



LAKE BLUFF SCHOOL DISTRICT 65

TO: Board of Education
Dr. Lisa Leali, Superintendent

FROM: Jay Kahn, Chief School Business Official

DATE: April 28, 2026

RE: Elementary Generator Bid Award

Recommendation

Based on the bid results, scope review, and reference checks, Administration recommends award of the Lake Bluff Elementary School Generator Addition project to Kelso-Burnett Co. in the total amount of \$340,003.00, which includes the base bid and alternate bid work. In addition, it is recommended to pre-authorize of contingent work for circuit-breaker replacement in a not-to-exceed amount of \$6,440.00, to be performed only if the thermal scan identifies deficiencies.

Background

The District determined that the installation of an emergency backup power generator at the elementary school was prudent due to the obsolescence, unreliability, and high maintenance cost of the of the current battery inverter system. Further, the current inverter system only powers emergency lighting and leaves many important safety and security infrastructure systems unprotected and inoperable in the case of an extended power outage.

Wight & Co. was engaged to provide professional and engineering services to manage the design, procurement, and installation of a natural gas backup power generator. A public bid was published on March 18th, an optional pre-bid meeting and tour of the facility was conducted on March 25th, and bids were due on April 15th. There were two bidders - the bid tabulation and individual bids are attached. Kelso-Burnett Co. was the low bidder, they received very positive feedback during reference checks, and they have the necessary relevant project experience.

Current Situation

Due to an unforeseen manufacture product model transition, the lead time for the specified generator has doubled from 12-18 weeks to 24-28 weeks, interfering with the project timeline. Given the delay the project will no longer be able to be completed prior to the beginning of the 2026-27 school year.

Of the three options recommended to deal with the delay, **Administration is recommending Option #2**

Option 1: Rebid the project for next summer

This is the only path that ensures the work is completed over the summer, but it will leave the project open to any price increases over the next year.

Option #2: Accept the bid as is and phase the installation.

Complete as much work as possible over the summer and install and connect the generator when it arrives toward the end of the calendar year. There would be work required for the 'changeover' that would need to take place over the winter break.

Because the new equipment must occupy the current equipment's location, the proposed installation needs to be slightly reworked. The project includes a \$10,000 contingency allowance that could be used to offset the cost of reworking.

Option #3: Pay a premium for an alternate generator.

The District could purchase a larger-than-required generator that has a shorter lead time. The upcharge for the equipment would be roughly \$19,000; not including any additional costs the contractor might have. Also, while the lead time is shorter, the delivery window could still result in delivery after the start of school, potentially incurring an additional cost with no schedule benefit.





April 23, 2026

Mr. Jay Kahn
Chief School Business Official
Lake Bluff School District 65
121 E. Sheridan Place
Lake Bluff, IL 60044

LAKE BLUFF ELEMENTARY SCHOOL – GENERATOR ADDITION

Dear Mr. Kahn:

On April 15, 2026, bids were received by Lake Bluff School District 65 for the Lake Bluff Elementary School Generator Addition project. The scope of work includes the installation of a new standby generator to replace the existing battery-powered emergency lighting inverter.

A total of two contractors submitted bids, as summarized in the attached bid tabulation. Kelso-Burnett Co., located at 1378 St. Paul Avenue, Gurnee, Illinois, was the lowest responsive and responsible bidder. Kelso-Burnett Co.'s bid proposal includes the following amounts:

| | |
|-----------------------|-------------------|
| Base Bid: | \$334,203.00 |
| <u>Alternate Bid:</u> | <u>\$5,800.00</u> |
| Total Bid: | \$340,003.00 |

The alternate bid scope includes a thermal scan of an existing electrical panel to identify potential issues with existing circuit breakers. In addition, Kelso-Burnett Co. submitted a Contractor-Proposed Alternate in the amount of \$6,440.00 for the replacement of three circuit breakers; should deficiencies be discovered during the thermal scan.

