November 18, 2026

Winfield School District 34
C/O: FGM Architects, Inc.
0S150 Winfield Rd.
Winfield, IL 60190
Attn: Brian Ogle, AIA

RE: Winfield Primary School Interior Renovation

Mr. Ogle,

BEAR Construction has reviewed the documents and agreed to the following scope of work and existing conditions. We are pleased to present the following scope of work based on the project drawings received on 10/20/26 with revisions sent on 11/4/26 and 11/16/26. See below project scope and budget for your review.

Scope of Work – Base Bid

- Metals
  - Keynote 7, furnish and install stair access guard. $2,000 per allowance listed on plans.
- Carpentry
  - Keynote 1, demolish and infill door/room entry with metal stud and drywall.
  - Keynote 3, demolish existing door assemblies and install new door assemblies.
  - Keynote 4, demolish existing door assemblies and install new door assemblies.
  - Keynote 6, install millwork base cabinets and solid surface countertops.
  - Keynote 12, install new suspended ceiling with acoustical ceiling tiles (room EG-111).
    - Ceiling tile to be Armstrong Fine Fissured #1729. 15/16" Prelude grid.
- Millwork
  - Keynote 6, furnish new millwork base cabinets and countertops.
- Doors, Frames, and Hardware
  - Keynote 3, furnish new door assemblies with vision lite kit.
  - Keynote 4, furnish new door assemblies.
  - All keying to be by owner.
  - Door operators are excluded.
  - Card readers are excluded.
- Glazing
  - Keynote 3, furnish and install tempered glass for door vision lite kits.

- Flooring
    - Keynote 2, furnish and install new VCT flooring and rubber base. VCT to be 12" x 12" Armstrong Standard Imperial Texture, color TBD.
        - Excludes demolition of existing flooring.
    - Flooring includes: 1/4" wood underlayment @ original school floor, up to 1/8" skimcoat, floor transitions, and RH moisture probes for moisture testing.
    - Keynote 10, infill recessed walk off area/mats.
    - Furnish and install rubber stair treads at south stairs leading to corridor EG-146.
- Plumbing
    - Keynote 6, remove existing sink and piping, furnish and install new 30" sink and faucet into new millwork/countertop.
        - Sinks to be Elkay Dayton DSER127223 single hole sinks.
        - Faucets to be Sload EAF-700 goose next sensor type faucets.
        - All fixtures and piping to be installed, insulated, supported, and set in accordance with current plumbing code.
- HVAC
    - Keynote 11, remove and reinstall unit ventilators.
        - Pre-construction service check to confirm proper operation of existing UV's is not included.
        - Refrigeration reclamation and associated recharging are not included. If refrigeration reclamation is needed, they can be performed on a T&M basis.
        - We assume all controls are in unit. No value for HVAC controls is included. If HVAC controls are needed, they can be performed on a T&M basis.
        - UV's will be moved to the corridor for storage.
- Electrical
    - Keynote 11, remove and reinstall unit ventilators.
        - Disconnect and reconnect power to Unit Ventilators.
    - Keynote 12, demolish existing lighting in existing ceiling and replace with new in Room EG-111.
        - Disconnect and make safe.
        - Dropping, removal, and disposal by owner.
        - Install new light fixtures in new suspended ACT ceiling in Room EG-111. New lighting to be new 2'x4' lay-in LED lighting fixtures. A $200 allowance per fixture.
        - Existing circuitry and controls to be re-used.
        - Existing fire alarm devised to remain, not included.

