

November 11th, 2025

**BULLEY &
ANDREWS**

Dr. Jon Bartelt, Ed.D.
Superintendent
Bloomingdale School District 13
164 Euclid Ave
Bloomingdale, IL 60108

Re: Bloomingdale School District 13
Referendum Additions & Renovations
Bid Group B – Award Recommendations

Dr. Bartelt:

On behalf of the District, Bulley & Andrews has successfully administered the public bidding process for the SD13 Referendum Additions & Renovations, Bid Group B. Sealed bids were received at the District Office on Wednesday, November 5th, 2025, at 1:00pm. At 1:05 PM on the same date, the received bids were publicly opened and read aloud to those in attendance both in person and virtually.

Individual bid packages were received for scopes of work to be completed at the individual District schools known as Westfield Middle School, DuJardin Elementary School, and Erickson Elementary School, respectively. Bid Group B included the following trade packages: 1- DuJardin Electrical, 2-Landscaping.

There were no alternates included within the Bid Group B trade packages.

Across the two (2) bid packages and (4) individual bids requested, a total of twelve (12) bid submissions were received. Of the submitted bids, zero (0) were found to be non-responsive.

Based on the review of the responsible bidder's qualifications, Bulley & Andrews recommends individual award to the following contractors & of the amounts outlined in **exhibit A** of this package.

The total value recommended for approval for Bid Group B is one million, four hundred twenty-five thousand, one hundred thirty-six dollars and no cents. **(\$1,425,136.00)**.

The individual values awarded by location for Bid Group B are as follows:

- Westfield: ninety-eight thousand dollars and no cents. **(\$98,000.00)**
- Dujardin: one million, two hundred twenty-one thousand, one hundred thirty-six dollars and no cents. **(\$1,221,136.00)**
- Erickson: one hundred six thousand dollars **(\$106,000.00)**

Attached to this correspondence you will find the following exhibits:

- A- Bid Group B Trade Package Award Summary
- B- Total Project Summary based on Bid Group B recommendations
- C- Individual Project Summary based on Bid Group B recommendations
- D- Individual Bid Tabulations for each trade package, summarizing the bids received as part of Bid Group B

Bulley & Andrews is pleased to present these results and recommendations to the District. Upon review of the information provided, please indicate the District's approval to move forward with the contract awards and assignments at the November 17th, 2025 Board of Education meeting.

I am available upon request to review any of the information provided in further detail.

