



PROPOSAL RESPONSE FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE

PUTNAM COUNTY CUSD #535

Elementary School and Junior High Additions and Renovations Projects



CORE

DUE: May 15, 2026 @ 10:00 AM

601 SW Water Street
Peoria, IL 61602
P: 309-404-4700



Tab 1

STATEMENT OF INTEREST



May 15, 2026

Dr. Clayton J. Theisinger
Superintendent
Putnam County CUSD #535
400 E Silverspoon Ave
Granville, IL 61326



RE: Request for Proposals Response for Construction Management (CM) Services for the Putnam County CUSD #535 Elementary School and Junior High Additions and Renovations Project

Dear Dr. Theisinger and Selection Committee Members:

CORE Construction Services of Illinois, Inc. (CORE), located at 601 SW Water Street, Peoria, IL 61602, is pleased to submit our Statement of Interest for Construction Management (CM) Services for the Putnam County Community Unit School District (Putnam County CUSD #535/the District) project. CORE is excited for the opportunity to partner with the District and bring our extensive experience in K-12 additions and renovations to this project. Our team has a proven track record of delivering successful educational projects through strong communication, cost management, and schedule coordination, and we are fully prepared to provide the leadership and expertise necessary to successfully deliver the Putnam County #535 project.

LOCAL COMPANY, NATIONAL RESOURCES | Generally, you have two options when selecting a construction partner. You can choose a local team but sacrifice the resources of a national organization, or you can choose a national builder but sacrifice the local touch. At CORE, we believe you should have the best of both worlds. Our team is committed to delivering the high-quality services of a nationwide leader while using a local workforce to create customized buildings that meet your needs and strengthen the community.

K-12 EXPERTISE | CORE's extensive experience in K-12 construction management allows us to bring real value and insight to every school community we serve. With more than 2,500 K-12 projects completed – including many renovations and additions projects – we understand the importance of safety, collaboration, and minimizing disruption in learning environments. Our work has earned us recognition as the #1 K-12 Builder in the Nation *by Building Design + Construction*, but what matters most to us is the trust schools place in our team. Through collaborative preconstruction and proactive, client-centered construction management, we are committed to delivering not only exceptional facilities, but an experience built on partnership, transparency, and care.

SAFETY IS OUR #1 PRIORITY | Nothing is more important than the safety of students, staff, visitors, and project personnel throughout construction. CORE understands the unique challenges of working in school environments and proactively plans each phase of work to minimize disruptions and maintain a safe campus at all times. Through detailed site logistics planning, Daily Activity Hazard Analysis (DAHA) reports, routine site inspections, and clear communication with school administration, we are committed to maintaining the highest safety standards. Our dedication to safety is reflected in our consistently low Experience Modification Rate (EMR) and our commitment to zero incidents and zero accidents for the benefit of our clients, communities, students, and team members.

Thank you for your review and consideration. Our entire team looks forward to the opportunity to serve the Putnam County community. I have dedicated Britt Steffen, Director of Operations, as your primary point-of-contact and principal; please call him at 309-303-1534 or email him at brittsteffen@coreconstruction.com should you require any additional information or clarification.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy D. Bassett". The signature is written in a cursive, flowing style.

Tim Bassett, *President*

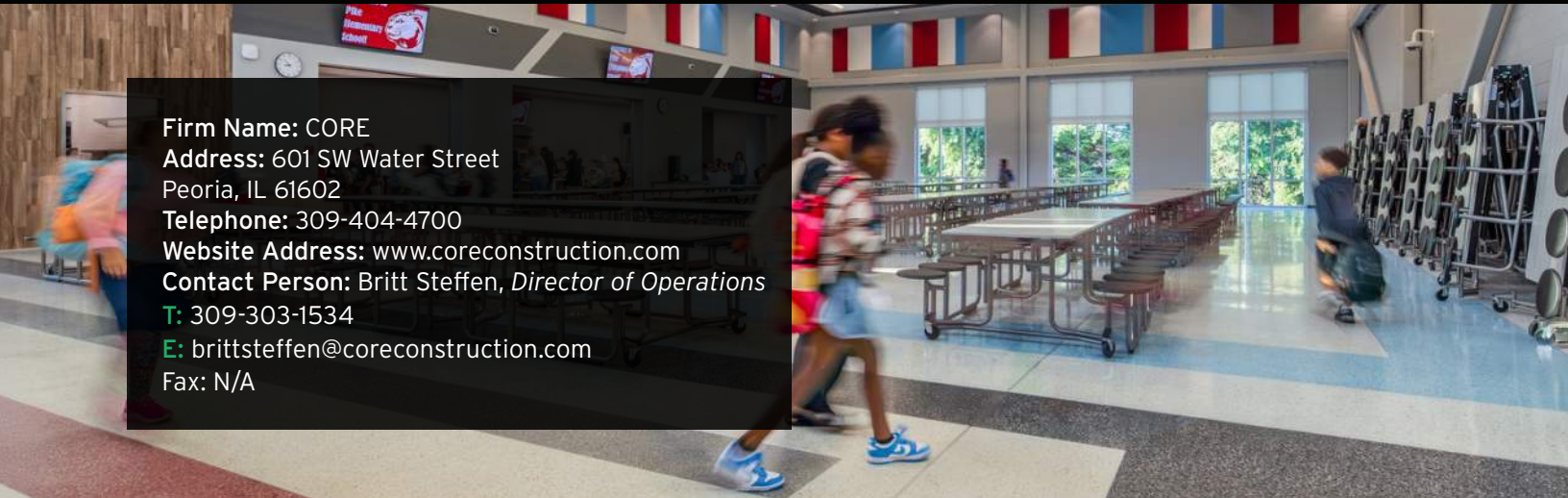


Tab 2

FIRM DESCRIPTION

TAB 2:

Firm Description



Firm Name: CORE
Address: 601 SW Water Street
Peoria, IL 61602
Telephone: 309-404-4700
Website Address: www.coreconstruction.com
Contact Person: Britt Steffen, *Director of Operations*
T: 309-303-1534
E: brittsteffen@coreconstruction.com
Fax: N/A

- **Number of years in business under current name**
CORE has operated under its current name for 22 years.
- **Type of organization**
CORE is organized as a corporation.
- **Disciplines offered in-house**
At CORE, we provide a comprehensive range of in-house services to ensure seamless project execution, strong coordination, and consistent communication throughout every phase of construction. Our capabilities include preconstruction services, construction management, quality control, safety oversight, and design-build expertise. CORE also self-performs key trades including site work, concrete, excavation, masonry, carpentry, steel erection, and specialty finishes, allowing us to maintain greater control over quality, manpower, schedule, and project outcomes.
- **Special areas of practice**
CORE specializes in a wide range of construction markets, with our primary focus and expertise centered on K-12 educational construction. We have extensive experience delivering additions, renovations, and new school facilities that support safe, functional, and innovative learning environments. In addition to education projects, CORE has successfully completed work in the public safety, healthcare and civic sectors. Our team also incorporates sustainable building practices and LEED-focused solutions to deliver high-quality, efficient, and long-lasting facilities tailored to each client's unique needs.
- **Staffing information**
CORE employs a total of 124 professionals in the Midwest who are dedicated to delivering successful projects and exceptional client service. Our team includes 32 operations personnel, 11 preconstruction professionals, 50 field and safety staff members, 11 administration and accounting team members, 13 marketing and business development professionals, and 7 executive leadership personnel.
- **List any previous names of firm and years of business under each name**
Prior to operating as CORE, the firm conducted business as Diversified Buildings, Inc. for 66 years.

PEORIA, IL

601 SW Water St.
Peoria, IL 61602

LISLE, IL

801 Warrenville Rd.
Lisle, IL 60532

GRAND RAPIDS, MI

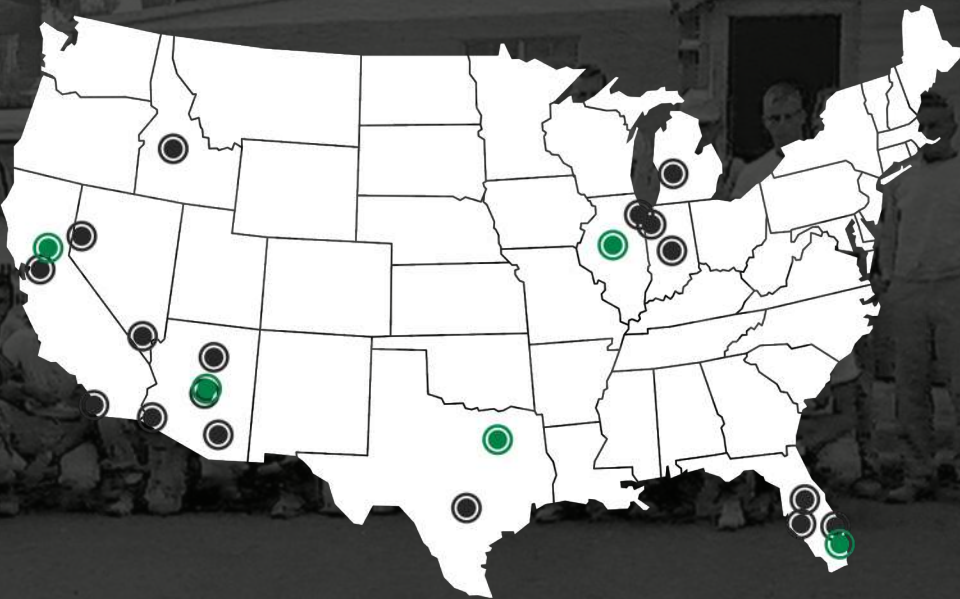
910 Cherry St. SE, Suite B
Grand Rapids, MI 49506

INDIANAPOLIS, IN

8440 Woodfield Crossing, #165
Indianapolis, IN 46240

SCHERERVILLE, IN

833 West Lincoln Hwy, #120W
Schererville, IN 46375



- In the case of a multiple office firm, provide general information on the firm (locations, staffing, etc.) but also provide detailed information on the office that will be serving the District (key personnel, project experience, etc.). The office designated to serve the District, in the proposal submission, must be the office to perform the work in the event that the project is awarded to that firm.

CORE maintains multiple offices throughout the Midwest, including locations in Peoria, Lisle, Grand Rapids, Indianapolis, and Schererville. Each office is fully staffed with experienced professionals and equipped to successfully manage and deliver projects of varying size, scope, and complexity.

For the Putnam County CUSD #535 project, CORE's Peoria, IL office will serve as the designated office responsible for the work. The Peoria office has extensive K-12 experience and is staffed with experienced professionals in project management, field supervision, preconstruction, and scheduling to ensure successful project delivery. Please refer to Tab 3 for detailed information regarding key personnel and relevant project experience.

- The short-listed firms may be requested to provide a copy of the firm's financial statement. Provide a copy of the firm's certificate of insurance indicating the levels of professional liability and general liability insurance coverage carried by the firm.

CORE understands that, if shortlisted, the firm may be required to provide financial statements upon request. Please refer to page 4 for CORE's Sample Certificate of Insurance.

- List any litigation, arbitration and alternative dispute resolution within the last 5 years, arising out of any design work for any School District; and whether still pending, or if concluded, the final result. If so, please provide an explanation.

CORE has not been involved in any litigation, arbitration, or alternative dispute resolution proceedings within the last five years.

- List if your firm (under current or previous names) has been terminated within the last 5 years from a project by a School District and, if so, for what reason. If so, list the name and contact information for the School District.

CORE has not been terminated from a project by a School District within the last five years.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/10/2026

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 Glenn Allen Insurance and Surety Brokers, LLC 2770 Main St Ste 265 Frisco, TX 75033 USA	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: FAX (A/C, No):
INSURED CORE Construction Services of Illinois, Inc. 601 SW Water St Peoria, IL 61602 USA	INSURER(S) AFFORDING COVERAGE INSURER A: Arch Insurance Company 11150 INSURER B: Starr Indemnity and Liability Company 38318 INSURER C: Arch Indemnity Insurance Company 30830 INSURER D: Arch Specialty Insurance Company 21199 INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: 752550038 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 INSD	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	41PKG8896117	03/01/26	03/01/27	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	41PKG8896117	03/01/26	03/01/27	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			1000584947261	03/01/26	03/01/27	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	44WC18946717	03/01/26	03/01/27	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liability			CPP006018009	03/01/26	03/01/27	\$10M Per Claim/Agg \$250,000SIR
D	Pollution Liability			CPP006018009	03/01/26	03/01/27	\$10M Per Claim/Agg \$250,000SIR

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Evidence of Insurance Only.

CERTIFICATE HOLDER CORE Construction Services of Illinois, Inc. 601 SW Water St. Peoria, IL 61602 USA	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
--	--

ACORD 25 (2016/03)
 jgurney1
 752550038

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Tab 3

FIRM EXPERIENCE &
KEY PERSONNEL

TAB 3:

Firm Experience & Key Personnel



#1

K-12 Builder in the Nation by *BD+C*

2,500+

K-12 Projects Completed

200+

Public School Districts Served

2,000+

Occupied K-12 Campus Projects

2,000+

Renovation Projects Completed

Firm Experience and Capabilities

- Provide a list of all School District clients for which you have provided services for in the last ten years. Include project description (whether the project involved planning, new construction, additions or renovations), the type of services and delivery method that you provided, as well as the client contact information.
Please refer to page 6-7 for a list of all School District clients from the past 10 years.
- Please highlight your experience in performing work such as school renovation and school additions.
Please refer to pages 8-12 for our project experience.
- Samples of work that demonstrate experience in K-12 educational environments are required.
Please refer to pages 8-12 for our project experience.
- Firms should also demonstrate expertise in maximizing construction budgets, experience in the design of general educational spaces as well as the design of specialty instructional spaces, such as libraries, gymnasiums, multi-purpose rooms, science classrooms, athletic fields, and broad-based technology areas.
Please refer to pages 8-12 for our project experience.

