

**RESOLUTION AWARDING AND ASSIGNING CERTAIN TRADE CONTRACTS  
FOR RENOVATIONS RELATED TO THE NEW CTE WING (CENTRAL CAMPUS)  
AND NEW FIELDHOUSE (SOUTH CAMPUS)**

**WHEREAS**, Section 10-20.21 of the Illinois *School Code* requires all contracts for the purchase of supplies and materials or work involving an expenditure in excess of \$35,000, or a lower amount as required by board policy, that are not otherwise exempted from public bidding, be awarded to the lowest responsible bidder considering conformity with specifications, terms of delivery, quality and serviceability; and

**WHEREAS**, the Board of Education of Minooka Community High School District No. 1111 ("Board") has decided to undertake certain renovations at the district's Central Campus and the South Campus; and

**WHEREAS**, in compliance with Section 10-20.21 of the Illinois *School Code*, the Board published notice and provided due advertisement as required by said Section calling for bids on certain trade packages for the Project; and

**WHEREAS**, upon review and analysis of the submitted bids and based upon the advice and recommendations of Nicholas and Associates, Inc. ("**Nicholas**"), the Board's construction manager for the Project, the Board finds that the trade contractor listed on Exhibit A hereto and incorporated herein is the lowest responsible bidder for the applicable trade package; and

**WHEREAS**, the Board desires to award the trade contracts to the trade contractors identified on Exhibit A in the amounts identified therein; and

**WHEREAS**, pursuant to the contract between the Board and Nicholas, Nicholas is required to accept assignment of all trade contracts from the Board so that it is responsible for the trade contractors' work and compliance with the contract documents; and

**WHEREAS**, the Board further desires to assign the trade contracts identified on Exhibit A to Nicholas pursuant to an assignment of contractor agreement in a form substantially similar to that attached hereto as Exhibit B.

**NOW, THEREFORE**, Be It and It Is Hereby Resolved by the Board of Education of Minooka Community High School District No. 1111 as follows:

**Section 1.**     Incorporation of Preambles. The preambles to this Resolution are incorporated herein by this reference.

**Section 2.**     Award of Trade Contracts. The trade contractors identified on Exhibit A are hereby declared to be the lowest responsible bidders for the applicable trade packages and

are hereby awarded contracts for the work described in the applicable bid for the amount set forth on Exhibit A.

**Section 3.** Assignment of Trade Contracts. The Board hereby assigns the trade contracts identified on Exhibit A, to Nicholas pursuant to an assignment of contractor agreement substantially similar to that attached hereto as Exhibit B.

**Section 4.** Execution of Documents. The President of the Board of Education, or designee, is hereby directed and authorized to execute such documents as are necessary to enter into a contract with the trade contractors identified on Exhibit A in the amount stated therein and to assign said contract to Nicholas.

