



November 26, 2025

Board of Education
Prospect Heights School District 23
700 North Schoenbeck Road
Prospect Heights, Illinois 60070
Attn: Amy McPartlin

RE: MacArthur Middle School – Window and Siding Replacement – REVISION 0

Dear Ms. McPartlin,

F.H. Paschen has reviewed the drawings and specifications dated 11/06/25 provided by ARCON Associates, Inc. We are pleased to present the following scope of work and budget pricing for your review.

Base Bid

- Remove / store / reinstall
 - D6 Remove / Store / Reinstall ACT, complete, as required for window replacement
 - D13 Remove / Store / Reinstall Casework, complete, as required for window replacement
- Selective Demolition
 - Remove window shades
 - Remove louvers
 - Remove concrete sidewalk
 - Remove exterior door, double door, door leaf
 - Remove wood siding, including any weather barrier systems, down to substrate above brick wainscot
 - Remove panel to substrate (D10/A0.1A Girls Locker Room 304 exit)
 - Remove solid panels at storefront door leaf removal (D18/A0.1D at Corr 195 Entrance)
 - Remove wood trim at columns
 - Remove steel column
 - Remove window, frame, glazing, trim, casing, etc. complete for replacement (including Mech Room 107, large storefront)
 - Remove brick (partial) for installation of new still and flashing, salvage brick (if possible)
 - Remove downspout
- Concrete
 - Provide new sidewalk (front entrance)
 - Existing Pier 2/S1.1 - extend foundation/footing & raise existing to +8" elevation
 - F3.0 & P16, column footing and pier, west
- Masonry
 - Remove portion of existing brick for installation of new flashing and new stone sill
 - Salvage bricks, if possible, for reinstallation
 - Provide new stone sill
 - Patch wall system after utility removal, match construction, coursing, finish, color and texture



- Structural Steel
 - W10x45 Beams
 - HSS 2 1/2x 2 1/2x 5/16
 - W8x18 Beams
 - HSS 4x4x3/8 Columns
 - Remove existing beams
 - New Curved L4x4
 - New L3x2
 - New Roof Deck
- Carpentry
 - Furnish and deliver HM Doors/Frames/Hardware
 - HM Doors/Frames/Hardware Installation
 - G13 - reinstall salvaged casework cabinets, countertop, hardware
 - New windowsill at fiber cement siding locations - new construction extends sill
 - Cold-Formed Metal Framing
 - Insulation
 - Air Barrier
 - Fiber Cement Siding
 - Wall assembly at Fiber Cement Siding - CFMF, gypsum sheathing, composite board insulation, plywood sheathing
 - Soffit patching at entrance replacement locations
 - Front entrance roof extension, façade framing (A4.10)
 - Exterior drywall ceiling at front entrance extension
 - Support framing attached to Structural T's at fiber cement siding to carry the new wall load
 - Green Girt FRP Angles at Window Openings
- Metal Panels
 - D18/G18 - Insulated metal panel in existing storefront system
 - New front entrance façade panels
 - Wood looking Nichia Metal panels at 3 columns at new entrance (detail 1/A4.3)
- Roofing
 - Remove existing roofing at front entrance for framing modifications (A4.10)
 - New roofing at front entrance roof framing modifications (A4.10)
 - D19/G19 - Remove and replace existing downspout with new
- Storefront & Entrances
 - Furnish and install aluminum framed entrances as indicated per drawings/opening schedule
- Windows
 - Furnish and install windows as indicated per drawings/opening schedule
- Painting
 - G3 Patch surrounding adjacent wall, paint
 - G8 Paint to match surrounding adjacent painted surfaces
 - G9 Door leaf, paint to like new appearance
 - G22 Paint door and frame: Scrape existing door and frame. Prime and paint existing door and frame. Remove and re-install existing hardware to facilitate painting.
 - G23 Paint frame: Scrape, prime, and paint existing door frame to remain. Prepare existing frame for new door leaf. Reinforce existing frame as required for new door hardware.



- G24 Paint exposed steel: Scrape, prime, and paint existing exposed steel to like new appearance. Remove loose material. Use Tnemec paint system.
 - G25 Paint soffit: Prepare and paint existing fiberboard roof deck
 - G26 Paint soffit: Prepare and paint existing plaster soffit
 - G27 Paint soffit: Prepare and paint existing prefinished composite panel soffit
 - G28 Paint soffit: Prepare and paint existing prefinished metal soffit
 - G29 Paint soffit: Prepare and paint existing plaster soffit. - SEE G26 (DUPLICATE)
 - G30 Paint exposed steel soffit: Like new appearance. Remove loose material. Use Tnemec paint system.
 - G31 Patch prime and paint entire wall to match existing.
 - G33 Reinstall clean scrape prime and paint existing device.
 - Includes painting existing walls where windows are being replaced (paint wall to wall, floor to ceiling)
- Signage
 - 14" high dimensional letters "MACARTHUR MIDDLE SCHOOL"
 - G32 Provide room signage that reads, "COURTYARD CAPACITY: 49 occupants Max Doors to remain unlocked while building is occupied"
- Plumbing
 - Remove existing storm drain downturn elbow
 - Extend existing storm drain piping
- HVAC
 - Remove, salvage and reinstall diffusers, registers and grilles
 - Remove existing exhaust duct that penetrates existing window system
 - Remove existing condensate drain downturn elbow
 - Extend existing condensate drain piping
 - Furnish and install new louvers
 - New Duct Sleeves
 - Vacuum outside air intake compartments
- Electrical
 - Remove existing electrical (19 locations)
 - Relocate existing card reader or speaker (2 locations)
 - Relocate existing card readers or speakers
 - Remove and reinstall electrical devices attached to wood siding
 - Provide Door Contacts at exterior doors and courtyard doors
 - Remove, Refinish and Reinstall existing speakers and bell
 - New Light Fixtures at Entrance Canopy
- Owner Allowance
 - This budget includes a \$75,000.00 Owner's Allowance for miscellaneous work and/or unforeseen conditions.