TAB 3 | Firm Experience & Key Personnel

SCHOOL DISTRICT CLIENTS SERVED WITHIN THE PAST 10 YEARS

SCHOOL DISTRICT	PROJECT DESCRIPTION	DELIVERY METHOD	CLIENT INFORMATION
Greater Clark County Schools	Multiple Projects	CMAR	Nate Koets, <i>Director of Facilities</i> P: 502-977-9928 E: nkoets@gccschools.com
New Berlin CUSD #16	Addition/Renovation	CMAR	Jill Larson, <i>Superintendent</i> P: 217-488-2040 E: jlarson@pretzelpride.com
Westfield Washington Schools	Multiple Projects	CMAR	Brian Kelly, <i>Director of Construction</i> P: 317-867-8048 E: kellyb@wws.k12.in.us
MSD of Lawrence Township	Multiple Projects	CMAR	Grant Nesbit, <i>Chief Operating Officer</i> P: 317-523-2639 E: grantnesbit@msdl.t.k12.in.us
Illiana Christian High School	New Build	CMAR	Peter Boonstra, <i>Principal</i> P: 219-558-7066 E: peter.boonstra@illianachristian.org
El Paso Gridley CUSD #11	New Build	CMAR	Joshua Krone, <i>Principal</i> P: 309-532-0210 E: joshua.krone@unit11.org
Stark County CUSD #100	Addition/Renovation	Hard-Bid	Brett Elliot, <i>Superintendent</i> P: 309-695-6123 E: bellriott@stark100.com
Mt. Pulaski School District	Addition/Renovation	CMAR	Doug Martin, <i>Board Member</i> P: 217-737-7374 E: doug.martin@mtpulaski.k12.il.us
Muncie Community Schools	Multiple Projects	CMAR	Brad DeRome, <i>Chief Financial Officer</i> P: 260-729-2756 E: brad.derome@muncieschools.org
Cloverdale Community Schools	Multiple Projects	CMAR	Greg Linton, <i>Superintendent</i> P: 765-795-4664 E: glinton@cloverdale.k12.in.us
Limestone Community High School District #310	Addition/Renovation	CMAR	Denise Ryder, <i>Assistant Superintendent</i> P: 309-697-6271 x 1456 E: dryder@limestone310.org
Indianapolis Public Schools	Addition/Renovation	CMAR	Bill Rossetter, <i>Supervisor</i> P: 317-226-4000 E: rossettw@myips.org
Illini Bluffs School District #327	Addition/Renovation	CMAR	Cody Martzluf, <i>Assistant Superintendent</i> P: 317-226-4000 E: rossettw@myips.org
Lake Ridge New Tech Schools	Addition/Renovation	CMAR	Adrian Wilkerson, <i>Chief Financial Officer</i> P: 219-838-1819 E: awilkerson@lakeridgeschools.net
Elkhart Community Schools	Multiple Projects	CMAR	Tony Gianesi, <i>Chief Operating Officer</i> P: 309-389-3000 E: tgianesi@elkhart.k12.in.us

SCHOOL DISTRICT CLIENTS SERVED WITHIN THE PAST 10 YEARS

SCHOOL DISTRICT	PROJECT DESCRIPTION	DELIVERY METHOD	CLIENT INFORMATION
Scott County School District 2	Addition/Renovation	Design-Build	Dr. Marc Slaton, <i>Retired Superintendent</i> P: 812-820-9999 E: mslaton@scsd2.k12.in.us
New Albany Floyd Consolidated School Corporation	Addition/Renovation	CMAR	Dr. Joe Voelker, <i>Chief Operating Officer</i> P: 812-542-2105 E: jvoelker@nafcs.org
LaSalle Elementary School District #122	Addition/Renovation	CMAR	Brian DeBernardi, <i>Superintendent</i> P: 815-266-0786 E: lfanciski@ecps.org
School City of East Chicago	New Build	CMAR	Lenny Franciski, <i>Director of Facilities</i> P: 219-391-4095 E: debernardi@lasalleschools.net
Merrillville Community School Corporation	Addition/Renovation	CMAR	Hilda Damianick, <i>Assistant Superintendent</i> P: 219-650-5300 E: hdamianick@mvsc.k12.in.us
Lake Central School Corporation	Addition/Renovation	CM/a	Dr. Larry Veracco, <i>Superintendent</i> P: 219-558-2704 E: lveracco@lcsmail.com





PROJECT SIMILARITIES: RENOVATION | ADDITION | GYMNASIUM | CLASSROOMS | LIBRARY

New Berlin CUSD #16 Jr./Sr. High School

New Berlin, IL

PROJECT INFORMATION

The Jr./Sr. High School Renovation and Addition project, completed for New Berlin Community Unit School District, involved extensive additions, renovations, and building demolition to modernize the campus in New Berlin, IL. The project replaced approximately 70,000 square feet of outdated space and introduced several new facilities, including a gymnasium, locker rooms with an integrated storm shelter, convertible band and chorus rooms, a new commons and kitchen area, and a two-story classroom wing. Portions of the adjacent 1970s building were also remodeled, while the existing structure was demolished following completion of the new construction. Work was carefully phased and strategically coordinated around the academic calendar, allowing the school to remain operational throughout the process. The completed facility provides the New Berlin Pretzels with an inspiring, purpose-built environment to learn and grow.

DELIVERY METHOD
CMAR

PRESENT STATUS OF PROJECT
Completed

ORIGINAL COST OF PROJECT
\$32,485,000

SIZE OF PROJECT
85,862 SF

DATE PROJECT WAS STARTED
June 2023

FINAL COST OF PROJECT
\$31,281,000*

PROJECT TYPE
Renovations and Additions

DATE PROJECT WAS COMPLETED
August 2025

**cost savings returned to client*



PROJECT SIMILARITIES: RENOVATION | ADDITION | SCIENCE CLASSROOMS | LIBRARY

Lincoln Jr. High School

LaSalle, IL

PROJECT INFORMATION

The Lincoln Jr. High School Renovations project, completed for LaSalle Elementary School District No. 122, included the renovation of a 23,000-square-foot academic campus in LaSalle, IL, serving approximately 300 students in sixth through eighth grade. The facility features specialized education classrooms, advanced STEM and science laboratories designed to encourage hands-on learning and student collaboration, and an updated media center that supports both technology integration and independent study. Renovations also included a kitchen and cafeteria expansion, updated restrooms, renovated office spaces, and the construction of a controlled main entrance to enhance school security. Additional upgrades included new sprinkler systems and energy-efficient mechanical systems, creating a safe, modern learning environment that fulfills the District’s long-term educational goals and supports future student growth.

DELIVERY METHOD
CMAR

PRESENT STATUS OF PROJECT
Completed

ORIGINAL COST OF PROJECT
\$5,000,000

SIZE OF PROJECT
23,000 SF

DATE PROJECT WAS STARTED
March 2018

FINAL COST OF PROJECT
\$5,000,000

PROJECT TYPE
Renovations

DATE PROJECT WAS COMPLETED
August 2018



PROJECT SIMILARITIES: GYMNASIUM | CLASSROOMS | LIBRARY | MULTIPURPOSE ROOMS

El Paso-Gridley Jr. High School

Gridley, IL

PROJECT INFORMATION

The El Paso-Gridley Jr. High School project, completed for El Paso-Gridley Community Unified School District No. 11, involved the demolition of the existing facility and the construction of a new 80,000-square-foot junior high school in Gridley, IL. Designed to support both academics and student activities, the new facility features two full-size gymnasiums, flexible multipurpose and music rooms, modern classrooms, and updated library spaces that promote collaboration, creativity, and interactive learning. The project created a safe, student-centered environment that enhances daily instruction while providing versatile spaces for athletics, fine arts, assemblies, and community events, helping foster a stronger connection between students, staff, and the surrounding community.

DELIVERY METHOD
CMAR

PRESENT STATUS OF PROJECT
Completed

ORIGINAL COST OF PROJECT
\$20,000,000

SIZE OF PROJECT
80,000 SF

DATE PROJECT WAS STARTED
May 2021

FINAL COST OF PROJECT
\$20,200,000*

PROJECT TYPE
New Build

DATE PROJECT WAS COMPLETED
November 2022

**scope added by client*



PROJECT SIMILARITIES: RENOVATION | ADDITION | GYMNASIUM | CLASSROOMS | LIBRARY

Mt. Pulaski High School

Mount Pulaski, IL

PROJECT INFORMATION

The Mt. Pulaski High School project included the new construction of a two-story, 83,600-square-foot addition to the existing campus located in Mt. Pulaski, IL. The school replaced the existing 100-year-old building and connected the remaining portion of the high school to the new facility, creating a cohesive and modern campus environment. The project features a new gymnasium designed to support athletics, physical education, school assemblies, and community events, as well as an open-concept library that serves as a collaborative hub for studying, research, and student engagement. CORE worked closely with Mt. Pulaski School District during preconstruction, providing options on nearly every aspect of the project while maintaining the budget and achieving the District's vision for a modern learning environment that fosters student growth and academic achievement.

DELIVERY METHOD
CMAR

PRESENT STATUS OF PROJECT
Completed

ORIGINAL COST OF PROJECT
\$13,500,000

SIZE OF PROJECT
83,600 SF

DATE PROJECT WAS STARTED
June 2019

FINAL COST OF PROJECT
\$13,500,000

PROJECT TYPE
Renovations and Additions

DATE PROJECT WAS COMPLETED
September 2020



PROJECT SIMILARITIES: RENOVATION | ADDITION | GYMNASIUM | CLASSROOMS | LIBRARY | ATHLETIC FIELDS

Stark County Jr./Sr. High School

Toulon, IL

PROJECT INFORMATION

The Stark County Jr./Sr. High School Addition and Renovation project, completed for Stark County Community Unified School District No. 100, included the addition, demolition, and renovation of 134,554 square feet of educational facilities in Toulon, IL. The project involved the demolition of the existing high school, construction of a new three-story high school wing, connecting corridors, an elevator addition at the junior high school, parking and driveway expansions, and extensive interior renovations throughout the campus. The project also included renovated and expanded gymnasium spaces, updated classrooms and library areas designed to support modern learning, and improvements to the athletic fields and outdoor facilities, creating a more functional and student-focused environment for academics, athletics, and community activities.

DELIVERY METHOD
Hard-Bid

PRESENT STATUS OF PROJECT
Completed

ORIGINAL COST OF PROJECT
\$15,000,000

SIZE OF PROJECT
134,554 SF

DATE PROJECT WAS STARTED
August 2021

FINAL COST OF PROJECT
\$15,372,000*

PROJECT TYPE
Renovations and Additions

DATE PROJECT WAS COMPLETED
December 2022

**additional scope added by owner*

Firm Workload

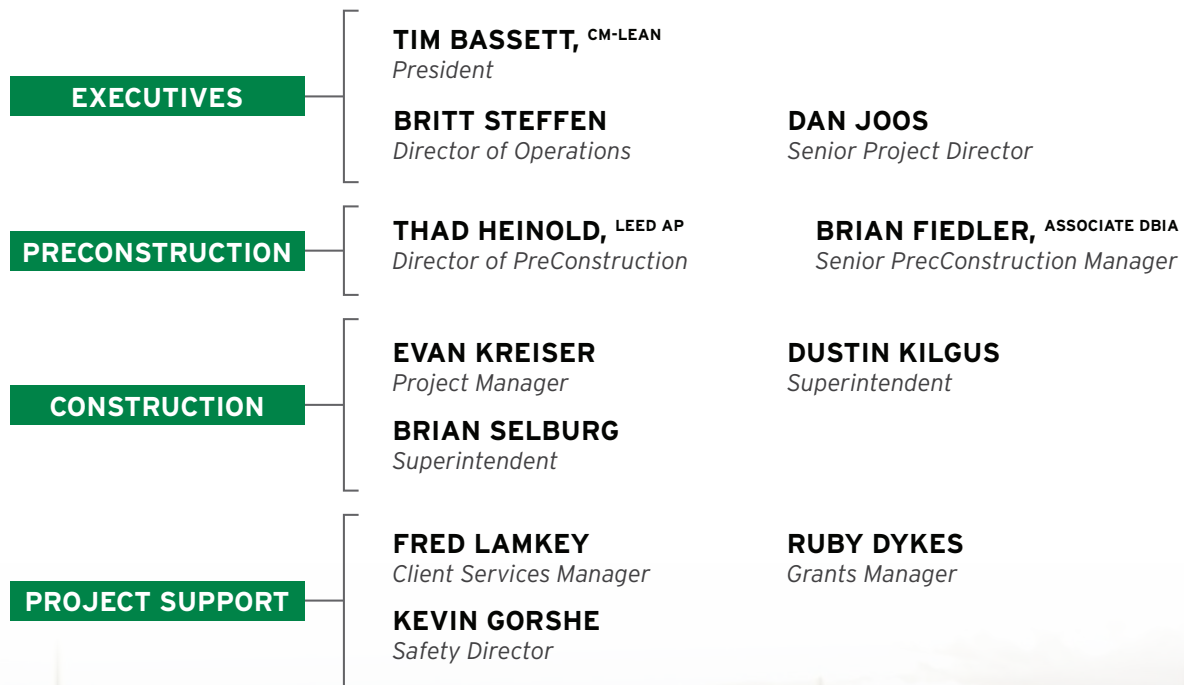
- Provide a list of all projects for which your firm is currently under contract as a construction manager. Please see below for a list of projects currently under contract with CORE.
- Provide the percentage that educational projects made up of your total project work load in the last twelve months.

Educational projects have made up 38% of CORE's total project workload in the last 12 months.

PROJECT NAME	LOCATION	VALUE	SIZE (SF)	% COMPLETE
Edgar County Jail	Paris, IL	\$17M	23,259 SF	99%
Merrillville Fire Station 71 Storage Building	Merrillville, IN	\$517k	8,085 SF	96%
Peoria Courthouse Plaza Renovations	Peoria, IL	\$7M	N/A	94%
Illinois Capitol North Wing Renovation	Springfield, IL	\$260M	110,380 SF	93%
IWU Petrick Idea Center	Bloomington, IL	\$14M	28,427 SF	86%
Forest Glen Elementary School Renovation and Addition	Indianapolis, IN	\$8M	10,200 SF	79%
Harper College Canning Student Center	Palatine, IL	\$80M	132,051 SF	71%
IPS Rousseau McClellan 91 Renovation	Indianapolis, IN	\$10M	74,430 SF	70%
Greater Clark County Schools Charlestown High School New Soccer Field	Charlestown, IN	\$8M	2,565 SF	68%
Greater Clark County Schools Charlestown High School Auditorium Renovation	Charlestown, IN	\$2M	14,000 SF	66%
IAA A3 & A4 Renovation Project	Bloomington, IL	\$12M	157,134 SF	57%
Lebanon Fire Station #213	Lebanon, IN	\$8M	11,788 SF	56%
IPS Meredith Nicholson 96 Renovation	Indianapolis, IN	\$6M	55,905 SF	50%
New Jeffersonville Middle School	Jeffersonville, IN	\$66M	159,332 SF	46%
Lockport Fire Protection Training District	Crest Hill, IL	\$14M	24,272 SF	41%
New Greater Clark Elementary School	Charlestown, IN	\$42M	91,879 SF	32%
Cloverdale High School New Practice and Training Facility	Cloverdale, IN	\$11M	24,052 SF	18%
St John Outdoor Pavilion	St. John, IN	\$2M	18,225 SF	13%
Chatham Village Hall & Police Department	Chatham, IL	\$18M	29,709 SF	9%
Plainfield Fire Station #124	Plainfield, IN	\$17M	N/A	8%
Peoria Civic Center Arcade Improvements	Peoria, IL	\$11M	12,120 SF	7%

Key Personnel & Experience

- Provide a simple organizational chart identifying key members of the firm
Please refer below for an organizational chart.
- Provide resumes of key staff relevant to the requirements of this RFP, including their work experience, education, affiliations and awards. Resumes should not include project pictures or general firm information. Particular reference should be made to the firm’s construction administration/observation personnel.
Please refer to pages 15-21 for key staff resumes.
- If any staffing changes should occur between the submission of proposal and the award of a contract, the firm must notify the District in writing. Unapproved staffing changes may result in a rejection of proposal.
CORE acknowledges and agrees that if any staffing changes occur between the submission of the proposal and the award of the contract, the District will be notified in writing. CORE understands that any unapproved staffing changes may result in the rejection of the proposal.





