NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205

PROJECT: Palatine D15 - Life Safety Work - Frank Whiteley - Bid Summary (Base Bid + Alts 1, 2 & 3)

DATE: 11/3/2026

ITEM	TRADE	Bid Summary 10.27.26	Comments
Bid Package #1 - General Trades		$2,900,000	R.B. Construction (Includes Alternates 1, 2 & 3)
Bid Package #2 - HVAC		$4,768,000	MG Mechanical
Bid Package #3 - Electrical		$1,747,875	Airport Electric
	Sub-Total Construction Cost	$9,415,875	
	Construction Contingency (10%):	Included in Above	Allowance Included $900,000
	Cost of Construction:	$9,415,875	
	CM Fee (4%):	$376,635	
	Bond and Insurance (1.69%):	$159,128	
	General Conditions - Fixed & Non-Fixed:	$540,560	
	A/E Fee (7.75%):	$750,584	
	Subtotal:	$11,242,782	
	Builders Risk:	Not Included	By Owner
	Comissioning:	$60,000	By Owner - Reimbursable
	Utility Services:	$150,000	Allowance: Service Upgrades - Nicor - TBD By Owner - Reimbursable
	Flex Storage:	Not Included	By Owner
	Total All-IN Project Cost	$11,452,782	

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November 4, 2026

Ms. Diana McCluskey
Chief School Business Official
Community Consolidated School District 15
580 N. 1st Bank Drive
Palatine, IL 60067

RE: Award Recommendation for the 2027 Frank C. Whiteley Mechanical Replacements project

Dear Ms. McCluskey,

Bids for the above-referenced project were received at the District Administrative Offices located at 580 N. 1st Bank Drive, Palatine, IL 60067. Bids were publicly opened and read aloud on Tuesday, October 27th, 2026, at 10:00 AM local time.

Nicholas & Associates, Inc. has confirmed that all contractors listed below have reviewed and understand the bid documents for the 2027 Frank C. Whiteley Elementary School Mechanical Replacements project and intend to perform the work as specified. All Contractors being recommended have a work history with Nicholas & Associates, Inc. and/or have completed previous projects for District 15.

Therefore, we recommend that the Board of Education approve the following contracts for the 2027 Frank C. Whiteley Elementary School Mechanical Replacements project.

Contractors	**Contract Amount**
Bid Package #1 General Trades **RB Construction, Inc.** **220 Gerry Drive, Suite 100** **Wood Dale, IL 60191**	**$ 2,900,000.00 (Base Bid + Alt 1, Alt 2, & Alt 3)**
Bid Package #2 HVAC **MG Mechanical Contracting, LLC** **1513 Lamb Road** **Woodstock, IL 60098**	**$ 4,768,000.00 (Base Bid)**
Bid Package #3 Electrical **Airport Electric Co.** **6342 S. Central Ave.** **Chicago, IL 60638**	**$ 1,747,875.00 (Base Bid)**
Total	**$ 9,415,875.00 (Base Bid + Alt 1, Alt 2, & Alt 3)**

The preceding recommendation represents our interpretation and understanding of the bids submitted. Alternates No. 1, No. 2, and No. 3 are included.

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

Sincerely,

Scott Richards
Director of Construction
Nicholas & Associates, Inc.

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

November 4, 2026

Ms. Diana McCluskey
Chief School Business Official
Community Consolidated School District 15
580 N. 1st Bank Drive
Palatine, IL 60067

Re: 2027 – Frank C. Whiteley Elementary School HVAC Improvements project – Proposed CM Fee Structure

Dear Ms. McCluskey,

Nicholas & Associates is pleased to offer our construction management and bidding services for the above referenced project based on a construction value of $9,415,875.00 and the fee and compensation schedule listed below.

CM Professional Fee: 4.0% of the Total Construction Cost – $376,635.00

General/Professional Liability Insurance: 1.69% of the Total Construction Cost – $159,128

Fixed General Conditions Breakdown
Project Manager – 25 weeks x 20 hours per week = $75,000
Assistant Project Manager – 25 weeks x 20 hours per week = $60,000
General Superintendent – 28 weeks x 5 hours per week = $40,600
Site Superintendent (Full Time) – 28 weeks x 48 hours per week = $181,460
Project Administrator – 26 weeks x 20 hours per week = $18,200
Safety Director – 20 Audits x $400/Audit = $8,000
Total Fixed General Conditions = $383,260

Total CM Compensation (CM Fee plus Fixed General Conditions): $759,895

Fixed General Conditions: These are quantified expenses for the Project that consists of the services provided by the Project Executive/Senior Project Manager ($155/hr.), Project Manager ($150/hr.), General Superintendent ($145/hr.), Site Superintendent ($140/hr.), Assistant Project Manager ($120/hr.), Assistant Site Superintendent ($115/hr.), Project Administrator ($70/hr.), Project Accountant ($70/hr.) & Safety Director ($400/Audit/Site). The Fixed General Conditions expenses are based on a specific project duration from pre-construction through project closeout

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

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Estimated Reimbursable General Conditions Break Down (Budget)

Temporary Toilets: $10,000
Temporary Fencing & Maintenance: $20,000
Dumpsters: $25,000
General Cleaning/Laborer: $20,000
Inspections: $7,000
Temporary partitions/enclosures: $25,000
Called Inspections: $15,000
Final Cleaning: $10,000
Plan Reproduction/Printing: $7,300
MISC: $25,000
Not Included Above:
- Permit Costs
- Utility Usage

Total Project Estimated Reimbursable General Conditions: $157,300

Nicholas & Associates looks forward to continuing a successful relationship with Community Consolidated School District 15. We trust you will find that this fee proposal clearly identifies our services; however, should you require any additional information, please feel free to contact our offices.

Sincerely,

Scott Richards
Director of Construction
Nicholas & Associates, Inc.

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NICHOLAS

Community Consolidated School District 15
Frank C. Whiteley Elementary School HVAC Replacements - Bid Tabulation
Tuesday, October 27th, 2026 10:00AM

Bid Package #1 - General Trades						
Contractor	Bid Bond	Addenda	Base Bid	Alternate No. 1	Alternate No. 2	Alternate No. 3
RB	X	1 to 4	$2,600,000	$189,000	$95,000	$16,000
Monarch	X	1 to 4	$2,619,800	$180,000	$87,700	$15,200
D Kersey	X	1 to 4	$3,019,900	$205,000	$99,000	$11,000
Bid Package #2 - HVAC						
Contractor	Bid Bond	Addenda	Base Bid	Alternate No. 1	Alternate No. 2	Alternate No. 3
MG Mechanical	X	1 to 4	$4,768,000	No Change	No Change	No Change
OakBrook Mechanical						
DeKalb Mechanical						
Great Lakes P&H	X	1 to 4	$5,299,000	No Change	No Change	No Change
FE Moran	X	1 to 4	$4,914,000	No Change	No Change	No Change
Acitelli	X	1 to 4	$4,990,000	No Change	No Change	No Change
ENFRA						
Helm	X	1 to 4	$5,447,000	No Change	No Change	No Change
Amber						
Hartwig Mechanical						
Bid Package #3 - Electrical						
Contractor	Bid Bond	Addenda	Base Bid	Alternate No. 1	Alternate No. 2	Alternate No. 3
American Electric	X	1 to 4	$3,379,700	No Change	No Change	No Change
Airport Electric	X	1 to 4	$1,747,875	No Change	No Change	No Change
Meany Electric	X	1 to 4	$2,247,000	No Change	No Change	No Change
McWilliams Electric	X	1 to 4	$1,915,000	$23,500	$11,000	No Change