Following the bid opening, the project team was informed by the generator manufacturer's product representative that the procurement lead time for the generator has increased significantly (see attached correspondence). As a result, the generator will no longer be available for installation prior to the start of the 2026-2027 school year. Despite this delay, the project schedule has been adjusted to allow as much work as possible to be completed during the summer recess. Once the generator becomes available, it will be delivered and set in place as soon as practicable. All final electrical connections required inside the building will be scheduled to occur during a school break, anticipated to be winter break, in order to minimize disruption to school operations.

Wight & Company has reviewed the project scope with Kelso-Burnett Co. and confirmed that the bid includes all required construction work as outlined in the contract documents. Wight & Company has also reviewed Kelso-Burnett Co.'s relevant project experience and contacted references provided by Kelso-Burnett Co. All references offered very positive feedback regarding Kelso-Burnett Co.'s quality of work, scheduling, and overall performance.

Based on the bid results, scope review, and reference checks, Wight & Company recommends award of the Lake Bluff Elementary School Generator Addition project to Kelso-Burnett Co. in the total amount of \$340,003.00, which includes the base bid and alternate bid work. In addition, Wight & Company recommends pre-authorization of contingent work for circuit-breaker replacement in a not-to-exceed amount of \$6,440.00, to be performed only if the thermal scan identifies deficiencies.

Should you have any questions or wish to discuss this recommendation further, please contact me at 630.739.6925.

Respectfully submitted,

Wight & Company



David Gassen
Senior Project Architect



Date: April 15th, 2026

Subject: Generac Product Transition and Updated Lead Time

To Whom it May Concern:

On March 31, 2026, Generac announced a product transition from the 130 kW, 9.0 L generator model to the 130 kW, 8.8 L generator model. As a result of this transition and the associated production ramp-up period, the lead time for these units has been extended from the previous 12–18 weeks to an estimated 24–28 weeks. Generac has indicated that the first units under the new model configuration are expected to begin shipping in August.

This change was unforeseen and was not known until Generac's formal announcement on March 31, 2026. We are communicating this update promptly to ensure transparency and to support accurate planning for all affected projects.

Sincerely,

John Lynch

A handwritten signature in black ink that reads 'John Lynch' in a cursive script.

Generator Specification and Engineering Lead

Zonatherm Products, Inc.

224-775-0234

jlynch@zonatherm.com



875 BUSCH PKWY, BUFFALO GROVE, IL 60089

MAIN: 847.541.1129 | FAX: 847.541.1750

DOCUMENT 004100

BID FORM

BID DATE: April 15, 2026 @ 10:00 AM

BID TO: Lake Bluff School District 65
121 E. Sheridan Place
Lake Bluff, IL 60044

BID FROM: Kelsø-Burnett Co.

1378 St Paul Avenue

Gurnee, Illinois 60031

BID FOR: Lake Bluff Elementary School Generator Addition
350 W. Washington Avenue
Lake Bluff, IL 60044

Project No. 250234

THE UNDERSIGNED:

Acknowledges receipt of:

Plans and specifications for the work indicated above.

Addenda: No. 1, dated April 8th, 2026
No. _____, dated _____
No. _____, dated _____

Having examined the site of the work, and having familiarized himself with local conditions affecting the cost of the work and with all requirements of the bidding documents including Instructions to Bidders, drawings, specifications, and duly issued addenda, as prepared by the Architect, the Bidder hereby agrees to perform all work and furnish all labor, material and equipment specifically required of him by the bidding documents and such additional work as may be included as related requirements in other divisions or sections of the specifications, exclusive of alternate bids.

Agrees:

To furnish and/or install the described material and/or services for stated lump sum price.

To hold this bid open until 45 calendar days after bid opening date.

To accept the provisions of the Instructions to Bidders, Conditions of the Contract, Drawings, specifications, Addenda, and disposition of bid security.

To enter into and execute a contract with the Owner, if awarded on the basis of this bid, and in connection therewith to:

1. Furnish all bonds and insurance required by the bidding documents.
2. Accomplish the Work according to the Contract.
3. Complete the Work within the Contract time herein specified.

