



January 5, 2024

Dr. Ilandus Hampton  
Assistant Superintendent for Business & Personnel  
Joliet Township High School District #204  
300 Caterpillar Drive  
Joliet, Illinois 60436

Re: Recommendation to Award Bids: Bid Release 2.  
Culinary Arts Renovation Joliet Central High School  
Culinary Arts Addition Joliet West High School  
IAQ Work Joliet West High School  
GBCo. #5032.080

Dear Dr. Hampton:

At 10:00 am on December 19, 2023, sealed bids were electronically submitted and opened via IBidpro.com and publicly read aloud via Teams Meetings for the bid opening meeting for Bid Release 2, Culinary Arts Renovation Joliet Central High School, Culinary Arts Addition Joliet West High School, IAQ Work Joliet West High School.

See the attached Bid Comparison Form. Gilbane has met with the low responsive bidders to review and confirm the work scope, schedule, and project requirements. Based on the review of bid results, scope, and contractor qualifications for the bid packages, Gilbane Building Company recommends awarding the following bid packages.

Package	Bidder	Description	Base Bid
02A	USD LLC	Demolition Work Central	\$ 176,000
02B	Break Thru Enterprises, Inc.	Demolition Work West	\$ 129,700
03A	Abbey Paving	Building Concrete Work West	\$ 235,000
04A	Rasco Mason Contractors	Masonry Work West	\$ 525,000
04B	MBB Masonry	Masonry Restoration / Tuckpointing Central	\$ 295,000
05A	K&K Iron Works	Structural & Misc. Steel Work Central & West	\$ 324,445
06A	Shales McNutt	Carpentry Work Central & West	\$ 928,768
06B	Straub Builders, Inc.	Casework & Millwork Work Central & West	\$ 1,112,450
07B	L. Marshall Roofing	Roofing Work Central & West	\$ 453,000
08A	3F Corporation	Glass & Glazing Work Central & West	\$ 397,000
09A	Pinnacle Flooring Co. Inc.	Resilient Flooring Work Central & West	\$ 316,000
09B	Nedrow Painting	Painting Work Central & West	\$ 63,500
09C	DBM Services, Inc.	Drywall & Framing & Acoustical Work Central & West	\$ 777,000
09D	Menconi Terrazzo, LLC	Terrazzo Work Central & West	\$ 220,050
09E	Commercial Carpet - Tile	Ceramic Tile Work Central & West	\$ 228,808
21A	Nelson Fire Protection	Fire Protection Work Central & West	\$ 242,976
22A	CR Leonard Plumbing & Heating	Plumbing Work Central & West	\$ 768,800
23A	MG Mechanical	HVAC Work Central & West	\$ 1,547,000
26A	JB Contracting	Electrical Work Central & West	\$ 1,985,940
31A	Bisping Construction	Site Work Excavation & Utilities West Central & West	\$ 384,394
31B	CNC Foundations, Inc.	Rammed Aggregate Pier Work West Central & West	\$ 84,100
Total Base Bids			\$11,194,931

JTHS District #204 - Bid Release 2

Recommendation to Award Bids:

The above Base Bid recommendations do not include award for the Alternate Bids. The following Alternate Bids are recommended for your consideration and award.

**Alternate**

**C1 Additional Masonry Restoration Exterior North Wall**

04B	MBB Masonry	Masonry Restoration / Tuckpointing Central	<b>\$34,360</b>
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**W1 Replace Storefront System & Doors Rooms A11, and A13**

08A	3F Corporation	Glass & Glazing Work Central & West	<b>\$63,000</b>
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**IAQ 1 Air Condition South Gymnasium**


05A	K&K Iron Works	Structural & Misc. Steel Work Central & West	\$72,319
06A	Shales McNutt	Carpentry Work Central & West	\$45,591
07B	L. Marshall Roofing	Roofing Work Central & West	\$41,000
09B	Nedrow Painting	Painting Work Central & West	\$16,000
23A	MG Mechanical	HVAC Work Central & West	\$455,000
26A	JB Contracting	Electrical Work Central & West	\$77,301
Total IAQ - 1			<b>\$707,211</b>

**Total Recommended Alternate Bids C1, W1, IAQ-1 \$804,571**

**Total Award Base Bid & Alternate Bids \$11,999,502**

Please indicate the District's approval of the above by signing below and returning a copy to our office. If you have any questions, please do not hesitate to call.

Sincerely,  
GILBANE BUILDING COMPANY

 Digitally signed by Stephanie A. Mueller  
DN: cn=US,  
email=smueller@gilbaneco.com,  
ou=Chief Purchasing Agent II,  
ca=Stephanie Mueller  
Date: 2024.01.09 09:58:43-0500

Stephanie A. Mueller  
Chief Purchasing Agent

Approved:  
Joliet Township High School District #204

Ilandus Hampton  
Date: \_\_\_\_\_

cc: N. Shah, Wight & Co.  
L. Batterberry, Wight & Co.  
D. Norris, GBCo.,  
D. Hugger, GBCo.



