



December 18, 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 2**

Dear Ms. McPartlin,

F.H. Paschen has reviewed the drawings and specifications dated 11/06/25 provided by ARCON Associates, Inc., and includes the value engineering and cost reduction items agreed to on 12/3/2025. 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 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
  - Install bearing plates and grouting

- 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
  - 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 doors and frames at the following openings:
    - 100A-A, 100A-B, 100A-C, 100A-D, 100M, 221A-A, and 600A
  - Furnish and install galvanized hollow metal doors and frames at the following openings:
    - 100G-A, 100G-B, 129A-A, 129A-B, 132A, 191A, 191B, 194A, 194B, 210A, 300A, 300B, 305A, 307A, and 606A
  - Furnish and install a galvanized hollow metal door and aluminum frame at the following opening:
    - 707A
  - Opening 100M-B has been eliminated from the scope and will be repainted only
  - Opening 221A-B has been eliminated from the scope
  - Opening 600C has been eliminated from the scope
- Windows
  - Furnish and install windows as indicated per drawings/opening schedule
  - Only includes operable windows for emergency egress locations. All other windows are fixed.

- 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
  - 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 Allowances
  - This budget includes a \$75,000.00 Owner's Allowance for miscellaneous work and/or unforeseen conditions.
  - This budget includes a \$15,000.00 Owner's Allowance for scraping/painting of the existing louvers as required.

The budgeted cost to furnish and install the above referenced work is **Two Million One-Hundred Ninety-Two Thousand Seven-Hundred Sixty-Eight Dollars, \$2,192,768.00**

**Add 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
- Price is guaranteed through 3/1/26.

The budgeted cost for the above referenced work is an add of **Fifty-Two Thousand Three-Hundred Twenty-Four Dollars, \$52,324.00**

**Add 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
- Price is guaranteed through 3/1/26.

The budgeted cost for the above referenced work is an add of **Forty-Eight Thousand Eight-Hundred Forty-Four Dollars, \$48,844.00**

**Deduct Alternate #003 – 1990's Windows**

- Leave windows at the 1996 additions as is due to condition of existing windows.
- This alternate must be selected at time of approval of base bid on 12/18/25, if desired.

The budgeted cost for the above referenced work would result in a deduct of **One Hundred Fifty-Five Thousand Eight-Hundred Fourteen Dollars, (\$155,814.00)**

<b><u>Budget Breakdown Description</u></b>	<b><u>Budget Cost</u></b>
Base Bid	\$2,192,768.00
Add Alternate #001 – Gym Curtain Wall	\$52,324.00
Add Alternate #002 – Dust Collector	\$48,844.00
Deduct Alternate #003 – 1990's Windows	(\$155,814.00)



### 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** unloading, furnishing, or installing new window shades/treatments.
- This proposal **excludes** the removal, storage, salvage, and reinstallation of any sports banners.
- This proposal **excludes** any work associated with Door Opening 100M-B, other than repainting.
- This proposal **excludes** any work associated with Door Opening 221A-B.
- This proposal **excludes** any work associated with Door Opening 600C.
- This proposal **excludes** any work associated with replacing the existing louvers. Repainting existing louvers will be handled under the allowance noted above.
- 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 Levertson (ARCON), FHP Job File