**Section 5.** Effective Date. That this Resolution shall be in full force and effect forthwith upon its adoption.

**ADOPTED** this 19th day of March, 2025, by the following roll call vote:

**AYES:** Mike Hoyt, Laura Hrechko, Jim Grzetich, Matt Shepard, Terry Spivey  
Tim Juskiewicz


**NAYS:** Ø

**ABSENT:** Mike Brozovich

**BOARD OF EDUCATION OF  
MINOOKA COMMUNITY HIGH  
SCHOOL DISTRICT NO. 111**

  
\_\_\_\_\_  
President Pro Tem

**ATTEST:**

  
\_\_\_\_\_  
Secretary

# **EXHIBIT A** **AWARD OF TRADE CONTRACT**

## *Field House & CTE Additions & Renovations - Total Project Summary*

| <b>Base Bid #1 - South Campus Field House Addition</b>            |                  |  |
|---|------------------|--|
| <b>Bid Package</b>  | <b>Bid Value</b> | <b>Responsible Contractor</b>                |
| Bid Package #1 - Site Work, Plumbing and Structural               | \$10,460,904     | Riemer Engineering & Land Development        |
| Bid Package #2 - Masonry  | \$1,200,000      | Vogt Construction                            |
| Bid Package #3 - General Trades                                   | \$2,079,700      | Monarch Construction                         |
| Bid Package #4 - Roofing  | \$1,854,000      | Crowther Roofing and Sheet Metal, Inc.       |
| Bid Package #5 - Aluminum and Glazing                             | \$995,000        | Rock Valley Glass                            |
| Bid Package #6 - Framing/Drywall, Acoustical, Flooring & Painting | \$4,558,000      | RB Construction, Inc.                        |
| Bid Package #7 - Fire Protection                                  | \$364,000        | CL Doucette, Inc.                            |
| Bid Package #8 - HVAC   | \$4,470,000      | DeKalb Mechanical, Inc.                      |
| Bid Package #9 - Electrical                                       | \$3,432,560      | Indicom Electric Company, LLC                |
| <b>South Campus Subtotal per Bid Opening on 3.13.25:</b>          |                  | <b>\$29,414,164 Includes Alternate No. 2</b> |

| <b>Base Bid #2 - Central Campus Career &amp; Technical Education Addition &amp; Renovation</b> |                  |   |
|--|------------------|---|
| <b>Bid Package</b>   | <b>Bid Value</b> | <b>Responsible Contractor</b>                         |
| Bid Package #1 - Site Work, Plumbing and Structural  | \$7,959,100      | Eagle Concrete  |
| Bid Package #2 - Masonry   | \$1,765,000      | Vogt Construction                                     |
| Bid Package #3 - General Trades  | \$3,541,000      | Monarch Construction                                  |
| Bid Package #4 - Roofing   | \$1,646,300      | Ellens & Malchin Roofing & Sheet Metal, Inc.          |
| Bid Package #5 - Aluminum and Glazing  | \$507,040        | Madden Glass, Inc.                                    |
| Bid Package #6 - Framing/Drywall, Acoustical, Flooring & Painting                              | \$2,307,000      | RB Construction, Inc.                                 |
| Bid Package #7 - Fire Protection   | \$525,200        | CL Doucette, Inc.                                     |
| Bid Package #8 - HVAC  | \$4,154,500      | Hartwig Mechanical, LLC                               |
| Bid Package #9 - Electrical  | \$4,370,000      | Meany Electric  |
| <b>Central Campus Subtotal per Bid Opening on 3.13.25:</b>                                     |                  | <b>\$26,775,140 Includes Alternates No. 1 &amp; 2</b> |

|   |                     |  |
|---|---------------------|--|
| <b>Total Cost Of Construction per Bid Opening on 3.13.25:</b> | <b>\$56,189,304</b> | <b>Includes Alternates As Listed Above</b> |
|---|---------------------|--|

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

Contractor: Reimer Engineering

Trade Package: South #1

Dollar Amount of Agreement: \$ 10,460,904

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

By: \_\_\_\_\_  
Its: **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

By: \_\_\_\_\_  
Its: **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

By: [Signature]  
Its: **Board President Pro Tem**

**ATTEST:**  
By: [Signature]  
Its: **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

Contractor: Vogt Const.

Trade Package: Swath - #2

Dollar Amount of Agreement: \$ 1,200,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

By: \_\_\_\_\_  
Its: **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY**  
[NAME OF CONTRACTOR]

By: \_\_\_\_\_  
Its: **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

By: [Signature]  
Its: **Board President Pro Tem**

**ATTEST:**  
By: [Signature]  
Its: **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** MONARCH CONST.

**Trade Package:** South - #3

**Dollar Amount of Agreement:** \$ 2,079,700

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**

**By:**   
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

Contractor: Crowther

Trade Package: Scoty - #4

Dollar Amount of Agreement: \$ 1,854,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

By: \_\_\_\_\_  
Its: **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

By: \_\_\_\_\_  
Its: **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

By: [Signature]  
Its: **Board President Pro Tem**

**ATTEST:**  
By: [Signature]  
Its: **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** Rock Valley Glass

**Trade Package:** South - #5

**Dollar Amount of Agreement:** \$ 995,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**


**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:.** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**  
**By:**   
**Its:** **Board Secretary**



**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** NB construction

**Trade Package:** swtg - # 6

**Dollar Amount of Agreement:** \$ 4,558,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**


**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**  
**By:** 

**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** CL Doucette

**Trade Package:** South # 7

**Dollar Amount of Agreement:** \$ 364,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated \_\_ for 3/17/25 [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**


