NICHOLAS & ASSOCIATES, INC.

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

PROJECT: Palatine D15 - Life Safety Work - Virginia Lake Bid Day Summary

DATE: 11/3/2026

ITEM	TRADE	Bid Summary 10/27/26	Comments
Bid Package #1 - General Trades		$1,990,000	Monarch Construction
Bid Package #2 - HVAC		$3,470,000	Acitelli
Bid Package #3 - Electrical		$1,610,500	Meany Electric (2nd Bidder)
Sub-Total Construction Cost		**$7,070,500**	
Construction Contingency (10%):		Incl. In Above	Allowance included $900,000
Cost of Construction:		$7,070,500	
CM Fee (4%):		$282,820	
Bond and Insurance (1.69%):		$119,491	
General Conditions - Fixed & Non-Fixed:		$542,460	
A/E Fee (7.75%):		$595,635	Fixed Fee per WOLD
Subtotal:		$8,610,906	
Comissioning:		$60,000	
Builders Risk:		Not Included	By Owner
Utility Services:		$150,000	150K Placeholder - Service Upgrades - Nicor - TBD
Total All-IN Project Cost		**$8,820,906**	

NICHOLAS & ASSOCIATES, INC.
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: Award Recommendation for the 2027 Virginia Lake Elementary School HVAC Improvements 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 Wednesday, October 28th, 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 Virginia Lake Elementary School HVAC Improvements 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 Virginia Lake Elementary School HVAC Improvements project.

Contractors	**Contract Amount**
Bid Package #1 General Trades **Monarch Construction Co.** **117 Lively Blvd.** **Elk Grove Village, IL 60007**	**$ 1,990,000.00 (Base Bid)**
Bid Package #2 HVAC **C. Acitelli Heating & Piping Contractors, Inc.** **813 S. Villa Avenue** **Villa Park, IL 60181**	**$ 3,470,000.00 (Base Bid)**
Bid Package #3 Electrical **Meany Electric** **17401 S. Laflin Ave.** **East Hazel Crest, IL 60429**	**$ 1,610,500.00 (Base Bid)**
Total	**$ 7,070,500.00**

The preceding recommendation represents our interpretation and understanding of the bids submitted.

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.

NICHOLAS & ASSOCIATES, INC.
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 – Virginia Lake 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 $7,070,500.00 and the fee and compensation schedule listed below.

CM Professional Fee: 4.0% of the Total Construction Cost – $282,820.00

General/Professional Liability Insurance: 1.69% of the Total Construction Cost – $119,491

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 10 hours per week = $40,600
Site Superintendent (Full Time) – 28 weeks x 48 hours per week = $181,460
Project Adminstrator – 26 weeks x 10 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): $666,080

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.

NICHOLAS & ASSOCIATES, INC.
1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone 847.394.6200 | Fax 847.394.6205

Estimated Reimbursable General Conditions Break Down (Budget)

Temporary Toilets: $10,000
Temporary Fencing & Maintenance: $20,000
Dumpsters: $25,000
Called Inspections: $15,000
Temp. Partitions/Enclosures: $25,000
General Misc. Clean-Up, protection & Board Up: $20,000
Final Cleaning: $10,000
Plan Reproduction/Printing: $9,200
MISC: $25,000
Not Included Above:

- Permit Costs
- Utility Usage

Total Project Estimated Reimbursable General Conditions: $159,200

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.

NICHOLAS & ASSOCIATES, INC.
1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205

NICHOLAS

Community Consolidated School District 15

Virginia Lake Elementary School Mechanical Improvements - Bid Tabulation

Wednesday, October 28th, 2026 10:00AM

Bid Package #1 - General Trades				
Contractor	Bid Bond	Addenda	Base Bid	Comments
RB	X	1,2	$2,235,000	
Monarch	X	1,2	$1,990,000	
Manusos				
D Kersey				

Bid Package #2 - HVAC				
Contractor	Bid Bond	Addenda	Base Bid	Comments
FE Moran	X	1,2	$3,935,000	
RJ Olmen	X	1	$4,650,000	
DeKalb Mechanical	X	1,2	$4,065,000	
Acitelli	X	1,2	$3,470,000	
ENFRA				
Helm	X	1,2	$3,896,000	

Bid Package #3 - Electrical				
Contractor	Bid Bond	Addenda	Base Bid	Comments
American Electric				
Airport Electric	X	1,2	$2,748,557	
Meany Electric	X	1,2	$1,610,500	
McWilliams	X	1,2	$1,172,801	Disqualified