

# Memo



**To:** Dr. Karla Guseman  
**CC:** Board of Education  
**From:** Dr. Ilandus Hampton  
**Date:** November 18, 2025  
**Re:** Joliet Central HS Phase 2B; Smith Building First Floor Renovations, T&I First Floor Renovations, and T&I Link Addition

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The district received electronic sealed bids on October 30, 2025, and November 5, 2025 @ 10:00a.m. After scope and review, Gilbane is recommending the following bids to include all Alternates, except Flooring (see attachments):

**Package Description Bidder Low Bid**

02A Demolition Break Thru Enterprises Inc. \$ 478,000.00  
03A Building Concrete Schaefges Brothers, Inc. \$ 357,000.00  
04A Masonry Ramcorp Inc. \$ 622,575.00  
05A Structural & Miscellaneous Steel Arcorp Structures, LLC. \$ 600,000.00  
06A Carpentry Shales McNutt \$ 892,329.00  
06B Casework & Millwork Shales McNutt \$ 823,833.00  
07A Roofing Elens & Maichin Roofing & Sheet Metal \$ 202,430.00  
08A Glass & Glazing C.A.D Contract Glazing \$ 354,800.00  
09A Drywall & Framing & Acoustical Escarpita Construction Co. Inc. \$ 1,091,406.00  
09B Resilient Flooring Diverzify+ LLC \$ 231,136.00  
09C Painting Oosterbaan & Sons. Co. \$ 137,240.00  
09D Tile Flooring & Wall Tile Diverzify+ LLC \$ 139,714.00  
09E Resinous Flooring CCI Flooring Inc. \$ 336,500.00  
21A Fire Protection Nelson Fire Protection \$ 337,462.00  
22A Plumbing John's Service and Sales \$ 496,506.00  
23A HVAC Quality Control Systems Inc. \$ 2,272,111.00  
26A Electrical JB Contracting Corporation \$ 2,659,315.00  
31A Earthwork & Site Utilities Bisping Construction Company Inc. \$ 341,666.00  
**Total Base Bid Award \$ 12,374,023.00**

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**ALTERNATE BID 2, Smith Building RTU Replacement:**

05A Structural & Miscellaneous Steel Work, Arcorp Structures, LLC. \$32,700.00

06A Carpentry Work Shales McNutt \$3,750.00

23A HVAC Work Quality Control Systems Inc. \$313,335.00

26A Electrical Work JB Contracting Corporation \$9,515.00

**ALTERNATE BID 3, Fiber Feed From T&I Building to Pathways Building:**

26A Electrical JB Contracting Corporation \$ 6,825.00

**Total Award Including Alternates \$12,740,148.00**

Total estimated budget was \$15,881,941; \$3,141,793 under budget.

The administration recommends the Board of Education approve the recommended bid results at presented.

If you have any questions, please contact me at your convenience.

Thank you.