The budgeted cost to complete the above scope of work BASE BID is: **$280,000.00.** A brief breakdown by trade is below…

- Metals: $2,000
- Carpentry: $46,000
- Millwork: $32,000
- D/F/H: $40,000
- Glazing: $7,000
- Flooring: $78,000
- Plumbing: $20,000
- HVAC: $35,000
- Electrical: $20,000

Scope of Work – ALTERNATE-1

- Carpentry
  - Keynote 3, demolish existing door assemblies and install new door assemblies.
  - Keynote 4, demolish existing door assemblies and install new door assemblies.
  - Keynote 5, demolish existing exterior door assemblies and install new door assemblies.
  - Keynote 6, install millwork base cabinet and solid surface countertop.
  - Keynote 8, demolish and replace glazing panel and door assembly.
  - Keynote 12, install new suspended ceiling with acoustical ceiling tiles.
    - Ceiling tile to be Armstrong Fine Fissured #1729. 15/16" Prelude grid.
- Millwork
  - Keynote 6, furnish new millwork base cabinets and countertops.
- Doors, Frames, and Hardware
  - Keynote 3, furnish new door assemblies with vision lite kit.
  - Keynote 4, furnish new door assemblies.
  - Keynote 5, furnish new exterior door assemblies.
  - Keynote 8, furnish new door assemblies.
  - All keying to be by owner.
  - Door operators are excluded.
  - Card readers are excluded.
- Glazing
  - Keynote 3, furnish and install tempered glass for door vision lite kits.
  - Keynote 9, demolish and replace glazing panel.
- Flooring
  - Keynote 2, furnish and install new VCT flooring and rubber base. VCT to be 12” x 12” Armstrong Standard Imperial Texture, color TBD.
    - Excludes demolition of existing flooring.
  - Flooring includes: 1/4” wood underlayment @ original school floor, up to 1/8” skimcoat, floor transitions, and RH moisture probes for moisture testing.
  - Keynote 10, infill recessed walk off area/mats.
- Plumbing
  - Keynote 6, remove existing sink and piping, furnish and install new 30” sink and faucet into new millwork/countertop.
    - Sink to be Elkay Dayton DSER127223 single hole sink.

- Faucet to be Sload EAF-700 goose next sensor type faucet.
- All fixtures and piping to be installed, insulated, supported, and set in accordance with current plumbing code.

- HVAC
  - Keynote 11, remove and reinstall unit ventilators.
    - Pre-construction service check to confirm proper operation of existing UV's is not included.
    - Refrigeration reclamation and associated recharging are not included. If refrigeration reclamation is needed, they can be performed on a T&M basis.
    - We assume all controls are in unit. No value for HVAC controls is included. If HVAC controls are needed, they can be performed on a T&M basis.
    - UV's will be moved to the corridor for storage.
- Electrical
  - Keynote 11, remove and reinstall unit ventilators.
    - Disconnect and reconnect power to Unit Ventilators.
  - Keynote 12, demolish existing lighting in existing ceiling and replace with new.
    - Disconnect and make safe.
    - Dropping, removal, and disposal by owner.
    - Install new light fixtures in new suspended ACT ceiling. New lighting to be new 2'x4' lay-in LED lighting fixtures. A $200 allowance per fixture.
    - Existing circuitry and controls to be re-used.
    - Existing fire alarm devised to remain, not included.

The budgeted cost to complete the above scope of work ALTERNATE-1 is: **$316,000.00.** A brief breakdown by trade is below…

- Carpentry: $70,000
- Millwork: $5,000
- D/F/H: $69,000
- Glazing: $12,000
- Flooring: $60,000
- Plumbing: $4,000
- HVAC: $43,000
- Electrical: $53,000

Clarifications

- This proposal includes a Performance and Payment Bond.
- Excludes all demolition except for door assemblies. All flooring, millwork, ceilings, and light fixtures are to be removed by others.
- Excludes all testing, removal, and disposal of all hazardous materials including asbestos abatement of flooring and ceiling.
- Excludes moisture mitigation. Moisture mitigation, if required, is approximately $9/SF.
- Excludes all painting and staining. Owner to provide.

- Refrigeration reclamation and associated recharging is not included. If refrigeration reclamation is needed, they can be performed on a T&M basis. An allowance of $40,000 should be considered for all refrigerant including base and alternate.
- This proposal excludes any engineering or design services or fees.
- This proposal excludes any OT or off hours work. All work to be performed during normal working hours throughout the school year.

Please review this proposal at your earliest convenience and contact us with any questions. BEAR Construction appreciates the opportunity to provide the above proposal. Please let us know if you have any questions.

Sincerely,

Rick Winkler
Project Executive