

ADDENDUM NO. 1

Project:

2026 Hoffman Estates High School Locker Room Renovations and Palatine High School Auditorium Improvements

Owner:

Township High School District 211
1750 South Roselle Road
Palatine, Illinois 60067

Construction Manager:

Nicholas & Associates, Inc.
1001 Feehanville Drive
Mount Prospect, IL 60056

Architect:

ARCON Associates, Inc.
2050 S Finley Rd # 40
Lombard, IL 60148

Date: October 8, 2025

➤ INCLUDED DOCUMENTS:

- Construction Manager Scope Clarifications
- ARCON – Addendum #1
- Pre-bid Meeting Agenda
- Pre-bid Sign-in Sheet
- Revised Bid Form R1

The Bidding Documents are modified, supplemented, or augmented as follows and this Addendum is hereby made a part of the proposed Contract Documents.

These clarifications are being provided to all prospective bidders based on questions or RFI's submitted to the Construction Manager. This information in no way relieves any contractor from work in the Instructions to Bidders, Drawings, or Specifications. These clarifications are provided to help delineate scope of work from Package to Package.

- General Clarification:
 - **PLEASE MAKE SURE THAT ALL THE ALLOWANCES ARE INCLUDED IN YOUR BID PROPOSALS. REFER TO THE SCOPES OF WORK IN THE SPECIFICATION AND ALL THE BID PACKAGE CLARIFICATIONS ISSUED VIA ADDENDUM.**

ITEM NO.

SCOPE CLARIFICATIONS

01

General Clarification for All Bid Packages

- a. The Bid Opening Date has been revised/extended to October 23, 2025 at 11:00 AM. Please utilize the attached Revised Bid Form R1.
- b. Saturdays are considered a workday. A 6-day work week must be included in your bid.
 - i. Include all shift work as required. Loud activities will need to take place after Summer school hours
- c. Each contractor is required to attend the weekly construction meetings with the district, CM & design team throughout the course of construction.
- d. All contractors are responsible to provide adequate dust protection to control any/all dust created by their work
- e. Exterior temporary construction fencing at the staging areas will be provided by the CM/OWNER
- f. Flooring protection, dust protection/control and construction barricades at Palatine and Hoffman Estates High Schools will be provided by the contractors performing work in the respective areas.

- g. No diesel or gas powered equipment can be utilized during Summer School hours (7:30am – 1:30pm Monday – Thursdays) at Palatine High School.

02 Notice for all Bid Packages

- a. The attendees of the Mandatory Pre-Bid Meeting held on October 7, 2025 at 3:30 pm at Hoffman Estates High School, are listed in the attached Pre-Bid Meeting Sign-in Sheets.
- b. The Building Managers at Palatine and Hoffman Estates High Schools will be available for site visits, after 3pm access is available through the loading dock/receiving. Please contact the Building Managers in advance of your planned visit at 847-755-5685 for Hoffman Estates High school, or (847) 755-1685 for Palatine.

03 Clarifications for Bid Package #2 Masonry

- a. Masonry BP#2 will grout new frames in new masonry openings.

04 Clarifications for Bid Package #3 General Trades

- a. Include installation & removal of sheets of Masonite for complete coverage at all corridors, stairwells, gymnasium floors (both main gym and main gym mezzanines), and in adjacent spaces as required for the project work, including your work (including ground floors, first floor, second floor etc.). Document existing conditions prior to covering. These sheets should be taped at the joints with duct tape. Include visqueen below the Masonite to protect the floor surfaces. Include plywood in areas where equipment will be utilized for hauling materials in and out of the building.
- b. All corridor floor protection, including construction access route from the locker rooms, through the school to the exterior construction staging area at Palatine High School to be included in Base Bid 1.
- c. Include structural support for new mechanical openings the floor and ceilings & walls
- d. Add to note 29 ii – grout new frames in existing walls and openings – Masonry BP#2 will grout new frames in new masonry openings.
- e. Perform all roof work as indicated on the architectural and mechanical plans
 - i. Including roof curbs, flashing and all accessories

05 Clarifications for Bid Package #4 Flooring

- a. For bidding purposes, please include moisture mitigation for any new carpet or resilient/rubber flooring. Existing concrete floors to be tested prior to mitigation. The unit cost indicated on the bid form will be used for any Add/Deducts.