TIM BASSETT CM-LEAN
President
17 Years of Experience

Tim Bassett will be responsible for the overall success of the project. With over 17 years' experience in the construction industry and a passion for the CMAR delivery method, he is perfectly equipped to lead our project team. He will oversee construction activities and will guarantee your project is finished on time, on budget, and with the highest possible level of quality. Tim is committed to bringing best value to CORE's clients, and provides servant leadership through our CORE Values of Integrity, Fairness, Continuous Improvement, and Results.

EDUCATION

M.B.A, *Southern Illinois University*
 B.S., Construction Management,
Illinois State University

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
 CM-Lean Certified

NEW BERLIN JR/SR HIGH SCHOOL RENOVATIONS

New Berlin, IL | Value: \$31M | Size: 85,862 SF

RIDGEVIEW HIGH SCHOOL RENOVATIONS

Colfax, IL | Value: \$35M | Size: 83,543 SF

STARK COUNTY JR/SR HIGH SCHOOL RENOVATIONS

Toulon, IL | Value: \$15.4M | Size: 134,554 SF

REFERENCE

Jill Larson, *Superintendent*
 New Berlin JR/SR High School Renovations
 P: 217-488-2040 | E: jlarson@pretzelpride.com



BRITT STEFFEN
Director of Operations
23 Years of Experience

As Director of Operations, Britt Steffen oversees all ongoing site operations on every project. He helps facilitate the roles of all project managers, assistant project managers, and coordinators. Britt is also responsible for managing superintendents, field laborers, and CORE's Warranty Department from a high level. He tracks, manages, and works to improve the six factors of CORE's Operational Excellence platform: Safety, Quality, Schedule, Cost, Trade Partner (subcontractor) Performance, and Client Satisfaction.

EDUCATION

Construction Management,
Illinois Central College

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
 CAD Drafting Certificate

NEW BERLIN JR/SR HIGH SCHOOL RENOVATIONS

New Berlin, IL | Value: \$31M | Size: 85,862 SF

IWU PETRICK IDEA CENTER

Bloomington, IL | Value: \$13.7M | Size: 28,427 SF

ISU COLLEGE OF ENGINEERING

Bloomington, IL | Value: \$28.2M | Size: 260,000 SF

REFERENCE

Kenton Frost, *Physical Plant Director*
 IWU Petrick Idea Center
 P: 309-533-8672 | E: kfrost@iwu.edu

TAB 3 | Firm Experience & Key Personnel



DAN JOOS
Senior Project Director
24 Years of Experience

As Project Director, Dan Joos is responsible for overseeing multiple construction projects, ensuring they are completed on time, within budget, and to the highest quality standards. Dan collaborates with clients, design teams, internal teams, and stakeholders to ensure the successful delivery of projects. In this role, he demonstrates exceptional leadership, communication, and project management skills, along with a deep understanding of construction processes, contract management, and risk mitigation strategies.

EDUCATION

B.S., Construction Management,
Bradley University

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
First Aid/CPR Certified
United States Green Building Council Member

STARK COUNTY JR/SR HIGH SCHOOL RENOVATIONS

Toulon, IL | Value: \$15.4M | Size: 134,554 SF

EARLY CHILDHOOD CENTER

Urbana, IL | Value: \$13M | Size: 55,000 SF

GERMANTOWN HILLS MIDDLE SCHOOL ADDITION

Germantown Hills, IL | Value: \$5.5M | Size: 38,940 SF

REFERENCE

Brett Elliot, Superintendent
Stark County JR/SR High School Renovations
P: 309-695-6123 | E: belliot@stark100.com



THAD HEINOLD, LEED AP
Director of PreConstruction
21 Years of Experience

As Director of PreConstruction, Thad Heinold brings 21 years' experience in the ever-changing conditions and methodologies of preconstruction processes. He will lead the team through design development, value engineering (VE), and construction document review while working closely to ensure that the finished plans match the expectations, budget, and schedule for the project. Thad will provide bidding strategies and risk analysis information to allow for quick decision making, and he will remain engaged throughout the project.

EDUCATION

B.S., Construction Management,
Illinois State University

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
First Aid/CPR Certified
LEED Accredited Professional

MT. PULASKI HIGH SCHOOL RENOVATIONS

Mount Pulaski, IL | Value: \$13.5M | Size: 83,600 SF

MT. HEALTHY ELEMENTARY SCHOOL RENOVATION

Columbus, IN | Value: 15.9M | Size: N/A SF

MADISON SCHOOLS EARLY LEARNING CENTER

Madison, IN | Value: \$22M | Size: N/A SF

REFERENCE

Greg Ferguson, Manager of Projects
Mt. Healthy Elementary School Renovations
P: 812-343-4821 | E: fergusong@bcsc.k12.in.us



BRIAN FIEDLER, ASSOC DBIA
Senior PreConstruction Manager
12 Years of Experience

As Senior PreConstruction Manager, Brian Fiedler will oversee our estimating process and provide the necessary skill sets to help control, monitor, and manage this project from a cost, schedule, and quality point of view. He will work closely with Putnam County CUSD #535 to ensure that the finished plans match the expectations, budget, and schedule. Brian will provide real-time cost and risk analysis information to allow for quick decision-making, and he will remain engaged throughout the project, ensuring a seamless transition from the preconstruction phase into construction.

EDUCATION

M.B.A, *Bradley University*

B.S., Construction Management,
Bradley University

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
 Associate DBIA

NEW BERLIN JR/SR HIGH SCHOOL RENOVATIONS

New Berlin, IL | Value: \$31M | Size: 85,862 SF

RIDGEVIEW HIGH SCHOOL RENOVATIONS

Colfax, IL | Value: \$35M | Size: 83,543 SF

MT. PULASKI HIGH SCHOOL RENOVATIONS

Mount Pulaski, IL | Value: \$13,500,000 | Size: 83,600 SF

REFERENCE

Jill Larson, *Superintendent*
 New Berlin JR/SR High School Renovations
 P: 217-488-2040 | E: jlarson@pretzelpride.com



EVAN KREISER
Project Manager
9 Years of Experience

As Project Manager, Evan Kreiser will ensure that the big picture outcomes of your project are achieved. He will manage adherence to scope and will be responsible for assisting in all aspects of preconstruction, construction, and closeout. Evan will serve as the liaison between all parties involved in the construction process, overseeing all budget and scheduling constraints. Evan is effective in creating a positive environment with both internal and external personnel and is extremely competent in all phases of the construction process. He will be 100% committed to the Putnam County CUSD #535 project.

EDUCATION

B.S., Civil Engineering,
Bradley University

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
 HCC Certificate

LINCOLN JR HIGH SCHOOL RENOVATIONS

LaSalle, IL | Value: \$5M | Size: 23,000 SF

ISU COLLEGE OF ENGINEERING

Bloomington, IL | Value: \$28.2M | Size: 260,000 SF

ILLINOIS CAPITOL BUILDING RENOVATION

Springfield, IL | Value: \$252M | Size: 110,380 SF

REFERENCE

Brian DeBernardi, *Superintendent*
 Lincoln JR High School Renovations
 P: 815-266-0786 | E: debernardib@lasalleschools.net



DUSTIN KILGUS
Superintendent
22 Years of Experience

As Superintendent, Dustin Kilgus will bring 22+ years of industry experience to your project and will be responsible for all daily site supervision, coordination, and scheduling of all trade partners throughout construction. He excels in problem-solving and is proactive in the management of jobsite activities. Dustin is commended within our company for his hands-on skills and leadership in the field, serving as the liaison to our trade partners and ensuring the project is completed to the highest quality standards and in a safe, efficient manner.

EDUCATION

B.S., Construction Management,
Illinois State University

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
First Aid/CPR Certified

STARK COUNTY JR/SR HIGH SCHOOL RENOVATIONS

Toulon, IL | Value: \$15.4M | Size: 134,554 SF

RIDGEVIEW HIGH SCHOOL RENOVATIONS

Colfax, IL | Value: \$35M | Size: 83,543 SF

LINCOLN JR HIGH SCHOOL RENOVATIONS

LaSalle, IL | Value: \$5M | Size: 23,000 SF

REFERENCE

Brett Elliot, Superintendent
Stark County JR/SR High School Renovations
P: 309-695-6123 | E: belliot@stark100.com



BRIAN SELBURG
Superintendent
30 Years of Experience

Brian Selburg brings 30+ years of construction industry experience to your project. His responsibilities include supervising, coordinating, and scheduling trade-work, as well as building an environment of open collaboration with the construction and design teams in order to maintain schedule and budget control. Brian monitors the quality of construction procedures and field duties and will utilize his experience with a wide range of construction materials and methods to ensure the Putnam County CUSD #535 project is finished on time, on budget, and with the highest quality.

EDUCATION

United Brotherhood of Carpenters and Joiners of America,
Superintendent Career Training Program

REGISTRATIONS AND CERTIFICATIONS

OSHA 30-Hour
First Aid/CPR Certified

GERMANTOWN HILL MIDDLE SCHOOL ADDITION

Germantown Hills, IL | Value: \$5.3M | Size: 39,000 SF

LIMESTONE HIGH SCHOOL RENOVATION

Bartonville, IL | Value: \$5.4M | Size: 17,818 SF

LIMESTONE HIGH SCHOOL HVAC RENOVATION

Bartonville, IL | Value: \$10.1M | Size: 3,848 SF

REFERENCE

Denise Ryder, Assistant Superintendent/CSBO
Limestone High School Renovations
P: 309-697-6271 x 1456 | E: dryder@limestone310.org



FRED LAMKEY
Client Services Manager
34 Years of Experience

As a former district superintendent, Fred Lamkey is a true advocate for public education and works diligently to ensure that community members understand the importance of strong public schools. He will advocate for Putnam County CUSD #535 and the community from start to finish and well beyond the warranty period. Fred is dedicated to the well-being of students, teachers, and education administrators, and he is passionate about developing rooted relationships that extend beyond the construction process.

EDUCATION

M.A., Educational Administration,
University of Illinois

B.A., Social Sciences,
Illinois State University

REGISTRATIONS AND CERTIFICATIONS

Certificate of Advances Study in Educational Leadership

NEW BERLIN JR/SR HIGH SCHOOL RENOVATIONS

New Berlin, IL | Value: \$31M | Size: 85,862 SF

RIDGEVIEW HIGH SCHOOL RENOVATIONS

Colfax, IL | Value: \$35M | Size: 83,543 SF

MT. PULASKI HIGH SCHOOL RENOVATIONS

Mount Pulaski, IL | Value: \$13.5M | Size: 83,600 SF

REFERENCE

Doug Martin, Board Member
 Mt. Pulaski High School Renovations
 P: 217-737-7374 | E: doug.martin@mtpulaski.k12.il.us



RUBY DYKES
Grants Manager
8 Years of Experience

Led by CORE’s Grants Manager, Ruby Dykes, we provide clients with strategic support in identifying, securing, and managing funding for critical capital projects. With experience in grant development, compliance, and program planning, Ruby helps clients align financial strategies with project goals while navigating complex funding requirements. Her involvement helps clients maximize available resources and supports the successful delivery of projects that create long-term value for their schools and communities.

EDUCATION

B.A., Anthropology,
San Francisco State University

REGISTRATIONS AND CERTIFICATIONS

Fair Housing & Reasonable Accommodation Specialist

KICKAPOO RAIL TRAIL

Urbana, IL | Value: \$500k | Size: N/A SF

CHAMPAIGN FIRE STATION #12

Champaign, IL | Value: \$15M | Size: 22,378 SF

CHATHAM VILLAGE HALL & POLICE DEPARTMENT

Chatham, IL | Value: \$18M | Size: 30,000 SF

REFERENCE

Sam Ihm, Planning Director
 Kickapoo Rail Trail
 P: 217-586-1285 | E: sihm@ccfpd.org



KEVIN GORSHE

Safety Director

12 Years of Experience

As CORE's Safety Director, Kevin Gorshe is committed to the safety of each person on-site. He oversees all processes and procedures in place, from project planning through warranty and closeout, to ensure that safety is at the forefront of every phase of every project. He provides on-site management to enforce OSHA and CORE safety requirements and best practices. For the Putnam County CUSD #535 project, Kevin will help ensure a safe environment for all students, staff, visitors, and construction personnel throughout construction.

EDUCATION

B.S., Occupational Safety and Health,
Illinois State University

REGISTRATIONS AND CERTIFICATIONS

OSHA 500 (OSHA Construction 30-Hour trainer)

OSHA 30-Hour

OSHA General Industry 30-Hour

First Aid/CPR Instructor

OHST (Occupation Health and Safety Technologist)

CES (Certified Environmental Scientist)

CSP (Certified Safety Professional)

40 Hour HAZMAT Technician

Exercise Design (FEMA)

Decision Making and Problem Solving (FEMA)

Incident Command (FEMA)

Unified Command (FEMA)

NIMS ICS 700 (FEMA)

HCC (Health Care Construction Certificate)

ALL IN FOR SAFETY

CORE is extremely proud of our current 2026 EMR rating of **0.53**.

Nothing is more crucial than the safety of our employees, building partners, and clients. The protection of people, property, and environment is a core value of our business philosophy. Our daily goal is to send everyone home safely, and we plan and manage for that. We recognize we are accountable for protecting people, and develop our safety culture around the importance of this foundational imperative. Because of our dedication to safety, we have maintained our commitment to **zero incidents, zero accidents**.





Tab 4

PROJECT APPROACH

Project Approach



- The methodology that your firm would use in conducting the project from Design Development Estimate phase to Owner acceptance. This should include strategies for collaboration, communication and community building. If your methodology utilizes any specialized software packages and computerized systems, please provide an adequate description and summary of capabilities.

Preconstruction

PRECONSTRUCTION APPROACH

CORE strives to provide the industry’s best professional services. Our mindset, *The Client Decides*, drives our approach to preconstruction, ensuring alignment with your goals and priorities. Through expertise in cost estimating, scheduling, constructability reviews, and stakeholder engagement, we deliver services that support a smooth transition into construction while meeting budget, schedule, and quality expectations. Using advanced tools such as Bluebeam Revu, On-Screen Takeoff (OST), and virtual construction (VC) technologies, we promote accuracy, efficiency, and collaboration throughout the process.

