

**To:** Board of Education  
**Via:** Hank Thiele  
**From:** Jim Kolodziej  
**Re:** T99 Build Out 2022-2023 – Award of Bid  
**Date:** November 21, 2022

Bid documents were developed for the purpose of obtaining competitive cost proposals for the T99 Build Out 2022-2023.

Contractors were notified through our Architects and Engineers and a bidders list was developed. An advertisement was placed in local newspapers and bid notices were published on trade websites. We received 92 (ninety-two) sealed bids on November 7, 2022.

The lowest acceptable bids received are as follows:

<b>Bid Package #1 - Selective Demolition &amp; Partial Wrecking</b> Johler Demolition Arlington Heights, IL	\$ 34,500.00
<b>Bid Package #2 – Site Utilities &amp; Excavation</b> American Grading Schaumburg, IL	\$529,769.00
<b>Bid Package #3 – Concrete Building &amp; Site</b> Abbey Paving Aurora, IL	\$229,700.00
<b>Bid Package #4 – Structural Steel &amp; Misc Metals</b> T.A. Bowman Bloomington, IL	\$216,000.00

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<b>Bid Package #5 –Roofing</b> Metalmaster Roofmaster McHenry, IL	\$135,459.00
<b>Bid Package #6 – Glazing</b> 3F Corporation Alsip, IL	\$118,800.00
<b>Bid Package #7 – Metal Wall Panels</b> Metalmaster Roofmaster McHenry, IL	\$ 80,239.00
<b>Bid Package #8 – General Trades</b> RB Construction Villa Park, IL	\$314,500.00
<b>Bid Package #9 – Plumbing</b> Warren F. Thomas Plumbing Westmont, IL	\$145,000.00
<b>Bid Package #10 – Electrical</b> Richmond Electric Woodridge, IL	\$433,600.00
<b>Bid Package #11 – HVAC</b> Key West Metal Industries Crestwood, IL	\$353,300.00
<b>Bid Package #12 – HVAC Insulation</b> Luse Thermal Aurora, IL	\$ 38,245.00
<b>Bid Package #13 – Fire Protection</b> Nelson Fire Protection Machesney Park, IL	\$ 46,531.00
<b>Bid Package #14 – Metal Framing &amp; Drywall</b> The Rockwell Group Freeport, IL	\$255,600.00

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<b>Bid Package #15 – Acoustical Ceilings</b> Just Rite Acoustics, Inc. Elk Grove Village, IL	\$ 56,850.00
<b>Bid Package #16– Millwork</b> Hargrave Builders South Elgin, IL	\$109,900.00
<b>Bid Package #17 – Flooring</b> Consolidated Flooring Addison, IL	\$ 77,822.00
<b>Bid Package #18 – Ceramic &amp; Porcelain Tile</b> TSI Commercial Floor Covering Champaign, IL	\$ 41,059.00
<b>Bid Package #19 – Painting</b> All Tech Decorating Romeoville, IL	\$ 37,590.00
<b>Bid Package #20 – Landscaping</b> Hoppy’s Landscaping Lockport, IL	\$194,441.00
<b>Bid Package #21 – Signage</b> Krick Enterprises Downers Grove, IL	\$ 19,692.00
<b>Bid Package #22 – Asphalt Paving</b> M&J Asphalt Paving Cicero, IL	\$ 29,400.00
<b>Bid Package #23 – Fencing</b> Action Fence Mundelein, IL	\$ 81,140.00
<b>Total</b>	<b>\$3,579,137.00</b>

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The construction timeline for this work will begin in the spring of 2023 and will be completed for the start of the 2023-2024 School Year. Leading up to construction, the existing house has already been closed on with an anticipated tenant move out date of no later than March 2023. In addition, The Village of Downers Grove Plan Commission has already voted to approve this project and it is expected to be approved by the Village Council at their December 7<sup>th</sup>, 2022 meeting.

A scope review determined that our bid requirements were met in the bid proposals. References have been checked and supporting documents for contractor qualifications have been completed. Many of the bidders are familiar contractors, having successfully completed construction projects in our District in past years.

We ask the Board of Education to approve contracts for the T99 Build Out 2022-2023 to the vendors listed above for the aggregate amount of **\$3,579,137.00**.