06 Clarifications for Bid Package #5 Fire Suppression

- a. Remove the \$10,000 allowance for Palatine High School's Auditorium from your bid, there is no fire suppression work at Palatine.

07 Clarifications for Bid Package #7 HVAC

- a. ADD: Include Access Doors and Frames to your work scope. HVAC contractor to furnish all required access doors/panels for installation by the General Trades contractor.

08 Clarifications for Bid Package #8 Electrical

- a. Reminder that this is included in the Scope of Work notes, including new work notes:

- i. Any required shut downs will need to take place on Fridays or Saturdays when students are not in session.
- b. Temporarily support all ceiling mounted electrical devices/fixtures as required and reinstall accordingly once all work is complete.

Q&A:

Question: In general trades bid package, you list under division 7 spec section 07 26 14 surface applied moisture mitigation, please verify this should be under tile & flooring bid package #4 not under general trades.

Response: *Correct. Moisture mitigation is part of Tile & Flooring Bid Package #4 scope of work.*

Question: In general trades bid package, you list under division 8 spec section 08 91 00 louvers, please verify this should be under HVAC bid package #7 not under general trades.

Response: *Louvers are part of the HVAC Bid Package #7.*

Question: In general trades bid package, you list under division 8 spec section 08 92 00 louvered equipment enclosures. There is nothing in the spec book and I cannot find on the drawings. If needed, please provide specifications and locations.

Response: *Design team confirmed no louvered equipment enclosures.*

Question: In general trades bid package, you list under division 11 spec section 11 66 23 gymnasium equipment. There is nothing in the spec book and I cannot find on the drawings. If needed, please provide specifications and locations.

Response: *Design team will confirm in a following addendum.*

Question: In general trades scope of work line 29. Subline V. line 3 it lists cold formed framing. There are specifications for cold formed framing, but nothing is noted on architectural or structural drawings for cold formed framing. Please verify cold formed framing is not required.

Response: *Cold formed framing is required at hard ceilings and soffits.*

Question: In general trades scope of work line 29. Subline xxv. it lists FRP. There is nothing in the spec book and I cannot find on the drawings. If needed, please provide specifications and locations.

Response: *No FRP is utilized in this project.*

Question: Will each contractor be required to scaffold auditorium at Palatine high school for their respective ceiling work? Or will CM have general trades scope provide scaffolding for all trades??

Response: *Electrical contractor will scaffold the auditorium for their work, and for use by the other Trades, including painting.*

Question: On spec page 01000 -34 it says 11. The HVAC contractor will be responsible to CUT, CAP, Make safe & DROP all Mechanical/HVAC items scheduled for demolition to be removed by the General Trades Bid Package contractor. A. All HVAC Equipment is to be demolished & removed from the site by the HVAC contractor complete. Which trade is removing the demolished materials and equipment from the building? Please clarify.

Response: *See scope of work notes for individual packages removal of demolished equipment – besides General Trades removal of demolished materials.*

Question: Who provides the boilers, AHUs, pumps and other mechanical equipment pads? The scope of work says if not shown they are by the Mechanical bid package. They are noted on the Mechanical plans and reference on the architectural and reference drawings. Are the pads by the general trades package or the mechanical package? Please clarify.

Response: *By the Mechanical Contractor, per CM Manual HVAC Scope of Work, Note 20, Bid Package #7.*

END OF SECTION



October 3, 2025

ADDENDUM NO. 1

**2026 LOCKER ROOM RENOVATIONS & MECHANICAL IMPROVEMENTS @ HOFFMAN ESTATES HS
TOWNSHIP HIGH SCHOOL DISTRICT 211
PROJECT NO. 25031**

Board of Education
Township High School District 211
1750 South Roselle Road
Palatine, Illinois 60067

The Contractor/Bidder shall acknowledge in writing on his bid proposal form the receipt of this Addendum.

This Addendum shall be part of the Specifications and Drawings for this project and shall be part of the actual contract document to complete the work. When the Architect issues an Addendum, it is the Bidder's responsibility to copy and insert it into the bid documents they have obtained from the Architect or Owner.

There are seven (7) items in this Addendum.

