



WOODRIDGE
SCHOOL DISTRICT 68

memo

To: The Board of Education and Dr. Patrick Broncato, Superintendent
From: Curt Saindon, Assistant Superintendent for Business Services/CSBO
Kyle Hansen, Director of Buildings and Grounds
Date: September 19, 2025
Subject: Summer Construction – Closeout and Update

With summer construction all wrapped up (Roof Projects by Filotto Roofing, HVAC Work by One Source Mechanical, and Miscellaneous General Contractor Projects by Parkway Forming), we are now closing out these projects, getting all final paperwork and warranty information in order, processing the credit of unused allowance funds, and releasing final pay requests with retainage amounts. We still have the solar array installations going on in September/October with PSI, as well as some playground work at Goodrich and Meadowview being completed by the Woodridge Park District. We expect all of that work to be completed in the next 4-6 weeks, with ComEd switchovers occurring in October/November, solar array startup and testing in November/December and hopefully the solar arrays going “online and live” in early 2026 (as soon as ComEd completes the switchover, signs the interconnection agreements and gives us the ok to start putting solar generated electricity back into the Exelon power grid). Overall, all projects have been going great and we finished the summer work on time (ie, the contractors all met the August 8th substantial completion date) and under budget (by about \$565,000), with unused allowance funds being returned to the school district. A big thanks to ICI (Jason Wasser, Yonathon Garcia, and Marsheon Griffin) and Wight (John Paul and Laura Batterbury) for another successful round of CIP work this past summer.

The Parkway Forming contract included locker repainting, light carpentry work, piping work, window treatments and some other miscellaneous work that did not fit into the roof work or HVAC contracts. This work was budgeted at \$300,000 and the bid came in at \$293,900, including about \$75,000 of allowances for unforeseen conditions, premium/overtime labor, and material overrides. \$69,883 of this contingency allowance was returned to the school district as unused/unneeded, so the net cost of the contract was \$224,017 and the project came in \$75,983 under budget. Parkway was an excellent contractor to work with and this is the fourth or fifth time we have used them for major summer construction work.



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The Filotto Roofing contract included the replacement of Mansard Roofs and related gutters and sub-roofs at Jefferson Junior High, Sipley, and Willow Creek Schools. The budget for this work was \$1,000,000; the bid came in at \$857,200, including about \$75,000 of allowances for unforeseen conditions, premium/overtime labor, and material overrides. \$56,107 of this contingency allowance was returned to the school district as unused/unneeded, so the net cost of the contract was \$801,093, and the project came in \$198,907 under budget. This was the first time we have used Filotto Roofing, and they were a very good and responsible contractor.

The One Source Mechanical contract included the replacement of thirteen miscellaneous, old rooftop units (RTUs) at all of our schools that were still using old, outdated cooling gases (R-22) with new energy-efficient RTUs that use approved inert and environmentally friendly cooling gases (R-30), along with related re-piping and load balancing, and testing of these units. This contract did not include the setup and programming of the Jefferson and Murphy RTUs into the Allerton Energy Management System. That work (\$54,000 in total) was completed by ITC this past month (the Board approved this work at the August Board Meeting). The budget for this project was \$1,250,000, and the bid came in at \$956,335, including about \$75,000 of allowances for unforeseen conditions, premium/overtime labor, and material overrides. \$50,000 of this allowance was returned to the school district as unused/unneeded, so the net cost of the contract was \$906,335, and the project came in \$343,665 under budget. Even after adding in the additional \$54,000 programming cost to ITC, the project still came in \$289,665 under budget and all work was completed on time. This was our first contract with One Source and they were a very good and responsible contractor.

Once the solar work and playground work are completed, and all final costs for these projects are determined, I will provide an update to our overall Capital Improvement Plan (likely in early 2026) for the current year (2025). We can compare actual costs to budgeted costs and determine how much money might be left over for subsequent CIP work. As stated previously, we budgeted for this third phase of CIP work to cost about \$12.5M, but we are hoping that actual, final costs come in somewhere in the \$10.5M to \$11.0M range. So far, we are off to a good start (over \$550K under budget) and we will update the Board this winter. We are also planning for a few bids this fall (for 2026 work) and we will be bringing a recommendation to approve the Wight and ICI service contract proposals to the September Board Meeting. Once approved, we will develop bid specifications and solicit bids so that the recommended contractors can be presented to the Board in December/January for summer 2026 work. As always, if you have any questions or need additional information, please do not hesitate to let me know. Thank you.