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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: July 18, 2025  
Subject: Summer Construction Update

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We are in the heart of summer construction season and our contractors are feverishly working to get most major work done by the end of July or early August, so that we can punch list the projects and work toward certifying substantial completion by Friday, August 8<sup>th</sup>. Here is a brief update on the five major summer projects we have going on this summer (Roof Repairs and Solar Array Installations at Edgewood, Meadowview and Goodrich (managed by PSI), Locker Repainting and Repairs at Edgewood and Meadowview (managed by ICI), Rooftop Univents and Air Handling Unit 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 \$7.5M on all capital work this summer and fall.

Our plan is for all work to be completed by August 8<sup>th</sup> if possible, except for the solar array installations and playground replacements 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 18<sup>th</sup>. In reality, many of the teachers usually start showing up a week or two before school starts, to set up for our August 19<sup>th</sup> Open Houses and prepare for the school year, so things start getting busy in early August after the Secretaries return from summer break. The solar array installations are expected to be done in late fall and hopefully, we can start them up and test them in early winter, bring them online, and start generating electricity for the grid during the first quarter of 2026 (a similar timeline to the last round we did in 2023).

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

Minor roof repairs and roof overlays are ongoing at Edgewood and Meadowview (by Anthony Roofing) and are on schedule and under budget at this time. More involved roof replacement work is in progress at Goodrich (by Combined Roofing,) and we have encountered a few issues and delays there. Additional electrical/conduit work (to be completed by Richmond Electric) is needed as some feeds were located above the roof deck in the insulation, instead of below the



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roof deck, as is the norm. These feeds were inadvertently cut during insulation removal and will need to be replaced and relocated below the roof deck. This was an unforeseen condition and the repair work will be paid for out of the contingency allowance account. We have also had a few roof leaks at Goodrich over the summer and the contractor will be reimbursing us for our cleanup and replacement costs (nothing major, but there were some ceiling tiles and a few boxes of classroom materials that are being replaced). We hope to get back on track and complete the roof work at Goodrich in early to mid August (before the teachers return). The repairs are being managed by PSI with Combined Roofing. ICI and PSI are coordinating activities, as there is Rooftop HVAC work going on at Goodrich and Edgewood as well (that work is on time and under budget right now). PSI scheduled some temporary power shutdowns 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 late August and September) and then eventually the solar panels and new electric meters (in September and October) with a targeted completion date of October 31<sup>st</sup>.

### Lockers (ED/MD)

Parkway Forming is the contractor and the painting was completed last week. 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. We expect to punch list the locker project this week or next week.

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

1 Source Mechanical from DeKalb is the contractor and things are moving along quickly. All duct replacement and curb work was done in June and the RTUs and AHUs were all installed in July. They have been hooked up and turned on, and they expect to finish balancing and testing the units this week and next week and we will then begin punch listing the project the last week of July and the first week of August. We expect final painting, control work, programming and cleanup to occur in early August. They have done a great job, and barring any unforeseen issues, we are confident that they will be done a little ahead of schedule and under budget.

### Mansard Roof Replacements

Filotto Roofing is doing the Mansard Roof replacement work, and they currently have two crews working in the district (one for Siple and Willow Creek and one at JJH). The plywood and soffit replacement work was completed in June, the shingles have all been installed in July, and they are currently installing the metal coping and new gutters and tying everything together. We expect all work to be substantially complete by the end of July. These projects are currently running on time and they are slightly under budget.



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## Playgrounds (GD/MD)

The Park District only received one bid for the Goodrich and Meadowview playgrounds, and they were about 15%-20% over 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) that most contractors had full schedules and therefore did not submit a bid. The rebid projects will be completed in late summer and early fall. They opened the re-bid in mid June, identifying a low, responsible bidder who was within 5% of the overall anticipated budget. They obtained Park District Board approval in late June and the equipment should be arriving any day now. They have a tentative schedule to remove the existing equipment at Goodrich in late July (through Playgrounds Around the World, who will refurbish and reinstall our old playgrounds in a third world country ☺) and immediately begin installing the new playground in August. We hope they are done with the Goodrich playground in late August or early September, and they know that the Goodrich playground is our top priority. While the timing 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. They are prioritizing Goodrich first as they only have one playground, and then will focus on the Meadowview playground next. 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 the old playground while that work is ongoing. We expect the Meadowview playground to be done in September or early October and we are splitting the cost of this work with the Park District (our share is about \$190K in total and was identified in our Capital Improvement Plan).

All in all things are going very well. We have had a few issues and delays with the Goodrich Roof Project, and the Playground Project had to be re-bid and moved back some, but overall the other work is proceeding on time and under budget. We will continue to have construction meetings every other Wednesday, and we will keep you informed as we move past our August 8<sup>th</sup> Substantial Completion Date and through to the start of school and into fall. Hopefully, by the time I provide you with an update at the August Board Meeting all of these projects will be substantially done and punch listed, except for the Solar Array Installations at Edgewood, Meadowview and Goodrich and the Playground Replacements at Meadowview and Goodrich. If you have any questions please don't hesitate to let me or Kyle know. Thank you.