

# DIXON PUBLIC SCHOOLS #170

*"A Place to Grow"*

[www.dps170.org](http://www.dps170.org)

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Dixon, Illinois 61021

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Margo Empen, Superintendent  
Doug Stansford, Asst. Superintendent  
Marc Campbell, Business Manager

Date: December 17, 2025  
To: Board of Education Members  
From: Margo Empen, Superintendent & Marc Campbell, Chief School Business Official  
RE: DHS Roof Bid Approval – 10-Year HLS Review

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In accordance with board of Education Policy 4:150 Facility Management and Building Programs a designee of the Superintendent shall facilitate compliance with the 10-year safety survey process required by School Code. The local school board, guided by The Local Government Professional Services Section Act Section 50 ILCS 510/0.01, is required to hire a licensed design professional to assist the district in correcting the violations using the school building code known as "Health/Life Safety Code for Public Schools," Part 180.

In May 2025, the Board approved the 10-Year HLS Review conducted by Bray Architects and the District began the process of updating District facilities to compliance. In the summer of 2026, the plan calls for the completion of three areas of compliance:

- 1) Replacement of DHS Doors and Frames – Approved November 2025
- 2) Replacement of sections of the DHS roof
- 3) HVAC control upgrades across the District.

In December, the District conducted a contract bid for the replacement of the identified sections of roof at DHS. These are designated on the 10-Year HLS Review as replacement of the roof at Band and Choral area and roof at entry door 23 with an estimated cost of \$147,800. The increase may require an adjustment to the HLS portal with ISBE.

The project received only one bidder, Sterling commercial Roofing. The District has completed numerous projects with Sterling Commercial Roofing. Attached is a letter from Bray Architects endorsing the bid for approval. This work will be scheduled to be completed in the summer of 2026 and paid for using Health Life Safety funds.

It is the recommendation of District Administration to approve the bid by Sterling Commercial Roofing, as presented.

*Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.*

# BRAYARCHITECTS

December 10<sup>th</sup>, 2025

Kevin Shultz, Director of Buildings and Grounds  
Dixon Community Unit School District #170  
1335 Franklin Grove Road,  
Dixon, IL 61201

RE: Dixon High School Partial Roof Replacement  
Dixon Community Unit School District #170  
Project No. 3788

Dear Kevin:

On Tuesday, December 9th, 2025, the District held a bid opening for the Dixon High School Partial Roof Replacement. The Dixon Community Unit School District #170 received one bid from Sterling Commercial Roofing for \$187,700.

The base bid includes tear off and replacement of roofing membrane and coverboard for approximately 6,118 SF of roofing. Other components of the roofing assembly, i.e. deck material, roof drains, wood nailers, and roofing insulation are to be replaced on an additional unit cost basis, as deemed necessary as revealed. The cost of the alternate exterior roof ladder with ladder guard is \$12,900. The cost of the roof replacement with the alternate is \$200,600.

Bray Architects has worked with Sterling Commercial Roofing on previous projects and has no difficulty recommending them for this project. Therefore, we would recommend that the District approve the base bid plus alternate in the total amount of \$200,600.

If you have any questions or need additional information, please feel free to call.

Sincerely,

Bray Associates Architects, Inc.



Michael Spector, A.I.A., LEED AP

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DIXON HIGH SCHOOL 10 YEAR HLS BRAY ARCHITECTS 2025

ITEM #	ITEM DESCRIPTION	EST. COSTS	WHO DOING WORK	TIMEFRAME	ACTUAL COSTS
1	Remove wood wedges from all doors with closers	\$500.00	We can do in house	SUMMER 2025	\$0.00
2	Add smoke detector to storage room B09	\$2,100.00	Helm Electric to do	SUMMER 2025	\$2,100.00
3	Add smoke detector to under stage storage room 84B	\$2,100.00	Helm Electric to do	SUMMER 2025	\$2,100.00
4	Clean out under stage Storage Room 84A \$3,000.00	\$3,000.00	we can do in house	SUMMER 2025	\$0.00
5	Replace Choral room 133 doorand hardware	\$14,400.00	D.H. Pace	SUMMER 2025	\$13,509.00
6	Install exit sign/emergency lights at Choral Room 133 door	\$3,200.00	Helm Electric to do	SUMMER 2025	\$3,200.00
7	Replace Band Room 134 door and hardware	\$14,400.00	D.H. Pace	SUMMER 2025	\$13,509.00
8	Install exit sign at Band Room 134 door	\$3,200.00	Helm Electric to do	SUMMER 2025	\$3,200.00
9	Install horn/strobe to Practice Room 134C	\$3,200.00	Helm Electric to do	SUMMER 2025	\$3,200.00
10	Remove stored materials from Auditorium Stair 123	\$1,000.00	We can do in house	SUMMER 2025	\$0.00
11	Add fire extinguisher to Work Room 58	\$500.00	We can do in house	SUMMER 2025	\$124.95
12	Add smoke detector to Girls Lockerroom Storage 36	\$2,100.00	Helm Electric to do	SUMMER 2025	\$2,100.00
13	Add steel lintil to masonry at Mechanical Room 70A	\$4,800.00	We can do in house	SUMMER 2025	\$1,000.00
14	Add smoke detector to Storage Room 117A off Cafeteria	\$2,100.00	Helm Electric to do	SUMMER 2025	\$2,100.00
15	Verify masonry repairs at southwest corner of old Gym, mezzanine level	\$12,500.00	We can do in house	SUMMER 2025	\$2,000.00
16	Add smoke detector to Janitor Room at Boys 232	\$2,100.00	Helm Electric to do	SUMMER 2025	\$2,100.00
17	Add closer to Janitor Room door at Boys 232	\$900.00	We can do in house	SUMMER 2025	\$500.00
18	Add HEAT detector to Boiler Room 172, pump area	\$2,100.00	Helm Electric to do	SUMMER 2025	\$2,100.00
19	Replace doors and frame, Custodian B03	\$10,800.00	D.H. Pace	SUMMER 2025	\$10,406.00
	A-E FEES + CONTINGENCY FOR 2025 WORK				\$12,648.00
	<b>COSTS TO DO SUMMER 2025 WORK</b>				<b>\$75,896.95</b>
20	Replace roof at Band and Choral area	\$125,000.00	BID	SUMMER 2027	\$125,000.00
21	Replace roof at Entry door 23	\$22,800.00	BID	SUMMER 2027	\$22,800.00
22	Replace 30 leaking windows North Addition	\$238,500.00	BID	SUMMER 2032	\$238,500.00
	<b>SUBTOTAL</b>	<b>\$471,200.00</b>			<b>\$449,548.95</b>
	10% Contingency Allowance	\$47,120.00			\$47,120.00
	10% Architect/Engineer Fees	\$47,120.00			\$47,120.00
	<b>TOTAL</b>	<b>\$565,440.00</b>			<b>\$543,788.95</b>

REMAINING WORK TO BE DONE	\$386,300.00
10% Contingency Allowance	\$38,630.00
10% Architect/Engineer Fees	\$38,630.00
<b>TOTAL REMAINING</b>	<b>\$463,560.00</b>