

LINCOLNWOOD SCHOOL DISTRICT 74  
 BOARD OF EDUCATION  
 Facilities Committee Meeting AGENDA  
 Tuesday, February 18, 2025 at **6:00 PM**

**BOARD OF EDUCATION**  
 Kevin Daly, *President*  
 Peter D. Theodore, *Vice President*  
 John P. Vranas, *Secretary*  
 Myra A. Foutris  
 Ted Kwon  
 Jay Oleniczak  
 Rupal Shah Mandal

**ADMINISTRATION**  
 Dr. David L. Russo, *Superintendent of Schools*  
 Dr. Dominick M. Lupo, *Assistant Superintendent for Curriculum and Instruction*  
 Courtney Whited, *Business Manager/CSBO*

*Agenda of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74, Cook County, Illinois, to be held in the Marvin Garlich Administration Building  
 6950 N. East Prairie Road  
 Lincolnwood, Illinois 60712,  
 on Tuesday, February 18, 2025.*

*IN-PERSON PARTICIPATION: It is expected that all members of the Facilities Committee, plus several administrators, will be physically present at the Marvin Garlich Administration Building located at 6950 N. East Prairie Road, Lincolnwood, IL. The public is welcome.*

1. CALL TO ORDER/ROLL CALL  
FACILITIES COMMITTEE MEMBERS  
 John P. Vranas (BOE), Chair  
 Rupal Shah Mandal (BOE), Co-Chair  
 Myra A. Foutris (BOE)  
 Emily McCall, Community Member  
 Zade Tagani, Community Member

ADMINISTRATORS/STAFF

Dr. David L. Russo, Superintendent of Schools  
 Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum and Instruction  
 Courtney Whited, Business Manager/CSBO  
 Jim Caldwell, Director of Buildings and Grounds

2. AUDIENCE TO VISITORS

3. APPROVAL OF MINUTES

- a. Facilities Committee Meeting Minutes - **JANUARY 21, 2025** 3

Motion by member: \_\_\_\_\_ Seconded by: \_\_\_\_\_

4. DISTRICT ARCHITECT OF RECORD - STUDIOGC architecture+interiors

- a. INFORMATION/DISCUSSION/ACTION: StudioGC architecture+interiors Project(s) 6  
 Update

- I. The District went out to bid for four (4) Summer 2025 facilities projects:
  1. a) Todd Hall HVAC Tunnel Piping 7
  2. b) Rutledge Hall Corridor Flooring 46
  3. c) Rutledge Hall and Lincoln Hall General Trades (exterior doors, soffit, glazing, etc.) 11
  4. d) Sitework (replacement of worn concrete, playground area preparation, play

areas)

- b. INFORMATION/DISCUSSION: Kindergarten Playground Equipment Alteration
- c. INFORMATION/DISCUSSION/ACTION: Replacement of Kindergarten's Playground Artificial Turf with Poured-In-Place Surfacing
- d. INFORMATION/DISCUSSION: Lincoln Hall's Outdoor Basketball Hoops

5. OLD BUSINESS

- a. INFORMATION/DISCUSSION/ACTION: Landscaping Maintenance Bid 2025-26, 2027, 2028
- b. INFORMATION/DISCUSSION/ACTION: Authorization to Use Fire Prevention and Safety Funds for the 2025 Todd Hall HVAC Tunnel Piping and Lincoln Hall Courtyard Windows

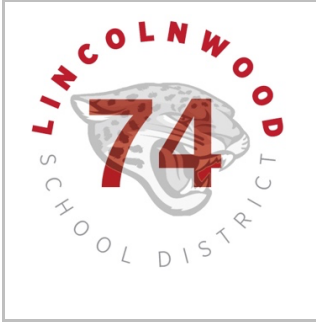
6. NEW BUSINESS

7. ADJOURNMENT

Motion by member: \_\_\_\_\_ Seconded by: \_\_\_\_\_

**Dr. David L. Russo, Superintendent of Schools**

*Lincolnwood School District 74 is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or facility, are requested to contact the District Office at 847-675-8234 promptly to allow Lincolnwood School District 74 to make reasonable accommodations for those persons.*



LINCOLNWOOD SCHOOL DISTRICT 74  
BOARD OF EDUCATION  
Facilities Committee Meeting Minutes  
Tuesday, January 21, 2025 at **6:00 PM**

**BOARD OF EDUCATION**  
**Kevin Daly, President**  
**Peter D. Theodore, Vice President**  
**John P. Vranas, Secretary**  
**Myra A. Foutris**  
**Ted Kwon**  
**Jay Oleniczak**  
**Rupal Shah Mandal**

**ADMINISTRATION**  
**Dr. David L. Russo, Superintendent of Schools**  
**Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum and Instruction**  
**Courtney Whited, Business Manager/CSBO**

*Minutes of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74, Cook County, Illinois, was held in the Marvin Garlich Administration Building 6950 N. East Prairie Road, Lincolnwood, Illinois 60712, on Tuesday, January 21, 2025.*

1. CALL TO ORDER/ROLL CALL.

Chair Vranas called the Facilities Committee meeting to order at 6:04 p.m.

FACILITIES COMMITTEE MEMBERS

John P. Vranas (BOE), Chair  
Rupal Shah Mandal (BOE), Co-Chair  
Myra A. Foutris (BOE)

FACILITIES COMMITTEE MEMBERS NOT PRESENT

Emily McCall, Community Member  
Zade Tagani, Community Member

ADMINISTRATORS/STAFF

Dr. David L. Russo, Superintendent of Schools  
Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum and Instruction  
Courtney Whited, Business Manager/CSBO  
Jim Caldwell, Director of Buildings and Grounds

OTHERS PRESENT

Athi Toufexis, StudioGC

2. AUDIENCE TO VISITORS

None

3. APPROVAL OF MINUTES

a. Facilities Committee Meeting Minutes - **OCTOBER 22, 2024**

A motion was made, seconded and passed to approve the October 22, 2024 Facilities Committee meeting minutes.

#### 4. DISTRICT ARCHITECT OF RECORD - STUDIOGC architecture+interiors

##### a. StudioGC architecture+interiors Project(s) Update

##### I. Flooring Selections for Rutledge Hall Corridors and Main Entries to be Completed During Summer 2025

Athi Toufexis, StudioGC thanked the Committee for providing feedback on the flooring for Rutledge Hall. The Committee chose the Jaguar logo option #1 for consistency and concept #2 for Rutledge Hall corridor flooring.

##### II. Sitework Options for the Campus Exterior North of Rutledge Hall

Athi presented the sitework options for the Campus Exterior North of Rutledge Hall. Athi presented options for the four-square court and said that the squares could be outlined or painted in with option C, an acrylic coating. Athi explained that they are going out to bid this week with Option B for the basketball and Option C for the four-square area. The Committee chose the Bright Blue with Black and White striping for the sport court material. The Committee discussed changing the shaded area to concrete to solve the issue of grass not growing, foot traffic, and snow removal. The Committee discussed working around the tree that currently exists in that location.

##### III. Lincoln Hall Courtyard

Athi discussed the Lincoln Hall Courtyard windows. There will be an insulated panel installed under the windows in the Lincoln Hall courtyard. There is a recommendation to fully replace the window unit. The Committee also recommended following the same pattern on the second floor.

#### 5. OLD BUSINESS

None

#### 6. NEW BUSINESS

##### a. Lincolnwood School District 74 – Site Assessment Survey

A motion was made, seconded, and passed that the Facilities Committee concurs with the Administration's recommendation to the Board of Education to approve the proposal from Foresight Integrated Solutions for a Site Assessment Survey in the amount of \$8,000.

#### 7. District Facilities Update

##### a. Rutledge Hall Parking Lot Reconfiguration

Dr. David L. Russo, Superintendent of Schools shared the parking proposals. The Committee recommended exploring other solutions.

##### b. Exterior Campus Storage Options

The Committee recommended exploring options.

##### c. District's 2015 Ford F-250 Super Duty with 30,522 Miles on the Odometer

The truck is currently in good working order and the District will be using funds from the IPRF Safety Grant to install a new liftgate on the vehicle.

##### d. An SD71 Athletic Charter Bus (First Student) Damaged one Lincoln Hall Outdoor Basketball Hoop on December 2nd.

First Student, Inc. has offered to "cover all charges" relative to repair/replacement of this equipment.

Administration will explore options to repair or replace the Basketball Hoop.

Buildings and Grounds will plan to paint the campus fence sections in need of a coating, especially along Crawford Avenue near Lincoln Hall's field during the summer.

#### 8. ADJOURNMENT

A motion was made, seconded, and passed to adjourn the Facilities Committee meeting at 7:02 p.m.

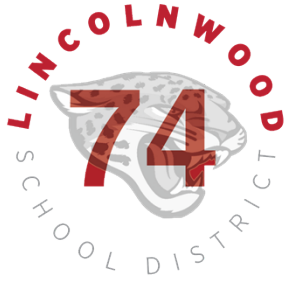
The next Facilities Committee meeting will be held Tuesday, February 18, 2025 at 6:00 p.m. The public is welcome.

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John P. Vranas, Chair

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Rupal Shah Mandal, Co-chair



## Facilities Committee Meeting

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DATE: February 18, 2025

TOPIC: District Architect of Record - StudioGC architecture+interiors Project(s) Update

PREPARED BY: Courtney Whited, Business Manager/CSBO with

Athi Toufexis, Principal, StudioGC architecture+interiors

### Recommended for:

- Action
- Discussion
- Information

### Purpose:

To provide the Facilities Committee an update on StudioGC architecture+interiors District Projects:

1. The District went out to bid for four (4) Summer 2025 facilities projects.
  - a) Todd Hall HVAC Tunnel Piping
  - b) Rutledge Hall Corridor Flooring
  - c) Rutledge Hall and Lincoln Hall General Trades (exterior doors, soffit, glazing, etc.)
  - d) Sitework (replacement of worn concrete, playground area preparation, play areas)

StudioGC architecture+interiors evaluated all bids and has prepared recommendations for the District to award the projects to the lowest-cost, responsible bidders. The bid tabulations, evaluations, and recommendations are attached.

February 10, 2025

Mrs. Courtney Whited  
Business Manager/CSBO  
Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

RE: 2025 Todd Hall Tunnel Piping Replacement  
Project No. 24112

Dear Mrs. Whited:

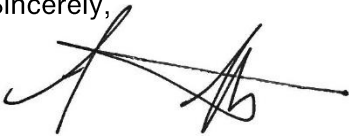
Bids for the above referenced project were received at 9:00 a.m. on Friday, February 7, 2025. There were four (4) bidders of record; three (3) bids were received. A bid tabulation sheet is herein attached for your review.

We have analyzed the bids and the qualifications of the bidders and recommend that the contract for the 2025 Todd Hall Tunnel Piping Replacement project be awarded to the lowest responsible, responsive bidder, **Oakbrook Mechanical**. Their total base bid proposal is for \$536,800.00. This includes allowance monies in the amount of \$25,000.00 which will be returned to the school district if not used at the end of the project.

During the design documentation process it was discovered that additional piping runs exist in the tunnels than what were presumed during the preliminary budget estimates. Additionally, the bid includes temporary cooling measures requested during design for continued operation of select building areas. These items contributed to the bid cost exceeding the preliminary cost estimates and project budget. Studio GC will be at the Facilities Committee Meeting to further discuss the bid results with the committee.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Athi Toufexis, AIA, ALEP, WELL-AP

Enclosure - Bid Tabulation

cc: Vicki Luczynski, Studio GC



223 W. Jackson Blvd.  
 Suite 1200  
 Chicago, IL 60606  
 P: (312) 253-3400

**Client:** Lincolnwood School District 74  
**Project Name:** Todd Hall Tunnel Piping Replacement  
**Project No.:** 24112  
**Bid Date:** Friday, February 7, 2025 @ 9:00 a.m.  
**Project Architect:** Athi Toufexis

### BID TAB WORKSHEET

Contractor	Total Bid Amount	Addendum	Bid Bond	Remarks
		#1		
Allsteel 773-905-3673	NO BID			
C. Acitelli 630-832-4645	\$1,230,000.00	X	X	
Helm Mechanical 815-235-1955	\$1,181,000.00	X	X	
Oakbrook Mechanical 630-941-3555	\$536,800.00	X	X	



SECTION 004113 – BID FORM

NAME: Oak Brook Mechanical Services, Inc.

ADDRESS: 961 S. Route 83

CITY: Elmhurst, IL. ZIP: 60126

PHONE: (630)-941-3555 FAX: (   )-          

TO: Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

Attn: Mrs. Courtney Whited

1. BASE BID

The Undersigned, having inspected the construction site and having familiarized themselves with the conditions likely to be encountered affecting the cost and schedule of the Work, and having thoroughly familiarized themselves with the Bidding Documents; hereby proposes to provide all labor, material, tools, equipment, utilities, transportation, supervision and services required for the proper execution of the entire Work required, in strict accordance with the Contract Documents for the **Todd Hall Tunnel Piping Replacement** prepared by Studio GC for the Base Bid Sum, plus any allowances, for the Total Bid Amount listed below:

Base Bid:	\$ <u>511,800<sup>-</sup></u>
Allowance No. 1: Contingency Allowance	\$ <u>25,000.00</u>
TOTAL BID AMOUNT:	\$ <u>536,800<sup>-</sup></u>

Five Hundred Thirty Six Thousand Eight Hundred Dollars

and, if this proposal is accepted, agrees to execute a formal Contract subject to modifications as may be exercised by the Owner under alternate proposals.

