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To: The Board of Education and Dr. Patrick Broncato, Superintendent
From: Curt Saindon, Assistant Superintendent for Business Services/CSBO
Date: December 12, 2025
Subject: Recommendation for 2026 Summer Construction Project Contractors

With Board approval of next year's Capital Improvement Work Program in August, professional service contracts were approved with ICI and Wight in September, and bid specifications, scope of work documents, and design drawings were prepared this fall for various construction projects to be completed next summer. The budget for this work was \$1.5M. An ad was placed in the Naperville Sun on November 5th; bids were let on November 6th; and a non-mandatory pre-bid walkthrough with all interested Contractors was held on November 12th. The bids include five packages consisting of General Trades, Glass & Glazing, Flooring, Plumbing, and Electrical work at all schools. ICI and Wight conducted the pre-bid walkthrough meeting that was attended by several contractors and answered all follow-up questions with bid addenda, as needed.

The bids were then publicly opened on Thursday, December 4th, at 10 am in the District Office. We received five bids for General Trades work, three bids for Glass and Glazing work, five bids for Flooring work, six bids for Plumbing work, and one bid for Electrical work. The results for each bid package are shown on the attached ICI bid sheets and after follow up scope review calls with the apparent low bid Contractors and due diligence work by ICI, ICI determined the following Contractors to be the low responsible bidders: Parkway Forming of South Elgin for General Trades (\$626,900), IG Commercial of Elgin for Glass and Glazing (\$186,400, with the alternate accepted as part of the work), Consolidated Flooring of Addison for Flooring (\$154,648, with the initial low bidder dropping out due to a bidding error), Best Plumbing of Crestwood for Plumbing (\$193,300) and Richmond Electric of Woodridge for Electrical work (\$119,975).

Additionally, see the attached recommendation letter from ICI confirming the low-responsible bidders. It was determined through post-bid scope review meetings conducted by ICI that the initial low bidder for the Flooring work (Tiles in the Style of South Holland) had missed some items and their scope of work; therefore, their bid was not complete. Tiles in Style requested to pull their bid and we agreed. The second low bidder (Consolidated Flooring)



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agreed on the scope of work and was confirmed as the low-responsible bidder. While we had estimated the cost for this work at about \$1.5M, we were pleasantly surprised that the work came in at \$1,281,223, including accepting the alternate to replace the glass, frames, and spandrel panels for the Library, Teacher's Lounge and Conference Room wall at Edgewood (a \$127,200 alternate that will really be valuable and worthwhile).

The low bids for all five packages, therefore, totaled \$1,281,223 (about \$219K, or 15%, under budget), and when adding in a 10% contingency allowance, the projects are still only at \$1,409,345 (\$90,655 under budget). As with other past projects, we hope to recover most/all of the contingency allowance, as long as no big unforeseen or unplanned conditions exist, and come in 10% to 15% under budget when all is said and done. This is a very good bid result and we are therefore recommending approval of the five low, responsible bidders, along with the alternate included in the Glass & Glazing bid for Edgewood. With Board approval, we would sign the respective contracts, cut purchase orders, and begin submitting shop drawings and construction schedules immediately in order to begin the work around June 1st and complete the work by about August 7th. Funding for these projects will come from the Capital Projects Fund, and this work represents year two of Phase III of our Capital Improvement Program. As always, if you have any questions, please do not hesitate to let me know. Thanks!

RECOMMENDATION

It is the recommendation of the Administration that the Board of Education approve contracting with Parkway Forming/TOR Construction of South Elgin, IL for the General Trades bid package for \$626,900, IG Commercial of Elgin, IL for the Glass & Glazing bid package for \$186,400 (that includes accepting the alternate in this bid for \$127,200), Consolidated Flooring of Addison, IL for the Flooring bid package for \$154,648, Best Plumbing of Crestwood, IL for the Plumbing bid package for \$193,300 and Richmond Electric of Woodridge, IL for the Electrical bid package for \$119,975, plus providing a 10% contingency reserve for each project (\$128,122 in total), for the Summer of 2026 Construction Work Program. Funding for this work has been budgeted in and will be paid for out of the Capital Projects Fund. Once Board approval is received, contracts will be signed, shop drawings submitted, and work will be scheduled to start on/around June 1st and be completed on/around August 7th.