



**Board of Education - Facilities Committee Meeting
District Office (Viti Building)
445 Sheridan Rd.
Highwood, IL 60040**

Monday, June 30, 2025 6:00 PM

Mission

North Shore School District 112 is a transformative learning organization where curiosity inspires minds, innovation shapes the future, and students, staff, and families engage to create a kind and connected community that is committed to excellence.

Agenda

1. Call to Order/Roll Call (6:00 p.m.)
2. Approval of Agenda
3. Braeside Construction
 - a. Review Bid Awards for Bid Release 1
 - b. Construction Budget Update
 - c. Overall Planning
4. Public Comments
5. Other
6. Adjournment



North Shore School District 112 Construction Schedule



	2024												2025												2026												2027																	
	2nd Qtr			3rd Qtr			4th Qtr			1st Qtr			2nd Qtr			3rd Qtr			4th Qtr			1st Qtr			2nd Qtr			3rd Qtr			4th Qtr																							
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D									
INDIAN TRAIL	← Construction Activity →												★ Nov 24																																									
RAVINIA	← Construction Activity (Dec 23 - May 25) →												★ Aug 25																																									
SHERWOOD	← Design →			← Bid/Award →			← Construction Activity (Feb 25 - May 26) →												★ Aug 26																																			
BRAESIDE													← Design →			← Bid/Award →			← Construction Activity (Aug 25 - Nov 26) →												★ Jan 27																							
WAYNE THOMAS																									← Design →			← Bid/Award →			← Construction Activity (Jul 26 - Sep 27) →												★ Nov 28											
ELM PLACE	← Students from Indian Trail →						← Students from Sherwood →						← Students from Wayne Thomas →																																									
GREEN BAY SCHOOL	← Students from Ravina →						← Students from Braeside →																																															

★ Students return to school



North Shore School District 112
NORTH SHORE SD 112 - BRAESIDE ELEMENTARY RENOVATION
 Highland Park, IL