2. ALTERNATE PROPOSALS

a. No Alternates

3. UNIT PRICES: State the amount (unit price) which shall include all expenses, including overhead and profit, which shall be used to make adjustments to the Contract Sum should additional work or less work be required. The unit prices shall be the same for additional, deducted or omitted units of work. Unit prices shall be established by the Bidder in accordance with Section "Unit Prices".

No Unit Prices

4. SUBCONTRACTORS

Indicate each subcontracted trade or equipment supplier, subcontractor, and subcontract amount for all subcontracts greater than \$25,000.00. The bidder (Contractor) affirms that their Bid includes Subcontract Bids from the following entities for the specific trades indicated, and that should this bid be accepted, Contractor fully intends to enter into a subcontract agreement with each subcontractor indicated. Include only one name per Trade or Supplier. In the event that the designated subcontractor is not willing or is otherwise unable to enter into an agreement with the successful Contractor, Contractor must provide to the Owner a letter on the Subcontractor's letterhead indicating that the Subcontractor is unwilling to enter into said agreement, including the reason(s) for such action. If such documentation is not received by the Owner within ten (10) days following bid opening, Owner may consider the bid to be non-responsive.

TRADE/EQUIPMENT	COMPANY NAME	SUBCONTRACT AMOUNT
n/a		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____

5. UNDERSTANDING: The Undersigned in submitting this proposal agrees to the following:
- a. Not to withdraw their proposal for a period of 60 days after the date of the Bid Opening.
  - b. To enter into and execute a Contract, if same is awarded to them on the basis of this Proposal, and to furnish Contract Bonds, within five days of a written "Notice of Award".
  - c. To construct the Work in accordance with the intent of the Contract documents.
  - d. That the owner reserves the right to reject any and all Bids and to waive irregularities in the Bidding, and to award the contract in its best interest.
  - e. That any alterations to this Bid Form will result in disqualification of the Bid.
6. CONTRACT DOCUMENTS: The Undersigned acknowledges the following documents as the basis for their proposal:
- a. Instructions to Bidders.

- b. Agreement: AIA Document A101, 2017 Edition by reference.
- c. The General Conditions of the Contract for Construction, AIA Form A201, 2017 Edition by reference.
- d. Supplementary General Conditions.
- e. Project Manual dated January 23, 2025, including all Divisions and Sections of the Specifications.
- f. Drawings indexed on Sheet T-1 of the Drawings, all dated January 23, 2025.
- g. Addenda: The undersigned further acknowledges receipt of Addenda as listed below and represents that any additions to, modifications of, or deletions from the Work specified, as called for in these Addenda, are included in the Base Bid Sum and the Alternates.

<u>ADDENDUM NO.</u>	<u>DATE</u>
<u>1</u>	<u>1-30-2025</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

(NOTE: If no Addenda have been received, write "NONE".)

- 7. **BID SECURITY:** The undersigned shall attach to this Form of Proposal a Bid Bond, in an amount not less than 10% of the Base Bid amount, payable to the Board of Education, Lincolnwood School District 74 which is agreed will be forfeited to the Board of Education if the undersigned fails to execute the Standard Form of Owner/Contractor Agreement (AIA Document A101, 2017 Edition), as modified herein as modified herein by the Supplementary Conditions and General Conditions of the Contract for Construction (AIA Document A201, 2017 edition), as modified herein by the Supplementary Conditions, and which is hereby made a part of this Contract Document by reference, and furnish evidence of their ability to become bonded and provide insurance coverage as specified, within five days after Owner's notification of the intent to award the contract to the undersigned.
- 8. In signing and submitting this bid, the undersigned certifies that all materials and construction to be provided are as specified in the proposed Contract Documents.
- 9. **TIME OF COMPLETION:** If awarded the Contract for Construction, the Bidder agrees to complete all work for the Owner's occupancy on or before the following dates:
  - a. Commence Construction Work on site: June 16, 2025
  - b. Final Completion of Work: August 15, 2025
- 10. **TAX EXEMPTION:** The Owner is exempt from the Illinois Retailer's Occupation Tax and Use Tax (Sales Tax). The Bidder shall exclude such taxes from consideration in preparing their bid.
- 11. **ADDRESS, LEGAL STATUS AND SIGNATURE OF BIDDER**
  - a. The Undersigned hereby designates the address given below as the legal address to which all notices, directions, or other communications may be served or mailed.

Name of Firm or Joint Venture: Oak Brook Mechanical Services, Inc.  
Street Address: 961 S. Route 83  
City: Elmhurst

State: Illinois

Zip: 60126

Telephone: 630-941-3555

b. The Undersigned hereby declares that the Bidder has the legal status indicated below.

1) If a partnership, give full names of all partners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) If a corporation, indicate state in which incorporated:

Illinois

Affix Seal

c. The Undersigned hereby affirms that they are qualified to do business in the State of Illinois.

d. Signatures:

1) Individual, partnership **or corporation:**

Name: Oak Brook Mechanical Services, Inc.

By: 

Title: President

2) Parties to Joint Venture:

Name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**BIDDER'S REQUIRED BID DOCUMENTS CHECKLIST**

**All Bidders must submit this form, completed in its entirety and signed, with their bid.**

Below is a list of all documents and attachments which must be included with a bid in order for the bid to be considered a complete bid. Bidders must check boxes to indicate each item has been included with this bid.

- 004113 – Bid Form, including all attachments listed below:
  - Bidder's Required Bid Documents Checklist
  - Bidder's Responsibility Information
  - Attachment 1 To Bidder's Responsibility Information
  - Financial reports for the two consecutive, most recently available years.
  - References and project names of all projects as set forth in Section 004395 – General Requirements
- 004325 – Substitutions
- 004345 - Certificate of Prevailing Wage Requirements
- 004347 – Certification of Jobsite Covid-19 Requirements Compliance
- 004353 – Certification of Illinois Preference Act Requirements
- 004519 - Non-Collusion Affidavit
- 004521 - Bidder Eligibility Certificate
- 004546 - Certificate of Compliance with Illinois Drug-Free Workplace Act
- 004548 - Certificate Regarding Non-Discrimination in Employment – Protected Categories
- 004550 - Certificate Regarding Sexual Harassment Policy
- 004552 - Certificate Regarding Criminal Background Investigations
- Documentation of a minimum of five continuous years in business as detailed in Section 004395 General Requirements, Item 1.2.A.1.
- Documentation that the Project Manager assigned to the project meets the requirements as detailed in Section 004395 General Requirements, Item 1.2.B and 1.2.B.1.
- Documentation that the Contractor meets the requirements as detailed in Section 004395 General Requirements, Item 1.2.C.
- Documentation that Contractor's Insurance Rating is 1.0 or less.
- Letter from President of the Company certifying absence of any filings for protection from creditors under federal bankruptcy laws and/or placement under receivership or similar restrictions in the last five years.
- Letter from President of the Company certifying absence of contracts terminated by Owner for non-performance in the past five years, except where not due to the material fault of the Bidder.
- Letter from bonding company certifying absence of claims on Bidder's bond in the past five years, except where not due to the material fault of the Bidder.
- Completed AIA Document A305, Contractor's Qualification Statement.

Signature:

Name: Oak Brook Mechanical Services, Inc.  
By:  Mark Sullivan  
Title: President

**THIS FORM MUST BE SUBMITTED WITH BID**

**BIDDER'S RESPONSIBILITY INFORMATION**

Information required to be submitted with bid to facilitate application of Bidder Responsibility Criteria as described in Section 004395 of the Project Manual:

1. Date of establishment of current form of business organization: 5-1-1975
2. Type of current form of business organization: Corporation
3. State of registration of current form of business organization: Illinois
4. Name of bidder's project manager with experience limits set forth in Section 004395 – General Requirements:  
Jeff Gritzenbach 25 years experience
5. Identification of projects which meet the requirements set forth in Section 004395 – General Requirements. Use Attachment 1 as the form on which to provide this information.
6. Enclose with this form independently prepared financial reports for the two consecutive, most recently available years.
7. Case, caption, number and court for any bankruptcy, receivership or similar proceeding involving the bidder other than solely as a claimant:  
None
8. List contracts terminated by owner for non-performance within the past five years of this project's bid date, and the name, address, and telephone number of Owner's representative under all such contracts:  
None
9. List contracts on which a claim against the bidder's bond was made within the past five years of this project's bid date, and the name, address, and telephone number of owner's representative under all such contracts.  
none
10. **Enclose with this form** a list of references and project names of all projects as set forth in Section 004395 – General Requirements. The references must include the names of contact person who are or were officials representing the Owner who are familiar with the Bidder's performance.

**THIS FORM MUST BE SUBMITTED WITH BID**

**ATTACHMENT 1 TO BIDDER'S RESPONSIBILITY INFORMATION**

Identification of projects which meet the requirements set forth in Section 004395 – General Requirements. Fill out one sheet for each project. Duplicate as necessary.

1. Name of Project See attached
2. Contract Price as Bid: \$ \_\_\_\_\_
3. Final Contract Price: \$ \_\_\_\_\_
4. Contract Start Date \_\_\_\_\_
5. Contract Completion Date: \_\_\_\_\_
6. Date of Substantial Completion: \_\_\_\_\_
7. Date of Final Completion: \_\_\_\_\_
8. Identification of change orders which increased contract price or completion date were due to the material fault of the Bidder.  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Identification of any litigation, mediation or arbitration in which the bidder is or was a party, including the case caption, number and court, mediator or arbitrator and reasons for bidder's involvement:  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Identification of claims on the Bidder's bond by owner, subcontractor or others which were due to the material fault of the Bidder.  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. Identification of mechanic's liens filed against the owner and reasons for liens:  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
12. Name, address, and telephone number of owner's representative:  
Mark Sullivan 961 S. Rt. 83 Elmhurst, IL. 60126 630-941-3555  
Joseph Sullivan 961 S. Rt. 83 Elmhurst, IL. 60126 630-941-3555  
\_\_\_\_\_  
\_\_\_\_\_

END OF SECTION 004113



961 S. Route 83 \* Elmhurst, IL 60126-4993  
Phone 630-941-3555 \* Fax 630-941-0294

## CONSTRUCTION & SCHOOL PROJECTS-COMPLETED

Project Name: **Palmolive Building**  
Location: Chicago, IL  
Arch. /Eng. /Const. Mngr: Elara Engineering  
Contact Name & Number: Boris Golub/708-236-0300  
Contract Amount: \$640,000.00  
Description: Hot Water Heater Replacement

Project Name: **Loyola Cancer Center**  
Location: Maywood, IL.  
Arch. /Eng. /Const. Mngr: b. Stromberg Construction  
Contact Name & Number: John Kelly/847-965-3786  
Contract Amount: \$1,200,000.00  
Description: HVAC

Project Name: **Guaranteed Rate Field**  
Location: Chicago, IL.  
Arch. /Eng. /Const. Mngr: Elara Engineering  
Contact Name & Number: Matt Swanson/708-236-0300  
Contract Amount: \$726,000.00  
Description: HVAC

Project Name: **Roy School**  
Location: Melrose Park, IL.  
Arch. /Eng. /Const. Mngr: Mazur & Son  
Contact Name & Number: Tom Mazur/708-839-5959  
Contract Amount: \$600,000.00  
Description: HVAC

Project Name: **Revis H.S.**  
Location: Burbank, IL.  
Arch. /Eng. /Const. Mngr: Mazur & Son  
Contact Name & Number: Tom Mazur/708-839-5959  
Contract Amount: 21,400,000.00  
Description: HVAC



SECTION 004325 – SUBSTITUTIONS

All bids shall be based upon the Contractor providing materials and equipment as required by the proposed Contract Documents.

Bidders desiring to propose substitutions for acceptable manufacturers, suppliers, materials and/or equipment indicated within the specifications shall list below such proposed substitutions, along with the amount to be added or deducted from the lump sum base bid should the Owner decide to accept such proposed substitutions.

The Owner reserves the right to reject any and all such proposed substitutions.

Proposed substitutions will not be used to determine the low bid.

In order to receive consideration, each proposed substitution shall be accompanied by complete technical data and written description of material or product, including effect on the construction schedule.

Note: Manufacturers, suppliers, materials and/or equipment approved by the Architect prior to the scheduled time for receipt of Bids, but not indicated in Addenda, must be listed below if said change from the specification requirements is to be considered.

<u>ITEM SPECIFIED</u>	<u>PROPOSED SUBSTITUTION</u>	<u>ADD</u>	<u>DEDUCT</u>
<u>N/A</u>			

Name of Bidder: Oak Brook Mechanical Services, Inc.