CORE is committed to partnering with Putnam County CUSD #535 and Larson & Darby Group to identify the best value for this project. We will provide thoughtful options and recommendations that allow the District to make informed decisions that best serve its students, staff, and community. As a true partner, we are dedicated to achieving the best possible outcome for Putnam County CUSD #535.

FINDING BEST VALUE

The foundation of CORE’s preconstruction effort is listening. Before any costs are calculated, and even before the design takes shape, it is crucial for our collective project team to first listen and then understand the desired Big Picture Outcomes of Putnam County CUSD #535. Once we have a thorough understanding of your needs and priorities for the Putnam County project, we can apply the combined efforts of the design and preconstruction team to achieving these outcomes. Each team member has a unique set of tools and expertise to contribute to the preconstruction process; Larson & Darby Group has the design expertise for the development of the scope and the particular architectural solutions, while CORE brings an extensive toolbox of experience and professional services to help lead that design toward the very best value for your project. Together, our team is committed to providing collaborative solutions and informed options that best support the District, its students, and the surrounding community.

COMMUNICATION

CORE will utilize effective communication skills and a team-oriented approach with Putnam County CUSD #535 and Larson & Darby Group during all stages of design and construction. Our team has an open-book philosophy. Putnam County CUSD #535 and all stakeholders will be able to track the progress of the Putnam County project from a cost, schedule, and quality standpoint throughout all phases. The day following our date of hire, CORE will initiate a project kick-off meeting with Putnam County and Larson & Darby Group. The agenda for this kick-off meeting will include, at a minimum, the following:

- *Establish dates and times for future meetings*
- *Discuss and begin the process of determining a trade partner list*
- *Review project documents and discuss additional work to the documents that the team should perform*
- *Review and discuss CORE's preliminary construction schedule*

We will ensure all your requirements for budget, schedule, quality, and safety are met. Our team is prepared to effectively manage the cost of the Putnam County CUSD #535 project and we will strive to decrease the overall time for completion. Our team will continue to work as your advocate, protecting the interests of Putnam County CUSD #535 while maintaining open communication and teamwork among the entire project team.

Upon being selected, we will immediately establish open communication and a collaborative working relationship with Larson & Darby Group to complete the initial budget verification and confirm alignment between the project scope, program requirements, and overall financial expectations. After completing this initial budget verification, we will focus on the schematic design phase, a critical stage that sets the foundation for overall project success. Early, well-informed decisions during this phase are key to optimizing both schedule and cost, while also ensuring that project expectations are clearly defined—helping avoid loss of programming for Putnam County CUSD #535 later in the design process.

The detailed deliverables we will provide at the conclusion of the schematic design phase include:

- *Basis of Design/Basis of Estimate Narrative*
- *Estimate Summary*
- *Estimate Detail*
- *Options Studies*
- *Preliminary Milestone Project Schedule*
- *Preliminary Site Logistics/Phasing Plan*
- *Feasibility Review*

DESIGN DEVELOPMENT | During this phase, CORE will prepare an even more refined preconstruction deliverable for the project. This deliverable will include, but is not limited to:

- *Detailed Cost Estimate*
- *Value Engineering Log*
- *Project Schedule*
- *Basis of Estimate*
- *Enumeration of Documents*
- *Summary of Investigations*
- *Constructability/Biddability Comment Log*

The Design Development Cost Estimate update will be based on gathering multiple points of data from trade partners as well as CORE's own cost database. These costs will then be reconciled with Larson & Darby Group and CORE's internal estimating team prior to presentation to Putnam County CUSD #535.

50% CONSTRUCTION DOCUMENTS | By the 50% CD phase, CORE aims to have addressed major cost issues through bid options and VE. At this stage, there is sufficient detail to finalize a draft construction schedule and plan, incorporating trade partner feedback on lead times, logistics, and manpower to ensure the project is realistic and biddable. CORE will provide a 50% CD deliverable, including an updated cost estimate and reporting on quality, schedule, trade partners, document review, and risk analysis.

**CORE'S PRECONSTRUCTION
COMMUNICATION APPROACH**

CURRENT

COLLABORATIVE

CORRECT

CONSISTENT

CREATIVE

A check on market conditions, adjusting for escalation for the next six months, is critical to protect against bid overruns.

100% CONSTRUCTION DOCUMENTS | Costs should be well understood and managed within budget by the 100% CD phase; however, CORE will review the documents one last time to pick up any remaining cost items that may have evolved. CORE’s main focus at this phase is preparing for trade partner procurement. Milestones include the following:

- *Final Biddability Review of Documents*
- *Final Schedule*
- *Final Site Logistics/Phasing Plan*
- *Publish Legal Advertisements for Prequalification in Construction-Specific Media*
- *Develop Trade Partner Scopes of Work and Bid Forms*
- *Finalize Construction Contract Terms*

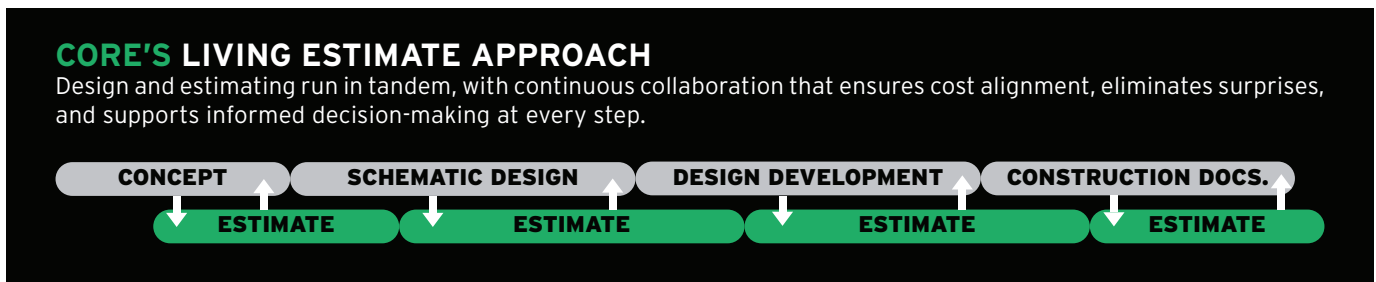
CORE has the staffing capacity and the necessary expertise to successfully develop end-of-phase estimates within a three-week timeframe. We maintain a team of estimators, supported by established processes and tools that allow us to efficiently compile, review, and validate cost information. This ensures that we can consistently meet accelerated schedules without compromising accuracy or quality.

BUDGET

Our process for establishing and managing project budgets is proactive, transparent, and begins early in preconstruction. We start with a 10-Group Study using historical cost data to develop a reliable conceptual estimate, supported by early design documents, past project insights, and tools like ConstructConnect Takeoff, Bluebeam Revu, and Assemble. Early trade partner involvement helps refine pricing and reduce risk, while ongoing estimate updates and VE keep the budget aligned with project goals.

To track and manage the budget, we maintain an open-book approach with regular cost updates and clear reporting throughout each phase. During construction, we monitor costs through structured processes that track changes, contingencies, and scope adjustments. By treating the budget as a living document, we ensure continuous alignment and deliver the project within budget.

We will work in close collaboration with Larson & Darby Group, moving away from the traditional stop-and-start estimating process and instead use a Living Estimate, where design and cost inform each other in real time as the project develops. Through regular communication and a consistent collaboration, we support the bidding process with clear bid packages, timely responses, and ongoing coordination to help ensure the project stays on budget.



When a project at CORE goes off budget, we take a proactive approach by identifying root causes, assessing impacts, and aligning stakeholders through transparent collaboration. We apply VE to reduce costs without sacrificing quality, update and track budgets for accountability, and manage contingency carefully. Procurement and scheduling are optimized to control costs and recover time, while real-time monitoring and regular reviews keep the project on track. An open-book approach ensures transparency, and lessons learned help improve future performance.

VALUE/COST MANAGEMENT

OPTIONS STUDIES | CORE's goal is always to let *The Client Decide*. We will constantly seek ways to help guide design decisions by providing various options on building structures, envelopes, and systems that will best fit each unique project. We do the hard work of analyzing these options in order to fully explore materials, products and systems based on up-front costs, long-term costs, maintenance, durability, aesthetic and constructability. These items ultimately dictate the quality of the project and many important decisions can be worked out before construction begins. CORE communicates these analyses in professional deliverables called options studies.

VALUE ENGINEERING | Our role during preconstruction is to act as an advocate for Putnam County CUSD #535 and a partner to Larson & Darby Group to make sure that best value is achieved. CORE's proactive approach to VE ensures that our projects are delivered on budget. From the early stages of design, CORE will manage a detailed log of VE ideas and potential alternatives. The cost of these VE ideas are noted along with a decision due date, ensuring changes can be incorporated into the design without impacting the project schedule. Our experienced staff perform constructibility reviews of each design deliverable so best value initiatives can be vetted early in the process.

REVIEW/SCOPE ASSIGNMENT COORDINATION

COLLABORATIVE REVIEW | CORE's review sessions are not only for coordination of documents between disciplines but also serve as a platform for constructability reviews. We will assess construction documents for completeness and ability to achieve project quality and construction logistics. In other words, we look at the details from a builder's perspective, supporting, but never intruding on, the duties of Larson & Darby Group. The result is an uninterrupted construction process and reduced number of changes. The focus of the team is to maintain a quality product during construction and optimize long-term value to Putnam County CUSD #535.

SCOPE ASSIGNMENT | To ensure that bid packages are created for high competition and full coverage, CORE will work with Putnam County CUSD #535 and Larson & Darby Group to confirm the scope of the projects at each phase of the building process. We will have a meeting to review the market conditions, as well as material and labor availability, before going forward with bid scope assignment. We will leverage our knowledge of the local building community to guarantee that we develop packages that make the most sense for each phase and take into consideration future phases of design and scope assignment.

CORE'S FOUR-STEP
Value Engineering Process

1

GATHERING INFORMATION

Information is gathered and a functional analysis is performed to determine what performance characteristics and requirements are important for the project.

2

CREATING ALTERNATIVES

Alternative ways of meeting the functional requirements of the project are generated and, when appropriate, grouped into a logical order.

3

EVALUATING ALTERNATIVES

All of the options are assessed by evaluating how well they meet the required functions and how great the cost savings will be.

4

PRESENTING

The best value alternatives are chosen and presented to the client for final decision-making.

VIRTUAL CONSTRUCTION TECHNOLOGY

Our in-house VC Department was created to improve efficiency, enhance safety, and reduce risk throughout construction. By incorporating the Big Picture Outcome Goals of Putnam County CUSD #535, project stakeholders, and community members into the design, construction, and operational phases, CORE's VC team plays an essential role from project inception through completion.

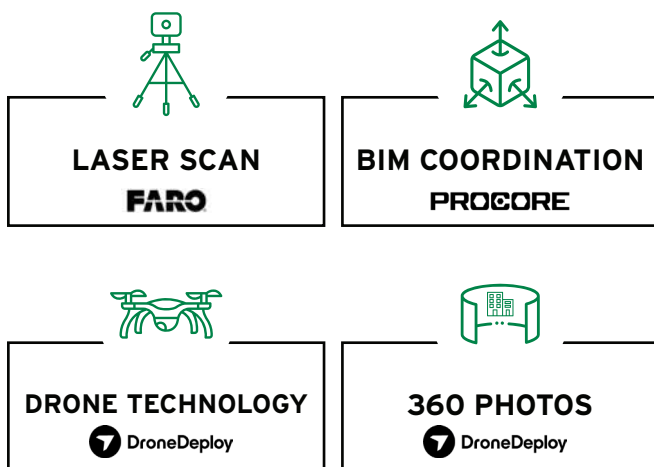
Using drone technology, the VC Team will investigate the site to reduce unknowns and improve site safety, while laser scanning provides accurate analysis of existing conditions without the need for invasive field investigation. During preconstruction, CORE will utilize laser scanning and 3D modeling to evaluate constructability, coordinate MEP systems, review structural components, and confirm the design aligns with true as-built conditions. These tools also allow the project team to visualize the completed facility before construction begins, helping identify and resolve potential conflicts before they reach the field.

During construction, CORE will collaborate with trade partners using 3D models to coordinate conduits, ductwork, piping, security systems, and structural components. This coordination minimizes field conflicts, reduces rework, limits congestion in active work areas, and creates a safer, more efficient construction environment while improving overall quality and schedule performance.

COMMUNITY OUTREACH | CORE's VC team will begin working with Larson & Darby Group during the production of construction documents in order to better understand and visualize the scope of work as design evolves. We will use our expertise in turning their two-dimensional plans into a three-dimensional reality that can be easily shared with project stakeholders. Creating virtual mockups, animations, and first-person walk-throughs that showcase the unique features of the Putnam County CUSD #535 project will be used as an invaluable community outreach tool to share the vision of the facility.

DRONE TECHNOLOGY | CORE's advanced drone and VC capabilities provide an effective tool for quality control, project documentation, and proactive issue identification throughout construction. We have already visited the site and completed initial drone flights to better understand existing conditions, access points, topography, and campus constraints. This early information will help improve logistics planning, identify potential challenges before construction begins, and enhance overall project coordination. Throughout the project, CORE will continue using drone technology and Procore-integrated photogrammetry to document progress, monitor installations, identify conflicts, and maintain accurate visual records, allowing the project team to make faster decisions and maintain quality throughout construction.

SAFETY ON AN ACTIVE CAMPUS | Safety is especially critical on active school campuses, and CORE's VC approach helps us maintain a safe environment for students, staff, visitors, and construction personnel throughout the duration of the work. Drone technology allows our team to continuously monitor site conditions, pedestrian and vehicle circulation, separation between occupied school areas and construction zones, and overall jobsite logistics without disrupting campus operations. Combined with regular site visits from CORE's Safety Director, Kevin Gorshe, and trained on-site personnel, this approach helps us proactively identify hazards, adjust site plans as conditions change, and ensure strict safety protocols are consistently maintained while construction activities remain safely coordinated around active school operations.



Construction

MANAGING CONSTRUCTION

CORE approaches every project from the standpoint of comprehensive construction administration and management. The same collaborative effort that goes into preconstruction services continues through construction services. A coordinated effort, clear communication, and professional organization are the fundamental keys to our construction management approach. Putnam County CUSD #535 can expect excellent orchestration of the entire up-front administrative process, permitting, scheduling, trade partner management, commissioning, FF&E coordination, project turnover, and a responsive warranty process.

COMMUNICATION

CORE will prioritize open communication between CORE, Putnam County CUSD #535 and Larson & Darby Group throughout the construction phase.

WEEKLY UPDATES | This weekly update, sent to project stakeholders, will include a project update summary, safety updates, a billing summary, critical decisions and information, schedule milestones, overall schedule updates, progress photos, virtual renderings, and any other relevant project information. Additionally, the on-site superintendents will maintain daily communication with school administration to keep them aware of construction activities taking place around the school.