BID ACCEPTANCE

If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within the time noted herein, after the date of opening of bids or at any time thereafter before this bid is withdrawn, the undersigned agrees that they will execute a construction contract (AIA Document A101, 2017 Edition) in accordance with the bids as accepted. They will obtain performance and payment bonds with such surety or sureties as the Owner may approve, the cost of which shall be included in the base bid.

The Owner reserves the right to award the contract to its best interests, to reject any of all bids, to waive any informalities in bidding and to hold all bids for the bid guarantee period.

REPRESENTATIONS AND CERTIFICATIONS

The bidder makes the following representations and certifications as part of his bid on the project herein identified in the Bid Form. In the case of a joint venture bid, each party represents and certifies as to his own organization.

SURETY. I have notified a Surety Company that I am submitting a bid for work to be performed on the project. The Surety Company has agreed to issue a performance and labor and material payment bond for my work if my bid is accepted and the contract awarded to me.

AVAILABILITY. The number and amount of contracts and awards pending which I am and/or will be obligated to perform, now and during the course of the project, will not interfere with or hinder the timely prosecution of my work.

INDEPENDENT PRICE DETERMINATION. The contract sum in this bid has been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.

PREVAILING WAGE. The contractor and each subcontractor shall pay not less than the general prevailing rate of hourly wages for work of a similar character in the locality in which the work is performed and not less than general prevailing rate of hourly wages for legal holidays and overtime work in the performance of work under this contract, as established by the Illinois Department of Labor, pursuant to an act of the General Assembly of the State of Illinois approved June 26, 1941 as amended according to the Illinois Revised Statutes, Chapter 48, Section 39s-1, et seq.

Pursuant to Illinois Revised Statutes, Chapter 48, Section 34s-5, the contractor and each contractor shall keep an accurate record showing the names and occupation of all laborers, workers and mechanics employed by them, and also showing the actual hourly wages paid to each such individual, which record shall be open at all reasonable hours to inspection by the Owner, its officers and agents, and to agents of the Illinois Department of Labor.

The contractor and each subcontractor hereby agree, jointly and severally, to defend, indemnify and hold harmless the Owner from any and all claims, demands, liens or suits of any kind or nature whatsoever (including suits for injunctive relief) by the Illinois Department of Labor under the Illinois Prevailing Wage Act, Illinois Revised Statutes, Chapter 48, Section 39s-1, et seq., or by any laborer, worker or mechanic employed by the contractor or the subcontractor who alleges that he has been paid for his services in a sum less than prevailing wage rates required by Illinois law. The Owner agrees to notify the contractor or subcontractor of the pendency of any such claim, demand, lien or suit.

Current wage rate information may be obtained from the IDOL website: www.state.il.us/agency/idol. The contractor and subcontractor must pay the prevailing wage rates in effect at the actual time the labor is performed.

CERTIFICATE OF COMPLIANCE WITH ILLINOIS PREVAILING WAGE RATE ACT. Pursuant to the provisions of the Illinois Prevalent Wage Rate Act. (820 ILCS 130/), Bidder hereby certifies that all workers will be paid at the prevailing wage rate as published by the Illinois Department of Labor.

Initials MT

NON-COLLUSION AFFIDAVIT. Bidder has not, nor has any other member, representative, nor agent of the firm, company, corporation or partnership represented by him/her, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding. Bidder further says that no person or persons, firms or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission or thing of value on account of such bid, or any contract awarded as a direct or indirect result of such bid.

Initials MT

CERTIFICATE OF ELIGIBILITY TO CONTRACT. Pursuant to Section 33 E-11 of the Illinois Criminal Code of 1961 as amended, contractor hereby certifies that neither they nor any of the officers, partners, or owners of this business have been convicted in the past five years of the offense of bid-rigging under Section 33 E-3, nor bid-rotating under Section 33 E-4, nor bribing or attempting to bribe an officer or an employee of the State of Illinois, or made an admission of guilt or such conduct which is a matter of record.