Date: 2-7-2025

END OF SECTION 004325

SECTION 004345 – CERTIFICATION OF PREVAILING WAGE REQUIREMENTS

CERTIFICATION OF PREVAILING WAGE REQUIREMENTS

I, Mark Sullivan, Contractor, hereby certifies that all laborers, workers and mechanics performing work under the contract shall not be paid less than the prevailing wage as found by the Illinois Department of Labor or the Board of Education, and that Contractor and all subcontractors shall in all other respects comply with the *Prevailing Wage Act* in carry out work under the contract. If, during the course of work under this contract, the Department of Labor revises the prevailing rate of hourly wages to be paid under this contract, Contractor shall have the sole responsibility and duty to ensure that the revised prevailing rate of hourly wages is paid by Contractor and all subcontractors to each worker to whom a revised rate is applicable. Revisions to the prevailing wage as set forth above shall not result in an increase in the contract sum. Contractor shall protect, defend, indemnify and hold the Owner harmless for any claims or demands made as a result of Contractor's failure to comply with this certification.

Certified By:  Dated: 2-7-2025  
(Contractor's Authorized Representative)

Mark Sullivan  
(Name of Contractor or Subcontractor's Representative)

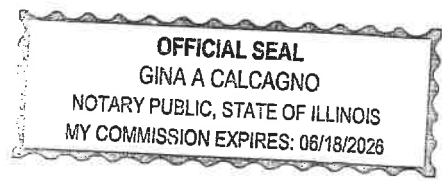
President  
(Title of Representative)

Oak Brook Mechanical Services, Inc.  
(Name of Contractor or Subcontractor)

Address of Contractor or Subcontractor:  
  
961 S. Route 83 Elmhurst, IL. 60126

SUBSCRIBED and SWORN TO before me this 7th day of February, 2025.

  
(Notary Public)



END OF SECTION 004345

SECTION 004347 – CERTIFICATION OF JOBSITE COVID-19 REQUIREMENTS COMPLIANCE

CERTIFICATION OF JOBSITE COVID-19 REQUIREMENTS COMPLIANCE

I, Mark Sullivan, Contractor, hereby certifies that all laborers, workers and mechanics performing work under the contract shall at all times while on the job site comply with applicable requirements of the National Center for Disease Control, Illinois Department of Public Health, and the Illinois State Board of Education as they pertain to health and safety guidelines relative to control of the disease commonly known as Covid-19, and that Contractor and all subcontractors shall in all other respects comply with the these requirements as they carry out work under the contract. If, during the course of work under this contract, any of the above entities modify their requirements as they pertain to control to Covid-19, Contractor shall have the sole responsibility and duty to ensure that the revised requirements are stringently adhered to. Revisions to the requirements as set forth above shall not result in an increase in the contract sum. Individual workers who fail to adhere to these requirements will not be allowed access to the job site. Contractor shall protect, defend, indemnify and hold the Owner harmless for any claims or demands made as a result of Contractor's failure to comply with this certification.

Certified By:  Dated: 2-7-2025  
(Contractor's Authorized Representative)

Mark Sullivan  
(Name of Contractor or Subcontractor's Representative)

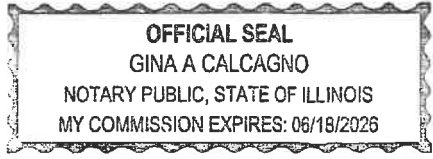
President  
(Title of Representative)

Oak Brook Mechanical Services, Inc.  
(Name of Contractor or Subcontractor)

Address of Contractor or Subcontractor:  
961 S. Route 83 Elmhurst, IL. 60126

SUBSCRIBED and SWORN TO before me this 7th day of February, 2025.

  
(Notary Public)




END OF SECTION 004347

SECTION 004353 – CERTIFICATION OF ILLINOIS PREFERENCE ACT REQUIREMENTS

CERTIFICATION OF ILLINOIS PREFERENCE ACT REQUIREMENTS

I, Mark Sullivan, Contractor, hereby certifies that it will use at least 90% Illinois laborers on all public works projects that receive State funds or funds administered by the State during a period of excessive unemployment. Excessive unemployment is defined as any month immediately following two (2) consecutive calendar months that the Illinois unemployment rate exceeds 5%. Contractor shall protect, defend, indemnify and hold the Owner harmless for any claims or demands made as a result of Contractor's failure to comply with this certification.

Certified By:  Dated: 2-7-2025  
(Contractor's Authorized Representative)

Mark Sullivan  
(Name of Contractor or Subcontractor's Representative)

President  
(Title of Representative)

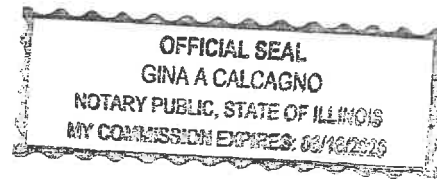
Oak Brook Mechanical Services, Inc.  
(Name of Contractor or Subcontractor)

Address of Contractor or Subcontractor:

961 S. Route 83 Elmhurst, IL. 60126

SUBSCRIBED and SWORN TO before me this 7th day of February, 2025.

  
(Notary Public)



END OF SECTION 0043535

SECTION 004519 – NON-COLLUSION AFFIDAVIT

AFFIDAVIT: "I (we) hereby certify and affirm that my (our) proposal was prepared independently for this project and that it contains no fees or amounts other than for the legitimate execution of this work as specified and that it includes no understanding or agreements in restraint of trade."

(If an Individual)

Signature of Bidder \_\_\_\_\_ (Seal)

Business Address \_\_\_\_\_

\_\_\_\_\_

(If a Partnership)

Firm Name \_\_\_\_\_ (Seal)

By \_\_\_\_\_

Business Addresses \_\_\_\_\_ (\_\_\_\_\_)

of all Partners \_\_\_\_\_ (\_\_\_\_\_)

of the Firm \_\_\_\_\_ (\_\_\_\_\_)

(If a Corporation)

Corporate Name Oak Brook Mechanical Services, Inc.

By 


Business Address 961 S. Route 83 Elmhurst, IL 60126

\_\_\_\_\_ (Corporate Seal)

Name of Officers: (President) Mark Sullivan

(Secretary) Joseph Sullivan

(Treasurer) Mark Sullivan

Attest:   
(Secretary)

Name of Bidder Oak Brook Mechanical Services, Inc.

Date 2-7-2025

END OF SECTION 004519

SECTION 004521 – BIDDER ELIGIBILITY CERTIFICATE

720 ILCS 5/33E-11 requires that all contractors bidding for public agencies in the State of Illinois certify that they are not barred from bidding on public contracts for bid rigging or bid rotation.

The following certification must be completed, signed and submitted with the Bidder's Form of Proposal.  
FAILURE TO DO SO WILL RESULT IN DISQUALIFICATION OF THE BIDDER.

Oak Brook Mechanical Services, Inc. \_\_\_\_\_, as part of its bid on a contract for  
(Firm Name of Contractor)

**LINCOLNWOOD SCHOOL DISTRICT 74  
TODD HALL TUNNEL PIPING REPLACEMENT**

certifies that said contractor is not barred from bidding on the aforementioned contract as a result of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

Firm Name: Oak Brook Mechanical Services, Inc.

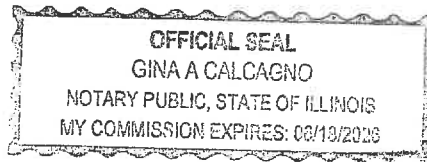
By: Mark Sullivan (Typed or printed name)  
(Authorized Agent of Contractor)

[Handwritten Signature]  
(Signature)

President  
(Title)

Subscribed and sworn to  
before me on this 7th day  
of February, 2025.

[Handwritten Signature]  
(Notary Public)



END OF SECTION 004521

SECTION 004546 – CERTIFICATE OF COMPLIANCE WITH ILLINOIS DRUG-FREE WORKPLACE ACT

[Contractors With 25 Or More Employees]

CERTIFICATE OF COMPLIANCE WITH  
ILLINOIS DRUG-FREE WORKPLACE ACT

Oak Brook Mechanical Services, Inc.  
\_\_\_\_\_, having 25 or more employees, does hereby certify pursuant to Section 3 of  
the *Illinois Drug-Free Workplace Act* (30 ILCS 580/3) that [he, she, it] shall provide a drug-free workplace for all  
employees engaged in the performance of work under the contract by complying with the requirements of the *Illinois Drug-Free Workplace Act* and, further certifies, that [he, she, it] is not ineligible for award of this contract by  
reason of debarment for a violation of the *Illinois Drug-Free Workplace Act*.



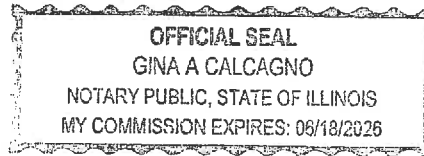
\_\_\_\_\_  
By Authorized Agent

2-7-2025  
\_\_\_\_\_

Date

SUBSCRIBED and SWORN TO before me  
this 7th day of February, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC



END OF SECTION 004546

SECTION 004548 – CERTIFICATE REGARDING NON-DISCRIMINATION IN EMPLOYMENT –  
PROTECTED CATEGORIES

CERTIFICATE REGARDING  
NON-DISCRIMINATION IN EMPLOYMENT – PROTECTED CATEGORIES

Oak Brook Mechanical Services, Inc. [contractor], does hereby certify that [he, she, it] has a written policy that includes, at a minimum, the following information: (i) the definition of persons in a Protected Category in Employment under State and Federal law; (ii) the illegality of discrimination against persons in a Protected Category in Employment; (iii) an internal complaint process including penalties; (iv) the legal recourse, investigative and complaint process available through both the Illinois Department of Human Rights and Human Rights Commission and the U.S. Equal Employment Opportunity Commission; (v) directions on how to contact the Illinois Department of Human Rights and Human Rights Commission and the U.S. Equal Employment Opportunity Commission; and (vi) protection against retaliation.

Discrimination against Persons in a Protected Category in Employment can occur in the following categories: Age, Disability, Equal Pay/Compensation, Genetic Information, Harassment, National Origin, Pregnancy, Race/Color, Religion, and Sex-Based Discrimination.



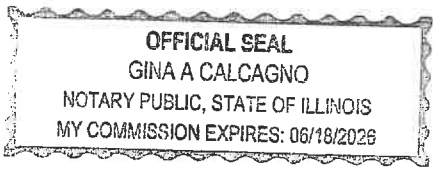
By Authorized Agent

2-7-2025

Date

SUBSCRIBED and SWORN TO before me  
this 7th day of February, 2025.

  
NOTARY PUBLIC



END OF SECTION 004548



SECTION 004550 – CERTIFICATE REGARDING SEXUAL HARASSMENT POLICY

CERTIFICATE REGARDING  
SEXUAL HARASSMENT POLICY

Oak Brook Mechanical Services, Inc.

\_\_\_\_\_ [contractor], does hereby certify pursuant to Section 2-105 of the *Illinois Human Rights Act* (775 ILCS 5/2-105) that [he, she, it] has a written sexual harassment policy that includes, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department of Human Rights and Human Rights Commission; (vi) directions on how to contact the Department of Human Rights and Human Rights Commission; and (vii) protection against retaliation.



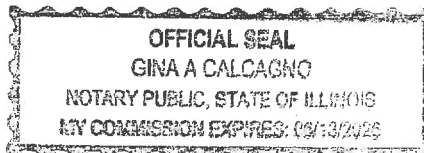
By Authorized Agent

2-7-2025

Date

SUBSCRIBED and SWORN TO before me  
this 7th day of February, 2025.


  
NOTARY PUBLIC



END OF SECTION 004550

SECTION 004552 – CERTIFICATE REGARDING CRIMINAL BACKGROUND INVESTIGATIONS

Contractor hereby represents, warrants, and certifies that no officer or director thereof has any knowledge that any employee thereof has been convicted of committing or attempting to commit "Criminal Code of 2012," 720 ILCS, Sections 5/11-6 (Indecent solicitation of a child), 5/11-30 (Public indecency), 5/11-14 (Prostitution), 5/11-18 (Patronizing a prostitute), 5/11-18.1 (Patronizing a minor engaged in Prostitution), 5/14-3 (Promoting prostitution), 5/11-14.4 (Promoting juvenile prostitution), 5/11-19.1 (Sexual exploitation of a child), 5/11-20 (Obscenity), 5/11-20.1 (Child Pornography), 5/11-1.30 (Aggravated criminal sexual assault), 5/11-1.50 (Criminal sexual abuse), and 5/11-1.60 (Aggravated criminal sexual abuse), and/or those offenses defined in the "Cannabis Control Act," 720 ILCS, 550/1 et. seq. (except the "Illinois Controlled Substances Act," 720 ILCS 570/100 et. seq. and/or any offense committed or attempted in any other state or against the laws of the United States, which if committed or attempted in this State, would have been punishable as one or more of the foregoing offenses. Contractor further agrees that it shall not employ any person who have or may have direct, daily contact with the pupils and for whom a criminal background investigation has not been conducted pursuant hereto, and further represents and agrees that all applicants for any such employment shall furnish with their applications the attached written "Authorization for Criminal Background Investigations" form authorizing the Board of Education to request a fingerprint-based criminal background investigation of said applicant pursuant to Section 5/10-21.9 of the School Code of Illinois and to receive criminal history record information pursuant thereto to determine if the applicant has been convicted of committing or attempting to commit any of the criminal or drug offenses enumerated above. Contractor shall incur any costs and expenses associated with the fingerprint-based criminal background investigation. Contractor further represents, warrants, and certifies that no applicant for employment with respect to whom the criminal investigation reveals any conviction for committing and/or attempting to commit any of the above enumerated offenses, shall be employed thereby in any position that involves or may involve contact with the students. This certification is executed on the date hereinafter indicated by the designated contractor by its duly authorized officer.