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 21A Fire Protection Work**

Tuesday, December 19, 2023

		Nelson Fire Protection	Automatic Fire Systems, Inc.
		Hold	Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$242,976.00	\$257,288.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5		YES



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 09E Ceramic Tile Work**

Tuesday, December 19, 2023

		<b>Pinnacle Flooring Company Hold</b>	<b>Commercial Carpet Consultants, Inc Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	<b>\$287,000.00</b>	<b>\$228,808.00</b>
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5	YES	YES
<b>ALTERNATE PRICES</b>	Alternate 1:	<b>\$0.00</b>	



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 09D Terrazzo Work**

<u>Tuesday, December 19, 2023</u>		<b>Menconi Terrazzo LLC</b>
		<b>Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	<b>\$220,050.00</b>
<b>SUPPLEMENTS</b>	Supplement #1	<b>YES</b>
	Supplement #2	<b>YES</b>
	Supplement #3	<b>YES</b>
	Supplement #4	<b>YES</b>
	Supplement #5	<b>YES</b>
<b>ALTERNATE PRICES</b>	Alternate 1:	<b>\$0.00</b>



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 09B Painting Work**

Tuesday, December 19, 2023

		Cosgrove Construction Inc. Hold	Nedrow Painting Inc Hold	Continental Painting and Decorating, Inc. Hold	Ascher Brothers Co. Hold	Oosterbaan & Sons Co. Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$88,225.00	\$63,500.00	\$85,000.00	\$99,100.00	\$73,410.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES	YES	YES
	Supplement #2	YES	YES	YES	YES	YES
	Supplement #3	YES	YES	YES	YES	YES
	Supplement #4	YES	YES	YES	YES	YES
	Supplement #5	YES	YES	YES	YES	YES
<b>ALTERNATE PRICES</b>	Add C1: EXTERIOR MASONRY RESTORATION: See Scope Clarification Sheets for area of work. The Base Bid Condition will not include the masonry restoration for the area designated as Alternate Bid. The Alternate bid if awarded will include all work necessary to be added for repointing and repairing existing brick masonry wall. All existing windows and louvers scheduled to remain shall be re-caulked with sealant specified in Division 07 Section "Joint Sealants."	\$0.00	\$0.00		\$0.00	\$0.00
	Add IAQ1: SOUTH GYMNASIUM D72 IAQ WORK: Base Bid Condition will not include any work in the South Gymnasium D72. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech. Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 7, 8, 9, 10, 11, 12.	\$9,000.00	\$16,000.00	\$13,500.00	\$0.00	\$3,900.00
	Add IAQ2: NORTH GYMNASIUM D60 IAQ WORK: Base Bid Condition will not include any work in the North Gymnasium D60. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech. Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 1, 2, 3, 4.	\$4,500.00	\$14,500.00	\$8,500.00	\$0.00	\$3,450.00
	Add IAQ3: NORTH STRENGTH & CONDITION D66 IAQ WORK: Base Bid Condition will not include any work in the North Strength & Condition D66. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech. Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 5, 6.	\$2,500.00	\$8,500.00	\$6,000.00	\$0.00	\$0.00



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 09C Drywall**

Tuesday, December 19, 2023

		DBM Services, Inc.	Champion Drywall, Inc.
		Hold	Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$777,000.00	\$844,020.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5	YES	YES
<b>ALTERNATE PRICES</b>	Alternate 1:	None	\$0.00



# Bid Comp Report

## BR2 - J05032.080 - JTHS District 204 - Combined - 06B Casework

Tuesday, December 19, 2023		<b>Straub Builders Inc.</b>
		<b>Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	<b>\$1,112,450.00</b>
<b>SUPPLEMENTS</b>	Supplement #1	YES
	Supplement #2	YES
	Supplement #3	YES
	Supplement #4	YES
	Supplement #5	YES
	Supplement #6	
	Supplement #7	
<b>UNIT PRICES / LABOR RATES</b>	<b>UNIT PRICES:</b> Unit Prices shall be used, where applicable, to make adjustments to the cost of the Work due to changes. ALL Unit Prices submitted shall be complete in-place prices and include all costs for overhead, profit, bond costs, labor, materials, equipment, Engineering, shop drawings and any other incidentals related to the completion of the Work, and shall remain firm for the period of the contract.	
	<b>LABOR RATES:</b> The labor rates submitted in the proposal form shall remain valid for the duration of this agreement and are subject to review/audit by the Construction Manager. Labor rates shall not include, small tools, incidentals, overhead or profit.	
<b>COST AND QUANTITY BREAKDOWN</b>	1. Cost Breakdown:	