Initials MT

CERTIFICATE OF COMPLIANCE WITH ILLINOIS DRUG-FREE WORKPLACE ACT. Pursuant to Section 3 of the Illinois Drug-Free Workplace Act, having twenty-five or more employees, contractor does hereby certify that they shall provide a drug-free workplace for all employees engaged in the performance of work under this contract by complying with Illinois Drug-Free Workplace Act, and, further certifies that they are not ineligible for award of this contract by reason of debarment for a violation of the Illinois Drug-Free Workplace Act.

Initials MT

CERTIFICATE REGARDING SEXUAL HARASSMENT POLICY. Pursuant to Section 2-105 of the Illinois Human Rights Act (775 IL-CS5/2-105), contractor certifies they have a written sexual harassment policy that includes, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) the legal recourse, investigative and compliant process available through the Department of Human Rights Commission; (vi) directions of how to contact the Department of Human Rights and Human Rights Commission; and (vii) protection against retaliation.

Initials MT

VENDOR DESIGNATION. In order to comply with subsection C of Section 10-20.40 of the Illinois School code [105 ILCS 5/10-20.40] added by P.A. 95-707, school districts are required to disclose vendors with whom we have entered a contract or purchased goods in the amount of equal to or greater than \$25,000.00. In addition, school districts are required to specify which of the vendors are owned by a person with disabilities, female, minority and/or locally owned.

Please indicate any of the following that apply to your business.

- Owned by a Person with Disabilities
- Female Owned
- Minority Owned
- Locally Owned (within school district boundaries)
- None of the Above

Initials MT

Signature:

Respectfully submitted this 15th day of April, 2026.

Type of Firm (Bidder to indicate)

- _____ Individual
- _____ Partnership
- _____ Corporation
- _____ Joint Venture
- _____

Kebo - Burnett Co.
(Firm Name)

1378 St Paul Avenue, Gurnee, Illinois
(Address)

(CORPORATE SEAL)

224-573-7747
(Telephone Number)

Michael Thomas
(Bidder's Signature)

Project Engineer
(Title)

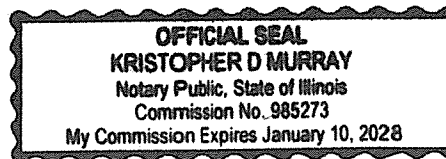
Subscribed and sworn to me

this 15th day of April, 2026.

Kristopher D Murray

(NOTARY SEAL)

END OF DOCUMENT





Document A310™ - 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Kelso-Burnett Co.

5200 Newport Drive

Rolling Meadows, IL 60008

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America

One Tower Square

Hartford, CT 06183

OWNER:

(Name, legal status and address)

Lake Bluff School District 65

121 E. Sheridan Place

Lake Bluff, IL 60044

BOND AMOUNT: Ten Percent of Total Amount Bid (10%)

PROJECT:

(Name, location or address, and Project number, if any)

Lake Bluff Elementary School Generator Addition; Electrical - Division 26

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this April 15, 2026

(Witness)

See Attached Jurat

(Witness)

Kelso-Burnett Co.

(Principal)

(Seal)

(Title)

Travelers Casualty and Surety Company of America

(Surety)

(Seal)

Lucianne Bischoff
(Title) Lucianne Bischoff, Attorney-in-Fact



CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **LUCIANNE BISCHOFF** of **SCHAUMBURG**, Illinois, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

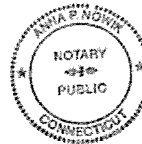
City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 15th day of April, 2026




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



ENGAGEMENT OVERVIEW

Kelso-Burnett completed various installations for the 900,000 sqft W.W. Grainger headquarters facility in Lake Forest, Illinois. This included lighting fixtures, an electrical distribution system, general office receptacles, redundant switchboards with a generator backup, and power and control wiring to the building’s HVAC equipment.