ITEM NO. 1: PROJECT MANUAL, SECTION 10 51 -1 – FULLY WELDED METAL LOCKERS

1. REVISE: Revise Division 10 Section 10 51 01-2.03-J to read: – Locking Device: Masterlock #1652 Built-In Combination Lock

ITEM NO. 2: DRAWING, SHEET A7.2, INTERIOR DETAILS

1. REVISE: Revise 'C' Locker on 'LOCKER SCHEDULE' to read ' "C" LOCKER -A HEAVY DUTY VENTILATED DOUBLE TIERED LOCKER 18"W X 15"D X 5'-0" H.

ITEM NO. 3: DRAWING, SHEET M2.0, PARTIAL GROUND FLOOR MECHANICAL PLAN

1. REVISE: REISSUE sheet to update several diffuser tags to correlate with the added DIFFUSER SCHEDULE on sheet M7.0.

ITEM NO. 4: DRAWING, SHEET M2.1, PARTIAL FIRST FLOOR MECHANICAL PLAN

1. REVISE: REVISE sheet to update the two (2) diffuser "H" tags to tag as "D".

ITEM NO. 5: DRAWING, SHEET M2.2, PARTIAL FIRST FLOOR MECHANICAL PLAN

1. REVISE: REVISE sheet to update the two (2) diffuser "L" tags to tag as "E".
2. REVISE: REVISE sheet to update the one (1) diffuser "K" tag to tag as "H".

ADDENDUM NO. 1

2026 LOCKER ROOM RENOVATIONS & MECHANICAL IMPROVEMENTS @ HOFFMAN ESTATES HS
TOWNSHIP HIGH SCHOOL DISTRICT 211

PROJECT NO. 25031

PAGE 2

ITEM NO. 6: DRAWING, SHEET M7.0, MECHANICAL SCHEDULES

1. REVISE: At AIR HANDLING UNIT SCHEDULE
 - a) Add Schedule Note #14 to read; "AIR HANDLING UNITS (AH-1 & AH-2) HAVE HOT-GAS REHEAT (HGRH) AND REQUIRE AN ADDITIONAL COIL IN UNIT. COORDINATE COIL REQUIREMENTS WITH THE MANUFACTURER."
2. REVISE: At CONDENSING UNIT SCHEDULE
 - a) CU-AH1 REVISE "MECHANICAL COOLING STAGES (MIN)" to read; "25-100% (VARIABLE)".
 - b) CU-AH2 REVISE "MODEL" to read; "CFA-007".
 - c) CU-AH1 REVISE "MECHANICAL COOLING STAGES (MIN)" to read; "25-100% (VARIABLE)".
 - d) Add Schedule Note #13 to read; "CONDENSING UNITS (CU-AH1 & CU-AH2) HAVE HOT-GAS REHEAT (HGRH) AND REQUIRE AN ADDITIONAL COIL IN ASSOCIATED AHU AND AN ADDITIONAL LINE SET TO HGRH COIL. COORDINATE NUMBER OF LINE SETS AND SIZES OF LINE SETS WITH THE MANUFACTURER."
3. ADD: ADD "DIFFUSER SCHEDULE" in its entirety.

ITEM NO. 7: QUESTIONS AND ANSWERS

1. *Is the roof under warranty at Hoffman Estates high school? If yes, please provide manufacturer who holds the warranty?*

Response: Existing roof system is under warranty
Install Year: 2016
Manufacturer: Siplast
Warranty: 20 Year
Roof System: 3-Ply SBS Asphalt Roof with Gravel Surfacing
Contractor: G.E. Riddford

Attachments

MSK-001 (M7.0)
MSK-002 (M2.0)
MSK-003 (M2.1)
MSK-004 (M2.2)