**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 07B Roofing Work**

Tuesday, December 19, 2023

		G.E.Riddiford Co.	L. Marshall, Inc.	Elens & Maichin Roofing & Sheet Metal, Inc.
		Hold	Hold	Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$524,400.00	\$453,000.00	\$589,070.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES
	Supplement #2	YES	YES	YES
	Supplement #3	YES	YES	YES
	Supplement #4	YES	YES	YES
	Supplement #5	YES	YES	YES
	Supplement #6	NO	NO	
	Supplement #7	NO	NO	
<b>ALTERNATE PRICES</b>	Add IAQ1: SOUTH GYMNASIUM D72 IAQ WORK. Base Bid Condition will not include any work in the South Gymnasium D72. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 7, 8, 9, 10, 11, 12.	\$36,800.00	\$41,000.00	\$21,590.00
	Add IAQ2: NORTH GYMNASIUM D60 IAQ WORK. Base Bid Condition will not include any work in the North Gymnasium D60. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 1, 2, 3, 4.	\$24,500.00	\$28,000.00	\$17,300.00
	Add IAQ3: NORTH STRENGTH & CONDITION D66 IAQ WORK. Base Bid Condition will not include any work in the North Strength & Condition D66. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 5,6.	\$12,300.00	\$19,000.00	\$12,950.00

**Bid Comp Report****BR2 - J05032.080 - JTHS District 204 - Combined - 08A Glass**Tuesday, December 19, 2023

		<b>3F Corporation Hold</b>	<b>Northern Glass Inc Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$397,000.00	\$431,350.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5	YES	YES
<b>ALTERNATE PRICES</b>	Add W1: NEW DOORS ROOM A11 A13. The Base Bid Condition will not include the replacement of the new doors and frames. The Alternate bid if awarded will include all work necessary for the new doors frames, hardware and glazing including demolition of existing exterior doors in rooms A11 and A13 and the installation of new doors A11 and A13 as indicated on Drawings.	\$63,000.00	\$41,560.00



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 09A Resilient Flooring Work**

Tuesday, December 19, 2023

		<b>Commercial Carpet Consultants, Inc Hold</b>	<b>Pinnacle Flooring Company Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$210,500.00	\$316,000.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5	YES	YES
<b>ALTERNATE PRICES</b>	Alternate 1:		\$0.00



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 06A Carpentry Work**

Tuesday, December 19, 2023

		DBM Services, Inc.	Shales McNutt LLC	CHICAGO HEIGHTS CONSTRUCTION COMPANY	Straub Builders Inc.
		Hold	Hold	Hold	Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$1,557,000.00	\$928,768.00	\$1,318,382.00	\$1,512,450.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES	YES
	Supplement #2	YES	YES	YES	YES
	Supplement #3	YES	YES	YES	YES
	Supplement #4	YES	YES	YES	YES
	Supplement #5	YES	YES	YES	YES
<b>ALTERNATE PRICES</b>	Add IAQ1: SOUTH GYMNASIUM D72 IAQ WORK. Base Bid Condition will not include any work in the South Gymnasium D72. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 7, 8, 9, 10, 11, 12.	\$85,000.00	\$45,591.00	\$81,000.00	\$17,770.00
	Add IAQ2: NORTH GYMNASIUM D60 IAQ WORK. Base Bid Condition will not include any work in the North Gymnasium D60. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 1, 2, 3, 4.	\$55,000.00	\$40,754.00	\$62,000.00	\$19,995.00
	Add IAQ3: NORTH STRENGTH & CONDITION D66 IAQ WORK. Base Bid Condition will not include any work in the North Strength & Condition D66. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 5, 6.	\$9,000.00	\$30,175.00	\$62,000.00	\$15,000.00



# Bid Comp Report

BR2 - J05032.080 - JTHS District 204 - Combined - 05A Structural

Tuesday, December 19, 2023

		K&K Iron Works, LLC	T.A. Bowman Constructors LLC.
		Hold	Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$324,445.00	\$349,400.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5	YES	YES
<b>ALTERNATE PRICES</b>	Add C1: EXTERIOR MASONRY RESTORATION: See Scope Clarification Sheets for area of work. The Base Bid Condition will not include the masonry restoration for the area designated as Alternate Bid. The Alternate bid if awarded will include all work necessary to be added for repointing and repairing existing brick masonry wall. All existing windows and louvers scheduled to remain shall be re-caulked with sealant specified in Division 07 Section "Joint Sealants."	\$0.00	N/A
	Add IAQ1: SOUTH GYMNASIUM D72 IAQ WORK: Base Bid Condition will not include any work in the South Gymnasium D72. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 7, 8, 9, 10, 11, 12.	\$72,319.22	\$83,000.00
	Add IAQ2: NORTH GYMNASIUM D60 IAQ WORK: Base Bid Condition will not include any work in the North Gymnasium D60. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 1, 2, 3, 4.	\$49,269.04	\$55,000.00
	Add IAQ3: NORTH STRENGTH & CONDITION D66 IAQ WORK: Base Bid Condition will not include any work in the North Strength & Condition D66. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 5,6.	\$28,837.40	\$28,000.00



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Central - 04B Masonry Restoration / Tuckpointing Work**