Exhibit A: Project Budget Summary 6/30/2025

DESCRIPTION	CONTRACTOR	BASE BUDGET		BID RELEASE #1				NOTES
		90 % CD Estimate - R0		LOWEST ACCEPTED BIDS				
		43,997	\$/sqft	BID	DELTA	\$/sqft	VAR (%)	
02A - Demolition	Break Thru Enterprises Inc	476,802	10.84	513,700	36,898	11.68	7.74%	
03A - Concrete	Premium Concrete, Inc.	586,224	13.32	893,000	306,776	20.30	52.33%	
04A - Masonry	Jac Masonry Inc	390,773	8.88	205,100	(185,673)	4.66	-47.51%	
05A - Structural Steel & Misc Metals	T.A. Bowman Constructors, LLC	346,167	7.87	349,700	3,533	7.95	1.02%	
06A - Rough Carpentry & DFH	Straub Builders Inc. d/b/a Hargrave Builders, Inc.	862,049	19.59	1,366,450	504,401	31.06	58.51%	
06B - Millwork & Finish Carpentry	Carroll Seating Company	881,151	20.03	759,000	(122,151)	17.25	-13.86%	
07A - Roofing	Anthony Roofing	3,774,776	85.80	2,819,000	(955,776)	64.07	-25.32%	
08A - Glass & Glazing	Lake Shore Glass & Mirror Co., Inc.	2,577,525	58.58	2,548,000	(29,525)	57.91	-1.15%	
09A - Drywall & Framing	ibuilders Corp	693,427	15.76	864,000	170,573	19.64	24.60%	
09B - Tile	Premier Tile and Stone	229,072	5.21	218,400	(10,672)	4.96	-4.66%	
09C - Carpet & Resilient Flooring	DIVERZIFY+ LLC	379,812	8.63	384,759	4,947	8.75	1.30%	
09D - Painting & Wallcovering	Nedrow Painting, Inc. d/b/a Nedrow Decorating	208,965	4.75	240,700	31,735	5.47	15.19%	
09E - Acoustical Ceilings/Panels	Just Rite Acoustics Inc	452,354	10.28	397,800	(54,554)	9.04	-12.06%	
09F - Rubber Athletic Flooring	Premier Tile and Stone	74,739	1.70	129,000	54,261	2.93	72.60%	
10A - Signage	Ziken Signage, LLC	45,498	1.03	54,662	9,164	1.24	20.14%	
10B - Fences	MBE Fence Inc	58,495	1.33	52,845	(5,650)	1.20	-9.66%	
11A - Gym Equipment	The Larson Equipment & Furniture Company	59,100	1.34	129,000	69,900	2.93	118.27%	
11B - Kitchen Equipment	Stafford-Smith, Inc.	252,500	5.74	130,761	(121,739)	2.97	-48.21%	
14A - Elevators	TK Elevator Corporation	150,000	3.41	162,000	12,000	3.68	8.00%	
14B - Wheelchair Lift	Garaventa USA Inc	43,000	0.98	32,812	(10,188)	0.75	-23.69%	
21A - Fire Suppression	S.J. Carlson Fire Protection Inc	314,624		375,373	60,750	8.53	19.31%	
22A - Plumbing	C.J. Erickson Plumbing Co.	712,253		672,000	(40,253)	15.27	-5.65%	
26A - Electrical, Fire Alarm & LV	Powerlink Electric, LLC	3,629,614		3,397,690	(231,924)	77.23	-6.39%	
32A - Concrete & Asphalt Paving	Chadwick Contracting Company	573,370	13.03	525,000	(48,370)	11.93	-8.44%	
32B - Landscaping	Breezy Hill Nursery, Inc.	147,080	3.34	301,800	154,720	6.86	105.19%	
33A - Site Utilities	DK Contractors Inc	734,644	16.70	719,233	(15,411)	16.35	-2.10%	
99A - Site Services		583,230	13.26	583,230	-	13.26	0.00%	
SUBTOTAL CONSTRUCTION		19,237,243	437.24	18,825,015	(412,228)	427.87	-2.14%	
Escalation		384,745			(384,745)		-100.00%	
Contingency (Construction) 5%		784,880		941,251	156,371		19.92%	
INDIRECT COSTS					(12,137)		-0.45%	
CM/GC Staff, Reimbursables, Fee, Insurance		2,675,965		255,282				
Preconstruction	Fully Executed OCO - 02/10/2025			1,407,073				
CM Staff				177,950				
CM Reimbursibles				261,311				
Insurances 1.165%				562,213				
CM Fee 2.15%								
TOTAL CONSTRUCTION		23,082,833	524.65	22,430,094	(652,739)	509.81	-2.83%	
23A Mechanical Work - (Material, Install, Temp Cont)	Owner Vendor - Trane	4,000,000	90.92	4,281,551	281,551	97.31	7.04%	To be contracted directly by Owner
OTHER PROJECT COSTS (A/E, FF&E, Misc.) - PRELIMINARY		4,216,283		4,216,283				
SUBTOTAL OWNER COSTS		8,216,283	186.75	8,497,834	281,551	193.15	3.43%	
TOTAL PROJECT COST		31,299,116	711.39	30,927,928	(371,188)	702.96	-1.2%	



