



OCTOBER 2025 MONTHLY PROGRESS REPORT

Riverside Public School District 96

Ames Elementary Boiler Replacement Project

86 Southcote Rd, Riverside, IL, 60546

Hauser Elementary Masonry Repair Project

65 Woodside Rd, Riverside, IL, 60546

Hollywood Elementary Roof Replacement Project

3423 Hollywood Ave, Brookfield, IL, 60513

Vistara Construction Services, Inc.

728 West Jackson Boulevard, Suite 526

Chicago, IL 60661

www.vistara.com



Riverside Public School District 96

3340 S Harlem, Riverside IL 60546

SUMMER FY2025 Boiler Replacement Project - Ames Elementary School
GC: Acitelli Heating & Piping Contractors, Inc.



PHOTOGRAPHS

OCTOBER 2025

ACITELLI HEATING & PIPING CONTRACTORS, INC.

SUMMER FY2025 Boiler Replacement Project - Ames Elementary School



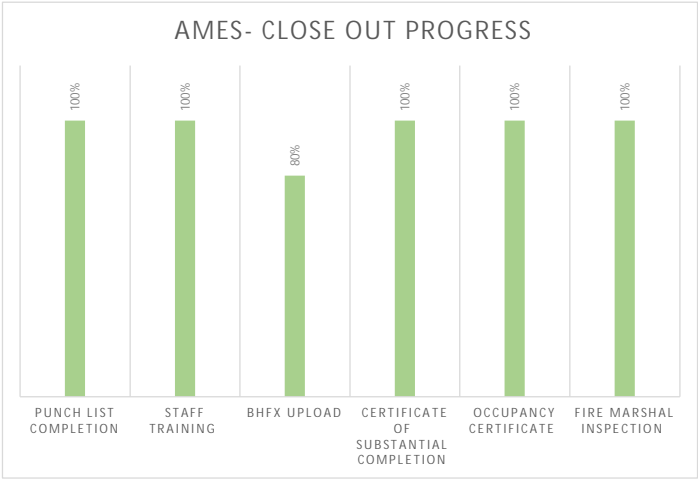
CONTROLS ROUTED AND INSTALLED



INSULATION WORK COMPLETED



CO2 DETECTOR INSTALLED



The Project scope included the replacement of the existing boiler equipment and pumps. The work, including pipe removal and relocation, electrical upgrades and sprinkler heads relocation, was completed. The project is currently being closed out.

Key Activities

1. Boiler Installation - 100% Complete
2. Piping Work - 100% Complete
3. Electrical Work - 100% Complete
4. Temperature Control Work- 100% Complete

Riverside Public School District 96
3340 S Harlem, Riverside IL 60546



FINANCIAL STATUS - ACITELLI HEATING & PIPING CONTRACTORS, INC.

OCTOBER 2025

SUMMER FY25 - AMES ELEMENTARY BOILER REPLACEMENT			
01	BRYAN BOILER	Barr Mechanical Sales	\$ 233,600.00
02	BOILER FLUE MATERIAL	Barr Mechanical Sales	\$ 20,200.00
03	TACO PUMP/ UNIT HEATER/ VALVES	Mechanical Equipment, Inc.	\$ 11,000.00
04	GRILLES/ FAN/ LOUVER/ DAMPER	Diffusion Sales Company	\$ 3,740.00
05	GENERAL TRADES	Enger- Vavra, Inc.	\$ 32,478.00
06	DEMOLITION	Nickelson Demolition Service	\$ 34,500.00
07	FIRE PROTECTION	C&E Fire Protection, Inc.	\$ 9,985.00
08	ELECTRICAL	Glow Electric Company	\$ 26,000.00
09	INSULATION	Parkside Insulation, Inc.	\$ 13,270.00
10	TEST & BALANCE	Mechanical Test & Balance, Inc.	\$ 1,500.00
11	BOND	Acitelli	\$ 7,242.00
12	SUBMITTAL DOCUMENTATION	Acitelli	\$ 1,000.00
13	CLOSE-OUT DOCUMENTATION	Acitelli	\$ 1,000.00
14	CRANES/ LIFTS	Acitelli	\$ 2,000.00
15	DEMOLITION LABOR	Acitelli	\$ 7,872.00
16	PLUMBING WORK	Acitelli	\$ 19,500.00
17	TEMPERATURE CONTROL	Acitelli	\$ 98,500.00
18	VENT WORK (Material)	Acitelli	\$ 5,624.00
19	VENT WORK (Labor)	Acitelli	\$ 33,116.00
20	PIPING WORK (Material)	Acitelli	\$ 49,398.00
21	PIPING WORK (Labor)	Acitelli	\$ 112,475.00
21	ALLOWANCE	Acitelli	\$ 40,000.00
22	CHANGE ORDER #1	Unused Allowance Credit	\$ (40,000.00)
TOTAL			\$ 724,000.00