Additionally, Kelso-Burnett worked on reconfiguring an existing Uninterruptible Power System (UPS) to both A and B systems in their existing data center.

| | |
|-------------------|---|
| PROJECT | W.W. GRAINGER CORPORATE HEADQUARTERS |
| ADDRESS | 100 Grainger Parkway Lake Forest, IL 60045 |
| OWNER | W.W. Grainger |
| CONTRACT | \$24,000,000 |
| CONTRACTOR | Pepper Construction |
| ARCHITECT | Perkins & Will |
| TYPE | Data Center |



ENGAGEMENT OVERVIEW

Kelso-Burnett Co. estimated, managed and operated as the prime contractor on a 15KV infrastructure upgrade for the Tech Building AB Infill project which started in October of 2018 and was completed in July of 2019. This work involved the installation of a new 15KV, a S & C 3-Way Vista, and two 2500KVA-15KV/480V transformers located in the Technology Building Moat through sub-contracting several trade services. The Vistas receive their power from multiple ComEd upstream existing sources on campus through primary metering cabinets.

These feeders were achieved through the installation of new duct bank packages. Vaults and manholes were designed and installed/fabricated for the project. Work included sub-contracting excavation, concrete pumper trucks, SCADA, fiber, rigging, crane service, cutting/coring, brick laying (to widen moat gates to accommodate excavation equipment), the installation of new, ornamental galvanized steel gates (where openings were widened), and commissioning/testing services. All work was completed while maintaining building power to critical areas and equipment through temporary GENSETS.

| | |
|-------------------|--|
| PROJECT | NORTHWESTERN UNIVERSITY TECH BUILDING INFRASTRUCTURE UPGRADES |
| ADDRESS | 2145 Sheridan Rd Evanston, IL |
| OWNER | Northwestern University |
| DURATION | 6 months |
| CONTRACT | \$1,200,000 |
| CONTRACTOR | Maron Electric |
| ENGINEER | AEI Affiliated Engineers |
| TYPE | Utility |



ENGAGEMENT OVERVIEW

This project was a multi-phase remodel of the existing fire station, specifically the bathrooms, bunk room, kitchen, and day room. Our responsibilities included new power, lighting, fire alarm, voice/data, distribution, and generator.

Prefabrication of wall rough was used extensively to help reduce wall rough phases and progress the job schedule. Peak manpower on this project was two electricians.

| | |
|-------------------|---------------------------------------|
| PROJECT | LAKE VILLA FIRE DEPARTMENT |
| ADDRESS | 910 Grand Ave Lake Villa, IL 60046 |
| OWNER | Lake Villa Fire Department |
| DURATION | 8 months |
| CONTRACT | \$235,000 |
| CONTRACTOR | Camosy Construction |
| ARCHITECT | FGM Architects |
| TYPE | Institutional |

DOCUMENT 004100

BID FORM

BID DATE: April 15, 2026 @ 10:00 AM

BID TO: Lake Bluff School District 65
121 E. Sheridan Place
Lake Bluff, IL 60044

BID FROM: Carey Electric Contracting, LLC
3309 W Waukegan Road
McHenry, IL 60050

BID FOR: Lake Bluff Elementary School Generator Addition
350 W. Washington Avenue
Lake Bluff, IL 60044

Project No. 250234

THE UNDERSIGNED:

Acknowledges receipt of:

Plans and specifications for the work indicated above.

Addenda: No. 1, dated 4/8/2026
No. _____, dated _____
No. _____, dated _____

Having examined the site of the work, and having familiarized himself with local conditions affecting the cost of the work and with all requirements of the bidding documents including Instructions to Bidders, drawings, specifications, and duly issued addenda, as prepared by the Architect, the Bidder hereby agrees to perform all work and furnish all labor, material and equipment specifically required of him by the bidding documents and such additional work as may be included as related requirements in other divisions or sections of the specifications, exclusive of alternate bids.

Agrees:

To furnish and/or install the described material and/or services for stated lump sum price.

To hold this bid open until 45 calendar days after bid opening date.

