 1 Middleborough			X		\$ 427,500.00				
2025-20 2 Saugus			X		\$ 430,000.00				
2025-25 3 Worcester			X		\$ 1,998,000.00				
2026-01 4 Chelmsford			X		\$ 2,027,878.00				
2026-02 5 Concord			X		\$ 932,198.00				
2026-03 6 Draper				X	\$ 1,559,000.00				
2026-04 4 Arlington			X		\$ 137,000.00				
4									
9									
10									
11									
12									
13									
14									
15									
TOTALS					\$7,511,576	\$ -	\$ -	\$ -	\$ -
REMARKS							SIGNATURE		
							TITLE		

(COMPLETED PROJECTS ON OTHER SIDE)