By:  \_\_\_\_\_

Its: **President** \_\_\_\_\_

Dated: **2-7-2025** \_\_\_\_\_

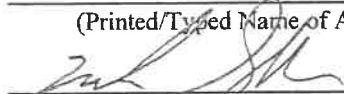
END OF SECTION 004552

SECTION 004554 – AUTHORIZATION FOR CRIMINAL BACKGROUND INVESTIGATIONS

AUTHORIZATION FOR CRIMINAL BACKGROUND INVESTIGATION INFORMATION

The undersigned hereby authorizes the School Board, Lincolnwood School District 74, to request a fingerprint-based criminal background investigation from the Illinois State Police, pursuant to Section 5/10-21.9 of the School Code of Illinois, 105 ILCS 5/10-21.9 and to receive criminal history record information pursuant thereto.

By: Mark Sullivan  
(Printed/Typed Name of Applicant Employee)

By:   
(Signature of Applicant or Employee)

Dated: 2-7-2025

NOTE: SIGNATURE NOT REQUIRED FOR SUBMITTAL WITH BID. THIS IS THE FORM REFERRED TO IN SECTION 004552 FOR USE WITH EMPLOYMENT APPLICATIONS.

END OF SECTION 004554



961 S. Route 83 \* Elmhurst, IL 60126-4993  
Phone 630-941-3555 \* Fax 630-941-0294

February 7, 2025

Studio GC Architects  
223 W. Jackson Blvd.  
Chicago, IL. 60506

Regarding: Lincolnwood SD 74  
Todd Hall Tunnel Piping Replacement

Below are the responses for the required check list.

Oak Brook Mechanical has been in business since 5-1-1975.

Our insurance rating is less than 1.0.

Oak Brook Mechanical Services, Inc. has NO absence of any filings for protection from creditors under federal bankruptcy laws and/or placement under receivership or similar restrictions in the last 5 years.

Oak Brook Mechanical Services, Inc. certifies NO absence of contracts terminated by Owner for non-performance in the past five years.

Bonding letter, see attached.

AIA 305, see attached.

Very Truly Yours,  
Oak Brook Mechanical Services, Inc.

A handwritten signature in black ink, appearing to read 'Mark Sullivan'.

Mark Sullivan  
President



February 4, 2025

Lincolnwood School District #74  
6950 N. East Prairie Rd.  
Lincolnwood, IL 60712

Re: Oak Brook Mechanical Services, Inc.  
Todd Hall Tunnel Piping Replacement

To Whom It May Concern:

This letter is to confirm that Western Surety Company is the surety for Oak Brook Mechanical Services, Inc. and they have not received any claims against any bonds issued on behalf of Oak Brook Mechanical Services, Inc. in the past five years.

If you should have any questions, please feel free to give me a call.

Sincerely  
Western Surety Company

A handwritten signature in black ink, appearing to read 'Christine Eitel', is written over a faint, light-colored signature line.


Christine Eitel  
Attorney in Fact

Surety Company Acknowledgement

STATE OF **ILLINOIS**  
COUNTY OF **COOK**

SS:

On this 4th day of February, 2025 before me personally appeared  
Christine Eitel, to me known, who, being by me duly sworn, did  
depose and say: that (s)he resides at **Schaumburg, Illinois**, that (s)he is the **Attorney in Fact** of  
Western Surety Company, the corporation  
described in and which executed the annexed instrument; that (s)he knows the corporate seal of  
said corporation; that the seal affixed to said instrument is such corporate seal; that it was so  
affixed by order of the Board of Directors of said corporation; that (s)he signed his/her name  
thereto by like order; and that the liabilities of said corporation do not exceed its assets as  
ascertained in the manner provided by law.

  
Notary Public in and for the above County and State

My Commission Expires: 06/23/25



# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**James L Sulkowski, R B Schutz, Christine Eitel, Sherene L Hemler, Lucianne Bischoff, Mike Pohl, Kirk Liskiewitz, Courtney A Flaska, Samantha Bradtke, Individually**

of Schaumburg, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

### - In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2022.



WESTERN SURETY COMPANY

*Paul T. Bruflat*  
Paul T. Bruflat, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 4th day of June, 2022, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires  
March 2, 2026



*M. Bent*  
M. Bent, Notary Public

### CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 4th day of February, 2025.



WESTERN SURETY COMPANY

*L. Nelson*  
L. Nelson, Assistant Secretary



AIA Document A305

# Contractor's Qualification Statement

1986 EDITION

*This form is approved and recommended by The American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.*

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: **Studio GC Architecture**  
 ADDRESS: **223 W. Jackson Blvd.**  
**Chicago, IL. 60506**

SUBMITTED BY: **Oak Brook Mechanical Services, Inc.** Corporation   
 NAME: **961 S. Route 83** Partnership   
 ADDRESS: **Elmhurst, IL. 60126** Individual   
 PRINCIPAL OFFICE: Joint Venture   
 Other

NAME OF PROJECT (if applicable):

TYPE OF WORK (file separate form for each Classification of Work):

\_\_\_\_\_ General Construction  HVAC  
 \_\_\_\_\_ Plumbing \_\_\_\_\_ Electrical  
 \_\_\_\_\_ Other \_\_\_\_\_  
 (please specify)

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1. ORGANIZATION

- 1.1 How many years has your organization been in business as a Contractor?  
50 years
- 1.2 How many years has your organization been in business under its present business name?  
50 years
- 1.2.1 Under what other or former names has your organization operated?  
None

- 1.3 If your organization is a corporation, answer the following:
- 1.3.1 Date of incorporation: May 1, 1975
- 1.3.2 State of incorporation: Illinois
- 1.3.3 President's name: Mark Sullivan
- 1.3.4 Vice-president's name(s): Joseph Sullivan

- 1.3.5 Secretary's name: Joseph Sullivan
- 1.3.6 Treasurer's name: Mark Sullivan

- 1.4 If your organization is a partnership, answer the following: N/A
- 1.4.1 Date of organization:
- 1.4.2 Type of partnership (if applicable):
- 1.4.3 Name(s) of general partner(s):

- 1.5 If your organization is individually owned, answer the following: N/A
- 1.5.1 Date of organization:
- 1.5.2 Name of owner:

- 1.6 If the form of your organization is other than those listed above, describe it and name the principals:  
N/A

## 2. LICENSING

- 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Oak Brook Mechanical Services, Inc. is legally qualified to do business in all fifty states.

Heating/Air Conditioning/Piping/Refrigeration

- 2.2 List jurisdictions in which your organization's partnership or trade name is filed.  
N/A

## 3. EXPERIENCE

- 3.1 List the categories of work that your organization normally performs with its own forces.

Heating, Air Conditioning, Piping and Refrigeration

- 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it?  
NO

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?  
NO

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?  
NO

- 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) NO

- 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date. See attached
- 3.4.1 State total worth of work in progress and under contract:  
See attached
- 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.
- 3.5.1 State average annual amount of construction work performed during the past five years:  
See attached
- 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization. See attached

#### 4. REFERENCES

4.1 Trade References:

Porter Pipe & Supply 303 S. Rohlwing Rd. Addison, IL. 60101  
630-543-8145 Fax 630-543-6830  
South Side Controls 488 N. Milwaukee Ave. Chicago, IL. 60608  
312-226-4900 Fax 312-226-3484  
G&O Thermal Supply 5435 N. Northwest Hwy. Chicago, IL. 60630  
847-439-5242 Fax 847-439-5272

4.2 Bank References:

Old National Bank  
7800 West 95th Street  
Hickory Hills, IL. 60457  
Jack Fleming 708-598-7400

4.3 Surety:

4.3.1 Name of bonding company:  
Western Surety Company  
Bonding capacity \$20,000,000 +

4.3.2 Name and address of agent:  
DS & P Insurance Services, Inc.  
1900 E. Golf Rd. Ste. 650  
Schaumburg, IL. 60173

## 5. FINANCING

### 5.1 Financial Statement.

5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items: **See attached**

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); **See attached**

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

**See attached**

5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

**Lawrence J. Mazzeffi & Associates, CPA**  
**1435 S. Roselle Rd., Schaumburg, IL. 60193 630-980-5610**

5.1.3 Is the attached financial statement for the identical organization named on page one?

**Yes**

5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

**Yes- Bonded through: CNA Surety**

**801 Warrenville Rd., Ste. 700**  
**Lisle, IL. 60532**

**630-719-6344**

6. SIGNATURE

6.1 Dated at this 7th 20 25 day of February

Name of Organization: Oak Brook Mechanical Services, Inc.

By: *Joseph Sullivan*

Title: Vice President

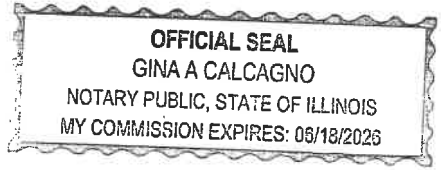
6.2

Mr. Joseph Sullivan Oak Brook Mechanical Services, Inc. being  
duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 7th 2025 day of February

Notary Public: *Gina A. Calcagno*

My Commission Expires: 6-18-2026



CAUTION: You should sign an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.

## CONSTRUCTION & SCHOOL PROJECTS-COMPLETED

Project Name: **Montgomery Place**  
Location: Chicago, IL  
Arch. /Eng. /Const. Mngr: Elara Engineering  
Contact Name & Number: Dustin Langille/708-236-0300  
Contract Amount: \$800,000.00  
Description: Pump & Piping Installation

Project Name: **Loyola Cancer Center**  
Location: Maywood, IL.  
Arch. /Eng. /Const. Mngr: b. Stromberg Construction  
Contact Name & Number: John Kelly/847-965-3786  
Contract Amount: \$1,200,000.00  
Description: HVAC

Project Name: **Guaranteed Rate Field**  
Location: Chicago, IL.  
Arch. /Eng. /Const. Mngr: Elara Engineering  
Contact Name & Number: Matt Swanson/708-236-0300  
Contract Amount: \$726,000.00  
Description: HVAC

Project Name: **Glenside Public Library**  
Location: Glendale Heights, IL.  
Arch. /Eng. /Const. Mngr: Amsco  
Contact Name & Number: Dan McCurdy/630-515-1555  
Contract Amount: \$200,000.00  
Description: Chiller Replacement

Project Name: **Scott School**  
Location: Melrose Park, IL.  
Arch. /Eng. /Const. Mngr: Mazur & Son  
Contact Name & Number: Tom Mazur/708-839-5959  
Contract Amount: \$750,000.00  
Description: HVAC

Project Name: **Revis H.S.**  
Location: Burbank, IL.  
Arch. /Eng. /Const. Mngr: Mazur & Son  
Contact Name & Number: Tom Mazur/708-839-5959  
Contract Amount: \$1,400,000.00  
Description: HVAC



961 S. Route 83 \* Elmhurst, IL 60126-4993  
Phone 630-941-3555 \* Fax 630-941-0294

Project Name: **Queen of all Saints**  
Location: Chicago, IL.  
Arch. /Eng. /Const. Mngr: Stromberg Construction  
Contact Name & Number: Tom Wnukowski/847-965-3786  
Contract Amount: \$1,200,000.00  
Description: HVAC

Project Name: **Loyola University**  
Location: Chicago, IL.  
Arch. /Eng. /Const. Mngr: Stromberg Construction  
Contact Name & Number: John Kelly/847-965-3786  
Contract Amount: \$550,000.00  
Description: Installation of Heat Recovery System

Project Name: **Lisle School District 202**  
Location: Lisle, IL.  
Arch. /Eng. /Const. Mngr: Pepper Construction  
Contact Name & Number: Nick Cosek/847-381-2760  
Contract Amount: \$3,100,000.00  
Description: New HVAC



961 S. Route 83 \* Elmhurst, IL 60126-4993  
Phone 630-941-3555 \* Fax 630-941-0294

We would like to take this opportunity to introduce you to our company,  
**Oak Brook Mechanical Services, Inc.**

The following briefly describes our expertise in the following areas. Please note that all of these services are done with our own in-house personnel. We have 23 service vehicles available 24 hours daily. Also, we have about 30 pipefitters available for your commercial projects, whether it's new construction or remodeling.

#### NEW INSTALLATION OF COOLING AND HEATING EQUIPMENT

- All manufacturers of cooling equipment, from the smallest roof tops to the largest centrifugals. Carrier, Trane, Dunham-Bush, York, McQuay, etc....
- All major boiler manufacturers. Teledyne Laars, Aerco, Kewanee, Pacific, Bryan, Rite, Ajax, Sellers, Weil McLain, Lochinvar, etc...