To accept the provisions of the Instructions to Bidders, Conditions of the Contract, Drawings, specifications, Addenda, and disposition of bid security.

To enter into and execute a contract with the Owner, if awarded on the basis of this bid, and in connection therewith to:

1. Furnish all bonds and insurance required by the bidding documents.
2. Accomplish the Work according to the Contract.
3. Complete the Work within the Contract time herein specified.

BID SECURITY

The undersigned furnishes herewith, as required in the Instructions to Bidders, bid security in the amount of 10 percent of the amount bid in the form of Cashier's Check __, or Certified Check __, made payable to the Owner or Bid Bond X, naming the Owner as obligee. (Bidder to check form of bid security furnished)

It is understood and agreed that should the undersigned fail to enter into a contract with the Owner or furnish acceptable contract security within the time and in the manner herein provided, the bid security shall be retained by the Owner as liquidated damages and not as a forfeiture. As it is impossible to determine precisely an exact amount of damages the Owner will sustain, it is agreed that the bid security is a fair and equitable estimate of such damages.

BASE BID

For all Base Bid construction work, the amount of the bid is:

The sum of: Five Hundred Eight Thousand Four Hundred Seventy-seven 00/00 Dollars (\$ 508,477.00*)

*Due to equipment lead times project completion is estimated January 2027. Access will be required and coordinated through school fall session.

TIME OF COMPLETION

The undersigned agrees to begin construction work on June 10, 2026; and to complete all work required by the Contract Documents on or before ~~August 14, 2026~~ January 2027. Site access for construction work shall be as stated below.
Construction Activity Site Access hours: January 2027
June 10 through July 2: Monday – Thursday, 12:30pm – 8:00pm; Friday, 7:00am – 3:30pm.
July 6 through August 14: Monday – Friday, 7:00am – 3:30pm.
No site access June 19 or July 3.

ALTERNATE BIDS

- 1. Alternate Bid 1: Perform a comprehensive infrared (IR) thermographic scan of existing distribution panel "DW1A" as indicated on Drawings.

Add the sum of: Four Thousand Five Hundred 00/00 Dollars, (\$ 4,500.00).

Contractors Proposed Alternates:

| Item Specified | Proposed Alternate | Change in | Bid Price |
|--------------------|-------------------------|-----------|--|
| <u>Sheet E2.01</u> | <u>Replace Breakers</u> | <u>--</u> | <u>18,700.00</u> Does NOT include temp power |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

ALLOWANCES

The Base Bid includes the following Allowances, as further described in Division 01 Section "Allowances" of the Project Manual:

- 1. The Bidder has included a Contingency Allowance of \$10,000 for use according to the Owner's instructions.

REFERENCES

Bidder has attached to this Bid Form a List of References.

BID ACCEPTANCE

If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within the time noted herein, after the date of opening of bids or at any time thereafter before this bid is withdrawn, the undersigned agrees that they will execute a construction contract (AIA Document A101, 2017 Edition) in accordance with the bids as accepted. They will obtain performance and payment bonds with such surety or sureties as the Owner may approve, the cost of which shall be included in the base bid.

The Owner reserves the right to award the contract to its best interests, to reject any of all bids, to waive any informalities in bidding and to hold all bids for the bid guarantee period.

REPRESENTATIONS AND CERTIFICATIONS

The bidder makes the following representations and certifications as part of his bid on the project herein identified in the Bid Form. In the case of a joint venture bid, each party represents and certifies as to his own organization.

SURETY. I have notified a Surety Company that I am submitting a bid for work to be performed on the project. The Surety Company has agreed to issue a performance and labor and material payment bond for my work if my bid is accepted and the contract awarded to me.

AVAILABILITY. The number and amount of contracts and awards pending which I am and/or will be obligated to perform, now and during the course of the project, will not interfere with or hinder the timely prosecution of my work.

INDEPENDENT PRICE DETERMINATION. The contract sum in this bid has been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.