Tuesday, December 19, 2023		MBB Enterprises of Chicago, Inc. Hold	Piazza & Mannerino Masonry Hold	A-One Group Ltd Hold	Rasco Mason Contractors Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$295,000.00	\$310,000.00	\$530,000.00	\$305,000.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES	YES
	Supplement #2	YES	YES	YES	YES
	Supplement #3	YES	YES	YES	YES
	Supplement #4	YES	YES	YES	YES
	Supplement #5	YES	YES	YES	YES
<b>ALTERNATE PRICES</b>	Add C1 - EXTERIOR MASONRY RESTORATION See Scope Clarification Sheets for area of work. The Base Bid Condition will not include the masonry restoration for the area designated as Alternate Bid. The Alternate bid if awarded will include all work necessary to be added for repointing and repairing existing brick masonry wall. All existing windows and louvers scheduled to remain shall be re-caulked with sealant specified in Division 07 Section "Joint Sealants."	\$34,360.00	\$172,000.00	\$158,000.00	\$130,000.00



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - West - 03A Building Concrete Work**

Tuesday, December 19, 2023		Premium Concrete, Inc.	Abbey Paving Co., Inc.	Elliot Construction Corporation
		Hold	Hold	Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$332,700.00	\$235,000.00	\$323,000.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES
	Supplement #2	YES	YES	YES
	Supplement #3	YES	YES	YES
	Supplement #4	YES	YES	YES
	Supplement #5	YES	YES	YES
<b>ALTERNATE PRICES</b>	Alternate 1:		\$0.00	\$0.00



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - West - 04A Masonry Work**

Tuesday, December 19, 2023

4:15 PM

		Rasco Mason Contractors Hold	Mastership Construction Co.,Inc. Hold	Piazza & Mannerino Masonry Hold	JAC MASONRY,INC. Hold	A-One Group Ltd Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$525,000.00	\$608,000.00	\$678,000.00	\$579,000.00	\$732,600.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES	YES	YES
	Supplement #2	YES	YES	YES	YES	YES
	Supplement #3	YES	YES	YES	YES	YES
	Supplement #4	YES	YES	YES	YES	YES
	Supplement #5	YES	YES	YES	YES	YES
	Supplement #6	NO	NO	NO	YES	NO
	Supplement #7	NO	NO	NO	YES	NO
<b>ALTERNATE PRICES</b>	Add IAQ1 - South Gymnasium D72 IAQ Work	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
	Add IAQ2 - North Gymnasium D60 IAQ Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Add IAQ3 - North Strength & Condition D66 IAQ Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00





**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - West - 02B Demolition Work**

<u>Tuesday, December 19, 2023</u>		USD LLC	Break Thru	ALPINE DEMOLITION
		Hold	Enterprises, Inc.	SERVICES, LLC
			Hold	Hold
PRICING	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$167,000.00	\$129,700.00	\$144,000.00
SUPPLEMENTS	Supplement #1	YES	YES	YES
	Supplement #2	YES	YES	YES
	Supplement #3	YES	YES	YES
	Supplement #4	YES	YES	YES
	Supplement #5	YES	YES	YES



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - West - 31B Rammed Aggregate Pier Work**

<u>Tuesday, December 19, 2023</u>		<b>CNC Foundations, Inc. Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	<b>\$84,100.00</b>
<b>SUPPLEMENTS</b>	Supplement #1	YES
	Supplement #2	YES
	Supplement #3	YES
	Supplement #4	YES
	Supplement #5	YES
<b>ALTERNATE PRICES</b>	Alternate 1:	<b>\$0.00</b>



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Central - 02A Demolition Work**

Tuesday, December 19, 2023

		<b>ALPINE DEMOLITION SERVICES,LLC</b>	<b>Break Thru Enterprises,Inc.</b>	<b>USD LLC</b>
		<b>Hold</b>	<b>Hold</b>	<b>Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$198,000.00	\$255,000.00	\$176,000.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES
	Supplement #2	YES	YES	YES
	Supplement #3	YES	YES	YES
	Supplement #4	YES	YES	YES
	Supplement #5	YES	YES	YES
<b>ALTERNATE PRICES</b>	Alternate 1:	\$0.00	\$0.00	



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 26A Electrical Work**

Tuesday, December 19, 2023

		J B Contracting Corp. Hold	Excel Electric, Inc Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$1,985,940.00	\$2,134,450.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5	YES	YES
<b>ALTERNATE PRICES</b>	Add IAQ1: SOUTH GYMNASIUM D72 IAQ WORK: Base Bid Condition will not include any work in the South Gymnasium D72. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 7, 8, 9, 10, 11, 12.	\$77,301.00	\$92,450.00
	Add IAQ2: NORTH GYMNASIUM D60 IAQ WORK: Base Bid Condition will not include any work in the North Gymnasium D60. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 1, 2, 3, 4.	\$64,428.00	\$81,450.00
	Add IAQ3: NORTH STRENGTH & CONDITION D66 IAQ WORK: Base Bid Condition will not include any work in the North Strength & Condition D66. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect, Roofing, Finishes, and protection. This Alternate is associated with RTU's 5,6.	\$44,728.00	\$40,450.00

**Bid Comp Report****BR2 - J05032.080 - JTHS District 204 - West - 31A Site Work Excavation**

Tuesday, December 19, 2023		Joseph J Henderson & Son	Bisping Construction
		Hold	Hold
PRICING	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$630,920.00	\$384,394.00
SUPPLEMENTS	Supplement #1	YES	YES
	Supplement #2	YES	YES
	Supplement #3	YES	YES
	Supplement #4	YES	YES
	Supplement #5	YES	YES
ALTERNATE PRICES	Alternate 1:	\$0.00	\$0.00



