
Fwd: FOIA Request

1 message

Kathy Gavin <kgavin@ntdse.org>
To: Christina Dimas <cdimas@ntdse.org>
Cc: Tarin Kendrick <tkendrick@ntdse.org>

Fri, Oct 17, 2025 at 7:01 AM

Hi Christina - Here is some FOIA information for the packet.
Thanks - Kathy



Kathy Gavin, MS Ed. CSBO
Director of Finance and Facilities

847-965-9040 x 830 | www.ntdse.org | kgavin@ntdse.org
8701 Menard Avenue, Morton Grove, IL, 60053



----- Forwarded message -----

From: **Kathy Gavin** <kgavin@ntdse.org>
Date: Fri, Oct 17, 2025 at 6:59 AM
Subject: FOIA Request
To: <mrdclmcc@gmail.com>
Cc: Tarin Kendrick <tkendrick@ntdse.org>, Heather Lane <hlane@ntdse.org>

Dear Mr. Remolona,

Per your FOIA request dated 10/15/25, I have attached the following documents:

SUMMER 2025 RENOVATIONS - Bid opening date: 12/19/2024

Building permit
Letter of Award
Bid Tab Summary sheet

Please let us know if you need additional information.

Thank you,

Kathy Gavin



Kathy Gavin, MS Ed. CSBO
Director of Finance and Facilities

847-965-9040 x 830 | www.ntdse.org | kgavin@ntdse.org
8701 Menard Avenue, Morton Grove, IL, 60053



3 attachments

NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205



December 20, 2024

Kathy Gavin, MS. Ed, CSBO
Director of Finance and Facilities
Niles Township District for Special Education #807
8701 Menard Ave
Morton Grove, IL 6053

RE: **Summer 2025 Renovations at Molloy Education Center
Construction Management Fee Structure**

Dear Ms. Kathy Gavin,

Bids for the above-referenced project were received at the Office of Nicholas & Associates located at 1001 Feehanville Drive, Mount Prospect, Illinois 60056. As you witnessed, bids were publicly opened and read aloud on Thursday, December 19, 2024, at 1:00pm local time.

Enclosed for your information is a copy of the bid tabulation sheet outlining the bids received from the contractors and applicable bid package.

Nicholas & Associates, Inc. affirms that the apparent low bidders for each bid package have reviewed and understand the bid documents for the Niles Township District for Special Education #807 – Summer 2025 Renovations at Molloy Education Center project and intend to perform the work as specified.

Therefore, we recommend that an award for construction be made as follows:

<u>Contractors</u>	<u>Contract Value Amount</u>
RB Construction, Inc. 220 Gerry Drive Wood Dale, IL	\$ 1,194,000 (Base Bid + Alternate No. 1)
DeKalb Mechanical, Inc. 339 Wurlitzer Drive DeKalb, IL	\$ 192,000 (Base Bid + Alternate No. 1)
Shoreline Electric 515 N. Wolf Road Wheeling, IL	\$ 242,500 (Base Bid + Alternate No. 1)
	Total: \$1,628,500.00

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The preceding recommendation represents our interpretation and understanding of the bids submitted. The contract values listed above include Base Bid plus Alternate 1 as recommended by the School District Administration.

If you have questions regarding the above or you need additional information, please do not hesitate to contact our office.

Sincerely,

Joe Papanicholas
Nicholas & Associates, Inc.

NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205



Niles Township District for Special Education #807

2025 Summer Renovation - Molloy Education Center - Bid Tab

Thursday, December 19, 2024 1:00PM



Bid Package #1 - General Trades					
Contractor	Bid Bond	Addenda	Base Bid	Alternate No. 1	Comments
Lo Destro Construction	Y	1,2	\$1,290,000	No Change	
Monarch Construction	Y	1,2	\$1,323,600	\$5,960	
RB Construction, Inc.	Y	1,2	\$1,185,000	\$9,000	
Bid Package #2 - HVAC					
Contractor	Bid Bond	Addenda	Base Bid	Alternate No. 1	Comments
Amber Mechanical	Y	1,2	\$174,700	\$39,400	
Dekalb Mechanical	Y	1,2	\$173,000	\$19,000	
Helm Mechanical	Y	1,2	\$196,000	\$43,000	
Bid Package #3 - Electrical					
Contractor	Bid Bond	Addenda	Base Bid	Alternate No. 1	Comments
Carey Electric	Y	1,2	\$284,795	\$8,268	
Meany Electric	Y	1,2	\$270,000	\$7,500	
Prospect Electric	Y	1,2	\$239,000	\$4,800	
Shoreline Electric	Y	1,2	\$235,000	\$7,500	