PROCORE | CORE uses Procore for the project management process. Procore is a cloud-based all-in-one construction management software that allows us to track all drawings (and revisions), specifications, submittals, RFIs, meetings, photos, and punch lists in one program. All parties have real time access to Procore, and will be able to instantaneously review all project information. Procore also provides a streamlined process for answering and tracking RFIs and submittals, helping to maintain both accurate and up-to-date information and tight schedules.

CONSTRUCTION PHASE MEETINGS | CORE will host weekly owner/architect/contractor progress meetings and weekly on-site trade partner meetings. Before each trade partner is contracted, we will host a pre-preparatory meeting to review the trade partner's proposal, scope of work, and projected schedule to ensure that all questions are addressed prior to executing their subcontract. Our team will also have periodic on-site construction milestone review meetings that will take place once we are about to perform a critical component of work. All members of the project team are invited to attend these meetings, either in-person or remotely.

OCCUPIED SCHOOL BUILDING

CORE has successfully completed over 2,000 occupied campus projects. Our experience working on populated campuses has equipped us with the knowledge, mentality, and perspective necessary to execute the projects safely and with minimal disruptions to day-to-day activities.

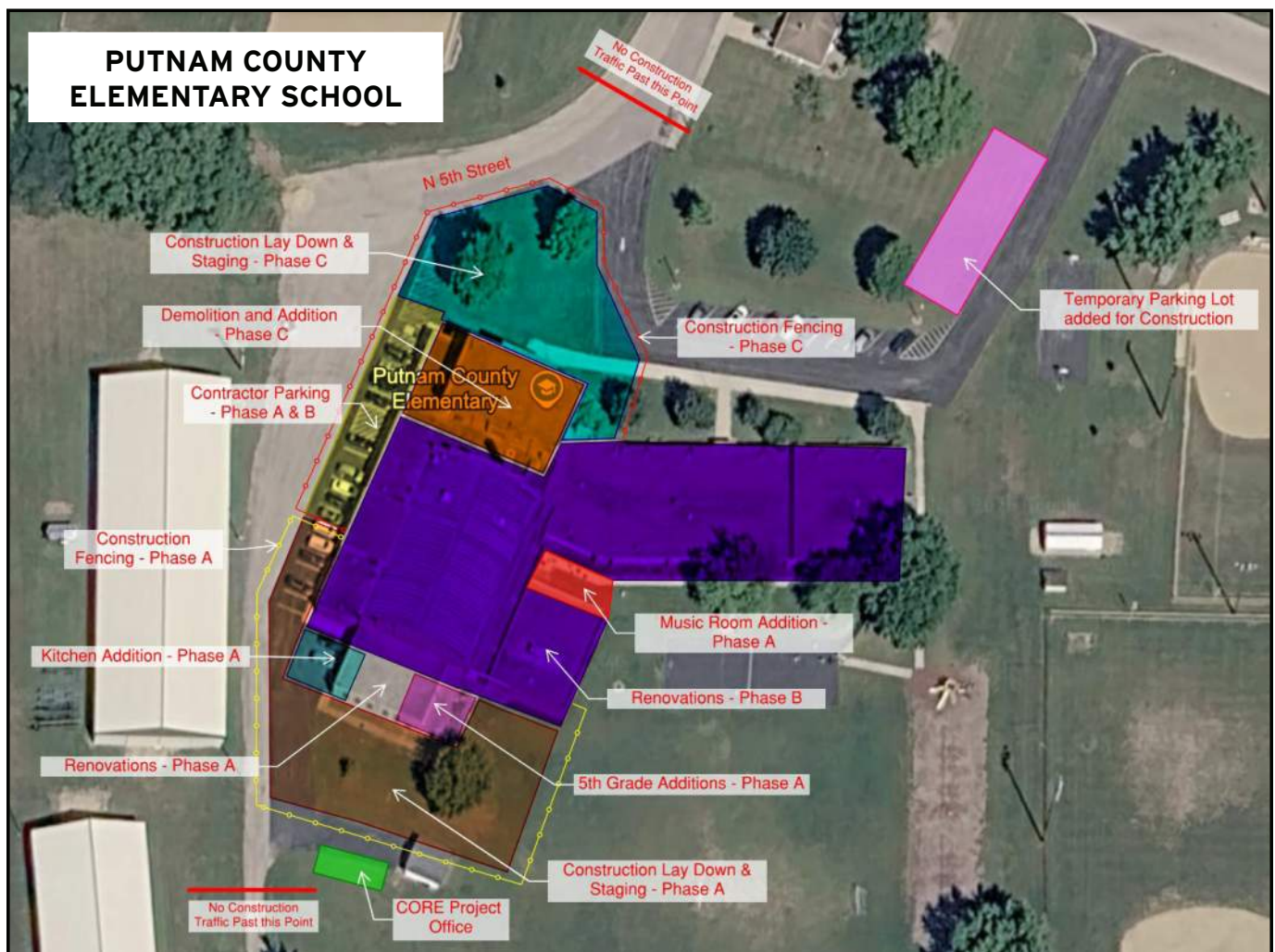
The Putnam County CUSD #535 projects will be no different. CORE will focus on understanding daily school operations, including drop-off, recess, lunch, pick-up, and after-school activities. Our superintendents and project managers will develop and clearly communicate a detailed phasing plan, with input from Putnam County CUSD's administrators to ensure it aligns with each school's needs and circulation patterns.

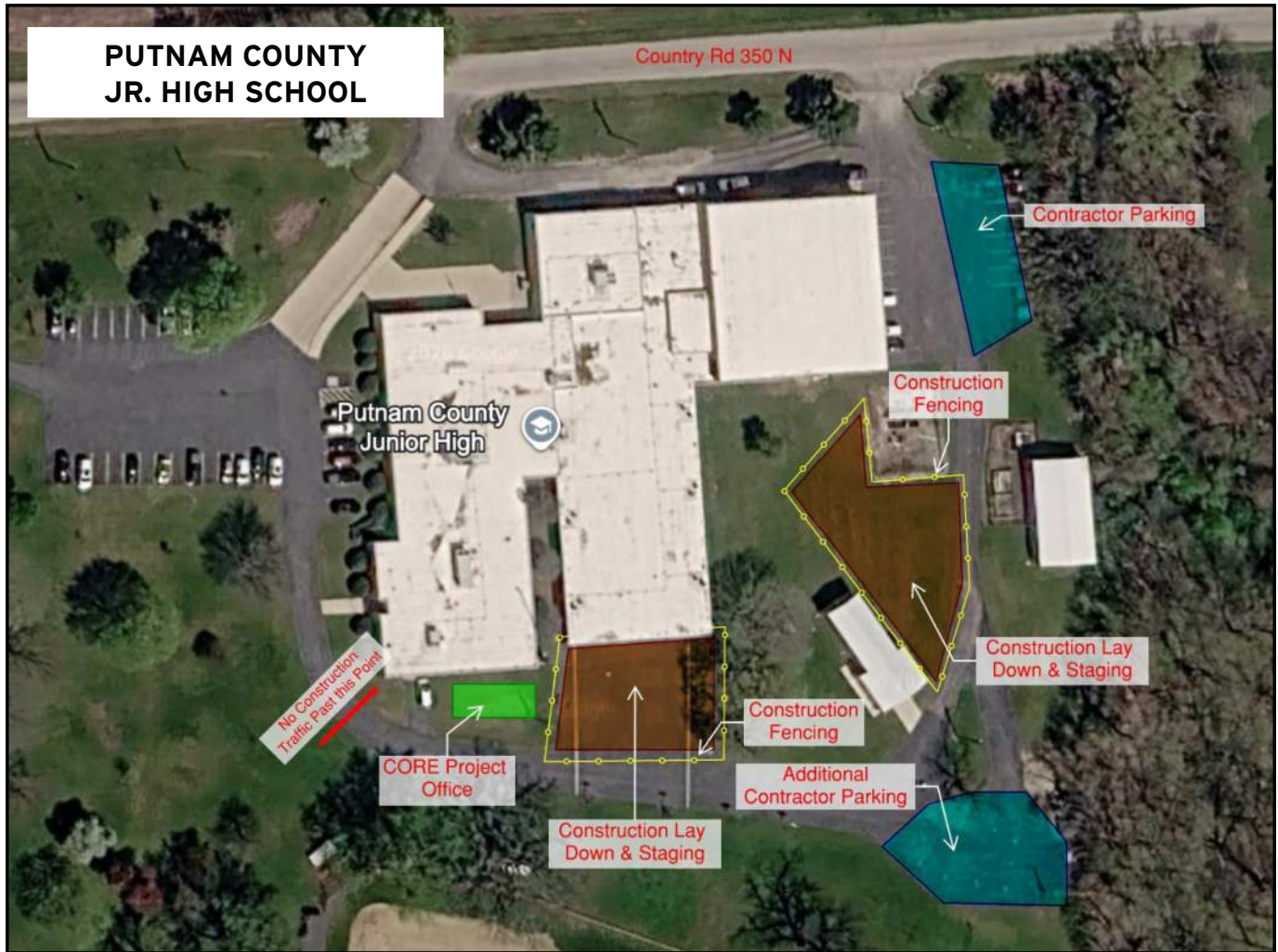
ACTIVE K-12 CAMPUS | It is essential to take a comprehensive and integrative approach. At CORE, we believe that successful projects require a deep understanding of the interdependencies and interactions between various components. This approach includes not only the physical construction aspects but also the impact on the school staff and the wider community. One crucial aspect of this is logistics. We take into account lead times, labor requirements, and schedules to ensure that the project is completed efficiently and with minimal disruptions to school operations. Additionally, safety is a top priority, particularly on an occupied campus. We have protocols in place to ensure that everyone involved in the project, from workers to students, remains safe throughout the construction process. But a holistic approach goes beyond logistics and safety. We also consider the long-term impact of the construction project on the school and the community. This means prioritizing sustainability, functionality, and the well-being of all stakeholders. Effective communication, active engagement, and

collaboration with all parties involved are critical in achieving this goal. Ultimately, a school is more than just a physical structure. It is a vital part of the community, and the construction project should reflect that. Our approach strives to create an environment that promotes learning, safety, and well-being for everyone involved. By taking a comprehensive and integrative approach, we can ensure that the project is a success in all aspects.

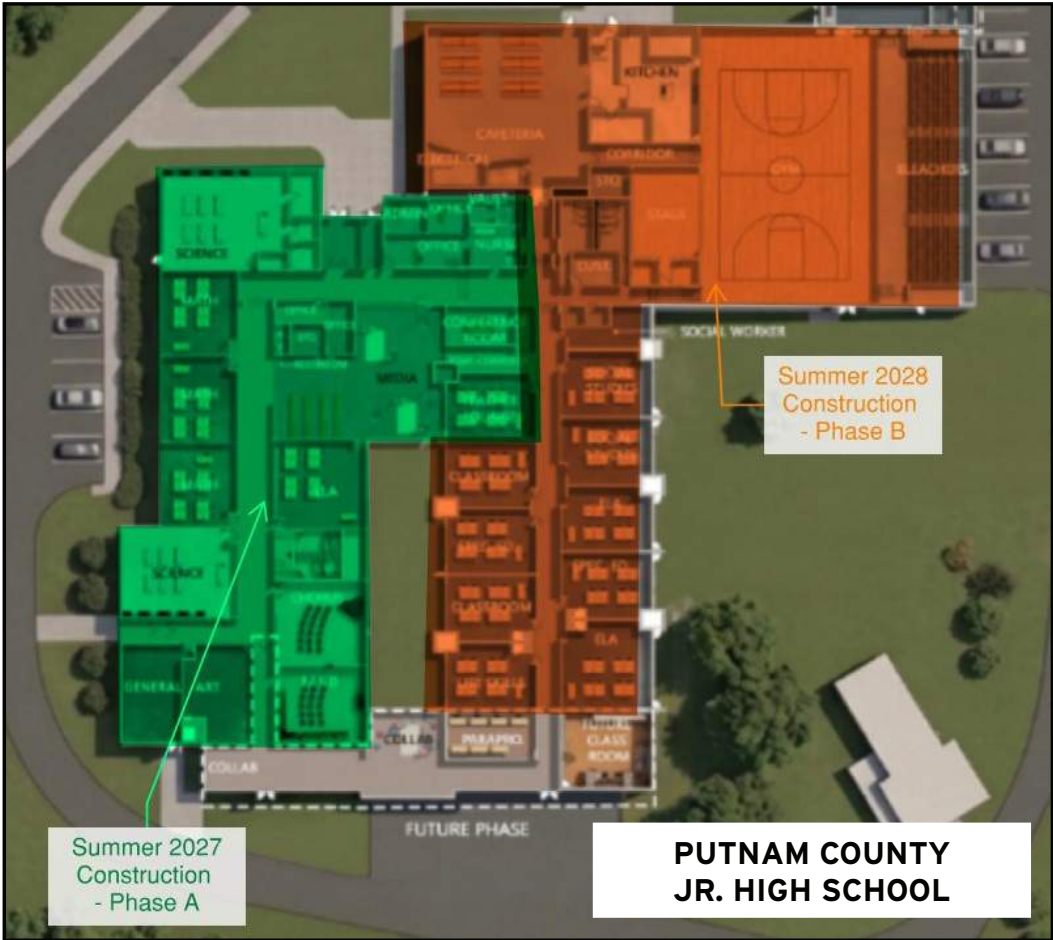
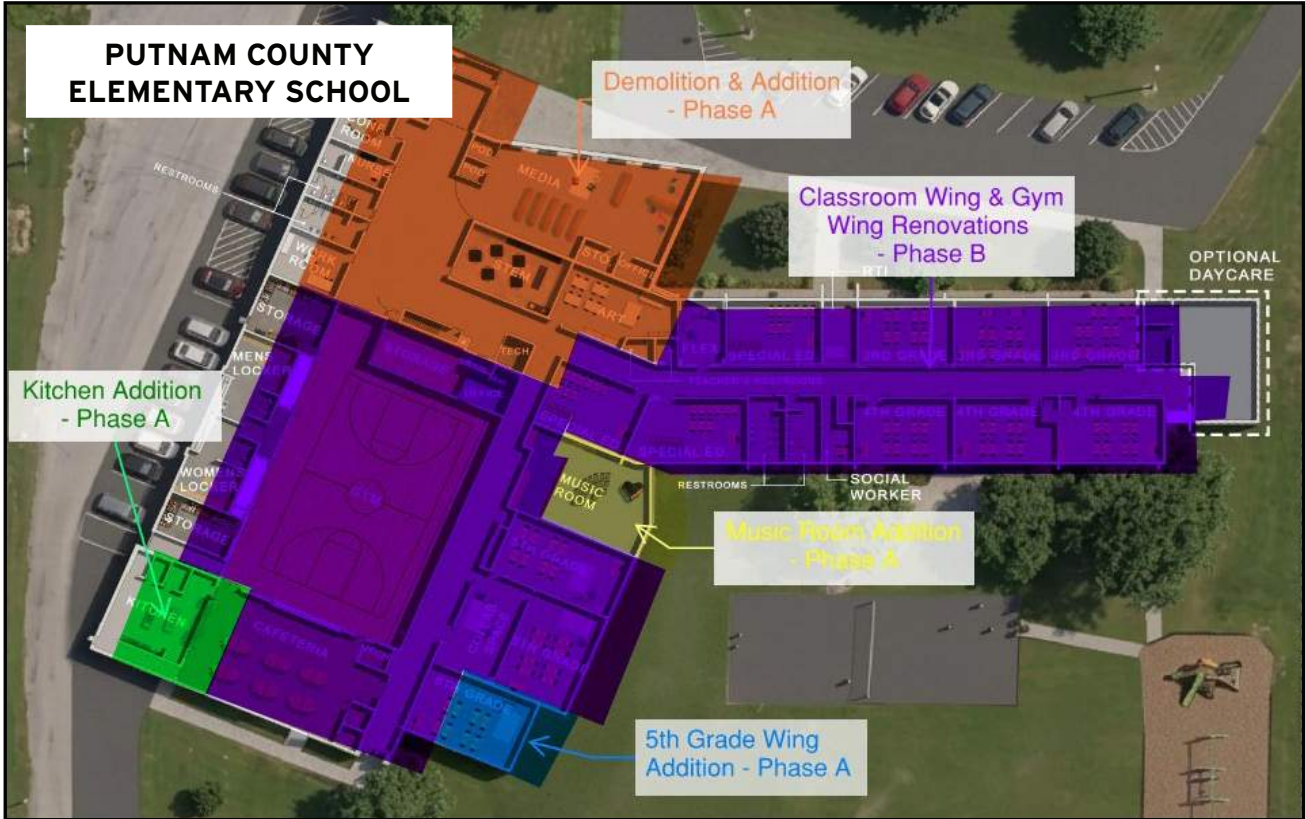
OCCUPIED CAMPUS PRECAUTIONS | To maintain a safe work zone on an active campus, CORE separates construction areas from occupied spaces using full-height partitions, signage, and defined pathways to support safe circulation and minimize disruption. High-noise activities are scheduled during off-peak hours or breaks whenever possible, with additional noise-control measures implemented as needed. Dust and air quality are managed through sealed containment areas, HEPA filtration, and water-based suppression methods. Regular communication, including daily huddles and stakeholder meetings, helps ensure alignment, address concerns, and keep the project progressing safely and efficiently while students and staff remain on campus.