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 22A Plumbing Work**

Tuesday, December 19, 2023

		J B Contracting Corp.	C.R. Leonard Plumbing & Heating, Inc.	Omega Plumbing	A & H Plumbing & Heating, Co., Inc.	CHARLES F. BRUCKNER & SON, INC.
		Hold	Hold	Hold	Hold	Hold
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$782,500.00	\$768,800.00	\$989,700.00	\$871,800.00	\$1,059,990.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES	YES	YES
	Supplement #2	YES	YES	YES	YES	YES
	Supplement #3	YES	YES	YES	YES	YES
	Supplement #4	YES	YES	YES	YES	YES
	Supplement #5	YES	YES	YES	YES	YES
<b>ALTERNATE PRICES</b>	Alternate 1:	\$0.00	n/a	\$0.00	\$0.00	



**Bid Comp Report**

**BR2 - J05032.080 - JTHS District 204 - Combined - 23A HVAC Work**

Tuesday, December 19, 2023

		<b>Amber Mechanical Contractors, Inc. Hold</b>	<b>FE Moran, Inc Hold</b>	<b>MG Mechanical Contracting, Inc. Hold</b>
<b>PRICING</b>	All work required by the foregoing documents will be accomplished for the Lump Sum Bid Price of	\$1,519,000.00	\$1,559,000.00	\$1,547,000.00
<b>SUPPLEMENTS</b>	Supplement #1	YES	YES	YES
	Supplement #2	YES	YES	YES
	Supplement #3	YES	YES	YES
	Supplement #4	YES	YES	YES
	Supplement #5	YES	YES	YES
<b>ALTERNATE PRICES</b>	Add IAQ1: SOUTH GYMNASIUM D72 IAQ WORK: Base Bid Condition will not include any work in the South Gymnasium D72. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 7, 8, 9, 10, 11, 12.	\$509,000.00	\$470,000.00	\$455,000.00
	Add IAQ2: NORTH GYMNASIUM D60 IAQ WORK: Base Bid Condition will not include any work in the North Gymnasium D60. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 1, 2, 3, 4.	\$335,000.00	\$313,600.00	\$304,000.00
	Add IAQ3: NORTH STRENGTH & CONDITION D66 IAQ WORK: Base Bid Condition will not include any work in the North Strength & Condition D66. The Alternate if awarded will include all work required for the complete IAQ Work including but not limited to Structural Mech, Elect. Roofing, Finishes, and protection. This Alternate is associated with RTU's 5,6.	\$179,000.00	\$154,200.00	\$160,000.00

November 27, 2023



Dr. Ilandus Hampton, Assistant Superintendent  
Joliet Township District 204  
300 Caterpillar Drive  
Joliet, Illinois 60436

Re: Change Order for Construction Management Services  
Phase I Master Plan & 2024 Work  
GBCo. #5032.080

Dear Ilandus,

Thank you for the opportunity to continue to serve as JTHS as Construction Manager. We are looking forward to a successful project, and are excited to be part of the project team.

The following proposal includes comprehensive Construction Management services consisting of preconstruction and construction phase services for Joliet Central & West Master Plan and Phase I 2024 Projects, as follows:

<b>Phase I 2024</b>	<b>Construction Start</b>	<b>Substantial Completion</b>
<b>Central</b>		
Culinary Arts	6/1/2024	12/30/2024
T&I Re-Roof	6/1/2024	8/15/2024
Link Utility Relocation	6/1/2024	8/15/2024
Right Turn Lane Collins St	6/1/2024	8/15/2024
<b>West</b>		
Culinary Arts Addition	6/1/2024	8/15/2025
Building B 8 Classroom Renovations piping and UV Replacement	6/1/2024	8/15/2024
Building D Gymnasium HVAC Alternate Bid	6/1/2024	8/15/2024
West Parking Lot Striping	6/1/2024	8/15/2024

Our proposal is based upon our existing Contract AIA A134 with Gilbane providing CM services under a Cost plus a Fee basis where Gilbane will hold the trade contracts with the trade contractors.

<b>Phase I 2024 Work</b>	
<b>Estimated Construction Value</b>	<b>\$22,000,000</b>
Preconstruction (Lump Sum)	\$162,460
Construction (Lump Sum)	\$1,065,602
CM Fee	\$440,000
General Liability Insurance	\$256,300
Reimbursables	\$64,890
<b>Total Phase I 2024 Work</b>	<b>\$1,989,252</b>
<b>Master Plan Support Work</b>	<b>\$75,000</b>



JTHS-204  
Change Order For Construction Management Services  
Central & West High Culinary & Phase I Master Plan Work  
November 27, 2023

Total Change Order	\$2,064,252
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**Preconstruction CM Services:** Estimating, Scheduling, Cost Control, Value Management, Constructability and Interdisciplinary Document Coordination Review, Bid Scope Writing, Review, and Award, Budget Control, Board and Community Meetings/Presentations, Team and Client Meetings. **Lump Sum \$ 162,460 paid in 5 equal payments of \$32,492, commencing November 2023.**