PREVAILING WAGE. The contractor and each subcontractor shall pay not less than the general prevailing rate of hourly wages for work of a similar character in the locality in which the work is performed and not less than general prevailing rate of hourly wages for legal holidays and overtime work in the performance of work under this contract, as established by the Illinois Department of Labor, pursuant to an act of the General Assembly of the State of Illinois approved June 26, 1941 as amended according to the Illinois Revised Statutes, Chapter 48, Section 39s-1, et seq.

Pursuant to Illinois Revised Statutes, Chapter 48, Section 34s-5, the contractor and each contractor shall keep an accurate record showing the names and occupation of all laborers, workers and mechanics employed by them, and also showing the actual hourly wages paid to each such individual, which record shall be open at all reasonable hours to inspection by the Owner, its officers and agents, and to agents of the Illinois Department of Labor.

The contractor and each subcontractor hereby agree, jointly and severally, to defend, indemnify and hold harmless the Owner from any and all claims, demands, liens or suits of any kind or nature whatsoever (including suits for injunctive relief) by the Illinois Department of Labor under the Illinois Prevailing Wage Act, Illinois Revised Statutes, Chapter 48, Section 39s-1, et seq., or by any laborer, worker or mechanic employed by the contractor or the subcontractor who alleges that he has been paid for his services in a sum less than prevailing wage rates required by Illinois law. The Owner agrees to notify the contractor or subcontractor of the pendency of any such claim, demand, lien or suit.

Current wage rate information may be obtained from the IDOL website: www.state.il.us/agency/idol. The contractor and subcontractor must pay the prevailing wage rates in effect at the actual time the labor is performed.

CERTIFICATE OF COMPLIANCE WITH ILLINOIS PREVAILING WAGE RATE ACT. Pursuant to the provisions of the Illinois Prevalent Wage Rate Act. (820 ILCS 130/), Bidder hereby certifies that all workers will be paid at the prevailing wage rate as published by the Illinois Department of Labor.

Initials 

NON-COLLUSION AFFIDAVIT. Bidder has not, nor has any other member, representative, nor agent of the firm, company, corporation or partnership represented by him/her, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding. Bidder further says that no person or persons, firms or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission or thing of value on account of such bid, or any contract awarded as a direct or indirect result of such bid.

Initials AW

CERTIFICATE OF ELIGIBILITY TO CONTRACT. Pursuant to Section 33 E-11 of the Illinois Criminal Code of 1961 as amended, contractor hereby certifies that neither they nor any of the officers, partners, or owners of this business have been convicted in the past five years of the offense of bid-rigging under Section 33 E-3, nor bid-rotating under Section 33 E-4, nor bribing or attempting to bribe an officer or an employee of the State of Illinois, or made an admission of guilt or such conduct which is a matter of record.

Initials AW

CERTIFICATE OF COMPLIANCE WITH ILLINOIS DRUG-FREE WORKPLACE ACT. Pursuant to Section 3 of the Illinois Drug-Free Workplace Act, having twenty-five or more employees, contractor does hereby certify that they shall provide a drug-free workplace for all employees engaged in the performance of work under this contract by complying with Illinois Drug-Free Workplace Act, and, further certifies that they are not ineligible for award of this contract by reason of debarment for a violation of the Illinois Drug-Free Workplace Act.

Initials AW

CERTIFICATE REGARDING SEXUAL HARASSMENT POLICY. Pursuant to Section 2-105 of the Illinois Human Rights Act (775 IL-CS5/2-105), contractor certifies they have a written sexual harassment policy that includes, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) the legal recourse, investigative and compliant process available through the Department of Human Rights Commission; (vi) directions of how to contact the Department of Human Rights and Human Rights Commission; and (vii) protection against retaliation.

Initials AW

VENDOR DESIGNATION. In order to comply with subsection C of Section 10-20.40 of the Illinois School code [105 ILCS 5/10-20.40] added by P.A. 95-707, school districts are required to disclose vendors with whom we have entered a contract or purchased goods in the amount of equal to or greater than \$25,000.00. In addition, school districts are required to specify which of the vendors are owned by a person with disabilities, female, minority and/or locally owned.

