Melinda K. Dejewski, PE
City Engineer
mdejewski@westalliswi.gov

August 12, 2026

Board of Public Works
West Allis City Hall
West Allis, Wisconsin

Re: Project No. 2026-10 – Traffic Calming and Pavement Patching Contract Award

Dear Board Members:

The Engineering Department opened bids for the subject project on August 12, 2026. The bid summary is as follows:

Bidder	Bid Amount
Cornerstone Pavers, LLC	$243,639.20
LaLonde Contractors, Inc.	$335,906.04
Zignego Company, Inc.	$377,756.00

Based upon the bid tabulation, Cornerstone Pavers, LLC. is the apparent low bidder.

The last project that Cornerstone Pavers, LLC. completed in West Allis was the S. National Ave. reconstruction between S. 70th St. and S. 76th St. in 2018/2019. My understanding of that project is as follows:

1. It was a WisDOT funded project.
2. The contract was bid by WisDOT and the construction was managed by WisDOT.
3. There were issues with the project mainly in the streetscaping portion of the project.
4. The overall cost of the project was approximately $4,700,000.00, of which streetscaping was approximately $670,000.00.

Contract 2026-10 is for traffic calming and pavement patching. I understand there were issues with the W. National Ave. project, however, this contract is different in that:

1. It is a local contract managed by West Allis Engineering Department.
2. There is no streetscaping on this project.
3. The value of this contract is significantly less than the WisDOT project including the streetscaping portion.
4. The next lowest bidder, LaLonde Contractors, Inc., is $92,266.84 more than Cornerstone Pavers, LLC.

The Engineering Department understands that the issues in the past were impactful to the property owners along W. National Ave. and to the community as a whole. The Engineering Department also recognizes that Contract 2026-10 is a smaller contract containing work that is more consistent with the primary functions performed by Cornerstone Pavers, LLC. Also, the next lowest bidder is approximately $93,000 higher than Cornerstone Pavers, LLC.

The Board of Public Works has two options. Option 1 is to find Cornerstone Pavers, LLC. a responsible bidder and award Contract 2026-10 for an amount of $243,639.20 to them. Option 2 is to find Cornerstone Pavers, LLC. a non-responsible bidder and award Contract 2026-10 to LaLonde Contractors, Inc. for an amount of $335,9069.04. The appropriate resolutions are on the agenda for your consideration.

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The Engineering Department is supportive of either option the Board chooses. Please reach out with any questions.

Thank you,

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