**Construction Phase CM Services (including project Closeout):** Full time on site Project Manager, Superintendent (JTHS Central May 2024, through December 2024), Superintendent (JTHS West May 2024, through August 2025). Project Engineer (May 2024, through October 2024), Project Office Support including Safety, Quality Manager, Scheduling, Estimating, Accounting. **Lump Sum \$1,065,602. paid in 19 equal payments of \$54,000, and one final payment of \$39,602, commencing March 2024.**

**General Liability Insurance:** The Construction Manager's insurance will be billed at the rate of \$11.65/\$1,000 of revenue passing through Gilbane, including all trade contractor costs, CM preconstruction and construction phase services, and general conditions/general requirements, and CM fee. **\$256,300.**

**CM Fee:** We propose to perform all Construction Management services for a fee (overhead and profit) of 2.00% of the sum of all trade contractor costs, CM preconstruction and construction phase services, general conditions/general requirements, and insurance. **\$440,000**

**Reimbursable, General Conditions/General Requirements:** General Conditions/General Requirements are those costs anticipated to support our staff in the field. Reimbursables will be billed at cost with no markup, and invoiced monthly. Unspent Reimbursables will remain with the School District. Please see attached anticipated Reimbursables list. **\$64,890. Reimbursables include Procure to be billed at a rate of \$.65/\$1,000 of revenue passing through Gilbane, including all trade contractor costs, CM preconstruction and construction phase services, and general conditions/general requirements, and CM fee. Textura \$8,000 based upon the Estimated Construction Values.**

**Master Plan Support Work:** Estimating, Scheduling, Cost Control, Value Management, Constructability Reviews, Meetings/Presentations, Team and Client Meetings.  
**Not to exceed \$75,000.**

Please indicate the District's approval of the above by signing below, and returning a copy to our office. If you have any questions, please do not hesitate to call.

Sincerely,  
GILBANE BUILDING COMPANY

Approved:  
Joliet Township High School District 204

Karrie Kratz  
Vice President

Date: \_\_\_\_\_

cc: Michelle, McClendon Gilbane  
David Norris Gilbane



July 25, 2023

Dr. Ilandus Hampton  
Assistant Superintendent for Business Services  
Joliet Township High School District 204  
300 Caterpillar Drive  
Joliet, Illinois 60436

**Central High School Culinary Renovations  
Professional Services Proposal  
Project No. 220125**

Dear Dr. Hampton:

Wight & Company (Wight) is pleased to submit this proposal for architectural & engineering services to Joliet Township High School District 204 (District) for Interior Renovations at Joliet Central High School for Culinary Arts. We have prepared our proposal in the following five parts:

PROJECT UNDERSTANDING  
SCOPE OF SERVICES  
SCHEDULE  
COMPENSATION  
TERMS & CONDITIONS

**PROJECT UNDERSTANDING**

It is our understanding the District would like architectural and engineering professional design services for culinary arts interior renovations at Joliet Central High School. It is our understanding the District will be engaging Gilbane Construction Company (Gilbane), as Construction Manager, to implement the bidding and construction phases of the project. Based on the scope of the project, Wight will engage a food service consultant as a specialty consultant. Wight will directly contract with the consultant as a reimbursable consultant. Based upon our April 26th meeting, the scope of work includes the following:

- Culinary Renovation
  - 2 new culinary classrooms, shared storage space, and a café/demonstration kitchen

**SCOPE OF SERVICES**

In conjunction with the agreement, AIA B101-2017, Standard form of Agreement Between Owner and Architect, Wight proposes to provide the following services outlined in the Project Understanding through the following Scope of Services contained within this proposal:

**Basic Services:**

**Field Survey**

- Wight shall visit the site to review existing conditions.
- Wight will review the existing available drawings, both on file at Wight and provided by the District.

#### Design Documents

- Wight shall develop design concepts (up to two (2) times) for review and approval by the District.
- Upon agreed design direction, Wight shall prepare design documents to the necessary level to allow for permitting approval, public bidding, and construction of the project. Contract Documents shall illustrate and describe scope and intent of design and shall consist of drawings and specifications setting forth in detail the quality levels of materials and components for the construction of the project. All the design drawings will be developed utilizing Revit/ CAD software. These documents will include architectural, structural, mechanical, electrical, and plumbing design & engineering.
- There will be a maximum of six (6) review/coordination meetings with the District and appropriate staff during the Contract Documents Phase.

#### Permitting

- Wight shall coordinate and prepare permit documents as required by the State Board of Education and other applicable authorities having jurisdiction.

#### Bidding

- Wight shall assist the Construction Manager during the bidding process, answer RFI's, attend a pre-bid meeting, assist CM in review of all qualified bids and participate in scope reviews with the lowest responsible bidder(s) to assure the intended scope of work is covered.