END OF ADDENDUM NO. 1

Attachments

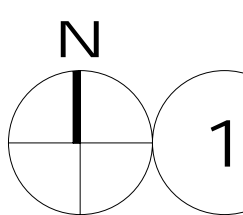
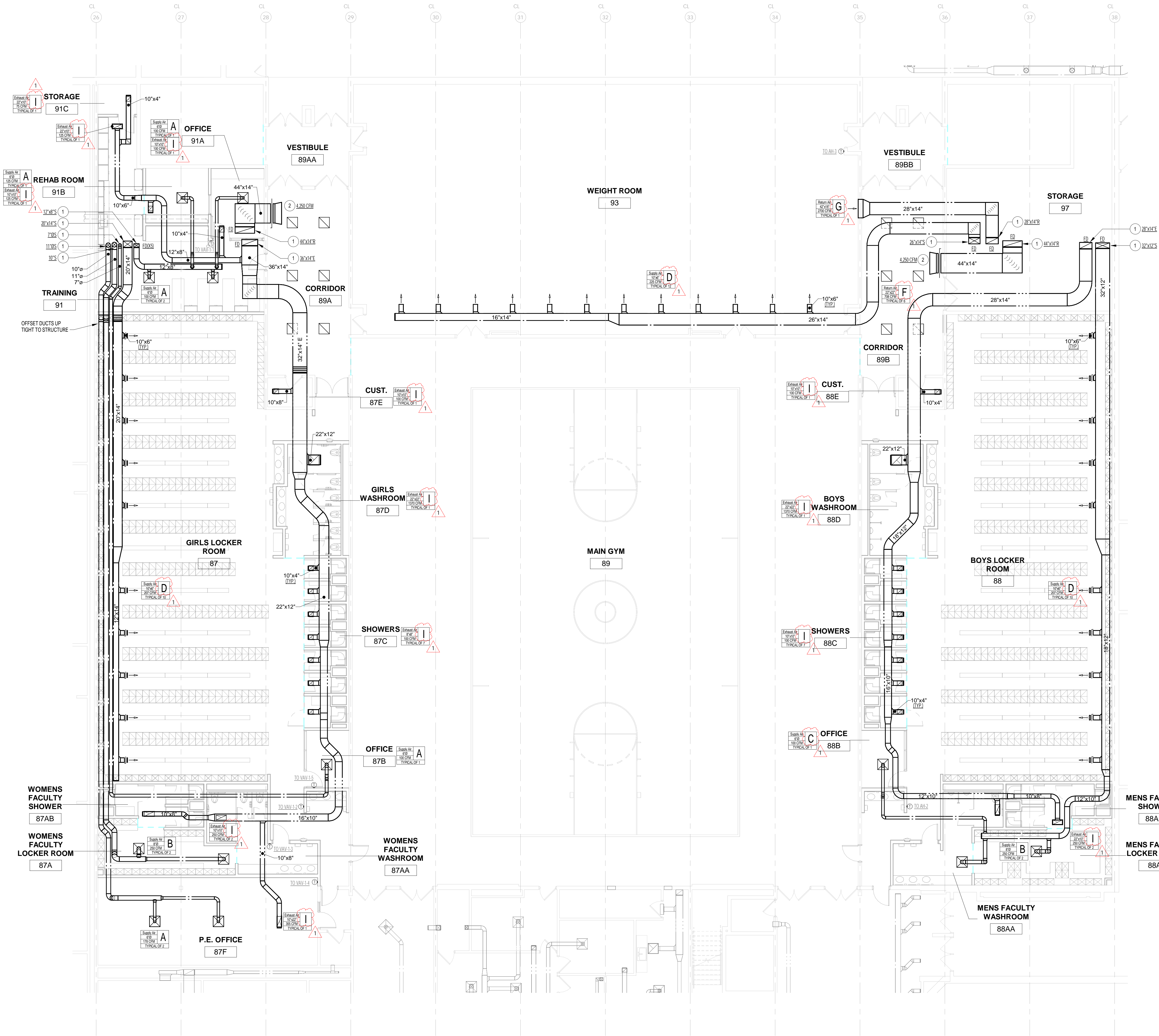
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AH #	AIR HANDLING UNIT SCHEDULE																														ENERGY RECOVERY										ELECTRICAL (SINGLE POINT CONNECTION)								
	HEATING COIL					COOLING COIL					SUPPLY FAN SECTION					RETURN / EXHAUST FAN SECTION					SUMMER PERFORMANCE					WINTER PERFORMANCE																							
	MIN. # OF ROWS	AIR TEMPS		MBH	GPM	AIR TEMPS		GPM OR DX	CAPACITY		BHP	HP	PHASE	VOLTS	RPM	STARTER VFD ECM	CAPACITY		BHP	HP	PHASE	VOLTS	RPM	STARTER VFD ECM	TYPE	FROST PROTECTION	PRESSURE DROP	EA	OA	EAT	LAT	MBH	EAT DB/DB	LAT DB/DB	MBH	MIN OA	MCA	MOCP	EER	MAKE							MODEL	WEIGHT	
		EAT (°F)	LAT (°F)			EAT DB (°F)	LAT DB (°F)		CFM	ESP							CFM	ESP																															CFM
1	M.E.R.V. 8 (PRE) M.E.R.V. 13 (FINAL)	2	-10 OA (20 MIXED)	90	260	27	80 / 67	56 / 55	126	DX	3,450	2.0"	3.77	7.5	30	460	3,777	VFD	3,450	1.0"	0.95	5	30	460	2,512	VFD	WHEEL	VFD	0.5"	3,450	3,450	92	81	83.9	-4/-5	67/36	224	3,450	SEE NOTES	--	--	YORK	XTI-33x60	5,000					
2	M.E.R.V. 8 (PRE) M.E.R.V. 13 (FINAL)	2	-10 OA (20 MIXED)	91	205	21	80 / 67	57/56	96	DX	2,670	2.0"	2.53	5	30	460	3,600	VFD	2,670	1.0"	2.9	5	30	460	3,600	VFD	WHEEL	VFD	0.5"	2,670	2,670	92	75	72.9	-4/-5	72/84	192	2,670	SEE NOTES	--	--	YORK	XTI-30x57	4,500					
3	M.E.R.V. 8 (PRE) M.E.R.V. 13 (FINAL)	2	-10 OA (20 MIXED)	90	203	21	--	--	SEE NOTE	--	2,700	2.0"	2.93	5	30	460	3,600	VFD	1,800	1.0"	0.32	1.5	30	460	1,770	VFD	NONE	--	--	--	--	--	--	--	--	--	800 (CO2)	SEE NOTES	--	--	YORK	XTI-30x51	2,100						
4	M.E.R.V. 8 (PRE) M.E.R.V. 13 (FINAL)	2	-10 OA (20 MIXED)	82	1133	116	--	--	SEE NOTE	--	17,000	2.0"	17.93	25	30	460	1,775	VFD	11,350	1.0"	4.37	7.5	30	460	1,180	VFD	NONE	--	--	--	--	--	--	--	--	--	5,650 (CO2)	SEE NOTES	--	--	YORK	XTI-63x11	7,100						