PAY APP 1	PAY APP 2	PAY APP 3	PAY APP 4	PAY APP 5	PAY APP 6	PAY APP 7
APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER
		\$ 210,240.00	\$ 19,360.00		\$ 4,000.00	
100%						
				\$ 20,200.00		
100%						
\$ 9,700.00	\$ 1,300.00					
100%						
\$ 3,740.00						
100%						
		\$ 24,000.00	\$ 3,000.00	\$ 5,478.00		
100%						
	\$ 34,500.00					
100%						
		\$ 4,000.00		\$ 5,985.00		
100%						
	\$ 3,000.00	\$ 3,000.00	\$ 7,000.00	\$ 13,000.00		
100%						
				\$ 13,270.00		
100%						
				\$ 1,500.00		
100%						
\$ 7,242.00						
100%						
\$ 1,000.00						
100%						
					\$ 1,000.00	
100%						
			\$ 1,000.00	\$ 1,000.00		
100%						
	\$ 5,872.00	\$ 2,000.00				
100%						
				\$ 19,500.00		
100%						
				\$ 60,000.00	\$ 38,500.00	
100%						
				\$ 5,624.00		
100%						
\$ 1,000.00				\$ 32,116.00		
100%						
\$ 12,000.00	\$ 6,000.00	\$ 16,000.00	\$ 8,000.00	\$ 7,398.00		
100%						
\$ 1,000.00	\$ 18,000.00	\$ 12,000.00	\$ 38,000.00	\$ 43,475.00		
100%						
				\$ 40,000.00		
100%						
				\$ (40,000.00)		
100%						
\$ 35,682.00	\$ 68,672.00	\$ 271,240.00	\$ 76,360.00	\$ 228,546.00	\$ 43,500.00	\$ -

CONTRACT	INVOICED	RETAINAGE	BALANCE TO FINISH
\$ 233,600.00	\$ 233,600.00	\$ 23,360.00	\$ -
\$ 20,200.00	\$ 20,200.00	\$ 2,020.00	\$ -
\$ 11,000.00	\$ 11,000.00	\$ 1,100.00	\$ -
\$ 3,740.00	\$ 3,740.00	\$ 374.00	\$ -
\$ 32,478.00	\$ 32,478.00	\$ 3,247.80	\$ -
\$ 34,500.00	\$ 34,500.00	\$ 3,450.00	\$ -
\$ 9,985.00	\$ 9,985.00	\$ 998.50	\$ -
\$ 26,000.00	\$ 26,000.00	\$ 2,600.00	\$ -
\$ 13,270.00	\$ 13,270.00	\$ 1,327.00	\$ -
\$ 1,500.00	\$ 1,500.00	\$ 150.00	\$ -
\$ 7,242.00	\$ 7,242.00	\$ 724.20	\$ -
\$ 1,000.00	\$ 1,000.00	\$ 100.00	\$ -
\$ 1,000.00	\$ 1,000.00	\$ 100.00	\$ -
\$ 2,000.00	\$ 2,000.00	\$ 200.00	\$ -
\$ 7,872.00	\$ 7,872.00	\$ 787.20	\$ -
\$ 19,500.00	\$ 19,500.00	\$ 1,950.00	\$ -
\$ 98,500.00	\$ 98,500.00	\$ 9,850.00	\$ -
\$ 5,624.00	\$ 5,624.00	\$ 562.40	\$ -
\$ 33,116.00	\$ 33,116.00	\$ 3,311.60	\$ -
\$ 49,398.00	\$ 49,398.00	\$ 4,939.80	\$ -
\$ 112,475.00	\$ 112,475.00	\$ 11,247.50	\$ -
\$ 40,000.00	\$ 40,000.00	\$ 4,000.00	\$ -
\$ (40,000.00)	\$ (40,000.00)	\$ (4,000.00)	\$ -
\$ 724,000.00	\$ 724,000.00	\$ 36,200.00	\$ -