North Shore School District 112

NORTH SHORE SD 112 - BRAESIDE ELEMENTARY RENOVATION

Highland Park, IL

Trade Allowance Summary

Bid Package	Allowance	Allowance Value
02A - Demolition	Additional Demolition Work	\$ 15,000
03A - Concrete	Additional Concrete Work	\$ 20,000
04A - Masonry	Additional Masonry Work	\$ 7,000
04A - Masonry	Additional Repair Material Allowance	\$ 5,000
04A - Masonry	Low Voltage Penetration Allowance	\$ 5,000
05A - Structural Steel & Misc Metals	Additional Steel Work	\$ 10,000
06A - Rough Carpentry & Shoring	Additional Rough Carpentry Work	\$ 20,000
06A - Rough Carpentry & Shoring	Additional Doors, Frame, Hardware Work	\$ 5,000
06A - Rough Carpentry & Shoring	Additional Façade and Exterior Framing Repairs	\$ 25,000
06B - Millwork & Finish Carpentry	Additional Millwork Work	\$ 15,000
06B - Millwork & Finish Carpentry	Tariff Allowance	\$ 5,000
07A - Roofing	Additional Roofing Work	\$ 30,000
07A - Roofing	Deteriorated Adjacent Materials Allowance	\$ 25,000
07A - Roofing	Unidentified Penetration Flashing Work	\$ 20,000
08A - Glass & Glazing	Additional Glass & Glazing Work	\$ 60,000
09A - Drywall & Framing	Additional Drywall & Framing Work	\$ 30,000
09A - Drywall & Framing	Additional Access Panels	\$ 15,000
09B - Tile	Additional Tile Work	\$ 10,000
09C - Carpet & Resilient Flooring	Additional Carpet Work	\$ 10,000
09C - Carpet & Resilient Flooring	Floor Preparation and Moisture Mitigation	\$ 50,000
09D - Painting & Wallcovering	Additional Painting Work	\$ 15,000
09D - Painting & Wallcovering	100 Hours Unidentified Touch Ups	\$ 11,500
09D - Painting & Wallcovering	Mural Restoration	\$ 15,000
09E - Acoustical Ceilings/Panels	Additional Acoustic Ceiling Work	\$ 15,000
09F - Rubber Athletic Flooring	Additional Athletic Flooring Work Work	\$ 10,000
10A - Signage	Additional Signage Work	\$ 5,000
10B - Fences	Additional Fences Work	\$ 5,000
11A - Gym Equipment	Additional Gym Equipment Work	\$ 2,500
11B - Kitchen Equipment	Additional Kitchen Equipment Work	\$ 2,500
14B - Wheelchair Lift	Additional Wheelchair Lift Coordination Work	\$ 3,000
21A - Fire Suppression	Additional Fire Suppression Work	\$ 30,000
22A - Plumbing	Additional Plumbing Work	\$ 25,000
26A - Electrical & Fire Alarm	Additional Electrical & FA Work	\$ 25,000
26A - Electrical & Fire Alarm	Unknown Elevator Requirements Allowance	\$ 12,500
27A - Low Voltage	Additional Low Voltage Work	\$ 40,000
32A - Concrete & Asphalt Paving	Additional Concrete & Asphalt Work	\$ 25,000
32A - Concrete & Asphalt Paving	200 CY Undercut Allowance, fill with CA-1 as Directed by Testing Company	\$ 22,000
32B - Landscaping	Additional Landscaping Work	\$ 10,000
33A - Site Utilities	Additional Site Demolition	\$ 15,000
33A - Site Utilities	Non-CCDD Soil Disposal Allowance	\$ 10,000
33A - Site Utilities	Additional Site Utilities Work	\$ 15,000
		\$ 696,000



June 30, 2025

Jeremy Davis
Assistant Superintendent for Finance & Operations/CSBO
North Shore School District 112
445 Sheridan Road
Highwood, IL 60040

Re: North Shore School District 112
Braeside Elementary School Renovation
GBCo. # J06919.950

Subject: Recommendation to Award Bids – Bid Release 1

Dear Mr. Davis:

Based on the bids received June 12th and June 19th, we recommend awarding a contract to the following firms for the Braeside Elementary School Renovation Project:

