

NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone 847.394.6200 | Fax 847.394.6205



Project:

Date:

Prospect Heights District 23

3/6/2026

Bidding & Total Project Recap Sheet - SCENARIO A - BASE BID

Bid Package	Bid Value	Low Responsible Contractor
Bid Package #1 - Sitework, Plumbing, Structural	\$4,035,960	A.J. Oleson
Bid Package #2 - Masonry	\$787,500	JAC Masonry
Bid Package #3 - General Trades	\$620,000	RB Construction, Inc
Bid Package #4 - Roofing	\$565,000	Crowther Roofing & Sheet Metal, Inc.
Bid Package #5 Aluminum & Glazing	\$228,100	Madden Glass
Bid Package #6 - Framing & Drywall, Acoustical, Flooring & Painting	\$488,000	Monarch Construction
Bid Package #7 - Fire Protection	\$106,021	Nelson Fire Protection
Bid Package #8 - HVAC	\$1,220,332	Hill Mechanical
Bid Package #9 - Electrical	\$1,412,863	Airport Electric
Subtotal per Bid Opening on 2.27.26:	\$9,463,776	Base Bid Only

Construction Allowances:	Included in Bids	
Subtotal:	\$9,463,776	Hard Cost + Allowances
CM Fee (4%):	\$378,551	
Bond (1%) and Insurance (.69%):	\$159,938	
Reimbursable General Conditions (Fixed & Non-Fixed):	\$907,659	
A&E Fee:	\$315,667	Remaining Rework Fee per Arcon - March 2026
Owner Technology Allowance:	\$171,600	
Comissioning:	\$50,000	
Geo-Tech/Topo Design Support:	\$50,000	
Utility/Builders Risk/Permitting:	\$205,000	
Furniture:	\$257,000	Reduced by \$300,000 per D23 - 3/4
Total Project Cost	\$11,959,191	

Specified Allowances = \$450,000 - In sub-total above

March 6, 2026

Mr. Donald S. Angelaccio, Ed.D.
Superintendent
Prospect Heights School District 23
700 N. Schoenbeck Rd.
Prospect Heights, IL 60070

Re: Eisenhower Addition & Renovations – Letter of Recommendation
Scenario A: Base Bid

Dear Mr. Angelaccio,

Bids for the above-referenced project were received at the Grodsky Administrative Building located at 700 N. Schoenbeck Rd., Prospect Heights, IL. 60070 Bids were publicly opened and read aloud on Friday, February 27, 2026, at 1:00PM local time. Enclosed for your information is a copy of the bid tabulation sheet outlining the bids received from the contractors and applicable bid packages.

Nicholas & Associates, Inc. has confirmed that the apparent low bidder for this bid package has reviewed and understands the bid documents for the Eisenhower Addition & Renovations project and intends to perform the work as specified. The Contractors being recommended has an extensive work history with Nicholas & Associates, Inc.

Therefore, we recommend that the Board of Education approve the following contracts for the proposed Eisenhower Addition & Renovations project.

<u>Contractors</u>	<u>Contract Value</u>
Bid Package #1 Sitework, Plumbing, Structural A.J. Oleson 29250 N. Gilmer Road Mundelein, IL 60060	\$4,035,960 (Base Bid)
Bid Package #2 Masonry JAC Masonry 242 Park Ave. Lake Villa, IL 60046	\$787,500 (Base Bid)
Bid Package #3 General Trades RB Construction, Inc. 220 Gerry Drive, Suite 100 Wood Dale, IL 60191	\$620,000 (Base Bid)
Bid Package #4 Roofing Crowther Roofing & Sheet Metal Inc. 18958 Airport Rd. Romeoville, IL 60044	\$565,000 (Base Bid)

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Bid Package #5 Aluminum and Glazing Madden Glass 1215 National Ave. Addison, IL 60101	\$228,100 (Base Bid)
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Bid Package #6 Framing, Drywall, Acoustical, Flooring & Painting Monarch Construction 117 Lively Blvd. Elk Grove Village, IL 60007	\$488,000 (Base Bid)
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Bid Package #7 Fire Protection Nelson Fire Protection 108853 N. 2 nd St. Rockford, IL 61115	\$106,021 (Base Bid)
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Bid Package #8 HVAC Hill Mechanical 11045 Gage Avenue Franklin Park, IL 60131	\$1,220,332 (Base Bid)
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Bid Package #9 Electrical Airport Electric 6342 S. Central Ave. Chicago, IL 60638	\$1,412,863 (Base Bid)
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Bidding Total	\$9,463,776
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The preceding recommendation represents our interpretation and understanding of the bids submitted. The contract values listed above include the Base Bid as recommended by the School District Administration.

