



NTDSE
Empowering All To Achieve

Niles Township District for Special Education #807
Cook County Districts 67, 68, 69, 70, 71, 72, 73, 73.5, 74

6-16-2026

TO: Tarin Kendrick

FROM: Kathy Gavin

RE: Molloy Summer 2026 Renovation Construction Bids

Sealed bids for the NTDSE Office Renovation project scheduled for Summer 2026 were publicly opened and read on Tuesday, June 2, 2026. The bid opening and reading were held in the NTDSE Administrative Center at 10:00 AM. Representatives from NTDSE and ARCON Architecture were also present during the bid opening.

I have attached the following documents prepared by ARCON, Inc. for your review:

- Summer Renovation Bid Recap spreadsheet dated June 2, 2026
- Summer Renovation Award Recommendation Letter dated June 3, 2026
- Summer Renovation Letter of Intent dated June 4, 2026
- Public Bid Advertisement

ARCON Inc. has verified that the low bidder, Edwin Anderson Construction Company understands the bid documents and is the lowest, most responsive, and most responsible bidder.

I recommend the approval of Edwin Anderson Construction Company to act as the general contractor for the NTDSE Summer 2026 Renovation project.

Thank you.

Interior Renovations at Molloy Education Center

Project Number: 26037
Date: 6/2/2026

CONTRACTOR	BID BOND	ADDENDA	BASE BID	
AHAL Construction LLC	YES	YES	\$226,000	
Construction Inc.	YES	YES	\$222,000	
D. Kersey Construction Company	YES	YES	\$210,200	
Edwin Anderson Construction Company	YES	YES	\$198,000	



June 3, 2026

Kathy Gavin
Director of Finance and Facilities
8701 Menard Avenue
Morton Grove, IL 60053

RE: INTERIOR RENOVATIONS
PROJECT NO. 26037

Dear Kathy:

On Tuesday, June 2nd at 10:00am, four (4) sealed bids were publicly opened and read for general contracting work for Interior Renovations. The lowest qualified Bidder, Edwin Anderson Construction Company, includes a base bid for \$198,000.

We have performed a pre-award interview with the contractor to verify they have a full understanding of the scope. Edwin Anderson Construction Company has confirmed their bid proposal amount and has demonstrated an understanding of the scope, phasing, and scheduling requirements of their respective work. The contractor has performed on previous ARCON projects, with favorable results.

Therefore, ARCON Associates, Inc., recommends the Board of Education of Niles Township District for Special Education 807 award the contract for Interior Renovations, in the amount of \$198,000, to Edwin Anderson Construction Company.

Attached is the Bid Tabulation Summary sheet for your review.
Please contact us if you have any questions.

Sincerely,
ARCON Associates, Inc.

A handwritten signature in black ink, appearing to read "George Demarakis", is written over a horizontal line.

George Demarakis
Principal

c: Kathy Gavin, NTDSE 807
George Demarakis, ARCON
Joel Koster, ARCON

JCK/gdd
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June 4, 2026

Mr. Brian Thompson
Edwin Anderson Construction Co.
102 S. Fairbank Street
Addison, IL 60101

RE: INTERIOR RENOVATIONS AT MOLLOY EDUCATION CENTER
NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION #807
PROJECT NO. 26037

Dear Brian:

This letter serves as your notice that Niles Township District for Special Education intends to accept your bid for the Interior Renovations project at Molloy Education Center in the Base Bid amount of \$198,000.

The School Board will officially award the contract at its June 24, 2026 Board Meeting. This is a Letter of Intent for you to proceed with notifications, scheduling, obtaining sub-contractors, and submittals with the understanding that this Letter of Intent requires you to comply with the terms and conditions set forth in the project documents as it relates to the notifications, scheduling, and submittals.

The District will be responsible for the reasonable and customary expenses related to this project that are incurred for the period between the date of this Letter of Intent and the June 24, 2026 Board Meeting. Further, such expenses shall be limited solely to those actual expenditures incurred by you in undertaking actions pursuant to this Letter of Intent, and shall in no event include lost profits, liquidated damages, termination charges or other claimed contract damages.

Sincerely,
ARCON Associates, Inc.

A handwritten signature in black ink, appearing to read "George Demarakis", is written over a horizontal line.

George Demarakis
Principal

c: Kathy Gavin, NTDSE 807
George Demarakis, ARCON
Joel Koster, ARCON

JCK/gdd
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ADVERTISEMENT FOR BID

Niles Township District for Special Education #807, Administrative Offices, 8701 Menard Avenue, Morton Grove, Illinois 60053, will receive sealed bids for:

**INTERIOR RENOVATIONS
AT
MOLLOY EDUCATION CENTER
PROJECT NO. 26037**

The **Bid Opening** will be on **June 2, 2026 at 10:00am** at 8701 Menard Avenue, Morton Grove, Illinois. At this time the Bids will be publicly opened and read. A Performance and Payment Bond in the full amount of the contract will be required. A Bid Security of 10% of the Bid is required with the proposal. The Contractor must pay the Prevailing Wage Rates for all work per Illinois Law.

It is the policy of **Niles Township District for Special Education #807** to provide equal opportunity to all qualified business in the awarding of contracts and accordingly promotes the utilization of diversified businesses to the maximum extent feasible in any contract issued against this solicitation to bid.

The Owner reserves the right to reject any or all Bids, to waive irregularities in the bidding procedure, or accept the Bid that in its opinion will serve its best interest. Any such decision shall be considered final. The Owner reserves the right to set aside a Bid from a Contractor who, in the Owner's opinion, does not exhibit past experience equal to the size and scope of this project.

PREVAILING WAGE LAW: This Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 *et seq.* ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/Rates.aspx>

The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, *including but not limited to, all wage, notice and record keeping duties.*

The bidder shall have a written sexual harassment policy in place in full compliance with Section 2-105 of the Illinois Human Rights Act.

Obtain Bidding Documents (maximum 3 sets) after **May 12, 2026** at:

BHFX, LLC
<http://www.bhfxplanroom.com/>
Warrenville@bhfx.net
30W250 Butterfield Road
Warrenville, Illinois 60555
P: 630-393-0777