BID PACKAGE	NO. OF BIDS RECEIVED	TRADE NAME	RECOMMENDED AMOUNT
02A - Demolition	6	Break Thru Enterprises Inc	\$513,700
03A - Concrete	3	Premium Concrete, Inc.	\$893,000
04A - Masonry	6	Jac Masonry Inc	\$205,100
05A - Structural Steel & Misc Metals	3	T.A. Bowman Constructors, LLC	\$349,700
06A - Rough Carpentry & DFH	1	Straub Builders Inc. d/b/a Hargrave Builders, Inc.	\$1,366,450
06B - Millwork & Finish Carpentry	5	Carroll Seating Company	\$759,000
07A - Roofing	5	Anthony Roofing	\$2,819,000
08A - Glass & Glazing	5	Lake Shore Glass & Mirror Co., Inc.	\$2,548,000
09A - Drywall & Framing	5	ibuilders Corp	\$864,000
09B - Tile	4	Premier Tile and Stone	\$218,400
09C - Carpet & Resilient Flooring	5	DIVERZIFY+ LLC	\$384,759
09D - Painting & Wallcovering	6	Nedrow Painting, Inc. d/b/a Nedrow Decorating	\$240,700
09E - Acoustical Ceilings/Panels	6	Just Rite Acoustics Inc	\$397,800
09F - Rubber Athletic Flooring	3	Premier Tile and Stone	\$129,000
10A - Signage	3	Ziken Signage, LLC	\$54,662
10B - Fences	1	MBE Fence Inc	\$52,845
11A - Gym Equipment	1	The Larson Equipment & Furniture Company	\$129,000
11B - Kitchen Equipment	4	Stafford-Smith, Inc.	\$130,761
14A - Elevators	1	TK Elevator Corporation	\$162,000
14B - Wheelchair Lift	1	Garaventa USA Inc	\$32,812



North Shore School District 112
 Braeside Elementary School Renovation
 Bid Release 1 - Recommendation to Award

21A - Fire Suppression	2	S.J. Carlson Fire Protection Inc	\$375,373
22A - Plumbing	3	C.J. Erickson Plumbing Co.	\$672,000
26A - Electrical, Fire Alarm & LV	3	Powerlink Electric, LLC	\$3,397,690
32A - Concrete & Asphalt Paving	2	Chadwick Contracting Company	\$525,000
32B - Landscaping	3	Breezy Hill Nursery, Inc.	\$301,800
33A - Site Utilities	2	DK Contractors Inc	\$719,233
Total Recommended Amount			\$18,265,867

The Alternate Bids listed below have been not included in the Bid Package amounts above:

Alternate #	Description	Cost	Notes
1	Furnish and Install Galv Exterior Stair in Lieu of FRP	\$(7,000.00)	Alternate not accepted at this point
2	Provide seed and blanket in lieu of sod at all locations.	\$(13,018.00)	Alternate not accepted at this point

With respect to these bid packages, we have reviewed the bids with these firms and confirmed that they appear to understand the scope, schedule, and requirements of the work. We recommend approval of the bids as the lowest responsible bids.

By signing this recommendation to award, and in accordance with Article 3.1.14.1 of the Agreement, the Owner hereby assigns the trade contracts to the Construction Manager.

Please indicate the District's approval of the above by signing below. If you have any questions, please do not hesitate to call.

Sincerely,
 Gilbane Building Company

Approved:
 Northshore School District 112

Stephanie Muller
 Chief Purchasing Agent

Name: _____
 Date: _____

Cc: Michael Lubelfeld Ed. D., North Shore School District 112
 James Bock, North Shore School District 112
 Stuart Brodsky, Wight & Co.
 Mark Swingler, Wight & Co.
 Michelle McClendon, Gilbane Building Company
 David Lumley, Gilbane Building Company