OVERALL PERCENTAGE COMPLETE
EARNED TO DATE
PREVIOUS PAYMENT
PAYMENT = EARNED - RETAINAGE

100.00%
\$724,000.00
\$ 612,450.00
\$75,350.00

Riverside Public School District 96

3340 S Harlem, Riverside IL 60546

SUMMER FY2025 Masonry Repair @ Hauser Elementary School

GC: MBB Enterprises of Chicago, Inc.



PHOTOGRAPHS

OCTOBER 2025

MBB ENTERPRISES OF CHICAGO, INC

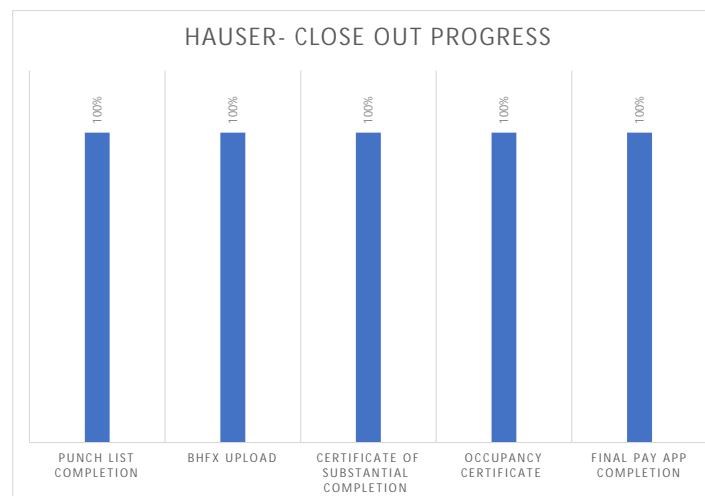
SUMMER FY2025 Masonry Repair @ Hauser Elementary School



TUCKPOINTING & WASHING COMPLETE



DOWNSPOUTS IN PLACE



The Project scope included selective tuckpointing of brick and stone, recaulking, sealant installation, lintel scraping, painting, and flashing at Hauser Elementary. The work was completed prior to the school district commenced operations and the project has been closed out.

Key Activities

1. Tuckpointing 100% Complete
2. Lintel Restoration 100% Complete
3. Cleaning/ Washing- 100% Complete

Riverside Public School District 96
3340 S Harlem, Riverside IL 60546



FINANCIAL STATUS - MBB Enterprises of Chicago, Inc.

