



**Geneva Community School District 304**  
**Mr. Brian Pedersen, Director of Operations**  
**227 N. 4<sup>th</sup> Street, Geneva, IL 60134**  
**PH: 630-463-3025**

**Date:** Monday, January 12, 2026

**Title:** 2026-2027 Capital Improvement Bid Results and Approval

**Submitted by:** Brian Pedersen, Director of Operations

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**Background:**

Each year Geneva Community Unit School District 304 pursues capital improvements as outlined in our capital plan and approved by the Board of Education in the annual budget. On October 9, 2025, the district issued requests for bids for capital projects to be completed in the summer of 2026. The work for this bid period includes Interior/Exterior, Mechanical, Plumbing, Electrical, and Site upgrades to the High School, Middle School North, Middle School South, Mill Creek Elementary and Transportation Building. Specifically, the resulting construction will

1. Remove and replace the tennis courts, replace paving and striping of the main High School parking lot and related sidewalks. Reglaze the Greenhouse at the High School, along with replacing the epoxy floor.
2. Remove and replace Boilers and associated pumps at Middle School North, along with Health Life Safety upgrades.
3. Upgrade Fire Alarm systems at Middle School South, as well as Health Life Safety upgrades, and replacement of Window Shades.
4. Tuckpointing and cleaning of the exterior masonry at Mill Creek Elementary.
5. Replacement of a service pit cover at the Transportation Building.

These capital improvements are designed to meet Geneva CUSD 304 standards of quality. A summary of Bid Period #1 bid packages as follows:

Geneva CUSD 304 Summer 2026 Work

- Bid Package 1 Masonry
- Bid Package 2 General Trades
- Bid Package 3 Plumbing
- Bid Package 4 HVAC & Temperature Controls
- Bid Package 5 Electrical
- Bid Package 6 Sitework & Utilities
- Bid Package 7 Asphalt & Concrete Paving
- Bid Package 8 Fencing



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**Summary:**

Requests for bids were advertised in the Kane County Chronicle on October 9, 2025, as prescribed by law. The pre-bid meeting was held on October 9, 2025, at 2:00 pm at Geneva High School and bids were opened on October 29, 2025, at 2:00 pm at Geneva Community Unit School District 304 office. The results of the bid openings are as follows:

**Bid Package 01 -Masonry**

- Mill Creek Elementary, Tuckpoint and clean brick facade.
- Middle School North, Minor CMU patch around a new door.
- Middle School South, Minor CMU patch.

Contractor	Base Bid
<b>Jimmy Z Masonry</b>	<b>\$187,850</b>
Rasco Masonry	\$140,000
IW&G Inc	\$210,300

**Bid Package 02 -General Trades**

- High School, Glazing replacement, epoxy floor, and paint at the Greenhouse
- Middle School North, Structural Steel, Roofing work, and Concrete Pads.
- Middle School South, Window shade replacement
- Keslinger Garage, New pit cover and associated concrete repair and epoxy floor.

Contractor	Base Bid	Alternate No.3	Alternate No.5
<b>Tor Construction</b>	<b>\$349,630</b>	<b>\$59,600</b>	<b>\$99,600</b>
DBM Services	\$817,000	\$55,000	\$724,000



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**Bid Package 03 -Plumbing**

- High School, Modify existing plumbing in the greenhouse
- Middle School North, Health Life Safety
- Middle School South, Health Life Safety

Contractor	Base Bid
<b>Hartwig Mechanical</b>	<b>\$80,115</b>
CR Leonard Plumbing	\$89,000
Katco Development	\$95,000
Cryer & Olsen Mechanical	\$119,000
CW Burns Co	\$164,000

**Bid Package 04 -HVAC & Temperature Controls**

- Middle School North, Boiler Replacement

Contractor	Base Bid
<b>YMI Group</b>	<b>\$1,118,569</b>
Acitelli HVAC	\$1,146,000
Oak Brook Mechanical	\$1,287,000
FE Moran	\$1,302,649
Ideal Heating	\$1,280,555
Sherman Mechanical	\$1,229,000
Cryer & Olsen Mechanical	\$1,180,000
Premier Mechanical	\$1,292,000

**Bid Package 05 -Electrical**

- High School, Parking Lot Lighting, Electrical upgrades in the Grounds Shop, electrical changes in the Greenhouse
- Middle School North, Work related to the Boiler replacement and fire alarm modifications
- Middle School South, New generator, and Fire alarm replacement

Contractor	Base Bid	Alternate No.2
<b>Fitzgerald's Electrical</b>	<b>\$1,750,000</b>	<b>\$123,000</b>



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**Bid Package 06 -Sitework & Utilities**

- High School, Demolition, Grading, and restoration required for parking lot and tennis court replacement.

Contractor	Base Bid	Alternate No. 1	Alternate No. 2
<b>American Grading</b>	<b>\$294,221</b>	<b>\$37,279</b>	<b>\$4,548</b>
Alessio & Sons Co	\$360,000	\$125,000	\$16,000
Abbey Construction	\$314,875	\$40,000	\$13,000

**Bid Package 07 -Asphalt & Concrete Paving**

- High School, Asphalt, and Exterior Concrete work related to the tennis courts and parking lot.

Contractor	Base Bid	Alternate No. 2
<b>Abbey Construction</b>	<b>\$736,800</b>	<b>\$22,650</b>
Chadwick Contracting	\$510,500	\$35,300
Murphy Construction	\$743,000	\$24,500

**Bid Package 08 -Fencing**

- High School, Fencing around the Tennis Courts

Contractor	Base Bid
<b>Action Fence</b>	<b>\$122,315</b>
AP Fence	\$137,600
Proline Fence	\$130,910
National Sports Nets	\$151,655



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**Recommendation:**

It is the recommendation of the Administration that the board award contracts and approve additional contingency costs for fiscal year 2026 for the work highlighted above in the amount of:

Bid Package	Contractor	Total Bid Amount
BP1	Jimmy Z Masonry	\$187,850
BP2	Tor Construction	\$508,830
BP3	Hartwig Mechanical	\$80,115
BP4	YMI Group	\$1,118,569
BP5	Fitzgerald's Electrical	\$1,873,000
BP6	American Grading	\$336,048
BP7	Abbey Construction	\$759,450
BP8	Action Fence	\$122,315
<b>*Total:</b>		<b>\$4,986,177.00</b>
<b>Contingency:</b>		<b>\$498,617.00</b>

\*These Values include the cost for all accepted alternates.