Regards,



Ben Steele
Project Executive
Bulley & Andrews, LLC

1755 West Armitage Avenue
Chicago, IL 60622 | 773.235.2433
BULLEY.COM



Bid Package	Westfield	DuJardin	Erickson
Site Demo & Earthwork	\$ 679,000.00	\$ 441,800.00	\$ 327,000.00
Contractor	Berger	Quality	Berger
Site Utilities	\$ 249,000.00	\$ 184,000.00	\$ 197,000.00
Contractor	Berger	Berger	Berger
Asphalt	\$ 109,365.00	\$ 98,405.00	\$ 91,150.00
Contractor	Abbey Paving	Abbey Paving	Abbey Paving
Landscaping	\$ 98,000.00	\$ 48,000.00	\$ 106,000.00
Contractor	K&D Landscape	K&D Landscape	K&D Landscape
Demolition & Abatement	\$ 621,419.00	\$ 151,490.00	\$ 177,300.00
Contractor	Rezzar Demolition	Rezzar Demolition	Rezzar Demolition
Concrete & Damproofing	\$ 672,535.00	\$ 315,800.00	\$ 331,665.00
Contractor	Abbey Paving	Fogarty Construction	Elliot Construction
Structural Steel & Misc Metals	\$ 790,000.00	\$ 372,000.00	\$ 167,000.00
Contractor	T.A. Bowman	T.A. Bowman	T.A. Bowman
Precast Concrete Structure	\$ 609,592.00	\$ -	\$ -
Contractor	International Concrete Products	Scope Not On Project	Scope Not On Project
Masonry & AVB	\$ 820,000.00	\$ 582,400.00	\$ 465,000.00
Contractor	Iwanski	MPZ Masonry Construction	A-One Group
Glazing	\$ 482,000.00	\$ 171,000.00	\$ 204,000.00
Contractor	3F Corporation	3F Corporation	3F Corporation
Roofing	\$ 1,696,600.00	\$ 167,660.00	\$ 168,280.00
Contractor	A-1 Roofing	Elens & Maichin Roofing	Elens & Maichin Roofing
Metal Panels	\$ 222,425.00	\$ 95,368.00	\$ 30,223.00
Contractor	Wiesbrook Sheetmetal	Wiesbrook Sheetmetal	Wiesbrook Sheetmetal
Mechanical	\$ 3,545,000.00	\$ 1,451,000.00	\$ 1,997,000.00
Contractor	Flo-Tech	Flo-Tech	Helm
Electrical	\$ 3,500,000.00	\$ 1,173,136.00	\$ 749,000.00
Contractor	Connelly Electric	McWilliams	Arc 1 Electric
Plumbing	\$ 512,825.00	\$ 218,125.00	\$ 154,400.00
Contractor	Ewing Doherty	Ewing Doherty	Terry Plumbing
Fire Suppression	\$ 343,000.00	\$ 173,500.00	\$ 136,000.00
Contractor	Chicago Fire Protection	Chicago Fire Protection	Chicago Fire Protection
Drywall & CFMF	\$ 534,320.00	\$ 60,975.00	\$ 50,320.00
Contractor	OPC Construction	OPC Construction	OPC Construction
Millwork	\$ 51,350.00	\$ 109,650.00	\$ 83,250.00
Contractor	Hargrave Builders	Hargrave Builders	Hargrave Builders
Acoustical Ceilings	\$ 245,960.00	\$ 215,000.00	\$ 103,542.00
Contractor	OPC Construction Group	E&K	Integrated Specialties
Flooring	\$ 552,504.00	\$ 136,376.00	\$ 373,813.00
Contractor	ABM Commercial Flooring	Diverzify Pro LLC	Diverzify Pro LLC
Ceramic Tile & Stone	\$ 14,098.00	\$ 31,910.00	\$ 7,320.00
Contractor	ABM Commercial Flooring Inc	Ready Tile and Flooring	ABM Commercial Flooring Inc
Paint	\$ 178,300.00	\$ 51,500.00	\$ 43,700.00
Contractor	Oosterbaan & Sons Painting	Oosterbaan & Sons Painting	Oosterbaan & Sons Painting
General Trades	\$ 1,011,400.00	\$ 285,200.00	\$ 298,000.00
Contractor	L.J. Morse Construction	L.J. Morse Construction	L.J. Morse Construction
School Total	\$ 17,538,693.00	\$ 6,534,295.00	\$ 6,260,963.00
Bid Group A Total	\$	\$	\$ 30,333,951.00

Bloomington School District 13
Referendum Additions and Renovations

Total Project Summary
11/11/2025

Exhibit B

	Budget	Result - Base Bid	Results w/ Alt
Dujardin	\$ 10,567,200	\$ 9,535,546	\$ 9,745,945
Erickson	\$ 9,865,400	\$ 8,942,671	\$ 9,390,553
Westfield	\$ 22,278,400	\$ 25,199,095	\$ 25,374,503
SubTotal	\$ 42,711,000	\$ 43,677,312	\$ 44,511,000
Bond Proceeds	\$ 1,800,000		
Total Budget	\$ 44,511,000	\$ 43,677,312	\$ 44,511,000

Exhibit C

Bloomington School District 13
 Referendum Additions and Renovations
 Westfield Middle School

Individual Project Summary
 Bid Group B
 11/11/2025

Package	Description	Bidder	Bid Result
1	Site Demo & Earthwork	Berger	\$679,000
2	Site Utilities	Berger	\$249,000
3	Asphalt	Abbey	\$109,365
4	Landscaping	K&D Landscape	\$98,000
5	Demolition & Abatement	Rezzar	\$621,419
6	Concrete & Damproofing	Abbey	\$672,535
7	Structural Steel & Misc Metals	TA Bowman	\$790,000
8	Precast Concrete	International Concrete Products	\$609,592
9	Masonry & AVB	Iwanski	\$820,000
10	Glazing	3F	\$482,000
11	Roofing	A1	\$1,696,600
12	Metal Panels	Wiesbrook	\$222,425
13	Mechanical	Flotech	\$3,545,000
14	Electrical	Connelly	\$3,500,000
15	Plumbing	Ewing-Doherty	\$512,825
16	Fire Suppression	Chicago Fire Protection	\$343,000
17	Drywall & CFMF	OPC Construction Group	\$534,320
18	Millwork	Hargrave Builders	\$51,350
19	ACT & AWB	OPC Construction Group	\$245,960
20	Flooring	ABM Commercial	\$552,504
21	Ceramic Tile & Stone	ABM Commercial	\$14,098
22	Paint	Oosterbaan	\$178,300
23	General Trades	LJ Morse	\$1,011,400
Sub-Total (Trade Cost)			\$17,538,693
	General Conditions		\$1,238,722
	General Requirements		\$1,189,056
	GR Allowances	Overtime	\$100,000
		Winter Conditions	\$100,000
		Utility Locating	\$10,000
	CM Contingency - 3.5%	3.50%	\$706,176
	Fee - 2.2%	2.20%	\$459,418
	SDI - 1.2%	1.20%	\$218,938
	Insurance - 1.1%	1.10%	\$237,171
	P&P Bond	0.60%	\$102,568
	Precon Fee		\$35,000
Total Project + CM Fees			\$21,935,743
	FFE		\$865,212
	Design Consultant	7.00%	\$1,436,760
	Owner Contingency	4.00%	\$877,430
	Builders Risk	0.00%	\$40,000
	Permits, Inspections, Testing	0.30%	\$65,807
	Moving/Storage (0.50%)	0.50%	\$109,679
	Commissioning (0.20%)	0.20%	\$43,871
Total Project Cost			\$ 25,374,503