#### Contract Administration

- Wight shall review all shop drawings, samples, and product data, as required.
- Wight will answer all RFI's as they relate to this project.
- Wight will attend/participate in OACM meetings as established by Gilbane.
- Wight architects/engineers will perform site visits at intervals appropriate to the stage of the contractor's operations to become generally familiar with and to keep the owner informed about the progress and quality of the portion of the work completed.
- Wight will prepare a final punch list at the end of the construction and assist with project closeout.

#### SCHEDULE

Wight is prepared to start the work on this project upon receipt of a signed proposal. Initial schedule identified below. Schedule subject to review by Gilbane & the District:

100% Construction Documents	October 2024
Construction Completion	October 2025

#### COMPENSATION

##### Basic Services

Wight & Company proposes a percentage of construction cost-based fee of 8.50% for professional services to perform basic services associated with design, documentation, bidding, and construction administration activities as defined above.

Based on Gilbane's preliminary estimate, dated June 13, 2023, Construction Cost is approximately \$5,300,000.00. To be conservative, and for purposes of phased approval, the fee breakdown below is based on 85% of the construction cost or \$4,505,000.00. Final adjusted fees will be determined at an agreeable interim point of the project.

Phase	Percentage Breakdown of Fee	Fee By Phase
Design Development – August Board Meeting	35%	\$134,023.00
Construction Documents	35%	\$134,023.00
Bidding/Permitting	5%	\$19,146.00
Construction Administration	25%	\$95,733.00
	100%	\$382,925.00

The Specialty Food Service Consultant will provide the design consultation, equipment selection & specification services. Wight will provide the District with the direct proposal once received. The consultant fees are in addition to the basic services fee outlined above.

#### Architectural/Engineering Reimbursable Expenses

In addition to the professional service fee, Wight recommends an allowance be reserved for reimbursable expenses associated with this proposal in the amount of Five Thousand Dollars (\$5,000.00). Reimbursable expenses will be billed at direct cost plus 10%. The following is list of typical reimbursable expenses:

- Printing, color reproductions and delivery costs of drawings and reports
- Supplies, materials, and costs related to specific reports and presentations.
- Travel at current IRS established reimbursement rate.

#### TERMS & CONDITIONS

The basic services described above are to be performed by the Architect/Engineer following the scope and intent of the American Institute of Architects Document *B101-2017, Standard Form of Agreement Between Owner and Architect*, incorporated to this agreement by reference. In the event of a conflict, the terms of this agreement, and not the terms of Document B101 shall control.

Wight will invoice monthly based on a percentage of the work completed and payment will be due in 30-days (or in accordance with the Illinois Prompt Payment Act).

We thank you for the opportunity to continue our relationship with the District and look forward to working with you on the culinary arts addition & renovation project at the Central Campus. If this proposal meets your approval, please sign one copy and return it to us. If you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,

Wight & Company

Client Approval Matrix		
Wight & Company	Client Approval of Phase (Signature)	Date
Design Development – August Board Meeting		
Construction Documents		
Bidding/Permitting		
Construction Administration		



Laura Batterberry, AIA  
Principal, Director of Architecture



Jason Dwyer, AIA, LEED AP  
President Design & Construction

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title



July 25, 2023

Dr. Ilandus Hampton  
Assistant Superintendent for Business Services  
Joliet Township High School District 204  
300 Caterpillar Drive  
Joliet, Illinois 60436

**West High School Culinary Addition and Renovations  
Professional Services Proposal  
Project No. 220124**

Dear Dr. Hampton:

Wight & Company (Wight) is pleased to submit this proposal for architectural & engineering services to Joliet Township High School District 204 (District) for Additions and Renovations at Joliet West High School for Culinary Arts. We have prepared our proposal in the following five parts:

PROJECT UNDERSTANDING  
SCOPE OF SERVICES  
SCHEDULE  
COMPENSATION  
TERMS & CONDITIONS

**PROJECT UNDERSTANDING**

It is our understanding the District would like architectural and engineering professional design services for culinary arts addition and renovation at Joliet West High School. It is our understanding the District will be engaging Gilbane Construction Company (Gilbane), as Construction Manager, to implement the bidding and construction phases of the project. It is also our understanding Ruettiger, Tonelli & Associates (RTA) will provide site survey, and civil design/engineering services for the project. Wight will contract directly with RTA, as a reimbursable consultant. Based on the scope of the project, Wight will engage a food service consultant as a specialty consultant. Wight will directly contract with the consultant as a reimbursable consultant. Based upon our April 26th meeting, the scope of work includes the following:

- Culinary Addition
  - Provide a new east-west corridor to connect A Building to E building.
  - 2 new culinary classrooms, shared storage space, and a café/demonstration kitchen.

**SCOPE OF SERVICES**

In conjunction with the agreement, AIA B101-2017, Standard form of Agreement Between Owner and Architect, Wight proposes to provide the following services outlined in the Project Understanding through the following Scope of Services contained within this proposal:

**Basic Services:**

**Field Survey**

- Wight shall visit the site to review existing conditions.
- Wight shall engage RTA to provide site survey of the area(s) anticipated to be impacted by this project.
- Wight will review the existing available drawings, both on file at Wight and provided by the District.