NOTES: 1. ALL UNITS SHALL BE COMPLETE WITH SPRING TYPE VIBRATION ISOLATORS FOR FAN CARRIER, FLEXIBLE CONNECTIONS AT EACH DUCT COLLAR ON THE UNIT, BELT GUARDS, AND ALL NECESSARY OPERATING CONTROLS. 2. HEATING CAPACITIES ARE BASED ON 207° ENTERING WATER TEMPERATURE, A 20° WATER TEMPERATURE DROP AND A MAXIMUM PRESSURE DROP OF .5 ACROSS THE COIL. 3. COOLING CAPACITIES ARE BASED ON 45° ENTERING WATER TEMPERATURE, A 10° WATER TEMPERATURE RISE AND A MAXIMUM PRESSURE DROP OF .10 ACROSS THE COIL. 4. INSTALL NEW FILTERS IN ALL UNITS AFTER ALL DUCTWORK HAS BEEN COMPLETED AND PRIOR TO TESTING AND BALANCING. 5. ALL UNITS SHALL BE DOUBLE WALL CONSTRUCTION WITH PERFORATED LINER IN FAN SECTIONS. 6. ALL FANS SHALL BE DOUBLE WALL CONSTRUCTION WITH ULTRA LOW LEAK, OPPOSED BLADE DAMPERS WHEREVER APPLICABLE. 7. ALL FANS SYSTEMS SHALL BE IN COMPLIANCE WITH ASHRAE 90.1 STANDARDS. 8. ALL FLOOR MOUNTED AIR HANDLING UNITS SHALL BE MOUNTED ATOP A 4" THICK CONCRETE HOUSEKEEPING PAD (FURNISHED AND INSTALLED BY THE CONTRACTOR) ALL FLOOR OR STRUCTURAL FRAME MOUNTED AIR HANDLERS ARE TO BE INSTALLED ATOP NEOPRENE VIBRATION PADS (VIBRASYS, INC., MODEL VP SERIES, 1/2" THICK MINIMUM) ALONG THE ENTIRE PERIMETER OF UNIT AND AT CROSS BRACES UNDER UNIT. ALL SUSPENDED AIR HANDLING UNITS SHALL BE PROVIDED WITH EXTERNAL SUPPORT KIT BY RESPECTIVE MANUFACTURER. 9. STATIC PRESSURES SCHEDULED ABOVE ARE EXTERNAL TO UNIT. UNIT PRESSURE CALCULATIONS SHALL ASSUME A PRESSURE DROP FOR DIRTY FILTERS. 10. FREQUENCY DRIVES FOR AIR HANDLING UNITS SHALL BE DANFOSS - GRAHAM MODEL VL17HVC ADJUSTABLE FREQUENCY DRIVE COMPLETE WITH THE FOLLOWING: MANUAL BYPASS, THREE CONTACTOR STYLE BYPASS, CIRCUIT BREAKER, FUSING, 4-20mA SIGNAL FOLLOWER AND SHALL BE EQUIPPED TO INTERFACE WITH THE BMS. REFER TO CONTROL DIAGRAMS FOR ADDITIONAL INFORMATION. 11. PROVIDE ALL VARIABLE FREQUENCY DRIVES REQUIRED FOR PROPER OPERATION OF ALL EQUIPMENT. NOT ALL DRIVES ARE INDICATED ON THE FLOOR PLANS OR SCHEDULES. REFER TO CONTROL SEQUENCES FOR ADDITIONAL REQUIRED LOCATIONS. 