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To: The Board of Education and Dr. Patrick Broncato, Superintendent
From: Curt Saindon, Assistant Superintendent for Business Services/CSBO
Kyle Hansen, Director of Buildings and Grounds
Date: June 13, 2025
Subject: Summer Construction Update

Even though we have just begun the summer construction season, we wanted to give you a quick update on the progress of our five major summer projects. We have Roof Repairs and Solar Array Installations going on at Edgewood, Meadowview and Goodrich (managed by PSI), Locker Repainting and Repairs at Edgewood and Meadowview (managed by ICI), Rooftop Univent/HVAC Upgrades at six schools (managed by ICI), Mansard Roof replacements at Siple, Willow Creek and Jefferson (managed by ICI) and Playground Replacements at Goodrich and Meadowview (managed by the Park District). We expect to spend about \$7.0M to \$7.5M on capital work this summer and fall. We cleared out the impacted areas of our schools on May 30th and 31st, and the demolition and construction crews began their work on June 2nd. Our plan is for all work to be completed by August 8th if possible, except for the solar array installations that will continue on into the fall, and we plan to put the schools back together in early August and give them a final clean before the teachers return on August 18th. In reality, many of the teachers usually start showing up a week or two before school starts, if they can get into their classrooms, to set up for our August 19th Open Houses and prepare for the school year, so things start getting busy in early August after the Secretaries return from summer break.

Roof Repairs and Solar Arrays (ED/GD/MD)

Minor roof repairs and overlays have started at Edgewood and Meadowview (by Anthony Roofing) and a more involved roof replacement project will be starting this week at Goodrich (Combined Roofing). All are being managed by PSI with the approved contractors. ICI and PSI are coordinating activities, as there is Rooftop HVAC work going on at Goodrich and Edgewood. The ICI HVAC work will be done soon (in June) and then the full-blown roof work will start at all three schools. PSI is scheduling some power shutdowns (hopefully over the summer when the buildings are empty) with ComEd to install new breaker panels and main line feeds and as the roof work wraps up they will begin installation of the racking systems, inverters and other equipment (probably in August and September) and then eventually the solar panels and meters (in September and October) with a targeted completion date of October 31st.



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Lockers (ED/MD)

Parkway Forming is the contractor, and its painting sub has been prepping the first and second sections of lockers at Edgewood. Once Edgewood is done, he will move on to Meadowview, and we expect all lockers to be repainted by mid-July. That will give us time to install handle bumpers and do a final clean. This contractor will also be doing some additional miscellaneous painting related to soffit and steel work that is ongoing throughout the school district. He is a one-man crew right now, so we will be keeping an eye on his pace to ensure that he gets through everything in a timely manner...but so far, so good.

HVAC Upgrades (SI/ED/MU/GD/WC/JJH)

1 Source Mechanical from DeKalb is the contractor and things are moving along briskly. They have all of the duct and curb work done, crane picks are scheduled at all schools throughout June and tie-ins and final connections should be done by mid to late July. We expect final painting, control work/programming and cleanup to occur in late July/early August. They are off to a very good start, and barring any significant delays due to weather, we are confident that they will be done on time, if not a little ahead of schedule.

Mansard Roof Replacements

Filotto Roofing is doing the Mansard Roof replacement work and they currently have two crews in the district (one at Siple and one at Jefferson). They have had to do a little plywood/soffit replacement work, but we have an allowance for that work, and then they will start working around each building to replace the mansard roof shingles. As both crews finish up at their current schools they will head over to Willow Creek to finish it up there. Willow Creek should be done by mid to late July, depending on the weather. All is going well here so far.

Playgrounds (GD/MD)

The Park District only received one bid for the Goodrich and Meadowview West playground replacements, and they were about 10%-15% above their budget, so with our ok, they went ahead and rebid the work. They believe that, based on the timing of the bid release (late spring) and our desired timeframe for demolition and replacement (early to mid summer), most contractors had full schedules and therefore did not submit a bid. They are rebidding now and are allowing the work to begin in late summer and be completed in early fall (as the contractor's schedules open up). While this is not ideal for us, as school starts in mid-August, we really did not want to wait a whole extra year to get this work done. We will prioritize getting Goodrich done first, as soon as possible (hopefully by the end of August at the latest) as they only have one playground, and then focus on Meadowview. At Meadowview, we will be locating the new playground just off the asphalt play area on the west side of the school, so they can keep using



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the old playground while that work is happening. I will bring everyone an update regarding the results of the bidding, the demolition and the implementation plan going forward in July. More to come after the Park District opens the bids.

All in all, we are off to a strong start, and the contractors (and ICI, PSI and the Park District) are doing a great job to keep things moving in a positive direction. We will continue to have construction meetings every other Wednesday morning, and we will keep you informed as we move through summer. Hopefully, by the time I provide you with an update for the July Board Meeting, some of these projects will already be done or in the process of being wrapped up, and the others will be hitting the home stretch, as we work toward an August 8th Substantial Completion Date deadline. If you have any questions, please don't hesitate to let me or Kyle know. Thank you.