OCTOBER 2025

HAUSER ELEMENTARY MASONRY REPAIR				PAY APP 1	PAY APP 2	PAY APP 3	PAY APP 4	PAY APP 5	PAY APP 6	PAY APP 7	SEPTEMBER 2025	INVOICED	RETAINAGE	BALANCE TO FINISH
				JUNE	JULY	AUG	SEP	OCT	NOV	DEC				
01	MOBILIZATION	MBB	\$ 25,000.00	\$ 25,000.00							\$ 25,000.00	\$ 25,000.00	\$ 2,500.00	\$ -
				100%										
02	RESTORATION WASH	MBB	\$ 35,300.00	\$ 3,530.00	\$ 31,770.00						\$ 35,300.00	\$ 35,300.00	\$ 3,530.00	\$ -
				100%										
03	GRINDING	MBB	\$ 311,449.00	\$ 202,442.00	\$ 109,007.00						\$ 311,449.00	\$ 311,449.00	\$ 31,144.90	\$ -
				100%										
04	TUCK-POINT	MBB	\$ 210,000.00	\$ 52,500.00	\$ 157,500.00						\$ 210,000.00	\$ 210,000.00	\$ 21,000.00	\$ -
				100%										
05	LINTEL RESTORATION & STONE FASCIA	MBB	\$ 58,000.00	\$ 26,100.00	\$ 31,900.00						\$ 58,000.00	\$ 58,000.00	\$ 5,800.00	\$ -
				100%										
06	CAULKING LOUVERS & EXPANSION JOINTS	MBB	\$ 9,000.00		\$ 9,000.00						\$ 9,000.00	\$ 9,000.00	\$ 900.00	\$ -
				100%										
07	FINAL WASH	MBB	\$ 50,000.00		\$ 50,000.00						\$ 50,000.00	\$ 50,000.00	\$ 5,000.00	\$ -
				100%										
08	EQUIPMENT	MBB	\$ 97,290.00	\$ 53,510.00	\$ 43,780.00						\$ 97,290.00	\$ 97,290.00	\$ 9,729.00	\$ -
				100%										
09	BOND & SUBMITTALS	MBB	\$ 18,500.00	\$ 18,500.00							\$ 18,500.00	\$ 18,500.00	\$ 1,850.00	\$ -
				100%										
10	DEMOLIBLIZE	MBB	\$ 15,000.00			\$ 15,000.00					\$ 15,000.00	\$ 15,000.00	\$ 750.00	\$ -
				100%										
11	ALLOWANCE	MBB	\$ 75,000.00		\$ 70,414.25	\$ 4,585.75					\$ 75,000.00	\$ 75,000.00	\$ 7,270.71	\$ -
				100%										
12	ROOFING	Sub	\$ 49,900.00			\$ 49,900.00					\$ 49,900.00	\$ 49,900.00	\$ 2,495.00	\$ -
				100%									\$ -	
13	CHANGE ORDER #1	Lintel	\$ 156,600.00		\$ 93,960.00	\$ 62,640.00					\$ 156,600.00	\$ 156,600.00	\$ 12,528.00	\$ -
				100%										
14	CHANGE ORDER #2	Additional Masonry	\$ 21,605.25			\$ 21,605.25					\$ 21,605.25	\$ 21,605.25	\$ 1,080.26	\$ -
				100%										
TOTAL			\$ 1,132,644.25	\$ 381,582.00	\$ 597,331.25	\$ 153,731.00	\$ -	\$ -	\$ -	\$ -	\$ 1,132,644.25	\$ 1,132,644.25	\$ 56,632.21	\$ -
								OVERALL PERCENTAGE COMPLETE			100.00%			
								EARNED TO DATE			\$1,132,644.25			
								PREVIOUS PAYMENT			\$ 1,076,012.04			
								PAYMENT = EARNED - RETAINAGE			\$ 56,632.21			

Riverside Public School District 96

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SUMMER FY2025 Roof Replacement @ Hollywood Elementary School

GC: Ridgeworth Roofing Co., Inc.