NSSD 112
NORTH SHORE SD 112 - LONG RANGE FACILITY PLANNING - PHASE 2
 PROGRAM ESTIMATE
 Highland Park, IL

R21.0

ESTIMATE TRACKING

June 30, 2025

BUILDING - DESCRIPTION	CONSTRUCTION START	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)
		R15 - May 3, 2024	R16 - August 7, 2024	R17 - November 12, 2024	R18 - February 25, 2025	R19 - March 31, 2025	R20 - April 30, 2025	R21 - June 30, 2025
Ravinia - Renovation & Expansion	Start 2024	36.0	36.0	36.0	36.0	36.0	36.0	36.0
Indian Trail - Renovation	Start 2023	25.8	25.8	25.8	24.3	24.3	24.2	24.2
New Central Kitchen - Indian Trail Campus	Start 2023	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sherwood - Renovation & Expansion	Start 2024	31.3	29.6	29.2	29.2	29.5	29.5	29.5
Braeside - Renovation	Start 2025	22.5	20.3	20.3	27.7	27.3	27.3	26.6
Wayne Thomas - Renovation	Start 2026	24.3	22.4	22.4	22.4	22.4	22.4	24.2
SUBTOTAL COST		\$139.9M	\$134.1M	\$133.7M	\$139.6M	\$139.5M	\$139.4M	\$140.5M
Ravinia - Reroof Building (Not in initial referendum budget)		5.1	5.1	5.1	5.1	5.1	5.1	5.1
Northwood - Kitchen Upgrades		0.9	0.9	0.4	0.0	0.0	0.0	0.0
Edgewood - Kitchen Upgrades		0.8	0.8	0.7	0.0	0.0	0.0	0.0
Indian Trail - Out of Scope Changes		0.5	0.5	0.8	0.0	0.0	0.0	0.0
Sherwood -HVAC (Removed from Referendum Scope)		0.0	2.9	2.9	3.7	3.5	3.5	3.9
Sherwood - Reroof Building Scope (Moved to Base Bid)		1.2	0.0	0.0	0.0	0.0	0.0	0.0
Braeside - Reroof Building Scope (Removed from Referendum Scope)		1.8	0.0	0.0	0.0	0.0	0.0	0.0
Braeside - HVAC Mechanical System Scope (Removed from Referendum Scope)		0.0	4.0	4.0	4.0	4.0	4.0	4.3
Wayne Thomas - Reroof Building Scope (Removed from Referendum Scope)		1.7	0.0	0.0	0.0	0.0	0.0	0.0
Wayne Thomas - HVAC Mechanical System Scope (Removed from Referendurr)		0.0	3.6	3.6	3.6	3.6	3.6	4.0
TOTAL PROJECT COST		\$151.9M	\$151.9M	\$151.2M	\$156.M	\$155.7M	\$155.6M	\$157.8M

NOTES/COMMENTS:

- Total project cost includes direct and indirect construction costs, escalation, contingencies, and owner costs

- Total Project costs at 06/30/25 depict the final costs for Indian Trail, current construction costs for Ravinia and Sherwood, bid results for Braeside, updated SD estimate costs for Wayne Thomas and updated Mechanical costs for all projects. Geothermal costs and potential tax credits are not included at this time.

- Total Project costs at 02/25/25 depict the complete reroof of Ravinia, kitchen upgrades at Northwood and Edgewood, out of scope and changes at Indian Trail and all mechanical costs (Sherwood / Braeside / Wayne Thomas). Geothermal costs and potential tax credits are not included at this time.

- Total Project costs at 11/12/24 depict the complete reroof of Ravinia, kitchen upgrades at Northwood and Edgewood, out of scope and changes at Indian Trail and all mechanical costs (Sherwood / Braeside / Wayne Thomas)

- Total Project costs at 8/26/24 include removal of HVAC mechanical system scope from Sherwood, Wayne Thomas, and Braeside from Referendum Budget, valued at \$10.5M

- Total Project costs at 8/26/24 include adding reroofing scope from Sherwood, Wayne Thomas, and Braeside into Referendum Budget, valued at \$4.7M

- Total Project costs at 2/12/24 include removal of reroofing scope from Sherwood, Wayne Thomas, and Braeside. Note that the values seen here do not include complete reroofing of the existing schools

- Total project costs at 4/8/23 include reroofing of the existing Ravinia Building, which was not originally in the Referendum Budget, valued at \$4.5M

- Total project costs at 6/13/23 exclude the reroofing of the existing Ravinia building, as well as the removal of the Central Production Kitchen from the scope. Total project costs at 6/13/23 includes kitchen upgrades for Northwood and Edgewood Schools to accommodate food service scope changes.

- Total project costs at 6/13/23 have been updated to current market conditions and accepted Value Engineering made to date, as well as these impacts on future schools Indian Trail Costs at 6/13 include bid results of bid packages opened as of 6/12/23, R11 includes all Indian Trail Bid Results