APPLICATION FOR BUILDING PERMIT

Date Received by Regional Office of Education _____

Regional Office of Education Assigned Application Number _____

DISTRICT NAME	Niles Township District for Special Education #807	COUNTY	Cook
FACILITY NAME	Molloy Education Center	FACILITY LOCATION	8701 Menard Ave, Morton Grove, IL 60053

☒ Property is owned by the district ☐ Property not owned by district (Attach Authorization by owner)

PROJECT SCOPE

COST AND FINANCING

- ☐ Less Than \$50,000 but involves like activity
- ☒ More than \$50,000
- ☐ Less than 15% of replacement cost
- ☐ More than 15% of replacement cost but less than 50% of replacement cost
- ☐ More than 50% of replacement cost
- ☐ Fire Prevention and Safety Financing Involved

PROJECT NUMBER: 74074

TOTAL ESTIMATED COST: \$ _____

ESTIMATED COMPLETION DATE: _____

SOURCE OF ALL FUNDS: → local

TOTAL SQUARE FOOTAGE: _____

AREA AFFECTED:

- ☐ New area more than 7200 square feet (Sprinklers req.)
- ☐ New standalone building with 50+ Group E occupants (Storm Shelter req.)
- ☐ Addition increasing existing square footage by 50% or more (Storm Shelter req.)
- ☒ Less than 50% of existing area
- ☐ More than 50% of existing area (Sprinklers req.)

FOR HEALTH/LIFE SAFETY FUNDING (5% LEVY OR BONDS) INDICATE:

Amendment number: # _____

Item(s): # _____

CATEGORIES OF WORK INVOLVED

- | | | |
|---|--|---|
| ☐ New building construction | ☐ Energy conservation | ☐ Site work |
| ☐ School building addition | ☒ Mechanical (HVAC) work | ☒ Sprinkler system installation |
| ☐ Asbestos abatement | ☐ Paving | ☐ Structural work |
| ☒ Accessibility (ADA) | ☒ Plumbing work | ☐ Telephone systems (E-911) |
| ☒ Electrical work | ☐ Security system | ☐ Other: _____ |

PROJECT DOCUMENTS (Attach two copies of all construction documents)

CONSTRUCTION DOCUMENTS ATTACHED

DATE SUBMITTED

Drawings

December 2, 2024

Specifications

December 2, 2024

Plan Review Statements

Confirmation of Plan Review Records

Illinois Licensed Design Professional

We hereby certify that this application accurately describes the work to be performed and that, upon approval, all work will be completed to the best of our knowledge in compliance with the Health/Life Safety Code, Sprinkler Code 5/22-23, local zoning code and any other applicable Illinois or Federal laws or regulations. We understand that a permit for construction of an elevator must be sought separately through the Office of the State Fire Marshal.

Date "Contract for Design" was signed by architect _____

This Project is being built under the _____ IBC

(Seal)

Joel Chandler Koster
001.026386

001-026386

Nov 30, 2026

License Number

Expiration Date

Joel Chandler Koster

ARCON Assoc., Inc.

(630)495-1900

Name and Signature of Design Professional

Name of Firm

Phone Number

SCHOOL DISTRICT

The Board of Education does hereby approve and adopt said plans and specifications for submission to the Regional Superintendent for review and issuance of a building permit. The Board of Education is aware that local county and/or municipality zoning requirements may apply.

Date _____ Signature of President, Board of Education

Date _____ Signature of District Superintendent

The above Application for Building Permit is hereby accepted as submitted. An Application of Occupancy Permit and the final inspection are required for the Certificate of Occupancy, and must be scheduled prior to occupancy of building.

Date _____ Signature of Regional Superintendent