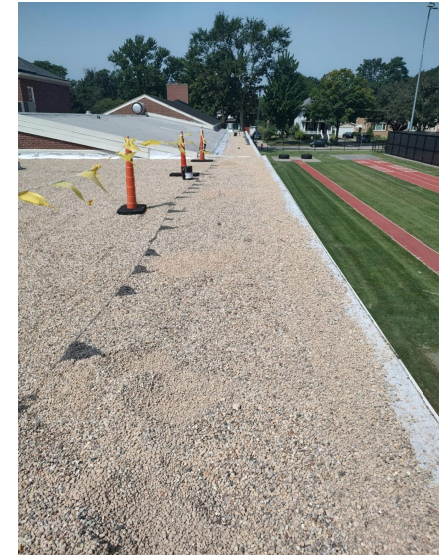


PHOTOGRAPHS

OCTOBER 2025

RIDGEWORTH ROOFING CO., INC

SUMMER FY2025 Roof Replacement @ Hollywood Elementary School

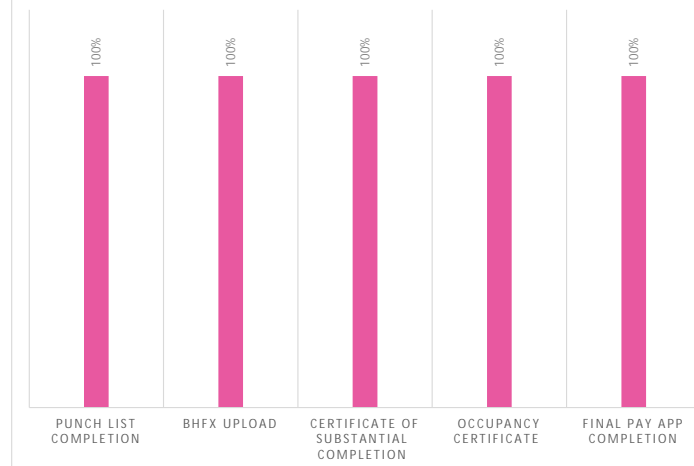


COPING REPLACED & NEW BALLAST IN PLACE



SCUPPER IN PLACE

HOLLYWOOD- CLOSE OUT PROGRESS



The Project scope included selective roof replacement at Hollywood. The existing roofing was replaced with temporary roofing until all demolition was complete. After demolition, new insulation with new roofing material were installed before the school district commenced operations. The project has been closed out.

Key Activities

1. Flashing - 100% Complete
2. Coping & Ballast - 100% Complete
3. Scupper/ Light Installation- 100% Complete

Riverside Public School District 96
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SUMMER FY2025 Roof Replacement @ Hollywood Elementary School



FINANCIAL STATUS - RIDGEWORTH ROOFING CO., INC.

OCTOBER 2025

SUMMER FY25- HOLLYWOOD ELEMENTARY ROOF REPLACEMENT			
01	P & P BOND	Ridgeworth	\$ 2,977.00
02	LABOR & MISC MATERIAL	Ridegworth	\$ 117,835.00
03	ROOFING MATERIAL	The Garland	\$ 100,088.00
04	ROOFING MATERIAL	Beacon Roofing	\$ 37,000.00
05	VACUUM SERVICES	Ridgeworth	\$ 5,800.00
06	SHEET METAL	BR Productions	\$ 18,000.00
07	ALLOWANCE	Ridgeworth	\$ 15,000.00
08	CHANGE ORDER	Unused Allowance Credit	\$ (13,215.00)
TOTAL			\$ 283,485.00

PAY APP 1	PAY APP 2	PAY APP 3	PAY APP 4	PAY APP 5	PAY APP 6	PAY APP 7
JUNE	JULY	AUG	SEP	OCT	NOV	DEC
\$ 2,977.00						
100%						
	\$ 115,000.00	\$ 2,835.00				
100%						
\$ 100,088.00						
100%						
	\$ 37,000.00					
100%						
\$ 5,800.00						
100%						
		\$ 18,000.00				
100%						
		\$ 15,000.00				
100%						
		\$ (13,215.00)				
100%						
\$ 108,865.00	\$ 152,000.00	\$ 22,620.00	\$ -	\$ -	\$ -	\$ -

CONTRACT	INVOICED	RETAINAGE	BALANCE TO FINISH
\$ 2,977.00	\$ 2,977.00	\$ 297.70	\$ -
\$ 117,835.00	\$ 117,835.00	\$ 11,500.00	\$ -
\$ 100,088.00	\$ 100,088.00	\$ 10,008.80	\$ -
\$ 37,000.00	\$ 37,000.00	\$ 3,700.00	\$ -
\$ 5,800.00	\$ 5,800.00	\$ 580.00	\$ -
\$ 18,000.00	\$ 18,000.00	\$ -	\$ -
\$ 15,000.00	\$ 15,000.00	\$ -	\$ -
\$ (13,215.00)	\$ (13,215.00)	\$ -	\$ -
\$ 283,485.00	\$ 283,485.00	\$ 26,086.50	\$ -

OVERALL PERCENTAGE COMPLETE	100.00%
EARNED TO DATE	\$283,485.00
PREVIOUS PAYMENT	\$ 234,778.50
PAYMENT = EARNED - RETAINAGE	\$ 48,706.50