**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:.** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**

**By:**   
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** CL Doucette

**Trade Package:** South - #8

**Dollar Amount of Agreement:** \$ 4,470,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated \_\_\_ for 3/17/25 [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY**  
**[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**

**By:**   
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** INDICOM Electric

**Trade Package:** South #9

**Dollar Amount of Agreement:** \$ 3,432,560

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

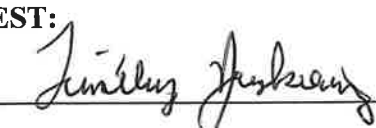
**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**  
**By:**   
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** Eagle Concrete

**Trade Package:** Central - #1

**Dollar Amount of Agreement:** \$ 7,959,100

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.


**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**


**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**  \_\_\_\_\_  
**Its:** **Board President Pro Tem**

**ATTEST:**

**By:**  \_\_\_\_\_  
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** Vogt Const.

**Trade Package:** Certain 1 - # 2

**Dollar Amount of Agreement:** \$ 1,765,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:** [Signature]  
**Its:** **Board President Pro Tem**

**ATTEST:**  
**By:** [Signature]  
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** MONARCH const.

**Trade Package:** central #3

**Dollar Amount of Agreement:** \$ 3,541,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**


**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**

**By:**   
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** Ellers + Maichin

**Trade Package:** Central # 4

**Dollar Amount of Agreement:** \$ 1,646,300

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**


**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**  
**By:**   
**Its:** **Board Secretary**



**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** Madden Glass

**Trade Package:** Central # 5

**Dollar Amount of Agreement:** \$ 507,040

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.


**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:.** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**

**By:** 

**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** RB Construction

**Trade Package:** central # 6

**Dollar Amount of Agreement:** \$ 2,307,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**


**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**  
**By:** 

**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** CL Doucette

**Trade Package:** Central #7

**Dollar Amount of Agreement:** \$ 525,200

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ASSIGNMENT AGREED AND  
ACCEPTED BY**  
**[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ATTEST:**  
**By:** 

**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** Hartwig Mech.

**Trade Package:** Central #8

**Dollar Amount of Agreement:** \$ 4,154,500

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated \_\_ for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

3/17/25

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ATTEST:**  
**By:**   
**Its:** **Board Secretary**

**EXHIBIT B**  
**MINOOKA COMMUNITY HIGH SCHOOL DISTRICT NO. 1111**  
**ASSIGNMENT OF CONTRACTOR AGREEMENT**

**Contractor:** Meany Electric

**Trade Package:** Central #9

**Dollar Amount of Agreement:** \$ 4,370,000

The Board of Education of Minooka Community High School District 111 ("School District"), for good and sufficient consideration, receipt of which is hereby acknowledged, hereby assigns to Nicholas & Associates, Inc. ("Construction Manager"), and Construction Manager hereby accepts, all the School District's rights, obligations and responsibilities to the Contractor (as defined below) as Owner under that certain AJA Document A101-2017 Standard Form of Agreement Between Owner and Contractor, as amended, between the School District and Contractor, dated 3/17/25 for [insert trade package information] as delineated in the Bid Documents and Contract Documents. Except as provided herein, this assignment is a total assignment of rights from the School District to Construction Manager. Contractor releases all claims, rights and remedies it has or may have against the School District pertaining to the Contract. Each signatory hereto represents and warrants that he/she has the necessary corporate authority to bind his/her respective entity to this Assignment. Notwithstanding the above, however, the School District retains the right to reassume all rights and obligations of the Owner under the aforementioned Agreement upon written notification to the Contractor and Construction Manager, in the event Construction Manager ceases to provide services to the School District.

This assignment shall be effective as of March 19, 2025.

**NICHOLAS & ASSOCIATES, INC.**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**BOARD OF EDUCATION OF MINOOKA  
COMMUNITY HIGH SCHOOL DISTRICT 111**

**By:**   
**Its:** **Board President Pro Tem**

**ASSIGNMENT AGREED AND  
ACCEPTED BY  
[NAME OF CONTRACTOR]**

**By:** \_\_\_\_\_  
**Its:** **Authorized Officer**

**ATTEST:**

**By:**   
**Its:** **Board Secretary**