Please indicate any of the following that apply to your business.

- Owned by a Person with Disabilities
- Female Owned
- Minority Owned
- Locally Owned (within school district boundaries)
- None of the Above

Initials AW

Signature:

Respectfully submitted this 15th day of April, 2026.

Type of Firm (Bidder to indicate)

- Individual
- Partnership
- Corporation
- Joint Venture
-
-

Carey Electric Contracting, LLC
(Firm Name)

3309 W Waukegan Road McHenry, IL 60050
(Address)

815-385-3600
(Telephone Number)

 Gerald Gillund
(Bidder's Signature)

Vice President
(Title)

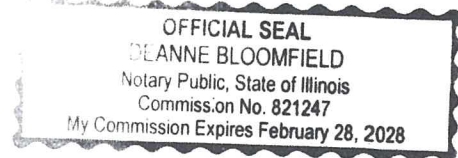
Subscribed and sworn to me

this 15th day of April, 2026.



(NOTARY SEAL)

END OF DOCUMENT





Carey Electric Contracting, LLC
3309 W Waukegan Road
McHenry, IL 60050

CAREYELECTRIC
CONTRACTING, LLC

REFERENCE SHEET

1. Name Nicholas & Associates
Address 1001 Feehanville Dr
City Mount Prospect, IL 60056
Contact Person Scott Richards
Telephone 847-394-6200

2. Name Henry Brothers
Address 9821 S 78th Ave
City Hickory Hills, IL 60457
Contact Person John Tondelli
Telephone 708-430-5400

3. Name IHC Construction
Address 385 Airport Road, Suite 100
City Elgin, IL 60123
Contact Person Diane Papenhause
Telephone 847-742-1516

4. Name Lamp Inc
Address 460 N Grove Ave
City Elgin, IL 60120
Contact Person Greg Bohlin
Telephone 847-741-7220

MERCHANTS BONDING COMPANY™

MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

Bid Bond

Bond Number: 530061

CONTRACTOR:

(Name, legal status and address)

Carey Electric Contracting, LLC
3309 West Waukegan Rd
McHenry, IL 60050

SURETY:

(Name, legal status and principal place of business)

Merchants National Bonding, Inc.
A Corporation
6700 Westtown Parkway, West Des Moines, IA 50266

OWNER:

(Name, legal status and address)

Lake Bluff School District 65
121 E. Sheridan Place
Lake Bluff, Illinois 60044

BOND AMOUNT: Ten Percent of Bid Amount
10 %

PROJECT:

(Name, location or address, and Project number, if any)

Lake Bluff Elementary School Generator Addition Project No. 250234

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

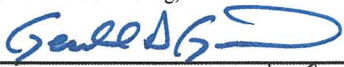
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 14th day of April, 2026



(Witness)

Carey Electric Contracting, LLC


(Principal) Vice President (Seal)
(Title)


(Witness)

Merchants National Bonding, Inc.


(Surety) (Seal)
(Title) Michael T Riley Attorney-in-Fact

CON 0657 (2/15)

Printed in cooperation with American Institute of Architects (AIA). The language in this document conforms exactly to the language used in AIA Document A310-Bid Bond-2010

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Bond #: 530061

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Michael T Riley

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 14th day of April, 2026.



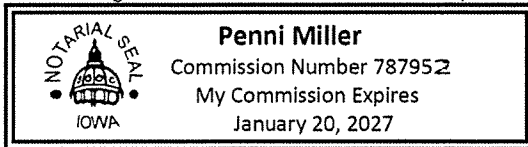
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 14th day of April, 2026, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

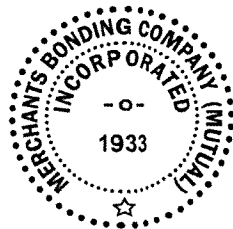


Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 14th day of April, 2026.



Secretary