



November 10, 2025

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 1
Joliet Central High School Phase 2B
Smith Building First Floor Renovations, T&I First Floor Renovations, T&I Link Addition.
GBCo. #5032.100

Dear Dr. Hampton:

At 10:00 am on October 30, 2025, and on November 6, 2025 sealed bids were electronically submitted and opened via Procore and publicly read aloud via Teams Meetings for the bid opening meeting for Joliet Central High School, Phase 2B. In total there are 18 Bid Packages for the Joliet Central High School Phase 2B.

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	Description	Bidder	Low Bid
02A	Demolition	Break Thru Enterprises Inc.	\$ 478,000.00
03A	Building Concrete	Schaeffges Brothers, Inc.	\$ 357,000.00
04A	Masonry	Ramcorp Inc.	\$ 622,575.00
05A	Structural & Miscellaneous Steel	Arcorp Structures, LLC.	\$ 600,000.00
06A	Carpentry	Shales McNutt	\$ 892,329.00
06B	Casework & Millwork	Shales McNutt	\$ 823,833.00
07A	Roofing	Elens & Maichin Roofing & Sheet Metal	\$ 202,430.00
08A	Glass & Glazing	C.A.D Contract Glazing	\$ 354,800.00
09A	Drywall & Framing & Acoustical	Escarpita Construction Co. Inc.	\$ 1,091,406.00
09B	Resilient Flooring	Diverzify+ LLC	\$ 231,136.00
09C	Painting	Oosterbaan & Sons. Co.	\$ 137,240.00
09D	Tile Flooring & Wall Tile	Diverzify+ LLC	\$ 139,714.00
09E	Resinous Flooring	CCI Flooring Inc.	\$ 336,500.00
21A	Fire Protection	Nelson Fire Protection	\$ 337,462.00
22A	Plumbing	John's Service and Sales	\$ 496,506.00
23A	HVAC	Quality Control Systems Inc.	\$ 2,272,111.00
26A	Electrical	JB Contracting Corporation	\$ 2,659,315.00
31A	Earthwork & Site Utilities	Bisping Construction Company Inc.	\$ 341,666.00
		Total Base Bid Award	\$ 12,374,023.00

JTHS District #204
Joliet Central High School Phase 2B
Recommendation to Award Bids:

The above Base Bid recommendations do not include award for the Alternate Bids. The following Alternate Bids are available for incorporation into the project scope of work. Please indicate by initialing whether each portion of the alternate is accepted or rejected. We recommend accepting Alternate 2 bids from Arcorp Structures, LLC, Shales McNutt, Quality Controls Systems Inc. and JB Contracting Corporation. We recommend rejecting the Alternate bid 2 from Elens & Maichin Roofing & Sheet Metal as the contractor misinterpreted the scope. The price for this work will be negotiated at a later date. We recommend accepting Alternate Bid 3 to fusion splice the fiber feed from T&I Building to Pathways Building. If at a later date it is determined that the fusion splice is not needed, this cost would be credited back to Joliet Township High School District #204.

ALTERNATE BID 2, Smith Building RTU Replacement:

Package	Description	Company	Alternate 2	Accept	Reject
05A	Structural & Miscellaneous Steel Work	Arcorp Structures, LLC.	\$32,700.00	X	
06A	Carpentry Work	Shales McNutt	\$3,750.00	X	
07A	Roofing Work	Elens & Maichin Roofing & Sheet Metal	\$45,880.00		X
23A	HVAC Work	Quality Control Systems Inc.	\$313,335.00	X	
26A	Electrical Work	JB Contracting Corporation	\$9,515.00	X	
		Total Recommended Award Alternate 2	\$359,300.00	X	

ALTERNATE BID 3, Fiber Feed From T&I Building to Pathways Building:

Package	Description	Company	Alternate 3	Accept	Reject
26A	Electrical	JB Contracting Corporation	\$ 6,825.00	X	
		Total Recommended Award Alternate 3	\$6,825.00	X	

Total Award Including Alternates

\$12,740,148.00

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

Stephanie A. Mueller
Chief Purchasing Agent

Ilandus Hampton
Date: _____

cc: N. Shah, Wight & Co.
D. Norris, GBCo.
C. Fierke, GBCo.
C. DelRose, GBCo.
B. Paczesny, JTHS.