PRELIMINARY SITE LOGISTICS PLAN | On the Putnam County CUSD #535 project, careful planning and communication will be required to coordinate detailed and accurate Site Logistics Plans for both the Putnam County Elementary School and Junior High School campuses. These plans will ensure that all construction operations are carried out with minimal impact to the campuses and surrounding areas. Preliminary Site Logistics Plans are included with this proposal (see below), illustrating some of the early options that our team has prepared for each school. Ultimately, these documents will require input from Putnam County CUSD #535 to ensure that the team can come to a consensus on the best plans to implement.





PRELIMINARY PHASING PLAN | Successful execution of the Putnam County CUSD #535 project will require a thoughtfully coordinated phasing approach that prioritizes safety, maintains daily school operations, and minimizes disruption throughout construction. CORE has developed Preliminary Phasing Plans for both the Putnam County Elementary School and Junior High School to demonstrate early strategies for sequencing work while accommodating occupied campus conditions. These preliminary plans consider important factors such as maintaining secure separation between students and construction activities, preserving safe pedestrian and vehicle circulation, limiting noise impacts, and supporting uninterrupted school functions, including food service and daily operations. The Preliminary Phasing Plans can be seen on the following page (Page 29) and represent initial concepts that will continue to be refined in collaboration with Putnam County CUSD #535 and Larson & Darby Group to ensure the most effective and efficient approach for the District and surrounding community.



SAFETY

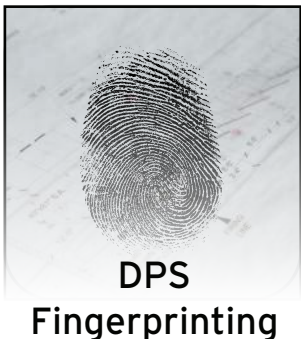
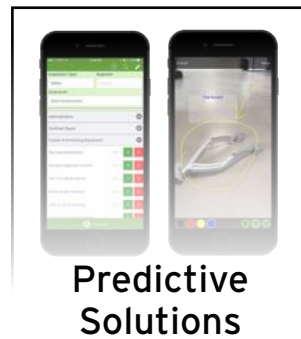
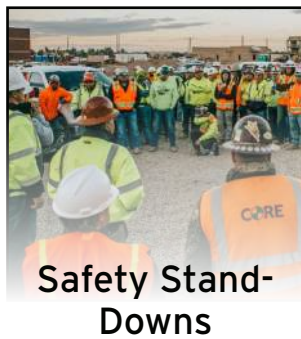
The safety of all individuals on-site, including construction workers, staff, students, and visitors, is our highest priority. CORE currently maintains an EMR of **0.57** over the past three years—well below the industry average of 1.0—demonstrating our strong safety performance and proactive risk management. We understand that Putnam County CUSD #535 cares deeply about every student and staff member who walks the halls of its schools, and we share that same commitment. Our team is focused on ensuring that all construction activities are carefully planned and managed to maintain a safe, secure, and minimally disruptive environment throughout the duration of the project.

SCREENING PROCEDURES | All construction workers and trade partners undergo thorough background checks and fingerprint clearance prior to accessing the site to meet strict security standards. Once approved, personnel are issued identification badges to ensure only authorized individuals are present and easily recognizable. Additionally, all workers and visitors are required to check in at the jobsite trailer, providing an added layer of access control and site security.

REQUIRED TRAINING | All workers are required to complete comprehensive safety training to ensure a safe jobsite. CORE superintendents are OSHA 30-Hour certified, and all personnel receive training in safe construction practices. Prior to starting work, each worker attends a site-specific safety orientation covering the master safety plan, protocols, and project-specific requirements, including hard hat identification. In addition, teams participate in daily safety huddles and complete DAHA's to identify potential risks and implement appropriate mitigation measures.

We are never complacent with our efforts towards safety. CORE works hard to ensure safety and minimal disruption to staff and students is at the forefront of everything we do.

OUR SAFETY PROGRAM



ID	Individual's Name	Access Type
13	Jonathan Callahan	0 - Blank Page
14	Anthony's Warrior Behavioral	0 - Blank Page
15	Anthony's Warrior Behavioral	0 - Blank Page
16	Anthony's Warrior Behavioral	0 - Blank Page
17	DAHA System	0 - Blank Page
18	Anthony's Warrior Behavioral	0 - Blank Page
19	Central Christian Church	0 - Blank Page
20	Anthony's Warrior Behavioral	0 - Blank Page
21	Anthony's Warrior Behavioral	0 - Blank Page
22	Anthony's Warrior Behavioral	0 - Blank Page
23	Wickie in Woodland Jr. Behavioral	0 - Blank Page
24	WIKIE Behavioral	0 - Blank Page
25	Anthony's Warrior Behavioral	0 - Blank Page
26	Wickie in Woodland Jr. Behavioral	0 - Blank Page
27	WIKIE Behavioral	0 - Blank Page
28	Anthony's Warrior	0 - Blank Page
29	Wickie in Woodland Jr. Behavioral	0 - Blank Page
30	WIKIE Behavioral	0 - Blank Page
31	Anthony's Warrior	0 - Blank Page
32	Wickie in Woodland Jr. Behavioral	0 - Blank Page
33	WIKIE Behavioral	0 - Blank Page
34	Central Christian Church	0 - Blank Page
35	Anthony's Warrior	0 - Blank Page
36	Wickie in Woodland Jr. Behavioral	0 - Blank Page
37	WIKIE Behavioral	0 - Blank Page
38	Anthony's Warrior	0 - Blank Page
39	Wickie in Woodland Jr. Behavioral	0 - Blank Page
40	WIKIE Behavioral	0 - Blank Page
41	Central Christian Church	0 - Blank Page
42	Anthony's Warrior	0 - Blank Page
43	Wickie in Woodland Jr. Behavioral	0 - Blank Page
44	WIKIE Behavioral	0 - Blank Page
45	Anthony's Warrior	0 - Blank Page
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47	WIKIE Behavioral	0 - Blank Page
48	Central Christian Church	0 - Blank Page
49	Anthony's Warrior	0 - Blank Page
50	Wickie in Woodland Jr. Behavioral	0 - Blank Page
51	WIKIE Behavioral	0 - Blank Page
52	Anthony's Warrior	0 - Blank Page
53	Wickie in Woodland Jr. Behavioral	0 - Blank Page
54	WIKIE Behavioral	0 - Blank Page
55	Central Christian Church	0 - Blank Page
56	Anthony's Warrior	0 - Blank Page
57	Wickie in Woodland Jr. Behavioral	0 - Blank Page
58	WIKIE Behavioral	0 - Blank Page
59	Anthony's Warrior	0 - Blank Page
60	Wickie in Woodland Jr. Behavioral	0 - Blank Page
61	WIKIE Behavioral	0 - Blank Page
62	Central Christian Church	0 - Blank Page
63	Anthony's Warrior	0 - Blank Page
64	Wickie in Woodland Jr. Behavioral	0 - Blank Page
65	WIKIE Behavioral	0 - Blank Page
66	Anthony's Warrior	0 - Blank Page
67	Wickie in Woodland Jr. Behavioral	0 - Blank Page
68	WIKIE Behavioral	0 - Blank Page
69	Central Christian Church	0 - Blank Page
70	Anthony's Warrior	0 - Blank Page
71	Wickie in Woodland Jr. Behavioral	0 - Blank Page
72	WIKIE Behavioral	0 - Blank Page
73	Anthony's Warrior	0 - Blank Page
74	Wickie in Woodland Jr. Behavioral	0 - Blank Page
75	WIKIE Behavioral	0 - Blank Page
76	Central Christian Church	0 - Blank Page
77	Anthony's Warrior	0 - Blank Page
78	Wickie in Woodland Jr. Behavioral	0 - Blank Page
79	WIKIE Behavioral	0 - Blank Page
80	Anthony's Warrior	0 - Blank Page
81	Wickie in Woodland Jr. Behavioral	0 - Blank Page
82	WIKIE Behavioral	0 - Blank Page
83	Central Christian Church	0 - Blank Page
84	Anthony's Warrior	0 - Blank Page
85	Wickie in Woodland Jr. Behavioral	0 - Blank Page
86	WIKIE Behavioral	0 - Blank Page
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88	Wickie in Woodland Jr. Behavioral	0 - Blank Page
89	WIKIE Behavioral	0 - Blank Page
90	Central Christian Church	0 - Blank Page
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93	WIKIE Behavioral	0 - Blank Page
94	Anthony's Warrior	0 - Blank Page
95	Wickie in Woodland Jr. Behavioral	0 - Blank Page
96	WIKIE Behavioral	0 - Blank Page
97	Central Christian Church	0 - Blank Page
98	Anthony's Warrior	0 - Blank Page
99	Wickie in Woodland Jr. Behavioral	0 - Blank Page
100	WIKIE Behavioral	0 - Blank Page

Scheduled Work Hours



CLOSEOUT

At CORE, we measure our success on client satisfaction. We achieve success by maintaining complete trust, working collaboratively with you as a team, delivering professional services, and standing behind our work.

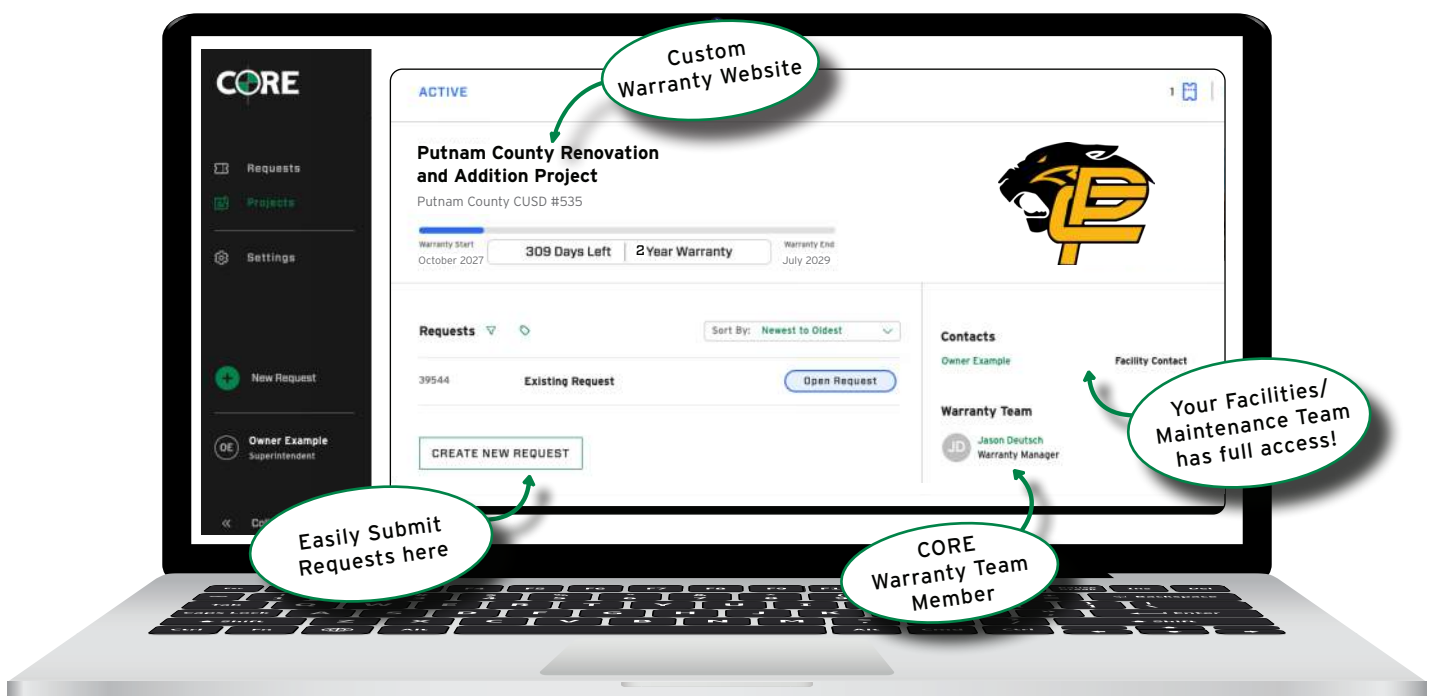
As a project draws to a close, CORE’s commitment to client satisfaction is just beginning. We want to ensure each client is completely satisfied in their new environment.