**Design Documents**

- Wight shall develop design concepts (up to two (2) times) for review and approval by the District.
- Upon agreed design direction, Wight shall prepare design documents to the necessary level to allow for permitting approval, public bidding, and construction of the project. Contract Documents shall illustrate and describe scope and intent of design and shall consist of drawings and specifications setting forth in detail the quality levels of materials and components for the construction of the project. All the design drawings will be developed utilizing Revit software. These documents will include architectural, structural, mechanical, electrical, plumbing, and civil (by direct consultant RTA) design & engineering.
- Wight will manage and coordinate directly with RTA on the development of the design documents.
- There will be a maximum of six (6) review/coordination meetings with the District and appropriate staff during the Contract Documents Phase.

**Permitting**

- Wight shall coordinate and prepare permit documents as required by the State Board of Education and other applicable authorities having jurisdiction.

**Bidding**

- Wight shall assist the Construction Manager during the bidding process, answer RFI's, attend a pre-bid meeting, assist CM in review all qualified bids and participate in scope reviews with the lowest responsible bidder(s) to assure the intended scope of work is covered.
- Wight will manage, direct, and administratively lead RTA during this phase.

**Contract Administration**

- Wight shall review all shop drawings, samples, and product data, as required.
- Wight will answer all RFI's as they relate to this project.
- Wight will attend/participate in OACM meetings as established by Gilbane.
- Wight architects/engineers will perform site visits at intervals appropriate to the stage of the contractor's operations to become generally familiar with and to keep the owner informed about the progress and quality of the portion of the work completed.
- Wight will actively lead the CA efforts for the design team, managing, directing and administratively leading RTA.
- Wight will prepare a final punch list at the end of the construction and assist with project closeout.

**SCHEDULE**

Wight is prepared to start the work on this project upon receipt of a signed proposal. Initial schedule identified below. Schedule subject to review and development in conjunction with Gilbane & the District:

100% Construction Documents  
Construction Completion

October 2023  
August 2025

## COMPENSATION

### Basic Services

Wight & Company proposes a percentage of construction cost-based fee of 8.00% for professional services to perform basic services associated with design, documentation, bidding, and construction administration activities as defined above.

Based on Gilbane's preliminary estimate, dated June 13, 2023, Construction Cost is approximately \$8,800,000. To be conservative, and for purposes of phased approval, the fee breakdown below is based on 85% of the construction cost or \$7,480,000. Final adjusted fees will be determined at an agreeable interim point of the project.

Phase	Percentage Breakdown of Fee	Fee By Phase
Design Development – August Board Meeting	35%	\$209,440.00
Construction Documents	35%	\$209,440.00
Bidding/Permitting	5%	\$29,920.00
Construction Administration	25%	\$149,600.00
	100%	\$598,400.00

Ruettiger, Tonelli & Associates will provide the civil engineering and design services as outlined in the attached proposal dated May 12, 2023, for a total of \$16,620.00. RTA fees are in addition to the basic services fee outlined above and will be invoiced at direct cost through Wight & Company.

Phase	Percentage Breakdown of Fee	Fee By Phase
Design Development – August Board Meeting	35%	\$5,817.00
Construction Documents	35%	\$5,817.00
Bidding/Permitting & Construction Administration	30%	\$4,986.00
	100%	\$16,620.00

Specialty Food Service Consultant will provide the design consultation, equipment selection & specification services. Wight will provide the District with the direct proposal once received. This consultant fees are in additional to the basic services fee outlined above.

### Architectural/Engineering Reimbursable Expenses

In addition to the professional service fee, Wight recommends an allowance be reserved for reimbursable expenses associated with this proposal in the amount of Five Thousand Dollars (\$5,000.00). Reimbursable expenses will be billed at direct cost plus 10%. The following is list of typical reimbursable expenses:

- Printing, color reproductions and delivery costs of drawings and reports
- Supplies, materials, and costs related to specific reports and presentations
- Travel at current IRS established reimbursement rate



## TERMS & CONDITIONS

The basic services described above are to be performed by the Architect/Engineer following the scope and intent of the American Institute of Architects Document *B101-2017, Standard Form of Agreement Between Owner and Architect*, incorporated to this agreement by reference. In the event of a conflict, the terms of this agreement, and not the terms of Document B101 shall control.

Wight will invoice monthly based on a percentage of the work completed and payment will be due in 30-days (or in accordance with the Illinois Prompt Payment Act).

We thank you for the opportunity to continue our relationship with the District and look forward to working with you on the culinary arts addition & renovation project at the West Campus. If this proposal meets your approval, please sign one copy and return it to us. If you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,

Wight & Company

Laura Batterberry, AIA  
Principal, Director of Architecture

Jason Dwyer, AIA, LEED AP  
President Design & Construction

Client Approval Matrix		
Wight & Company	Client Approval of Phase (Signature)	Date
Design Development – August Board Meeting		
Construction Documents		
Bidding/Permitting		
Construction Administration		
Ruettiger, Tonelli & Associates Civil Engineering & Design		
Design Development – August Board Meeting		
Construction Documents		
Bidding/Permitting		

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title