



## LAKE BLUFF SCHOOL DISTRICT 65

**TO:** Board of Education  
Dr. Lisa Leali, Superintendent

**FROM:** Jay Kahn, Chief School Business Official

**DATE:** March 16, 2026

**RE:** LBMS Tuckpointing – Professional & Engineering Services

### **Recommendation**

Administration recommends that the Board approve the attached professional and engineering services agreement with Wight & Co. for the bid spec development and construction management of tuckpointing repair work at Lake Bluff Middle School in the amount of \$25,700. This approval is for the Wight contract only. A separate approval will be needed for the work.

### **Background**

The facility assessment has identified significant tuckpoint repair work needed at LBMS. The coping stones and parapet walls are the primary source of most of the masonry damage at LBMS. The open joints allow water to pool into the top of the wall, causing the quick deterioration of the masonry below. Properly caulking these joints will stop most water from entering the wall through the top but limestone is a fairly porous stone and can absorb water as well. It is now standard practice to install through wall flashing and stainless steel drip edge under coping stones to eliminate the possibility of moisture intrusion.

### **Current Situation**

Tuckpoint work is planned to be phased in over several years in order to fit it into the budget and secure grant funding.



February 26, 2026

Mr. Jay Kahn  
Director of Finance & Operations/CSBO  
Lake Bluff School District 65  
121 E Sheridan Place  
Lake Bluff, Illinois 60044

**Lake Bluff Middle School Masonry Tuckpointing Project  
2026 Maintenance Projects  
Professional Services Proposal**

Dear Mr. Kahn:

Wight & Company (Wight) is pleased to submit this proposal to provide Architectural and Engineering Services for the 2026-27 Masonry Tuckpointing Work at the Lake Bluff School District 65 Middle School Campus. This proposal includes the following four (4) parts:

PROJECT UNDERSTANDING  
SCOPE OF SERVICES  
SCHEDULE  
COMPENSATION

**PROJECT UNDERSTANDING**

It is our understanding that Lake Bluff School District 65 would like to address masonry tuckpointing at Lake Bluff Middle School. The anticipated tuckpointing work scope will roughly align with the proposal provided by W.L. Kercher (dated May 7, 2025) and our own observations conducted as part of the Updated Facility Assessment Study (dated September 2025).

**SCOPE OF SERVICES**

**Basic Services - Tuckpointing**

Field Survey

- Wight shall visit Lake Bluff Middle School to assess and confirm the area of tuckpointing work. While on site, we will engage the building engineer at the school to understand any conditions or other areas that may be related to the anticipated work scope and in need of repair.

Contract and Permit Documents

Following your approval, and consistent with the deliverables identified in the Master Agreement:

- Wight shall prepare design documents (plans and specifications) depicting work related to the identified tuckpointing area(s). Documentation will consist of a combination of photographs and/or drawings, as well as written specifications. This will be used to create the necessary bidding and permit documents.

### Bidding and Trade Contract Awards

- Wight shall assist during the bidding process, such as answering RFI's, attending a pre-bid meeting, reviewing all qualified bids, and providing scope reviews with the low bidder to assure the intended scope of work is fully covered.

### Contract Administration (CA) Services

Consistent with the deliverables identified in the Master Agreement:

- Wight shall assist the District throughout the construction process
- Wight shall review shop drawings, samples, and product data, as required
- Wight will answer RFI's as they relate to this project
- Wight will attend the pre-construction meeting and visit the site up to four (4) times during the construction period for observation of the construction activities.
- Wight will coordinate the procurement of appropriate permits and regulatory approvals required by the scope of work.
- Wight will coordinate with the Regional Office of Education as required to execute the work
- Wight will prepare a final punch list at the end of the construction and assist with project closeout

## **SCHEDULE**

We understand that it is desired that full construction drawings and specifications are targeted for completion as follows:

- Middle School Tuckpointing: first week of April 2026.

Implementation for both assignments may require a phased approach and occur over two (2) summers. Tuckpointing will occur during the summers of 2026 and 2027.

Wight is prepared to start the work on this project upon receipt of a fully executed proposal. We will endeavor to meet this schedule and will keep the District fully apprised of our progress as we go.

## **COMPENSATION**

Wight & Company proposes a fee for our efforts to perform Basic Services associated with design, documentation, bidding, and construction administration activities in conjunction with our standing service agreement dated 10/14/12 and for a fixed fee amount of \$25,700.00. For additional services beyond those described above, a mutually agreeable rate will be determined prior to commencing with the additional service. Additional services will not be performed without prior authorization.

Invoicing will be developed based on effort completed to date and submitted at the end of the month. Reimbursable expenses for direct costs incurred will be in addition to our professional service costs. Qualifying items will be invoiced at the direct cost incurred. For the type of work being conducted we anticipate direct costs to be for outside printing services and mileage. We recommend that Two Thousand Dollars (\$2,000.00) be budgeted for these items.

Thank you for the opportunity to submit this fee proposal to assist you with this service. We look forward to a successful process and the continued opportunity of partnering with Lake Bluff School District 65.

Respectfully submitted,

Wight & Company



Craig Siepka, Licensed Architect  
Vice President, Design Principal



Jason Dwyer AIA, LEED AP  
President, Design & Construction

Approved by:

  
Signature

Jay Kahn  
Printed Name

March 9, 2026

Date

Chief School Busienss Official

Title