12. ALL FANS AND FAN SYSTEMS SHALL BE IN COMPLIANCE WITH INTERNATIONAL ENERGY CODE (IECC) SECTION C408.8.3 FAN EFFICIENCY AS APPLICABLE. FANS AND FAN SYSTEMS SHALL HAVE A FAN SYSTEM INDEX (FSI) MEETING OR EXCEEDING THAT INDICATED IN IECC. FANS AND FAN SYSTEMS SHALL HAVE ASSOCIATED LABELING FROM MANUFACTURER. 13. ALL DIRECT DRIVEN PLENUM FANS SHALL BE MOUNTED ON HORIZONTAL AND VERTICAL DIMENSIONS. UNITS WITH MULTIPLE FANS SHALL HAVE INDIVIDUAL MOTOR OVERLOAD PROTECTION. 14. AIR HANDLING UNITS (AH-1 & AH-2) HAVE HOT-GAS REHEAT (HGRH) AND REQUIRE AN ADDITIONAL COIL IN UNIT. COORDINATE COIL REQUIREMENTS WITH THE MANUFACTURER.															AIR HANDLING UNIT DESCRIPTION: AH-1 TOP TUNNEL- RETURN / FILTER SECTION, ERW SECTION W/ECOMIZER AND NIGHT SETBACK DAMPERS, PLENUM EXHAUST FAN, BOTTOM TUNNEL- OUTSIDE AIR / FILTER SECTION, ERW SECTION W/ECOMIZER AND NIGHT SETBACK DAMPERS, HOT WATER COIL SECTION, DX COOLING COIL, W/WR COIL SECTION, PLENUM SUPPLY FAN SECTION. AH-2 TOP TUNNEL- RETURN / FILTER SECTION, ERW SECTION W/ECOMIZER AND NIGHT SETBACK DAMPERS, PLENUM EXHAUST FAN, BOTTOM TUNNEL- OUTSIDE AIR / FILTER SECTION, ERW SECTION W/ECOMIZER AND NIGHT SETBACK DAMPERS, HOT WATER COIL SECTION, DX COOLING COIL, W/WR COIL SECTION, PLENUM SUPPLY FAN SECTION. AH-3 FORWARD CURVE RETURN FAN SECTION, EXHAUST SECTION, FILTER/MIXING BOX, EXTERNAL FACE AND BYPASS SECTION, SMALL FACE AREA HOT WATER COIL, ACCESS SECTION, LARGE FACE AREA DX COOLING COIL (FUTURE), FORWARD CURVE SUPPLY FAN SECTION AH-4 FORWARD CURVE RETURN FAN SECTION, EXHAUST SECTION, FILTER/MIXING BOX, EXTERNAL FACE AND BYPASS SECTION, SMALL FACE AREA HOT WATER COIL, ACCESS SECTION, LARGE FACE AREA DX COOLING COIL (FUTURE), FORWARD CURVE SUPPLY FAN SECTION															NOTES: 1. UNIT HEATING / COOLING ENTERING AIR TEMPS ARE BASED ON MIXED AIR TEMPS COMPRISING OF AIR FROM RECOVERY SECTION - VALUES SHALL BE ADJUSTED BASED ON ACTUAL ENERGY (SENSIBLE/LATENT) RECOVERED FROM AIRSTREAM. ENERGY RECOVERY VALUES BASED ON AIR TEMPS AS FOLLOWS - SUMMER: O.A. 92/70 F.A. (75%); WINTER: O.A. (10-11 F.A.) (70%); UNIT SHALL BE EQUIPPED WITH RECOVERY DEVICE CAPABLE OF 100% OF THE UNITS RATED AIRFLOW. REFER