Facilities Committee Meeting
Tuesday, November 10, 2026 5:30 PM Central

Administrative Service Center
964 Spafford Street
Antioch, Illinois 60002

1. Call to Order
2. Pledge of Allegiance
3. Consideration to Approve: Agenda
4. Public Participation
5. Approval of Minutes
    - 5.A. Minutes | Facilities Committee Meeting | 2026_10_20
6. Information/Discussion Items
    - 6.A. New Mary Kay McNeill Early Learning Center Updates
        - 6.A.1. General Contractors Process and Updates
        - 6.A.2. Architectural Updates
    - 6.B. Hillcrest
        - 6.B.1. 2027 Hillcrest Elementary School Sprinkler System Replacement Bid Release
        - 6.B.2. 2027 Hillcrest Elementary School Phase 2 Site Improvements Bid Release
    - 6.C. AUGS
        - 6.C.1. 2027 Door Replacement at Antioch Upper Grade School & Hillcrest Bid Release
7. Adjournment

BOARD MEETING MEMORANDUM

Board Meeting Date:	November 10, 2026
From:	Maria Treto-French, Assistant Superintendent/CFO/CSBO
Re:	Approval to Release the Bid with Prequalified Lists for General Contractors
Attachment	GC Prequalification Memo
Agenda Location:	Consideration to Approve: Action Items

Rationale:

As the District continues moving forward with the development of the new Early Learning Center, selecting a qualified general contractor is an important step in ensuring the successful delivery of this significant capital project. Given the size, complexity, and importance of this facility, the District utilized a prequalified general contractor delivery process to identify firms with the experience, qualifications, personnel, and resources necessary to complete the project successfully.

The District advertised a Request for Qualifications (RFQ) on July 27, 2026. Ten firms submitted qualifications, six were invited to interview, and five ultimately participated in interviews on November 4 and 5, 2026. Each firm participated in a structured 60-minute interview with the same evaluation panel, consisting of District representatives, Consertus, and Legat Architects. This consistent process provided an opportunity to evaluate each firm's qualifications using the same criteria and expectations.

The evaluation focused on several critical areas, including relevant experience with new construction, K-12 facilities and early learning centers; local project experience; lump-sum bidding and self-performance capabilities; the qualifications and availability of the proposed project manager and superintendent; project scheduling; and construction logistics. Particular attention was given to each firm's ability to manage a new school construction project within an established residential neighborhood while coordinating effectively with the District, design team, residents, and Village.

Following the interviews, the evaluation panel consolidated its scoring and identified four firms that demonstrated the qualifications and experience necessary to advance to the next phase of the project. The recommended firms

are Berglund Construction, Bulley & Andrews, Executive Construction, Inc., and F.H. Paschen. These firms are presented alphabetically and are not ranked.

It is important to note that this recommendation is for prequalification only and does not constitute a construction contract award. Advancing these firms to the bidding phase allows the District to maintain a competitive procurement process while ensuring that only contractors who have demonstrated the necessary qualifications are invited to submit construction bids.

Upon receipt and evaluation of the bids, Consertus and the Project Team will present a final general contractor recommendation to the Board for consideration and approval.

Recommendation/Motion:

The Administration, in collaboration with CCS/Consertus, recommends that the Board of Education approve the prequalification of Berglund Construction, Bulley & Andrews, LLC, Executive Construction, Inc., and F.H. Paschen Contractors as general contractors for the New Mary Kay McNeill Early Learning Center and authorize the release of construction bid documents to these firms upon completion, subject to applicable competitive bidding requirements.