Exhibit C

Bloomington School District 13

Referendum Additions and Renovations

Dujardin Elementary School

Individual Project Summary

Bid Group B

11/11/2025

Package	Description	Bidder	Bid Result
1	Site Demo & Earthwork	Quality Excavation	\$ 441,800
2	Site Utilities	Berger	\$ 184,000
3	Asphalt	Abbey	\$ 98,405
4	Landscaping	K&D Landscape	\$ 48,000
5	Demolition & Abatement	Rezzar	\$ 151,490
6	Concrete & Damproofing	Fogarty	\$ 315,800
7	Structural Steel & Misc Metals	TA Bowman	\$ 372,000
8	Precast Concrete	NA	\$ -
9	Masonry & AVB	MPZ Masonry Construction	\$ 582,400
10	Glazing	3F Corp	\$ 171,000
11	Roofing	Elens & Maichin	\$ 167,660
12	Metal Panels	Wiesbrook	\$ 95,368
13	Mechanical	Flotech	\$ 1,451,000
14	Electrical	McWilliams	\$ 1,173,136
15	Plumbing	Ewing-Doherty	\$ 218,125
16	Fire Suppression	Chicago fire	\$ 173,500
17	Drywall & CFMF	OPC	\$ 60,975
18	Millwork	Hargrave	\$ 109,650
19	ACT & AWB	E&K	\$ 215,000
20	Flooring	Diverzify	\$ 136,376
21	Ceramic Tile & Stone	Ready Tile	\$ 31,910
22	Paint	Oosterbaan	\$ 51,500
23	General Trades	LJ Morse	\$ 285,200
	Sub-Total (Trade Cost)		\$ 6,534,295
	General Conditions		\$ 586,785
	General Requirements		\$ 661,024
	GR Allowances	Overtime	\$ 75,000
		Winter Conditions	N/A
		Utility Locating	\$ 10,000
	CM Contingency - 3.5%	3.50%	\$ 275,349
	Fee - 2.2%	2.20%	\$ 179,134
	SDI - 1.2%	1.20%	\$ 81,716
	Insurance - 1.1%	1.10%	\$ 92,436
	P&P Bond	0.60%	\$ 49,114
	Precon Fee		\$ 15,000
	Total Project + CM Fees		\$ 8,559,853
	FFE	2.00%	\$ 221,963
	Design Consultant	7.00%	\$ 560,376
	Owner Contingency	3.60%	\$ 308,155
	Builders Risk	0.00%	\$ 10,000
	Permits, Inspections, Testing	0.30%	\$ 25,680
	Moving/Storage (0.50%)	0.50%	\$ 42,799
	Commissioning (0.20%)	0.20%	\$ 17,120
	Paging System		
	Total Project Cost		\$ 9,745,945

Exhibit C

Bloomington School District 13
 Referendum Additions and Renovations
 Erickson Elementary School