The budgeted cost to furnish and install the above referenced work is **Two Million Three-Hundred Sixty-Two Thousand Eight-Hundred Sixty-One Dollars, \$2,362,861.00**



Alternate #001 – Gym Curtain Wall

- Remove existing panels on frame system D14
- AC03 - Aluminum frame, double door, transom (bullet resistant glazing in frame and door)
- New doors/frame/hardware
- Keynote G29 (Detail 2/A1.1C) Motorized window treatments at glass above doors
- Power to motorized shades per E1.0

The budgeted cost to furnish and install the above referenced work is **Forty-Six Thousand Three-Hundred Forty-Five Dollars, \$46,345.00**

Alternate #002 – Dust Collector

- Remove / Haul Dust Collection System - Equipment - HAUL OFF & DISPOSAL
- Remove concrete pad and enclosure fence for dust collector
- A0.C Industrial Tech 131 - keynote 8 to remove dust collection system / haul MEP
- Patch existing walls at collection system penetration
- Remove existing duct work connected to dust collection system

The budgeted cost to furnish and install the above referenced work is **Forty-Eight Thousand Eight-Hundred Forty-Three Dollars, \$48,843.00**

<u>Budget Breakdown Description</u>	<u>Budget Cost</u>
Base Bid	\$2,362,861.00
Alternate #001 – Gym Curtain Wall	\$46,345.00
Alternate #002 – Dust Collector	\$48,843.00
Grand Total	\$2,458,049.00

Value Engineering (VE) Options:

VE Option #1 – 1990's Windows

- Leave windows at the 1996 additions as is due to condition of existing windows.

The budgeted cost to value-engineer the above referenced work would result in a deduct of **One Hundred Forty-Nine Thousand Four-Hundred Eighty-Nine Dollars, (\$149,489.00)**

VE Option #2 – Interior East Entrance

- Eliminate interior entrance doors.

The budgeted cost to value-engineer the above referenced work would result in a deduct of **Fifteen Thousand Nine-Hundred Eighty-Five Dollars, (\$15,985.00)**



VE Option #3 – Door 600C

- Leave Door 600C as is due to condition.

The budgeted cost to value-engineer the above referenced work would result in a deduct of **Thirteen Thousand Five-Hundred Seventy Dollars, (\$13,570.00)**

VE Option #4 - Louvers

- Leave existing louvers as is due to current condition.

The budgeted cost to value-engineer the above referenced work would result in a deduct of **Seventy-Four Thousand Nine-Hundred Eighty Dollars, (\$74,980.00)**

VE Option #5 – Main Entrance Doors/Frames

- Leave entrance doors/frames as is due to their current condition
- Provide repair/repainting as necessary

The budgeted cost to value-engineer the above referenced work would result in a deduct of **Fourteen Thousand Three-Hundred Seventy-Five Dollars, (\$14,375.00)**

Clarifications

- This proposal *excludes* permit fees.
- This proposal *excludes* any material cost increases or schedule impacts due to any tariffs.
- This proposal *excludes* the removal and disposal of any hazardous material.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal *excludes* any overtime or premium time; proposal is based on normal work hours.
- This proposal *includes* a payment and performance bond.
- This proposal *excludes* any winter conditions.
- This proposal *excludes* sales tax.
- This proposal *excludes* any site utilities work.
- This proposal *excludes* any plumbing or fire suppression work.
- This proposal *excludes* natural gas piping.
- This proposal *excludes* any repair, replacement, or re-location of piping underground.
- This proposal *excludes* any design, engineering, or associated drawings.
- This proposal *excludes* any furniture or equipment movement.
- This proposal *excludes* any furniture, fixtures, or equipment (FF&E)
- This proposal *excludes* any independent testing laboratories (ITL) or construction testing.
- This proposal *excludes* any work associated with commissioning.
- This proposal *excludes* any inspections.
- This proposal *excludes* unloading, furnishing, or installing new window shades/treatments.



- This proposal ***excludes*** the removal, storage, salvage, and reinstallation of any sports banners.
- This proposal includes only the following items described in the above scope.

If you have any questions or concerns, please do not hesitate to reach out.

Respectfully,

Dave G. Hunt Jr.

Dave Hunt
Project Executive

Cc: Josh Curran (FHP), Tim Berry (FHP), Erin Miller (ARCON), Chris Killinger (ARCON), Zach Levertton (ARCON), FHP Job File