#### SERVICE AND MAINTENANCE

- Air conditioners and heating equipment repairs including burners, reciprocating, as well as centrifugal chillers, air handling units, pumps, coils, and heat pumps.
- Repairs to all types of mechanical and process equipment.
- Refrigeration repairs.
- Winter maintenance, routine maintenance, and emergency repairs on centrifugal chiller systems and reciprocating chillers are our specialty.
- Maintenance for all forms of mechanical units including comfort, process and pollution equipment designed for a particular need and to interface with in-plant or in-house maintenance personnel.
  1. Complete programs for 100% coverage of all mechanical equipment on the premises.
  2. Limited coverage to include the seasonal start-up, shut down, draining of towers and winterizing of associated equipment.
  3. Emergency service 24 hours a day, every day of the year.

#### PIPING

- Underground distribution work such as gas, oil, process fluids, steam, hot and chilled water, and chemicals along with their associated equipment.
- New construction interior work for all heating and cooling systems including chilled water, high and low pressure steam, hot water, and refrigerant.
- Emergency service around the clock, every day of the year for repairs and installations.





961 S. Route 83 \* Elmhurst, IL 60126-4993  
Phone 630-941-3555 \* Fax 630-941-0294

ENGINEERING AND PLANNING

- Mechanical and system planning for industrial production installation, commercial equipment controls and comfort analysis program.
- Budget and hard cost pricing determined through our cost analysis program.

TEMPERATURE AND HUMIDITY CONTROLS

- Design installation and modification of temperature control systems, including interfacing work with Johnson, Landis & Staefa, Honeywell, and Siebe networks.

SYSTEM RENOVATION

- Design modifications for all types of mechanical systems which are inadequate. Cost analysis and rehabilitation programs for all problem mechanical systems.

ENERGY MANAGEMENT

- Design and installation of controls and devices for economizer systems, automatic temperature set back, load shedding, etc.

**Oak Brook Mechanical Services, Inc. was incorporated in the state of Illinois on May 1, 1975.**

The following is our principal personnel's record of experience in the HVAC industry.

<u>Name</u>	<u>Title</u>	<u>Years of Experience</u>
Mark Sullivan	President	33
Joe Sullivan	General Superintendent	39
Robert Lukasik	Service Manager	38
Ken Wisniewski	Assistant Service Manager	43
Robin Anetsberger	Service Dispatcher	26
Bill Paszek	Sales Engineer	39
Mike Hoy	Sales Engineer	51
Gary Bjankini	Sales Engineer	37
Thomas Ward	Project Manager	32
Jeff Gritzenback	Project Manager	24
Kevin Sullivan	Project Manager	6

**OAK BROOK MECHANICAL SERVICES, INC.  
IS HERE TO SERVE YOUR NEEDS  
Give us a call at: (630)941-3555  
Hope to hear from you soon!**

Revised 2/2024



# Document A310™ - 2010

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*  
Oak Brook Mechanical Services, Inc.  
961 S. Route 83  
Elmhurst, IL 60126

**SURETY:**

*(Name, legal status and principal place of business)*  
Western Surety Company: South Dakota Corporation  
151 North Franklin Street  
Chicago, IL 60606

**OWNER:**

*(Name, legal status and address)*  
Lincolnwood School District #74  
6950 N. East Prairie Rd.  
Lincolnwood, IL 60712

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**BOND AMOUNT:** Ten Percent of the Amount of Bid----- (--10 %--)

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**PROJECT:**


*(Name, location or address, and Project number, if any)*  
Todd Hall Tunnel Piping Replacement

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 7th day of February, 2025 .

  
\_\_\_\_\_  
*(Witness)*

Oak Brook Mechanical Services, Inc.  
*(Principal)*  *(Seal)* Joseph Sullivan

*(Title)* Vice President  
Western Surety Company

*See Attached Jurat*  
\_\_\_\_\_  
*(Witness)*

*(Surety)*  *(Seal)*  
*(Title)* Christine Eitel, Attorney In Fact

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be observed**

Surety Company Acknowledgement

STATE OF **ILLINOIS**  
COUNTY OF **COOK** SS:

On this 7<sup>th</sup> day of February, 2025 before me personally appeared  
Christine Eitel, to me known, who, being by me duly sworn, did  
depose and say: that (s)he resides at **Schaumburg, Illinois**, that (s)he is the **Attorney in Fact** of  
Western Surety Company, the corporation  
described in and which executed the annexed instrument; that (s)he knows the corporate seal of  
said corporation; that the seal affixed to said instrument is such corporate seal; that it was so  
affixed by order of the Board of Directors of said corporation; that (s)he signed his/her name  
thereto by like order; and that the liabilities of said corporation do not exceed its assets as  
ascertained in the manner provided by law.

Samantha Bradtke

Notary Public in and for the above County and State

My Commission Expires: 06/23/25



# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**James L Sulkowski, R B Schutz, Christine Eitel, Sherene L Hemler, Lucianne Bischoff, Mike Pohl, Kirk Liskiewitz, Courtney A Flaska, Samantha Bradtke, Individually**

of Schaumburg, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

### - In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2022.



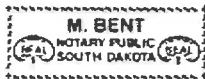
WESTERN SURETY COMPANY

*Paul T. Bruflat*  
Paul T. Bruflat, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 4th day of June, 2022, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires  
March 2, 2026



*M. Bent*  
M. Bent, Notary Public

### CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 7th day of February, 2025



WESTERN SURETY COMPANY

*L. Nelson*  
L. Nelson, Assistant Secretary

**Authorizing By-Law**

**ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY**

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

February 10, 2025

Mrs. Courtney Whited  
Business Manager/CSBO  
Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

RE: 2025 Rutledge Hall Corridor Flooring  
Project No. 24114

Dear Mrs. Whited:

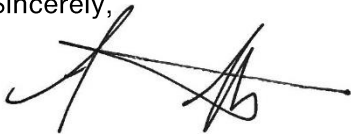
Bids for the above referenced project were received at 9:00 a.m. on Friday, February 7, 2025. There were four (4) bidders of record; four (4) bids were received. A bid tabulation sheet is herein attached for your review.

We have analyzed the bids and the qualifications of the bidders and recommend that the contract for the 2025 Rutledge Hall Corridor Flooring project be awarded to the lowest responsible, responsive bidder, **Construction Solutions**. Their total base bid proposal is for \$173,723.00. This includes allowance monies in the amount of \$15,000.00 which will be returned to the school district if not used at the end of the project.

Bids are aligned with cost estimates and project budget. Studio GC will be at the Facilities Committee Meeting to further discuss the bid results with the committee.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Athi Toufexis, AIA, ALEP, WELL-AP

Enclosure – Bid Tabulation

cc: Vicki Luczynski, Studio GC



223 W. Jackson Blvd.  
 Suite 1200  
 Chicago, IL 60606  
 P: (312) 253-3400

**Client:** Lincolnwood School District 74  
**Project Name:** Rutledge Hall Corridor Flooring Replacement  
**Project No.:** 24114  
**Bid Date:** Friday, February 7, 2025 @ 9:00 a.m.  
**Project Architect:** Athi Toufexis

### BID TAB WORKSHEET

Contractor	Total Bid Amount	Addendum	Bid Bond	Remarks
		#1		
Construction Solutions 708-239-0001	\$173,723.00	X	X	
Johnson Flooring 708-354-5510	\$204,143.00	X	X	
Kandu Construction 847-779-3616	\$282,000.00	X	X	
Taza (Tiles in Style) Constru 877-817-2841	\$287,786.00	X	X	

SECTION 004113 - BID FORM

NAME: Construction Solutions of IL, INC.

ADDRESS: 5920 Lyndwood Drive

CITY: Oak Lawn ZIP: 60453

PHONE: (708) 239-0001 FAX: ( )

TO: Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

Attn: Mrs. Courtney Whited

1. BASE BID

The Undersigned, having inspected the construction site and having familiarized themselves with the conditions likely to be encountered affecting the cost and schedule of the Work, and having thoroughly familiarized themselves with the Bidding Documents; hereby proposes to provide all labor, material, tools, equipment, utilities, transportation, supervision and services required for the proper execution of the entire Work required, in strict accordance with the Contract Documents for the **Rutledge Hall Corridor Flooring Replacement** prepared by Studio GC for the Base Bid Sum, plus any allowances, for the Total Bid Amount listed below:

Base Bid: \$ 158,723

Allowance No. 1: Contingency Allowance \$ 15,000.00

TOTAL BID AMOUNT: \$ 173,723

One Hundred Seventy Three Thousand Seven Hundred Dollars

and, if this proposal is accepted, agrees to execute a formal Contract subject to Twenty Three modifications as may be exercised by the Owner under alternate proposals.

2. ALTERNATE PROPOSALS

a. No Alternates

3. UNIT PRICES: State the amount (unit price) which shall include all expenses, including overhead and profit, which shall be used to make adjustments to the Contract Sum should additional work or less work be required. The unit prices shall be the same for additional, deducted or omitted units of work. Unit prices shall be established by the Bidder in accordance with Section "Unit Prices".

Item 1: Provide Moisture Vapor Emission Control System to existing floor slab. Minimum 100 s.f. \$ 6.00 /s.f.



4. SUBCONTRACTORS

Indicate each subcontracted trade or equipment supplier, subcontractor, and subcontract amount for all subcontracts greater than \$25,000.00. The bidder (Contractor) affirms that their Bid includes Subcontract Bids from the following entities for the specific trades indicated, and that should this bid be accepted, Contractor fully intends to enter into a subcontract agreement with each subcontractor indicated. Include only one name per Trade or Supplier. In the event that the designated subcontractor is not willing or is otherwise unable to enter into an agreement with the successful Contractor, Contractor must provide to the Owner a letter on the Subcontractor's letterhead indicating that the Subcontractor is unwilling to enter into said agreement, including the reason(s) for such action. If such documentation is not received by the Owner within ten (10) days following bid opening, Owner may consider the bid to be non-responsive.

TRADE/EQUIPMENT	COMPANY NAME	SUBCONTRACT AMOUNT
Flooring	Integral	\$ 130,000
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

5. UNDERSTANDING: The Undersigned in submitting this proposal agrees to the following:
- a. Not to withdraw their proposal for a period of 60 days after the date of the Bid Opening.
  - b. To enter into and execute a Contract, if same is awarded to them on the basis of this Proposal, and to furnish Contract Bonds, within five days of a written "Notice of Award".
  - c. To construct the Work in accordance with the intent of the Contract documents.
  - d. That the owner reserves the right to reject any and all Bids and to waive irregularities in the Bidding, and to award the contract in its best interest.
  - e. That any alterations to this Bid Form will result in disqualification of the Bid.
6. CONTRACT DOCUMENTS: The Undersigned acknowledges the following documents as the basis for their proposal:
- a. Instructions to Bidders.

- b. Agreement: AIA Document A101, 2017 Edition by reference.
- c. The General Conditions of the Contract for Construction, AIA Form A201, 2017 Edition by reference.
- d. Supplementary General Conditions.
- e. Project Manual dated January 23, 2025, including all Divisions and Sections of the Specifications.
- f. Drawings indexed on Sheet T-1 of the Drawings, all dated January 23, 2025.
- g. Addenda: The undersigned further acknowledges receipt of Addenda as listed below and represents that any additions to, modifications of, or deletions from the Work specified, as called for in these Addenda, are included in the Base Bid Sum and the Alternates.

ADDENDUM NO.	DATE
<u>one</u>	<u>1-30-25</u>

(NOTE: If no Addenda have been received, write "NONE".)

- 7. **BID SECURITY:** The undersigned shall attach to this Form of Proposal a Bid Bond, in an amount not less than 10% of the Base Bid amount, payable to the Board of Education, Lincolnwood School District 74 which is agreed will be forfeited to the Board of Education if the undersigned fails to execute the Standard Form of Owner/Contractor Agreement (AIA Document A101, 2017 Edition), as modified herein as modified herein by the Supplementary Conditions and General Conditions of the Contract for Construction (AIA Document A201, 2017 edition), as modified herein by the Supplementary Conditions, and which is hereby made a part of this Contract Document by reference, and furnish evidence of their ability to become bonded and provide insurance coverage as specified, within five days after Owner's notification of the intent to award the contract to the undersigned.
- 8. In signing and submitting this bid, the undersigned certifies that all materials and construction to be provided are as specified in the proposed Contract Documents.
- 9. **TIME OF COMPLETION:** If awarded the Contract for Construction, the Bidder agrees to complete all work for the Owner's occupancy on or before the following dates:
  - a. Commence Construction Work on site: July 11, 2025
  - b. Final Completion of Work: August 18, 2025
- 10. **TAX EXEMPTION:** The Owner is exempt from the Illinois Retailer's Occupation Tax and Use Tax (Sales Tax). The Bidder shall exclude such taxes from consideration in preparing their bid.

11. ADDRESS, LEGAL STATUS AND SIGNATURE OF BIDDER

- a. The Undersigned hereby designates the address given below as the legal address to which all notices, directions, or other communications may be served or mailed.

Name of Firm or Joint Venture: CONSTRUCTION SOLUTIONS OF IL INC.  
Street Address: 5920 LEYWOOD DRIVE  
City: OAK LAWN IL 60453

State: IL

Zip: 60453

Telephone: 708-239-0001

b. The Undersigned hereby declares that the Bidder has the legal status indicated below.