PRELIMINARY PUNCH LIST INSPECTION | Prior to requesting substantial completion for any portion of the project, CORE will perform a preliminary inspection of all areas and will create and complete a preliminary punch list as part of our quality assurance program. Trade partners will be notified of any omissions or corrections requiring attention and will be required to complete their work.

FINAL PUNCH LIST INSPECTION | Following the completion of the preliminary punch list inspection and corrections, all Putnam County CUSD #535 stakeholders will formally review each Putnam County CUSD #535 project and develop a final punch list. Trade partners will be notified of any deficiencies and will be required to provide CORE with written notice once the correction has been completed. All work related to final punch lists must be completed within 14 days of notification. Following the completion of all deficiencies documented by the final punch list, the entire project team will be notified that the work is ready for final inspection.

SYSTEMS DEMONSTRATIONS | In addition to providing comprehensive operation and maintenance manuals, CORE will conduct fundamental training and demonstration sessions for all required systems. We will conduct training sessions on all features of the Putnam County CUSD #535 projects to educate the end users on operations as well as maintenance concerns.

WARRANTY WEBSITE | CORE has created an industry-leading web-based warranty process to simplify the submission process. The warranty website is available for owners to submit and track any warranty issues that may arise as they settle into their new facility. Owners can submit requests, track resolutions, make comments, post pictures and gain access to CORE’s warranty team 24 hours a day, seven days a week. This keeps our team accountable to our clients and enhances communication between all the Putnam County CUSD #535 project stakeholders.



TAB 4 | Project Approach

- The firm's ability / experience to work in northcentral Illinois (i.e., the region of the school district). In your response, describe how your firm plans to respond when the District has immediate needs that require on-site attention.

CORE has extensive experience successfully delivering projects throughout north central Illinois and understands the unique needs, expectations, and challenges associated with construction in the region. Most recently, CORE completed a renovation project for LaSalle School District No. 122 at Lincoln Junior High School, providing our team with valuable experience working within occupied educational environments while maintaining safe and uninterrupted school operations. Our familiarity with local trade partners, regional construction market conditions, permitting agencies, and seasonal scheduling considerations allows us to respond efficiently and proactively throughout all phases of construction.

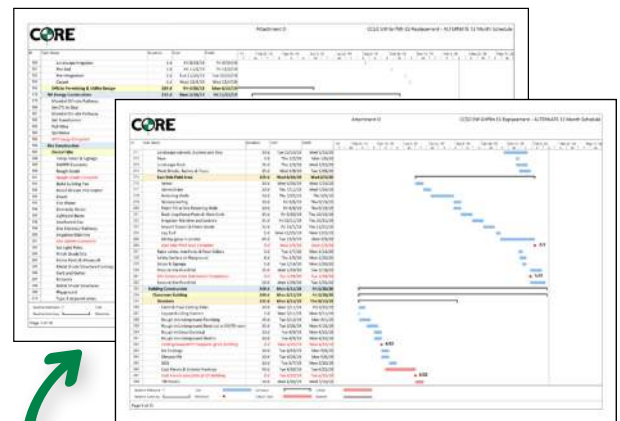
CORE is committed to maintaining a strong local presence and providing immediate responsiveness to Putnam County CUSD #535 throughout the duration of the project. Our Project Manager, Evan Kreiser, lives in close proximity to the school sites, allowing him to respond quickly to meetings, project concerns, or unexpected situations requiring immediate attention. In addition, the assigned on-site superintendents will remain local to the project area and available on a daily basis to address field conditions, coordinate with District personnel, and respond promptly to any urgent needs that arise. This local accessibility ensures that communication remains direct, decisions are made efficiently, and the District always has immediate support available when needed.

Beyond staffing availability, CORE's approach emphasizes proactive communication and collaboration with the District. Our team will maintain regular contact with school administration and facility staff, provide consistent project updates, and quickly address any concerns related to safety, scheduling, site logistics, or ongoing school operations. By combining local experience, dedicated field leadership, and responsive communication, CORE is well-positioned to provide Putnam County CUSD #535 with the level of service, attention, and support necessary for a successful project.

- Your approach to project scheduling and cost estimating within the environment of the educational sector.

CORE's approach to project scheduling and cost estimating within the educational sector is proactive, collaborative, and focused on minimizing disruptions while delivering projects on time and within budget. We understand the importance of maintaining safe and functional learning environments throughout construction, and our planning process is tailored to meet the unique operational needs of school districts.

SCHEDULING | During preconstruction, CORE develops a detailed master schedule using Microsoft Project that outlines all major project milestones, phasing requirements, and critical completion dates from Notice to Proceed through substantial completion. For projects requiring phased construction or tight timelines, we strategically sequence activities to maintain ongoing school operations while maximizing efficiency. The schedule is developed collaboratively with the project team to ensure alignment and buy-in from all stakeholders. Throughout construction, the schedule is updated regularly within Microsoft Project and Procore, utilizing progress bars and original baseline schedule comparisons to clearly track progress, identify potential impacts early, and implement corrective actions before delays occur.



The **MASTER SCHEDULE** brings everything together to confirm and track that the overall schedule will be met.

COST ESTIMATING | Our cost estimating approach is equally detailed and collaborative. Early in the design process, we provide conceptual cost estimates based on our extensive educational construction experience, historical project data, and current market conditions. Rather than waiting for formal design milestones, CORE utilizes a “Living Estimate” process that provides continuous budget feedback throughout design development. This allows the District and design team to make informed decisions in real time, reducing the likelihood of redesigns or budget overruns later in the project.

As design progresses, our estimates become increasingly detailed through quantity takeoffs, trade partner input, and advanced estimating tools such as Bluebeam and Assemble. We also incorporate VE strategies focused on maintaining quality while identifying opportunities for cost savings and improved efficiency. Throughout the entire process, CORE maintains an open-book and transparent approach to budgeting, ensuring the District always has clear visibility into project costs, schedule impacts, and decision-making considerations.

By combining detailed planning, advanced technology, and continuous collaboration, CORE provides educational clients with accurate forecasting, efficient scheduling, and reliable project delivery.

- **The process your firm utilizes to investigate bidders to ensure that they are qualified and equipped to satisfactorily complete a project.**

The bidding process for this project will start with a trade partner list that is generated and circulated among the team for input and recommendations. The firms identified will be invited to prequalify with CORE if they have not already done so. CORE will host also a trade partner fair to inform the local community about the Putnam County CUSD #535 project and how to participate. CORE will strive to incorporate as many local and M/W/V/DBE trade partners in the process as possible. Everything about the bidding phase is open-book and transparent. You will be able to see into our process at any time and at every level.

After receipt of pricing, every trade partner proposal shall first be evaluated for completeness of scope. From there, our team will work in collaboration with Putnam County CUSD #535 to narrow the prequalified trade partner list to a minimum of three responsible bidders for each scope of work identified in the project documents.

The next step is a face-to-face meeting with the trade partner that provides the lowest, most responsible price/bid. This interview includes an in-depth scope review session to ensure the trade partner has complete scope understanding. If the trade partner has “scope holes,” we will allow the trade partner to make their bid complete. The ultimate result is Putnam County CUSD #535 benefiting from a trade partner that is highly qualified, understands the project, and delivers financial value. Together, CORE and Putnam County CUSD #535 will be able to consider all variables in the decision, and will have the most complete knowledge in order to select the most effective trade partners to join our team.

CORE'S TRADE PARTNER SELECTION APPROACH

Use Prequalified Trade Partners

- Enlist recommendations from Putnam County CUSD #535
- Enlist recommendations from Larson & Darby Group
- Utilize CORE's database of trade partners
- Thoroughly review trade partner qualifications

Understand Scope and Assembly of Pricing

- Receive bids from 3-5 trade partners for each scope of work
- Trade partners evaluated for completeness of scope
- Identify the lowest responsible bid

Review Scope and Pricing with Trade Partners

- Face-to-face meeting with the lowest responsible bidder
- Conduct an in-depth scope review
- Allow trade partner to fix any “scope holes”
- Select trade partner as a team



HILLTOPPER

Tab 5

REFERENCES

TAB 5:
References

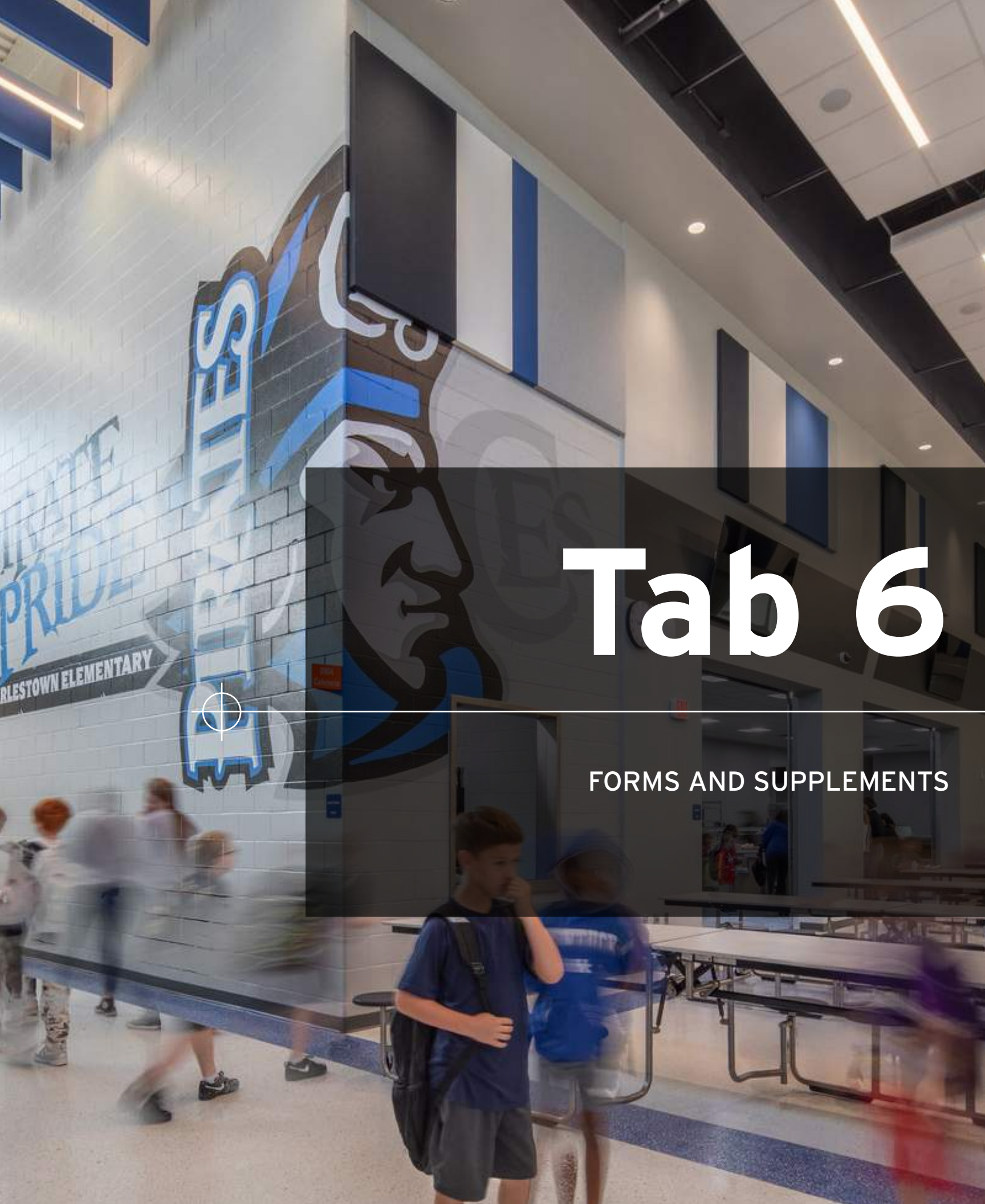


- Provide a minimum of three (3) references for construction management services performed on educational facilities in Illinois in the last five (5) years.

REFERENCE 1			
Name	Jill Larson, <i>Superintendent</i>		
Owner	New Berlin CUSD #16		
Project	New Berlin Jr./Sr. High School Renovations & Additions		
Telephone	217-488-2040	Email	jlarson@pretzelpride.com

REFERENCE 2			
Name	Brett Elliott, <i>Superintendent</i>		
Owner	Stark County CUSD #100		
Project	Stark County Jr./Sr. High School		
Telephone	309-695-6123	Email	belliot@stark100.com

REFERENCE 3			
Name	Joshua Krone, <i>Principal</i>		
Owner	El Paso-Gridley CUSD #11		
Project	El Paso-Gridley Jr. High School		
Telephone	309-532-0210	Email	joshua.krone@unit11.org



PRIDE
ARLESTOWN ELEMENTARY

Tab 6

FORMS AND SUPPLEMENTS

Forms and Supplements



Agreement and Conditions of the Awarded Contract

A. The Awarded Agreement will be based on AIA A134 - Exhibit A

CORE acknowledges and agrees that the awarded agreement will be based on AIA Document A134, with the final agreement terms to be mutually agreed upon by the parties prior to execution of the agreement.

B. The General Conditions will be based on AIA A201 - Exhibit B

CORE acknowledges and agrees that the General Conditions will incorporate AIA Document A201, subject to the parties' mutual agreement on final terms and conditions prior to execution of the agreement.

A. Proposed Fee Form - Exhibit C

EXHIBIT C

PUTNAM COUNTY CUSD #535 GRANVILLE, ILLINOIS

**CONSTRUCTION
MANAGER PROPOSAL
FEE FORM**

Pre-Construction Management Fee

The fee for Construction Manager’s pre-construction services as described in the attached AIA Document A134-2019, as modified plus any other services required for successful completion of the project as described below. Provide the fee as a dollar value based upon an estimated project Construction Cost of \$19.22M to \$24.12M.

Percentage of Construction Costs 0.20 % multiplied by an assumed
Construction costs of \$19.22M to \$24.12M for a total fee of:
If \$19.22M \$ 38,440
If \$24.12M \$ 48,240

II. Construction Management At-Risk Fee (CM Fee/Profit)

For the Construction Manager’s Professional Fee/Profit, please base your proposed fee on an estimated project Construction Cost of \$19.22M to \$24.12M. Provide the fee as both a percentage of Construction Costs and dollar value based upon an estimated project Construction Cost of \$19.22M to \$24.12M.

Percentage of Construction Costs 2.10 % multiplied by an assumed
Construction costs of \$19.22M to \$24.12M for a total fee of:
If \$19.22M \$ 403,620
If \$24.12M \$ 506,520

III. General Liability Insurance

The cost for Construction Manager’s general liability insurance as described in AIA Document A134-2019. Provide the cost as both a percentage of Construction Costs and dollar value based upon an estimated project Construction Cost of \$19.22M to \$24.12M.

