



## BOARD MEETING MEMORANDUM

**Board Meeting Date:** May 19, 2026 (Facility Committee Meeting)  
**From:** Aron Borowiak, Superintendent  
**Re:** New Early Learning Center Facility Updates  
**Attachment(s)** Project Delivery Methods  
**Agenda Location:** Information / Discussion

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### **Rationale:**

CCS and Legat will provide updates on the project

- Construction Delivery Method (see below)
- Village of Antioch communication
- Geothermal Information
- All updates regarding the project will be communicated

The administration is seeking Board approval of the construction delivery method for the new Early Learning Center Facility project. As the District moves beyond the Schematic Design Phase and into the next stages of project development, it is important to establish the delivery method that will guide the bidding and construction process for the facility.

After review of the available project delivery methods, including Open Design-Bid-Build, Pre-Qualified General Contractor Design-Bid-Build, and Construction Manager at Risk (CMAR), the administration, in collaboration with CCS International and Legat Architects, recommends utilizing the Pre-Qualified General Contractor (GC) delivery method. This approach maintains a competitive lump-sum bidding process while also allowing the District to pre-qualify contractors based on experience, project approach, qualifications, and successful completion of similar projects.

The recommended method provides the District with strong cost control through competitive bidding while reducing the risk of unqualified contractors participating in the process. Additionally, because the Early Learning Center project is a new construction project on a standalone site, the administration does not believe the additional costs associated with a Construction Manager at Risk model outweigh the benefits for this particular project.



# ANTIOCH COMMUNITY CONSOLIDATED SCHOOL DISTRICT 34

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**Recommendation/Motion:**

Information / Discussion