1) If a partnership, give full names of all partners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) If a corporation, indicate state in which incorporated:

ILLINOIS

Affix Seal

c. The Undersigned hereby affirms that they are qualified to do business in the State of Illinois.

d. Signatures:

1) Individual, partnership or corporation:

Name: Peter M. Schipone

By: [Signature]

Title: PRESIDENT

2) Parties to Joint Venture:

Name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

### BIDDER'S REQUIRED BID DOCUMENTS CHECKLIST

All Bidders must submit this form, completed in its entirety and signed, with their bid.

Below is a list of all documents and attachments which must be included with a bid in order for the bid to be considered a complete bid. Bidders must check boxes to indicate each item has been included with this bid.

- 004113 - Bid Form, including all attachments listed below:
  - Bidder's Required Bid Documents Checklist
  - Bidder's Responsibility Information
  - Attachment 1 To Bidder's Responsibility Information
  - Financial reports for the two consecutive, most recently available years.
  - References and project names of all projects as set forth in Section 004395 - General Requirements
- 004325 - Substitutions
- 004345 - Certificate of Prevailing Wage Requirements
- 004347 - Certification of Jobsite Covid-19 Requirements Compliance
- 004353 - Certification of Illinois Preference Act Requirements
- 004519 - Non-Collusion Affidavit
- 004521 - Bidder Eligibility Certificate
- 004546 - Certificate of Compliance with Illinois Drug-Free Workplace Act
- 004548 - Certificate Regarding Non-Discrimination in Employment - Protected Categories
- 004550 - Certificate Regarding Sexual Harassment Policy
- 004552 - Certificate Regarding Criminal Background Investigations
- Documentation of a minimum of five continuous years in business as detailed in Section 004395 General Requirements, Item 1.2.A.1.
- Documentation that the Project Manager assigned to the project meets the requirements as detailed in Section 004395 General Requirements, Item 1.2.B and 1.2.B.1.
- Documentation that the Contractor meets the requirements as detailed in Section 004395 General Requirements, Item 1.2.C.
- Documentation that Contractor's Insurance Rating is 1.0 or less.
- Letter from President of the Company certifying absence of any filings for protection from creditors under federal bankruptcy laws and/or placement under receivership or similar restrictions in the last five years.
- Letter from President of the Company certifying absence of contracts terminated by Owner for non-performance in the past five years, except where not due to the material fault of the Bidder.
- Letter from bonding company certifying absence of claims on Bidder's bond in the past five years, except where not due to the material fault of the Bidder.
- Completed AIA Document A305, Contractor's Qualification Statement.

Signature:

Name: Peter M. Schipma  
By: [Signature]  
Title: PRESIDENT

**THIS FORM MUST BE SUBMITTED WITH BID**

**BIDDER'S RESPONSIBILITY INFORMATION**

Information required to be submitted with bid to facilitate application of Bidder Responsibility Criteria as described in Section 004395 of the Project Manual:

1. Date of establishment of current form of business organization: April 1999
2. Type of current form of business organization: General Contractor
3. State of registration of current form of business organization: ILLINOIS
4. Name of bidder's project manager with experience limits set forth in Section 004395 – General Requirements:  
Bob Marlowe
5. Identification of projects which meet the requirements set forth in Section 004395 – General Requirements. Use Attachment 1 as the form on which to provide this information.
6. Enclose with this form independently prepared financial reports for the two consecutive, most recently available years.
7. Case, caption, number and court for any bankruptcy, receivership or similar proceeding involving the bidder other than solely as a claimant:  
N/A
8. List contracts terminated by owner for non-performance within the past five years of this project's bid date, and the name, address, and telephone number of Owner's representative under all such contracts:  
N/A
9. List contracts on which a claim against the bidder's bond was made within the past five years of this project's bid date, and the name, address, and telephone number of owner's representative under all such contracts.  
N/A
10. **Enclose with this form** a list of references and project names of all projects as set forth in Section 004395 – General Requirements. The references must include the names of contact person who are or were officials representing the Owner who are familiar with the Bidder's performance.

**THIS FORM MUST BE SUBMITTED WITH BID**

**ATTACHMENT 1 TO BIDDER'S RESPONSIBILITY INFORMATION**

Identification of projects which meet the requirements set forth in Section 004395 – General Requirements. Fill out one sheet for each project. Duplicate as necessary.

1. Name of Project Ridge Lawn School Improvements
2. Contract Price as Bid: \$ 3,400,000
3. Final Contract Price: \$ 3,400,000
4. Contract Start Date Dec. 2022
5. Contract Completion Date: Aug. 2023
6. Date of Substantial Completion: Aug. 2023
7. Date of Final Completion: Aug. 2023
8. Identification of change orders which increased contract price or completion date were due to the material fault of the Bidder.  
N/A
9. Identification of any litigation, mediation or arbitration in which the bidder is or was a party, including the case caption, number and court, mediator or arbitrator and reasons for bidder's involvement:  
N/A
10. Identification of claims on the Bidder's bond by owner, subcontractor or others which were due to the material fault of the Bidder.  
N/A
11. Identification of mechanic's liens filed against the owner and reasons for liens:  
N/A
12. Name, address, and telephone number of owner's representative:  
Colyn Boaz Studio LLC, Chicago  
312-509-1887

END OF SECTION 004113

**ATTACHMENT 1 TO BIDDER'S RESPONSIBILITY INFORMATION**

Identification of projects which meet the requirements set forth in Section 004395 – General Requirements. Fill out one sheet for each project. Duplicate as necessary.

1. Name of Project Maywood School Interior Renovations
2. Contract Price as Bid: \$ 790,000
3. Final Contract Price: \$ 790,000
4. Contract Start Date MARCH 2023
5. Contract Completion Date: Aug 2023
6. Date of Substantial Completion: Aug 2023
7. Date of Final Completion: Aug 2023
8. Identification of change orders which increased contract price or completion date were due to the material fault of the Bidder.  
N/A
9. Identification of any litigation, mediation or arbitration in which the bidder is or was a party, including the case caption, number and court, mediator or arbitrator and reasons for bidder's involvement:  
N/A
10. Identification of claims on the Bidder's bond by owner, subcontractor or others which were due to the material fault of the Bidder.  
N/A
11. Identification of mechanic's liens filed against the owner and reasons for liens:  
N/A
12. Name, address, and telephone number of owner's representative:  
Pat Calattan  
Studio GC  
847-343-8217

END OF SECTION 004113

**ATTACHMENT 1 TO BIDDER'S RESPONSIBILITY INFORMATION**

Identification of projects which meet the requirements set forth in Section 004395 – General Requirements. Fill out one sheet for each project. Duplicate as necessary.

1. Name of Project WASD 129 - Various Renovations
2. Contract Price as Bid: \$ 3,400,000
3. Final Contract Price: \$ 3,400,000
4. Contract Start Date MAY 2024
5. Contract Completion Date: Aug 2024
6. Date of Substantial Completion: Aug 2024
7. Date of Final Completion: Aug 2024
8. Identification of change orders which increased contract price or completion date were due to the material fault of the Bidder.  
N/A
9. Identification of any litigation, mediation or arbitration in which the bidder is or was a party, including the case caption, number and court, mediator or arbitrator and reasons for bidder's involvement:  
N/A
10. Identification of claims on the Bidder's bond by owner, subcontractor or others which were due to the material fault of the Bidder.  
N/A
11. Identification of mechanic's liens filed against the owner and reasons for liens:  
N/A
12. Name, address, and telephone number of owner's representative:  
Cory Boaz  
Studios GC  
312-509-1887

END OF SECTION 004113



SECTION 004325 – SUBSTITUTIONS

All bids shall be based upon the Contractor providing materials and equipment as required by the proposed Contract Documents.

Bidders desiring to propose substitutions for acceptable manufacturers, suppliers, materials and/or equipment indicated within the specifications shall list below such proposed substitutions, along with the amount to be added or deducted from the lump sum base bid should the Owner decide to accept such proposed substitutions.

The Owner reserves the right to reject any and all such proposed substitutions.

Proposed substitutions will not be used to determine the low bid.

In order to receive consideration, each proposed substitution shall be accompanied by complete technical data and written description of material or product, including effect on the construction schedule.

Note: Manufacturers, suppliers, materials and/or equipment approved by the Architect prior to the scheduled time for receipt of Bids, but not indicated in Addenda, must be listed below if said change from the specification requirements is to be considered.

<u>ITEM SPECIFIED</u>	<u>PROPOSED SUBSTITUTION</u>	<u>ADD</u>	<u>DEDUCT</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Name of Bidder: Construction Solutions of IL, INC.  
 Date: 2-7-25

END OF SECTION 004325

SECTION 004345 - CERTIFICATION OF PREVAILING WAGE REQUIREMENTS

CERTIFICATION OF PREVAILING WAGE REQUIREMENTS

I, Construction Solutions of IL INC, Contractor, hereby certifies that all laborers, workers and mechanics performing work under the contract shall not be paid less than the prevailing wage as found by the Illinois Department of Labor or the Board of Education, and that Contractor and all subcontractors shall in all other respects comply with the *Prevailing Wage Act* in carry out work under the contract. If, during the course of work under this contract, the Department of Labor revises the prevailing rate of hourly wages to be paid under this contract, Contractor shall have the sole responsibility and duty to ensure that the revised prevailing rate of hourly wages is paid by Contractor and all subcontractors to each worker to whom a revised rate is applicable. Revisions to the prevailing wage as set forth above shall not result in an increase in the contract sum. Contractor shall protect, defend, indemnify and hold the Owner harmless for any claims or demands made as a result of Contractor's failure to comply with this certification

Certified By: [Signature] Dated: 2-7-25  
(Contractor's Authorized Representative)

Peter M. Schipma  
(Name of Contractor of Subcontractor's Representative)

PRESIDENT  
(Title of Representative)

CONSTRUCTION SOLUTIONS OF IL INC  
(Name of Contractor or Subcontractor)

Address of Contractor or Subcontractor:

5920 LYNNWOOD DRIVE  
OAK LAWN IL 60453

SUBSCRIBED and SWORN TO before me this 7<sup>th</sup> day of FEB, 2025.

Roseann M Schipma  
(Notary Public)



END OF SECTION 004345

SECTION 004347 - CERTIFICATION OF JOBSITE COVID-19 REQUIREMENTS COMPLIANCE

CERTIFICATION OF JOBSITE COVID-19 REQUIREMENTS COMPLIANCE

I, Construction Solutions of IL INC., Contractor, hereby certifies that all laborers, workers and mechanics performing work under the contract shall at all times while on the job site comply with applicable requirements of the National Center for Disease Control, Illinois Department of Public Health, and the Illinois State Board of Education as they pertain to health and safety guidelines relative to control of the disease commonly known as Covid-19, and that Contractor and all subcontractors shall in all other respects comply with the these requirements as they carry out work under the contract. If, during the course of work under this contract, any of the above entities modify their requirements as they pertain to control to Covid-19, Contractor shall have the sole responsibility and duty to ensure that the revised requirements are stringently adhered to. Revisions to the requirements as set forth above shall not result in an increase in the contract sum. Individual workers who fail to adhere to these requirements will not be allowed access to the job site. Contractor shall protect, defend, indemnify and hold the Owner harmless for any claims or demands made as a result of Contractor's failure to comply with this certification.

Certified By:

[Signature]  
(Contractor's Authorized Representative)

Dated:

2-7-25

Peter M. Schipma  
(Name of Contractor or Subcontractor's Representative)

PRESIDENT  
(Title of Representative)

Construction Solutions of IL INC.  
(Name of Contractor or Subcontractor)

Address of Contractor or Subcontractor:

5920 Lynwood Drive  
Oak Lawn IL 60453

SUBSCRIBED and SWORN TO before me this

7<sup>th</sup>

day of

FEB

, 2025.

Roseann M. Schipma  
(Notary Public)



END OF SECTION 004347

SECTION 004353 - CERTIFICATION OF ILLINOIS PREFERENCE ACT REQUIREMENTS  
CERTIFICATION OF ILLINOIS PREFERENCE ACT REQUIREMENTS

I, Construction Solutions of IL INC, Contractor, hereby certifies that it will use at least 90% Illinois laborers on all public works projects that receive State funds or funds administered by the State during a period of excessive unemployment. Excessive unemployment is defined as any month immediately following two (2) consecutive calendar months that the Illinois unemployment rate exceeds 5%. Contractor shall protect, defend, indemnify and hold the Owner harmless for any claims or demands made as a result of Contractor's failure to comply with this certification

Certified By: [Signature] Dated: 2-7-25  
(Contractor's Authorized Representative)

Peter M. Schipma  
(Name of Contractor of Subcontractor's Representative)

PRESIDENT  
(Title of Representative)

CONSTRUCTION SOLUTIONS OF IL INC  
(Name of Contractor or Subcontractor)

Address of Contractor or Subcontractor:

5920 LYNNWOOD DRIVE  
OAK LAWN IL

SUBSCRIBED and SWORN TO before me this 7th day of FEB., 2025.