Percentage of Construction Costs 1.00 % multiplied by an assumed
Construction costs of \$19.22M to \$24.12M for a total fee of:
If \$19.22M \$ 192,200
If \$24.12M \$ 241,200

IV. Builder’s Risk Insurance

The cost for Construction Manager’s Builder’s Risk insurance as described in AIA Document A134-2019. Provide the cost as both a percentage of Construction Costs and dollar value based upon an estimated project Construction Cost of \$19.22M to \$24.12M.

Percentage of Construction Costs 0.17 % multiplied by an assumed
Construction costs of \$19.22M to \$24.12M for a total fee of:

TAB 6 | Forms & Supplements

A. Proposed Fee Form - Exhibit C

VIII. TOTAL PROPOSED CONSTRUCTION MANAGER COMPENSATION

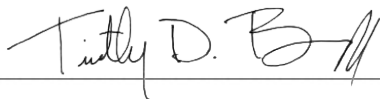
Total proposed costs to the Owner for the Construction Manager's Services, excluding the Trade Contract amounts.

If \$19.22M \$1,913,138
\$ If \$24.12M \$2,115,508

Authorized Representative: Please provide the name and title of individual representing the information included in your proposal.

Company: CORE

Printed Name: Tim Bassett

Signature: 

Date: 05/14/2026

B. Cost Assignment Sheet - Exhibit D

EXHIBIT D
COST ASSIGNMENT

COST ITEM	CM FEE	CM REIM-BURSABLE	PROJECT GENERAL REQUIREMENTS	A/E	OWNER	DIRECT COST OF WORK (BID PACKAGES)
I. CONSTRUCTION MANAGEMENT SERVICES						
1. Project executive	X					
2. Construction manager legal (basic service)	X					
3. Project manager	X					
4. Accounting	X					
5. Scheduling	X					
6. Life-Cycle	X					
7. Purchasing	X					
8. Value engineering	X					
9. Systems development	X					
10. Estimating	X					
11. Project expediter	X					
12. Safety officer	X					
13. EEO officer	X					
14. Clerk-typist	X					
15. Project superintendent	X					

COST ITEM	CM FEE	CM REIM-BURSABLE	PROJECT GENERAL REQUIREMENTS	A/E	OWNER	DIRECT COST OF WORK (BID PACKAGES)
16. Mechanical coordinator	X					
17. Electrical coordinator	X					
18. Time-keeper/checker	X					
II. TRAVEL AND LODGING						
1. Staff transportation		X				
2. Project manager transportation		X				
3. Superintendent transportation		X				
III. TEMPORARY FACILITIES						
1. Safety equipment						X
2. First-aid supplies						X
3. Handrails and toe boards						X
4. Opening protection						X
5. Fire extinguishers						X
6. Office or trailer rental		X				
7. Storage or trailer rental						X
8. Waterboy, ice, cups		X				
9. Temporary toilets		X				
10. Temporary stairs						X
11. Temporary enclosures						X

TAB 6 | Forms & Supplements

B. Cost Assignment Sheet - Exhibit D

COST ITEM	CM FEE	CM REIM-BURSABLE	PROJECT GENERAL REQUIREMENTS	A/E	OWNER	DIRECT COST OF WORK (BID PACKAGES)
12. Project signs		X				
13. Bulletin boards		X				
14. Temporary fencing						X
15. Barricades						X
16. Safety nets						X
IV. ON-SITE UTILITIES AND SERVICES						
1. Telephone installation		X				
2. Telephone expense		X				
3. Temporary power service		X				
4. Power expense		X				
5. Temporary water service		X				
6. Temporary water expense		X				
7. Temporary heating service		X				
8. Heating energy charges		X				
9. Temporary wiring		X				
10. Lighting		X				
11. Periodic clean-up		X				
12. Final clean-up		X				
13. Trash dumpsters		X				

COST ITEM	CM FEE	CM REIM-BURSABLE	PROJECT GENERAL REQUIREMENTS	A/E	OWNER	DIRECT COST OF WORK (BID PACKAGES)
14. Dump permits and fees		X				
15. Debris hauling/removal		X				
16. Traffic control		X				
17. Temporary roads		X				
18. Roadway maintenance		X				
19. Dust control		X				
20. Architect/Engineer on-site telephone charges		X				
V. REPRODUCTION AND PRINTING						
1. Costs-study documents				X		
2. Systems-study documents				X		
3. Bid-package/construction documents				X		
4. Postage and express costs				X		
5. Accounting forms	X					
6. Field reporting forms	X					
7. Contract agreements	X					
8. Schedule report forms	X					
9. Estimating forms	X					
10. Cost-reporting forms	X					
11. Value-analysis studies	X					

B. Cost Assignment Sheet - Exhibit D

COST ITEM	CM FEE	CM REIM-BURSABLE	PROJECT GENERAL REQUIREMENTS	A/E	OWNER	DIRECT COST OF WORK (BID PACKAGES)
12. Duplication expense (miscellaneous)	X					
13. Shop-drawing printing						X
14. Maintenance manuals						X
15. Operation manuals						X
16. Special forms		X				
VI. QUALITY CONTROL						
1. Field observer	X			X		
2. Observer's transportation		X		X		
3. Special testing consultants					X	
4. Concrete testing						X
5. Masonry testing						X
6. Compaction testing						X
7. Soils investigation					X	
8. Special testing services					X	
9. Project photographs		X				
10. Warranty inspections coordination	X					
11. Air and water balancing						X
12. Operator on-site training						X
13. Preparation of operations manuals						X

COST ITEM	CM FEE	CM REIM-BURSABLE	PROJECT GENERAL REQUIREMENTS	A/E	OWNER	DIRECT COST OF WORK (BID PACKAGES)
14. Preparation of maintenance manuals						X
VII. PERMITS AND SPECIAL FEES*						
1. Sign permits						X
2. Staking and layout fees and costs						X
3. Building permits					X	
4. Water connection fee					X	
5. Sanitary connection fee					X	
6. Storm connection fee					X	
7. Gas service charge					X	
8. Power service charge					X	
9. Special lap fees					X	
10. Contractors' licenses						X
VIII. INSURANCE AND BONDS						
1. Builders' risk insurance	X					
2. Professional liability insurance	X			X		
3. General liability	X			X	X	X
4. Completed operations liability	X					X
5. Excess liability coverage	X			X	X	X
6. Workers' compensation (on-site staff)	X			X		X

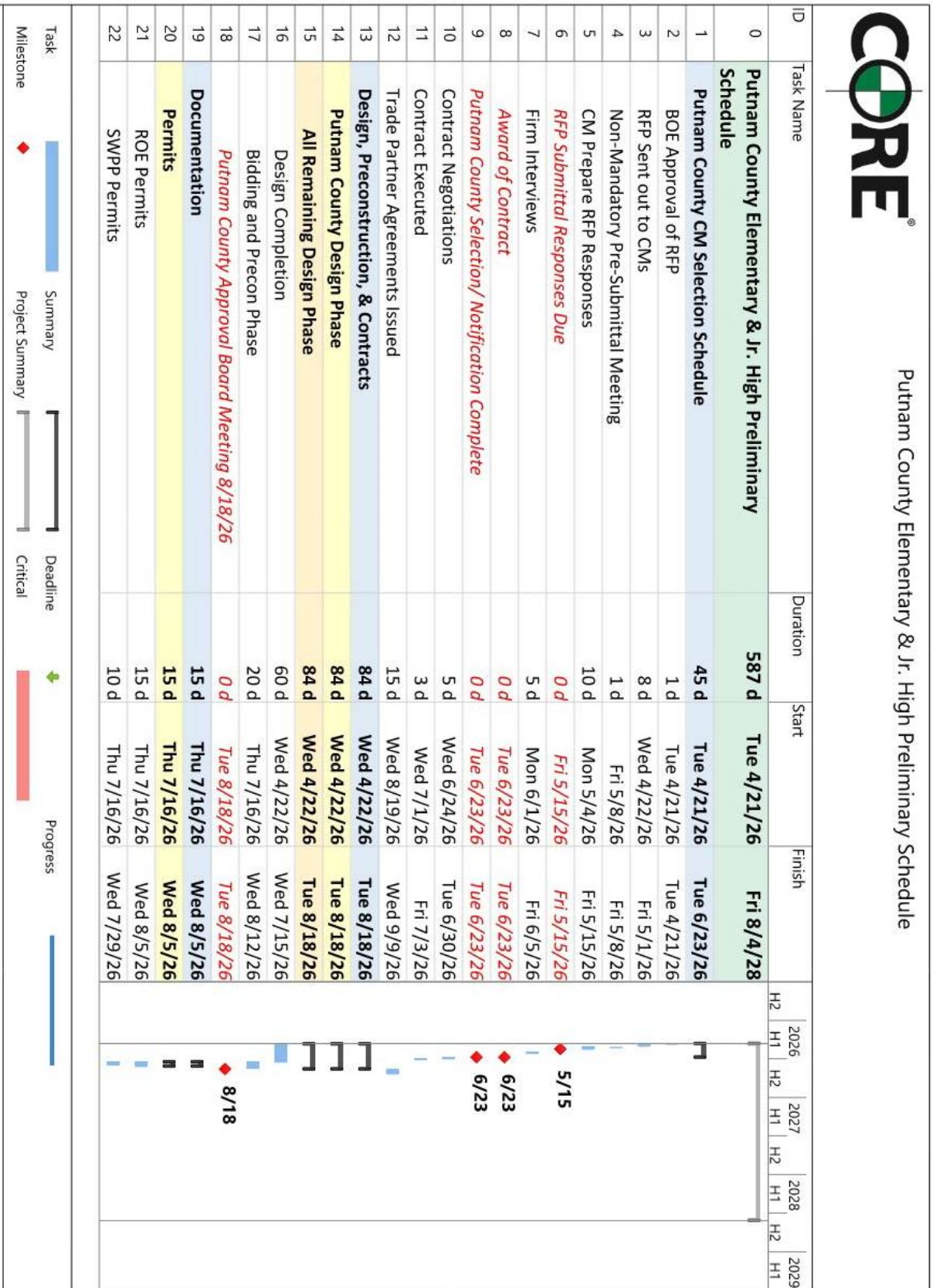
TAB 6 | Forms & Supplements

B. Cost Assignment Sheet - Exhibit D

COST ITEM	CM FEE	CM REIM-BURSABLE	PROJECT GENERAL REQUIREMENTS	A/E	OWNER	DIRECT COST OF WORK (BID PACKAGES)
7. FICA insurance (on-site staff)	X			X		X
8. Federal unemployment (on-site staff)	X					X
9. State unemployment (on-site staff)	X					X
10. Payment bond		X				X
11. Performance bond		X				X
IX. OTHER COSTS:						
1. Project taxes						Not Applicable
2. Construction equipment						X
3. Construction and services						X
4. Construction materials						X
5. Design and Engineering				X		
6. Contingency					X	
7. C.M. general overhead cost	X					
8. C.M. profit/margin	X					

* Note that, although the Owner may be responsible for the costs of several fees and permits, pursuant to the contract documents, the Construction Manager is responsible for performing tasks necessary to obtain the permit (e.g., completing forms for submission, going to issuers' offices to obtain certificates, etc.). In other words, while the Owner is paying the necessary fees, the Construction Manager will provide the "legwork."

C. Proposed Design & Construction Schedule - Exhibit E



C. Proposed Design & Construction Schedule - Exhibit E

		Putnam County Elementary & Jr. High Preliminary Schedule								
		CORE								
ID	Task Name	Duration	Start	Finish	Gantt Chart					
					2026	2027	2028	2029		
					H2	H1	H2	H1	H2	H1
55	Building Construction -- Elementary School	472 d	Thu 10/1/26	Fri 8/4/28	[Gantt bar from 10/1/26 to 8/4/28]					
56	Phase A Additions 5th Grade, Music, Cafeteria & Kitchen	212 d	Thu 10/1/26	Fri 7/30/27	[Gantt bar from 10/1/26 to 7/30/27]					
57	5th Grade Addition	123 d	Thu 10/1/26	Fri 3/26/27	[Gantt bar from 10/1/26 to 3/26/27]					
58	Kitchen Addition	123 d	Thu 10/1/26	Fri 3/26/27	[Gantt bar from 10/1/26 to 3/26/27]					
59	Music Room Addition	123 d	Thu 10/1/26	Fri 3/26/27	[Gantt bar from 10/1/26 to 3/26/27]					
60	<i>Library Phase A School Moves Out and into Music Space</i>	<i>0 d</i>	<i>Fri 3/26/27</i>	<i>Fri 3/26/27</i>	[Gantt bar from 3/26/27 to 3/26/27]					
61	Cafeteria Renovation	60 d	Mon 4/5/27	Mon 6/28/27	[Gantt bar from 4/5/27 to 6/28/27]					
62	Library Abatement Scope Spring Break 3/26 to 4/2	6 d	Fri 3/26/27	Fri 4/2/27	[Gantt bar from 3/26/27 to 4/2/27]					
63	Phase B Wing Renovations	50 d	Fri 5/21/27	Fri 7/30/27	[Gantt bar from 5/21/27 to 7/30/27]					
64	Phase B Gym Wing Work including Roofing	50 d	Fri 5/21/27	Fri 7/30/27	[Gantt bar from 5/21/27 to 7/30/27]					
65	Phase B Classroom Wing Work including Roofing	50 d	Fri 5/21/27	Fri 7/30/27	[Gantt bar from 5/21/27 to 7/30/27]					
66	Phase C Demolition and Addition	145 d	Fri 5/21/27	Wed 12/15/27	[Gantt bar from 5/21/27 to 12/15/27]					
67	Phase C Demolition and Addition Work	145 d	Fri 5/21/27	Wed 12/15/27	[Gantt bar from 5/21/27 to 12/15/27]					
68	<i>Elementary School Work Completed</i>	<i>0 d</i>	<i>Wed 12/15/27</i>	<i>Wed 12/15/27</i>	[Gantt bar from 12/15/27 to 12/15/27]					
98	Building Construction -- JR HIGH	310 d	Fri 5/21/27	Fri 8/4/28	[Gantt bar from 5/21/27 to 8/4/28]					
99	Phase A -- Summer '27	50 d	Fri 5/21/27	Fri 7/30/27	[Gantt bar from 5/21/27 to 7/30/27]					
100	Phase A -- Jr. High '27 Remodel	50 d	Fri 5/21/27	Fri 7/30/27	[Gantt bar from 5/21/27 to 7/30/27]					
101	Phase B -- Summer '28	53 d	Mon 5/22/28	Fri 8/4/28	[Gantt bar from 5/22/28 to 8/4/28]					
102	Phase B -- Jr. High '28 Remodel	53 d	Mon 5/22/28	Fri 8/4/28	[Gantt bar from 5/22/28 to 8/4/28]					
228	<i>Putnam Elementary & Jr. High Construction Complete</i>	<i>0 d</i>	<i>Fri 8/4/28</i>	<i>Fri 8/4/28</i>	[Gantt bar from 8/4/28 to 8/4/28]					

Task Summary Deadline Critical Progress

Milestone



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