Individual Project Summary
 Bid Group B
 11/11/2025

Package	Description	Bidder	Bid Result
1	Site Demo & Earthwork	Berger	\$327,000
2	Site Utilities	Berger	\$197,000
3	Asphalt	Abbey	\$91,150
4	Landscaping	K&D Landscape	\$106,000
5	Demolition & Abatement	Rezzar	\$177,300
6	Concrete & Damproofing	Elliot	\$331,665
7	Structural Steel & Misc Metals	TA Bowman	\$167,000
8	Precast Concrete	N/A	\$0
9	Masonry & AVB	A-One	\$465,000
10	Glazing	3F	\$204,000
11	Roofing	Elens & Maichin	\$168,280
12	Metal Panels	Wiesbrook	\$30,223
13	Mechanical	Helm	\$1,997,000
14	Electrical	Arc1	\$749,000
15	Plumbing	Terry Plumbing	\$154,400
16	Fire Suppression	Chicago Fire	\$136,000
17	Drywall & CFMF	OPC	\$50,320
18	Millwork	Hargrave	\$83,250
19	ACT & AWB	Integrated Specialties	\$103,542
20	Flooring	Diverzify	\$373,813
21	Ceramic Tile & Stone	ABM	\$7,320
22	Paint	Oosterbaan	\$43,700
23	General Trades	LJ Morse	\$298,000
	Sub-Total (Trade Cost)		\$6,260,963
	General Conditions		\$582,034
	General Requirements		\$627,137
	GR Allowances	Overtime	\$50,000
		Winter Conditions	\$50,000
		Utility Locating	\$10,000
	CM Contingency - 3.5%	3.5%	\$265,305
	Fee - 2.2%	2.2%	\$172,600
	SDI - 1.2%	1.2%	\$78,315
	Insurance - 1.1%	1.1%	\$89,060
	P&P Bond	0.6%	\$51,889
	Precon Fee		\$15,000
	Total Project + CM Fees		\$8,252,302
	FFE	0.0%	\$215,812
	Design Consultant	7.0%	\$538,258
	Owner Contingency	3.5%	\$291,657
	Builders Risk	0.0%	\$10,000
	Permits, Inspections, Testing	0.3%	\$24,757
	Moving/Storage (0.50%)	0.5%	\$41,262
	Commissioning (0.20%)	0.2%	\$16,505
	Paging System		
Total Project Cost			\$ 9,390,553

Bloomington SD13 - ES/MS Additions and Renovations

[Topsheet](#)



Bid Package 14

Description of Bid Package: Electrical

Bid Opening November 5th, 2025 @ 1:00PM

Contractor	Connelly	McWilliams	Excel							Variance	Add to accept alternate	Low Bid	Low Contractor
Westfield Total With Approved Alternates	\$ 3,500,000.00	No bid	No bid	No bid	No bid	No bid	No bid	No bid	No bid	#NUM!		\$ 3,500,000.00	Connelly
DuJardin Base Bid	\$ 1,219,000.00	\$ 1,173,136.00	\$ 1,179,000.00										
Alternate 2 - (DuJardin) - Add Alt Asphalt Play Area including Basketball Hoops											\$ -		
Dujardin Total With Approved Alternates	\$ 1,219,000.00	\$ 1,173,136.00	\$ 1,179,000.00	No bid	No bid	No bid	No bid	No bid	No bid	\$ 5,864.00		\$ 1,173,136.00	McWilliams



Bloomington SD13 - ES/MS Additions and Renovations

Bid Package 4

Description of Bid Package: Landscaping

Bid Opening November 5th, 2025 @ 1:00PM

Contractor	K&D Landscape	Landworks Limited	Twin Oaks Landscaping								Variance	Add to accept alternate	Low Bid	Low Contractor
Bid Bond														
Bid Form														
Scope														
Westfield Base Bid	\$ 98,000.00	\$ 149,875.00	\$ 152,000.00											
Alternate 1 - (Westfield) - Fire Alarm Base Bid: Single source spec Simplex to replace the head end and only the devices in areas of addition or renovation work. Add Alternate #1: Open Source spec provides a full building system replacement, including areas that are existing to remain.												\$ -		
Westfield Total With Approved Alternates	\$ 98,000.00	\$ 149,875.00	\$ 152,000.00	No bid	No bid	No bid	No bid	No bid	No bid	No bid	\$ 51,875.00		\$ 98,000.00	K&D Landscape
DuJardin Base Bid	\$ 48,000.00	\$ 59,900.00	\$ 79,000.00											
Alternate 2 - (DuJardin) - Add Alt Asphalt Play Area including Basketball Hoops												\$ -		
Dujardin Total With Approved Alternates	\$ 48,000.00	\$ 59,900.00	\$ 79,000.00	No bid	No bid	No bid	No bid	No bid	No bid	No bid	\$ 11,900.00		\$ 48,000.00	K&D Landscape
Erickson Base Bid	\$ 106,000.00	\$ 140,660.00	\$ 116,000.00											
Alternate 3 - (Erickson) - Deduct Alt for eliminating storage room addition adjacent to MPR.												\$ -		
Alternate 4 - (Erickson) Add ALT for Flooring R&R as shown. Include floor prep as needed.												\$ -		
Erickson Total With Approved Alternates	\$ 106,000.00	\$ 140,660.00	\$ 116,000.00	No bid	No bid	No bid	No bid	No bid	No bid	No bid	\$ 10,000.00		\$ 106,000.00	K&D Landscape