Roseann M. Schipma  
(Notary Public)



END OF SECTION 0043535

SECTION 004519 – NON-COLLUSION AFFIDAVIT

AFFIDAVIT: "I (we) hereby certify and affirm that my (our) proposal was prepared independently for this project and that it contains no fees or amounts other than for the legitimate execution of this work as specified and that it includes no understanding or agreements in restraint of trade."

(If an Individual)

Signature of Bidder \_\_\_\_\_ (Seal)

Business Address \_\_\_\_\_  
\_\_\_\_\_

(If a Partnership)

Firm Name \_\_\_\_\_ (Seal)

By \_\_\_\_\_

Business Addresses \_\_\_\_\_ (\_\_\_\_\_)

of all Partners \_\_\_\_\_ (\_\_\_\_\_)

of the Firm \_\_\_\_\_ (\_\_\_\_\_)

(If a Corporation)

Corporate Name Construction Solutions of IL, INC.

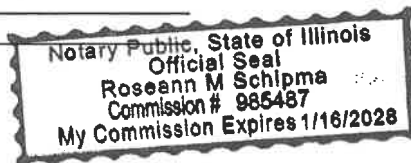
By \_\_\_\_\_

Business Address 5920 Lynwood Drive

(Corporate Seal)

Name of Officers: (President) \_\_\_\_\_  
(Secretary) \_\_\_\_\_  
(Treasurer) \_\_\_\_\_

Attest: Roseann M. Schipma \_\_\_\_\_  
(Secretary)



Name of Bidder \_\_\_\_\_

Date \_\_\_\_\_

END OF SECTION 004519

SECTION 004521 – BIDDER ELIGIBILITY CERTIFICATE

720 ILCS 5/33E-11 requires that all contractors bidding for public agencies in the State of Illinois certify that they are not barred from bidding on public contracts for bid rigging or bid rotation.

The following certification must be completed, signed and submitted with the Bidder's Form of Proposal.  
FAILURE TO DO SO WILL RESULT IN DISQUALIFICATION OF THE BIDDER.

Construction Solutions of IL, INC., as part of its bid on a contract for  
(Firm Name of Contractor)

LINCOLNWOOD SCHOOL DISTRICT 74  
RUTLEDGE HALL CORRIDOR FLOORING REPLACEMENT

certifies that said contractor is not barred from bidding on the aforementioned contract as a result of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

Firm Name: Construction Solutions of IL INC.

By: Peter M. Schipma (Typed or printed name)  
(Authorized Agent of Contractor)

[Signature]  
(Signature)

PRESIDENT  
(Title)

Subscribed and sworn to  
before me on this 7<sup>th</sup> day  
of FEB., 2025.

Roseann M. Schipma  
(Notary Public)



END OF SECTION 004521

SECTION 004546 – CERTIFICATE OF COMPLIANCE WITH ILLINOIS DRUG-FREE WORKPLACE ACT

[Contractors With 25 Or More Employees]

CERTIFICATE OF COMPLIANCE WITH  
ILLINOIS DRUG-FREE WORKPLACE ACT

Construction Solutions of, Inc. INC., having 25 or more employees, does hereby certify pursuant to Section 3 of the *Illinois Drug-Free Workplace Act* (30 ILCS 580/3) that [he, she, it] shall provide a drug-free workplace for all employees engaged in the performance of work under the contract by complying with the requirements of the *Illinois Drug-Free Workplace Act* and, further certifies, that [he, she, it] is not ineligible for award of this contract by reason of debarment for a violation of the *Illinois Drug-Free Workplace Act*.

  
By Authorized Agent

2-7-25  
Date

SUBSCRIBED and SWORN TO before me  
this 7th day of Feb, 2025.

Roseann M Schipma  
NOTARY PUBLIC



END OF SECTION 004546

SECTION 004548 – CERTIFICATE REGARDING NON-DISCRIMINATION IN EMPLOYMENT –  
PROTECTED CATEGORIES

CERTIFICATE REGARDING  
NON-DISCRIMINATION IN EMPLOYMENT – PROTECTED CATEGORIES

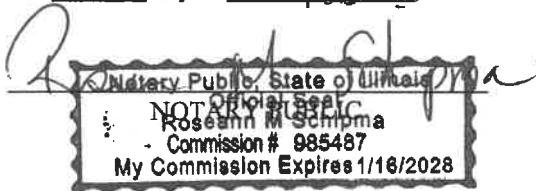
Construction Solutions [contractor], does hereby certify that [he, she, it] has a written policy that includes, at a minimum, the following information: (i) the definition of persons in a Protected Category in Employment under State and Federal law; (ii) the illegality of discrimination against persons in a Protected Category in Employment; (iii) an internal complaint process including penalties; (iv) the legal recourse, investigative and complaint process available through both the Illinois Department of Human Rights and Human Rights Commission and the U.S. Equal Employment Opportunity Commission; (v) directions on how to contact the Illinois Department of Human Rights and Human Rights Commission and the U.S. Equal Employment Opportunity Commission; and (vi) protection against retaliation.

Discrimination against Persons in a Protected Category in Employment can occur in the following categories: Age, Disability, Equal Pay/Compensation, Genetic Information, Harassment, National Origin, Pregnancy, Race/Color, Religion, and Sex-Based Discrimination.

  
By Authorized Agent

2-7-25  
Date

SUBSCRIBED and SWORN TO before me  
this 7<sup>th</sup> day of Feb, 2025.

  
Notary Public, State of Illinois  
NOT OFFICIAL SEAL  
Roseann M. Schirra  
Commission # 985487  
My Commission Expires 1/16/2028

END OF SECTION 004548



SECTION 004550 – CERTIFICATE REGARDING SEXUAL HARASSMENT POLICY

**CERTIFICATE REGARDING  
SEXUAL HARASSMENT POLICY**

Construction Solutions  
OF IL INC [contractor], does hereby certify pursuant to Section 2-105 of the *Illinois Human Rights Act* (775 ILCS 5/2-105) that [he, she, it] has a written sexual harassment policy that includes, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department of Human Rights and Human Rights Commission; (vi) directions on how to contact the Department of Human Rights and Human Rights Commission; and (vii) protection against retaliation.

  
By Authorized Agent

2-7-25  
Date

SUBSCRIBED and SWORN TO before me this 7th day of Feb, 2025.



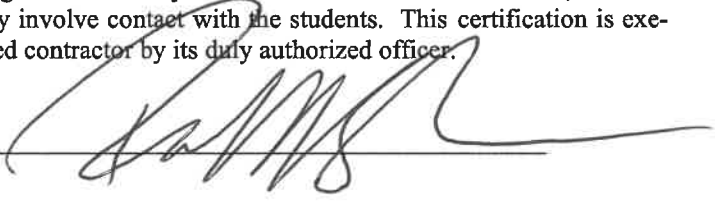
Roseann M. Schipma  
NOTARY PUBLIC

END OF SECTION 004550

SECTION 004552 – CERTIFICATE REGARDING CRIMINAL BACKGROUND INVESTIGATIONS

Contractor hereby represents, warrants, and certifies that no officer or director thereof has any knowledge that any employee thereof has been convicted of committing or attempting to commit "Criminal Code of 2012," 720 ILCS, Sections 5/11-6 (Indecent solicitation of a child), 5/11-30 (Public indecency), 5/11-14 (Prostitution), 5/11-18 (Patronizing a prostitute), 5/11-18.1 (Patronizing a minor engaged in Prostitution), 5/14-3 (Promoting prostitution), 5/11-14.4 (Promoting juvenile prostitution), 5/11-19.1 (Sexual exploitation of a child), 5/11-20 (Obscenity), 5/11-20.1 (Child Pornography), 5/11-1.30 (Aggravated criminal sexual assault), 5/11-1.50 (Criminal sexual abuse), and 5/11-1.60 (Aggravated criminal sexual abuse), and/or those offenses defined in the "Cannabis Control Act," 720 ILCS, 550/1 et. seq. (except the "Illinois Controlled Substances Act," 720 ILCS 570/100 et. seq. and/or any offense committed or attempted in any other state or against the laws of the United States, which if committed or attempted in this State, would have been punishable as one or more of the foregoing offenses. Contractor further agrees that it shall not employ any person who have or may have direct, daily contact with the pupils and for whom a criminal background investigation has not been conducted pursuant hereto, and further represents and agrees that all applicants for any such employment shall furnish with their applications the attached written "Authorization for Criminal Background Investigations" form authorizing the Board of Education to request a fingerprint-based criminal background investigation of said applicant pursuant to Section 5/10-21.9 of the School Code of Illinois and to receive criminal history record information pursuant thereto to determine if the applicant has been convicted of committing or attempting to commit any of the criminal or drug offenses enumerated above. Contractor shall incur any costs and expenses associated with the fingerprint-based criminal background investigation. Contractor further represents, warrants, and certifies that no applicant for employment with respect to whom the criminal investigation reveals any conviction for committing and/or attempting to commit any of the above enumerated offenses, shall be employed thereby in any position that involves or may involve contact with the students. This certification is executed on the date hereinafter indicated by the designated contractor by its duly authorized officer.

By: Peter M. Schipma  
PRESIDENT



Its: \_\_\_\_\_

Dated: 2-7-25

END OF SECTION 004552

SECTION 004554 – AUTHORIZATION FOR CRIMINAL BACKGROUND INVESTIGATIONS

AUTHORIZATION FOR CRIMINAL BACKGROUND INVESTIGATION INFORMATION

The undersigned hereby authorizes the School Board, Lincolnwood School District 74, to request a fingerprint-based criminal background investigation from the Illinois State Police, pursuant to Section 5/10-21.9 of the School Code of Illinois, 105 ILCS 5/10-21.9 and to receive criminal history record information pursuant thereto.

By: Peter M. Schipma  
(Printed/Typed Name of Applicant Employee)

By: [Signature]  
(Signature of Applicant or Employee)

Dated: 2-7-25

NOTE: SIGNATURE NOT REQUIRED FOR SUBMITTAL WITH BID. THIS IS THE FORM REFERRED TO IN SECTION 004552 FOR USE WITH EMPLOYMENT APPLICATIONS.

END OF SECTION 004554

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Construction Solutions of Illinois, Inc.  
5920 Lynwood Drive  
Oak Lawn, IL 60453

### SURETY:

(Name, legal status and principal place of business)

Fidelity and Deposit Company of Maryland  
1299 Zurich Way, 10th Floor  
Schaumburg, IL 60196-1056  
Mailing Address for Notices  
Same as above

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

BOND AMOUNT: 10% Ten Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

Rutledge Hall Corridor Renovation

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 7th day of February, 2025.

  
\_\_\_\_\_  
(Witness)

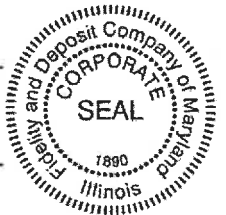
Construction Solutions of Illinois, Inc.  
(Principal) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title)

Fidelity and Deposit Company of Maryland  
(Surety) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title) Kristen Schmidt, Attorney-in-Fact

  
\_\_\_\_\_  
(Witness) Dave Roth



Bond Number: Bid Bond

Obligee: Lincolnwood School District 74

ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Kristen Schmidt**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of October, A.D. 2023.



ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray  
Vice President

By: Dawn E. Brown  
Secretary

State of Maryland  
County of Baltimore

On this 10th day of October, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON  
NOTARY PUBLIC  
BALTIMORE COUNTY, MD  
My Commission Expires JANUARY 27, 2025



Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 7th day of February, 2025,



*MJ Pethick*

By: Mary Jean Pethick  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[reportsfclaims@zurichna.com](mailto:reportsfclaims@zurichna.com)  
800-626-4577

Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790



**State of Illinois**  
**Domestic/Foreign Corporation Annual Report**

Year 2024 Corporation File 60448353  
 FILED April 9, 2024  
 Alexi Giannoulis, Secretary of State

1. Corporate Name CONSTRUCTION SOLUTIONS OF ILLINOIS, INC.  
 Registered Agent DAVID J PHILIPPS  
 Registered Office 9760 S ROBERTS RD STE 1  
 City, IL, Zip Code, County PALOS HILLS, IL 60465 COOK
2. Principal address of Corporation 5920 LYNWOOD DRIVE  
OAK LAWN, IL 60453
- 3a. State or Country of Incorporation ILLINOIS 3b. Date Incorporated/Qualified 04-15-1999

4. The names and addresses of ALL officers & directors MUST be listed here!

Officers	
Title Name & Address	PRESIDENT PETER SCHIPMA 5920 LYNWOOD DRO AK LAWN IL 60453
Title Name & Address	SECRETARY SAME
Title Name & Address	DIRECTOR PETER M. SCHIPMA 5920 LYNWOOD DRIVE OAK LAWN, IL 60453

5. If 51% or more of the stock is owned by a minority or female, please check the appropriate box  
 Minority  Female  Both

6. Number of shares authorized and issued as of 1-31-2024

Class	Series	Par Value	Number Authorized	Number Issued
COMMON		0.000000	10000	1000.000

7. The amount of paid-in-capital as of 1-31-2024 is \$ 1000

8. All property owned by the corporation is located in Illinois and all business transacted by the corporation is in Illinois.

9. Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to provisions of the Business Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

by PETER M. SCHIPMA  
 Authorized Officer  
PRESIDENT April 9, 2024  
 Title & Date

Fee Summary	
Franchise Tax:	\$0.00
Filing Fee:	\$75.00
Penalty:	\$0.00
Interest:	\$0.00
<b>Total Fee:</b>	<b>\$75.00</b>

Ronald E. Marlowe  
10049 New Devon  
Munster, IN 46321

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### SUMMARY OF QUALIFICATIONS

- Over 20 years' construction experience
  - Demonstrates ability to consistently bring major projects to completion on time
  - Experienced with municipalities in different cities
  - Adept at scheduling, management, contract enforcement, surveying layout, drawing reviews, and daily subcontractor supervision
  - Maintaining high expectations of quality control is a priority.
- 

### PROFESSIONAL EXPERIENCE

- Senior superintendent of Construction Solutions of Illinois, Inc.  
2000 to present
- 

### COMPLETED PROJECTS

- School District 129                                 2019  
West Aurora High School  
Piping Replacement &  
Science labs.
  
  - School District 64                                 2019
    - Franklin Elem.-Secure Vestibule
    - Carpenter Elem.-Secure Vestibule
    - Washington Elem.-Auditorium Infill
  
  - School District 64                                 2018
    - Roosevelt Elem-Secure Vestibule
    - Emerson Middle -LRC Renovation
    - Carpenter Elem-Interior Renovation
    - Field Elem-LRC Renovation
-



Ronald E. Marlowe

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COMPLETED PROJECTS

Page Two

•School District 64 Lincoln Middle School Secure Vestibule	2017
•Lyons Township Lyons Township Area Dispatch Center	2016
•Itasca Park District Springbrook Nature Center Revitalization	2015
•East Hazelcrest Police Department Interior Renovation	2015
•Ellis Middle School Door and Hardware Replacement	2015
•Schaumburg Park District Pat Shepard Classroom Reno Phase 2	2014
• Elgin School District U-46 Elli Middle School Door and Hardware Replacement	2014
•Elgin SD U-46 Larsen Middle School Shop Room Remodeling	2013
•Prospect Heights SD 23 HVAC Life Safety Work	2013
•Fox Valley Park District Cool Acres Restroom Remodeling	2013

Ronald E. Marlowe

---

COMPLETED PROJECTS

Page Three

- Schaumburg Park District                      2012  
Pat Shepard Center Classroom
  
- Oak Park Township                              2012  
Senior Center Renovation
  
- North Berwyn SD 89                            2011  
Lincoln Middle School Kitchen  
Storage Addition
  
- Palatine SD 15                                    2010  
Palatine Curtainwall  
Replacement
  
- Palatine Public Library                        2009  
Interior Library Renovation
  
- Calumet City Public Library                 2009  
Library Addition and Renovation
  
- Saratoga SD 60C                                2009  
Classroom Renovations  
And Exterior Work

**CONSTRUCTION SOLUTIONS OF ILLINOIS INC.**

**5920 LYNWOOD DRIVE**

**OAK LAWN, ILLINOIS 60453**

**708-239-0001**

**REFERENCES**

**Pat Callahan, Studio GC Architects, 847-343-8217**

**223 West Jackson Blvd., Chicago, IL 60606**

**Multiple School and Library Renovation Projects--\$8,000,000**

**Ms. Katie Elwood, Worth Township, 708-972-7849**

**11601 South Pulaski Avenue, Alsip, IL 60803**

**Worth Township Interior Office Renovation Project--\$275,000**

**Rick Lukasik, Lukasik & Associates, 708-785-4107**

**1044 Western Avenue, Homewood, IL 60422**

**Various Library Renovation Projects and Locker Room Alterations--\$425,000**

**Cory Boaz, Studio GC Architects, 312-509-1887**

**223 West Jackson Blvd., Chicago, IL 60606**

**School Renovation and School Library Alteration Projects--\$3,500,000**

**Chief Robert Kopek, Flossmoor Fire Dept., 708-798-3885**

**2828 Flossmoor Road, Flossmoor, IL 60422**

**Women's Locker Room Renovation--\$247,000**



11/21/2024

Construction Solutions of Illinois, Inc  
12540 South Holiday Dr.  
Unit D  
Alsip, IL 60803  
Attn: Roseann

Re: Policy Type: Commercial Package  
Policy Number: 6017245113/6017245130/6017245127/6017245144  
Policy Term: 05/20/2018 to 05/20/2019

Please allow this letter to confirm that the AM Best Rating for Construction Solution of Illinois Inc.  
Carrier is:

National Fire Insurance Company of Hartford – A XV  
Continental Insurance Company – A XV  
Transportation Insurance Company – AXV

Sincerely,

Natalia Kubal  
Account Representative

CONSTRUCTION SOLUTIONS OF ILLINOIS, INC.

FEB. 2025

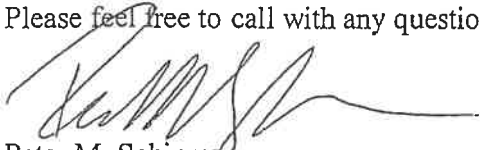
To: Whom it May Concern

Re: Bidding Purposes

Please be advised that Construction Solutions of Illinois has not had any filings for protection from creditors under federal bankruptcy laws and or placement under receivership or similar restrictions in the last five years.

Please be advised Construction Solutions of Illinois Inc. has had no contracts terminated by Owner for non-performance in the last five years.

Please feel free to call with any questions.



Peter M. Schipma  
President

708 • 239 • 0001  
12540 S. HOLIDAY DRIVE UNIT D • ALSIP, ILLINOIS 60803  
.....

# HORTON

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January 27, 2025

Re: Construction Solutions of Illinois, Inc.

To Whom It May Concern:

Construction Solutions of Illinois, Inc. is a valuable client of The Horton Group and Fidelity and Deposit Company of Maryland (Zurich Insurance Group, Ltd), an A.M. Best A+ (Superior) XV company according to AM Best Rating Services.

We have provided bonds for single contracts up to \$11,000,000 and an aggregate bonded backlog of up to \$16,000,000. Amounts in excess of this have been and will continue to be favorably considered on a case by case basis. Accordingly, I anticipate no difficulty providing Performance and Payment Bonds on their behalf, when required.

This indication is subject to the Surety's review of the contract documents and bond forms, as well as normal underwriting requirements at the time of a specific request.

Construction Solutions of Illinois, Inc. is an outstanding company that enjoys an excellent reputation for quality work and customer satisfaction. I recommend this fine company for your favorable consideration.

If I can provide any further assurances, please don't hesitate to call me.

Thank you.

Very truly yours,



Kristen Schmidt  
Client Manager  
Surety Department, Risk Advisory Solutions  
Direct Dial Number: (708) 845-3153



CONSSOL-02

SQUINTERO

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
6/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 353 N Clark St 11th Fl Chicago, IL 60654	CONTACT NAME:	INSURER(S) AFFORDING COVERAGE	NAIC #
	PHONE (A/C, No, Ext): (312) 595-6200		
INSURED  Construction Solutions of Illinois, Inc 5920 Lynwood Drive Oak Lawn, IL 60453	E-MAIL ADDRESS:	INSURER A : Continental Casualty Company	20443
		INSURER B : Valley Forge Insurance Company	20508
		INSURER C : National Fire Insurance Company of Hartford	20478
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL. SUBR INSD) WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		6017245113	5/20/2024	5/20/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B X	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY		6017245130	5/20/2024	5/20/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A X	UMBRELLA LIAB EXCESS LIAB DED X RETENTION \$ 10,000	X OCCUR CLAIMS-MADE	6017245127	5/20/2024	5/20/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	6017245144	5/20/2024	5/20/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 General Liability Coverage: ICO: Continental Casualty Company \_ A.M. Best Rating: A (Excellent)  
 Auto Liability Coverage: ICO: Valley Forge Insurance Company \_ A.M. Best Rating: A (Excellent)  
 Workers Compensation: ICO: National Fire Insurance Company of Hartford\_ A.M. Best Rating: A (Excellent)  
 Umbrella Liability: ICO: Continental Casualty Company \_ A.M. Best Rating: A (Excellent)

CERTIFICATE HOLDER  Evidence of Coverage	CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  <i>John P. [Signature]</i>



**AIA**<sup>®</sup>

# Document A305<sup>™</sup> – 1986

## Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: **FOR BIDDING PURPOSES ONLY**

ADDRESS: **CONSTRUCTION SOLUTIONS OF IL INC.**

SUBMITTED BY: **5920 LYNWOOD DRIVE**

NAME: **OAK LAWN, IL 60453**

ADDRESS:

**PRINCIPAL OFFICE:**

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

NAME OF PROJECT: *(if applicab*

TYPE OF WORK: *(file separate form for each Classification of Work)*

- General Construction
- HVAC
- Electrical
- Plumbing
- Other: *(Specify)*

**§ 1 ORGANIZATION**

§ 1.1 How many years has your organization been in business as a Contractor? **26 YEARS**

§ 1.2 How many years has your organization been in business under its present business name? **26 YEARS**

§ 1.2.1 Under what other or former names has your organization operated?

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: **APRIL 1999**

§ 1.3.2 State of incorporation:

**ILLINOIS**

§ 1.3.3 President's name:

§ 1.3.4 Vice-president's name(s)

**PETER M. SCHIPMA**

**ADDITIONS AND DELETIONS:**  
 The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.



§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

## § 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

VARIOUS CITIES AROUND THE CITY OF CHICAGO  
AND CITY OF CHICAGO

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

## § 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

### SUPERVISION

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last fifteen years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

\$500,000

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

7 MILLION

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

§ 4 REFERENCES

§ 4.1 Trade References:

STUDIO GC ARCHITECTURE, PAT CALLAHAN  
847-343-8217

§ 4.2 Bank References:

OLD NATIONAL BANK, AARON JAKUBIEC  
708-930-4616

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

FIDELITY & DEPOSIT COMPANY OF  
MARYLAND

§ 4.3.2 Name and address of agent:

THE HORTON GROUP, DAVID ROTH  
312-989-1490

§ 5 FINANCING

§ 5.1 Financial Statement:

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

SEE ATTACHMENT

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

**WILLIAM FUNK & ASSOCIATES, CHICAGO, IL**

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

**YES**

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

**YES**

§ 6 SIGNATURE

§ 6.1 Dated at this day of

1-30-2025

Name of Organization:

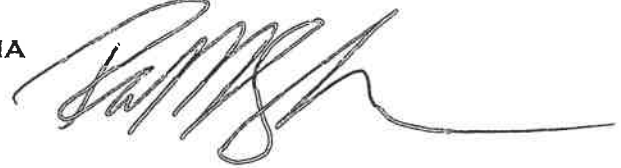
**CONSTRUCTION SOLUTIONS OF ILLINOIS INC.**

By:

**PETER M. SCHIPMA**

Title:

**PRESIDENT**



§ 6.2

I, being duly sworn, depose and say that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this day of

1-30-2025

Notary Public:

*Roseann M. Schipma*

My Commission Expires:



February 10, 2025

Mrs. Courtney Whited  
Business Manager/CSBO  
Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

RE: 2025 Rutledge Hall-Lincoln Hall General Trades  
Project No. 24111

Dear Mrs. Whited:

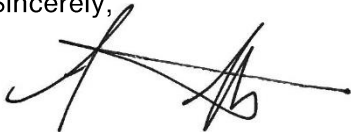
Bids for the above referenced project were received at 9:00 a.m. on Friday, February 7, 2025. There were four (4) bidders of record; three (3) bids were received. A bid tabulation sheet is herein attached for your review.

We have analyzed the bids and the qualifications of the bidders and recommend that the contract for the 2025 Rutledge Hall-Lincoln Hall General Trades project be awarded to the lowest responsible, responsive bidder, **Construction Solutions**. Their total base bid proposal is for \$457,723.00. This includes allowance monies in the amount of \$30,000.00 which will be returned to the school district if not used at the end of the project.

Bids are aligned with cost estimates and project budget for items previously identified on Master Facilities Plan. The bids also included approximately \$280,000.00 of additional scope in the Lincoln Hall Courtyard. Studio GC will be at the Facilities Committee Meeting to further discuss the bid results with the committee.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Athi Toufexis, AIA, ALEP, WELL-AP

Enclosure – Bid Tabulation

cc: Vicki Luczynski, Studio GC



223 W. Jackson Blvd.  
 Suite 1200  
 Chicago, IL 60606  
 P: (312) 253-3400

**Client:** Lincolnwood School District 74  
**Project Name:** 2025 Rutledge Hall and Lincoln Hall General Trades  
**Project No.:** 24111  
**Bid Date:** Friday, February 7, 2025 @ 9:00 a.m.  
**Project Architect:** Athi Toufexis

### BID TAB WORKSHEET

Contractor	Total Bid Amount	Addendum	Bid Bond	Remarks
		#1		
Construction Solutions 708-239-0001	\$457,723.00	X	X	
D. Kersey Construction 847-919-4980	NO BID			
Kandu Construction 847-7793616	\$561,000.00	X	X	
Stuckey Construction 847-336-8575	\$512,000.00	X	X	















