Should you have any questions regarding the above or you need additional information, please do not hesitate to contact our office.

Sincerely,
Nicholas and Associates, Inc.

Joe Papanicholas
Managing Director

March 6, 2026

Mr. Donald S. Angelaccio, Ed.D.
Superintendent
Prospect Heights School District 23
700 N. Schoenbeck Rd.
Prospect Heights, IL 60070

RE: Construction Management Fee Structure
Eisenhower Addition & Renovations
Scenario A: Base Bid

Dear Mr. Angelaccio,

Nicholas & Associates will provide Construction Management services for the Eisenhower Addition & Renovations Work based on a construction value of \$11, 028,581 and construction duration of months. All Pre-Construction, Pre-Bid, Bidding, & Construction Phases are included in our C.M. Fee. Each bid package was competitively bid and read aloud at a Bid Opening at the District Office. Our fees will be based on the following schedule:

Pre-Construction Activities: No Charge

C.M. Fee (At Risk): 4% of the Total Construction Costs - \$378,551

Payment and Performance Bond Premium: 1% of Total Construction Costs - \$94,638

Fixed General Conditions (Based on 15 month schedule – June, 2026 thru August, 2027)

Breakdown:

Project Manager – 20 hrs/week for 15 months = \$174,000
Full Time Site Superintendent – 50 hrs/week for 15 months = \$405,000
General Superintendent – 5 hrs/week for 15 months = \$42,000
Safety Officer 1 visit/week @ 12 months = \$19,200
Director of Construction (Scott Richards) = No Charge
Director of Quality Assurance (Tony Rossi) = No Charge
Vice President (Joe Papanicholas) = No Charge
Total Fixed General Conditions: \$640,200

Total CM Compensation (CM Fee plus Fixed General Conditions): \$1,018,751

Fixed General Conditions: expenses for the Project consist of the services provided by the Executive/Senior Project Manager (\$150/hr.), Project Manager (\$145/hr.), General Superintendent (\$140/hr.), Site Superintendent (\$135/hr.), Assistant Project Manager (\$115/hr.), Assistant Site Superintendent (\$110/hr.), Project Administrator (\$65/hr.), Project Accountant (\$65/hr.) & Safety Director (\$400/Audit/Site). The Fixed General Conditions expenses are based on the above construction duration. In the event the construction of the Project exceeds or falls short of the above construction duration, the General Conditions shall be renegotiated by the parties, in good faith, based on the above stated hourly rates.

Reimbursable General Conditions (Pass Thru Invoice w/o mark-up): On-Site Construction Trailer with reasonable Furnishings; Rubbish and Trash Removal; Temporary Partitions; Temporary Toilets; Temporary Fencing; Temporary Roads; Temporary Utilities, Surveying, Testing Services, Winter Protection, Street Cleaning; Daily Cleanup; Final Cleanup; and Insurance.

Insurance: \$65,300 (.69% - Fixed)

Estimated Reimbursable General Conditions Breakdown:

Temporary Trailers: Not Applicable

Temporary Toilets: \$10,800

Street Sweeping: \$10,000

Temporary Fencing: \$25,000

Dumpsters: \$73,659

Surveying/Layout: \$25,000

General Misc. Clean-Up: \$15,000

Misc. Temporary Partitions: \$20,000

Special and Called Inspections/Plumbing Inspections: \$40,000

Final Cleaning: \$23,000

Reproduction: \$10,000

Miscellaneous: \$15,000

Total Estimated Reimbursable General Conditions: \$267,459

Not Included Above:

- Ad for Bid
- Winter Conditions
- Propane
- Permit Costs
- Utility Usage
- BHFX Close Out Documents
- Technology: \$171,600 (Incl. per Control Estimate)
- Commissioning: \$50,000 (Incl. per Control Estimate)
- Geo-Technical/Topo: \$50,000 (Incl. per Control Estimate)
- Utility/Builders Risk/Permitting: \$205,000 (Incl. per Control Estimate)
- Furniture: \$257,000 (Incl. per Control Estimate)

Nicholas & Associates looks forward to a successful relationship with Prospect Heights District 23. We trust you will find that this fee proposal clearly identifies our services; however, should you require any additional information, please feel free to contact our offices.

Sincerely,
Nicholas and Associates, Inc.

Joe Papanicholas
Managing Director