TO CONTROL DIAGRAMS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. UNIT SHALL BE PROVIDED WITH FILTERS AS REQUIRED FOR PROTECTION OF ENERGY RECOVERY DEVICE. A/H WINTER HEATING REQUIREMENTS SHALL BE BASED ON ENTHALPY WHEEL IN VARIABLE SPEED DEFOST OPERATION. ALL ENERGY RECOVERY WHEELS SHALL BE TOTAL EXTERNALTY TYPE, COMPLETE WITH VARIABLE SPEED (VFD) FROST CONTROL AND ROTATION DETECTOR WITH CONTACTS FOR INTERNAL ALARM TO BMS SYSTEM. 2. ENERGY RECOVERY WHEELS SHALL HAVE A SYNTHETIC FIBER, POLY OR ALUMINUM SUBSTRATE WITH PERMANENTLY BONDED TRANSFER MEDIA. ETCHED/OXIDIZED ALUMINUM WHEELS WILL NOT BE ACCEPTED. 3. CONTRACTOR SHALL INSTALL ALL ADDITIONAL SENSORS, RELATED WIRING AND CONTROL COMPONENTS AS REQUIRED FOR PROPER INSTALLATION AND OPERATION OF UNIT. 5. ALL ENERGY RECOVERY WHEELS AND RELATED COMPONENTS SHALL BE UL / ETL LISTED. PERFORMANCE OF WHEEL SHALL BE CERTIFIED TO MEET ARI STANDARD 1000.										ADDITIONAL ELECTRICAL INFORMATION AH-1 CIRCUIT #1 - FS VFD-1 (on FS) - 460/360 - 8 FLA - MCA=10.88 - MOCP=15 CIRCUIT #2 - FR VFD-1 (on FR) - 1.5 HP - 460/360 - 2.3 FLA - MCA=7.38 - MOCP=15 CIRCUIT #3 - HW VFD-1 (on HW) - 460/360 - 0.44 FLA - MCA=0.55 - MOCP=15 CIRCUIT #4 - LIGHT SWITCH (on FS) - 120/160 - MOCP=15 AH-2 CIRCUIT #1 - FS VFD-1 (on FS) - 460/360 - 5.9 FLA - MCA=7.38 - MOCP=15 CIRCUIT #2 - FR VFD-1 (on FR) - 1.5 HP - 460/360 - 2.3 FLA - MCA=7.38 - MOCP=15 CIRCUIT #3 - HW VFD-1 (on HW) - 460/360 - 0.44 FLA - MCA=0.55 - MOCP=15 CIRCUIT #4 - LIGHT SWITCH (on FS) - 120/160 - MOCP=15 AH-3 CIRCUIT #1 - FS VFD-1 (on FS) - 5HP - 460/360 - 5.9 FLA CIRCUIT #2 - FR VFD-1 (on FR) - 1.5 HP - 460/360 - 2.3 FLA CIRCUIT #3 - LIGHT SWITCH (on FS) - 120/160 - MOCP=15 AH-4 CIRCUIT #1 - FS VFD-1 (on FS) - 25HP - 460/360 - 30.0 FLA CIRCUIT #2 - FR VFD-1 (on FR) - 7.5 HP - 460/360 - 11.4 FLA CIRCUIT #3 - LIGHT SWITCH (on FS) - 120/160 - MOCP=15									

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PARTIAL GROUND FLOOR MECHANICAL PLAN

1/8" = 1'-0"

GENERAL NOTES

1. INSTALL FIRE DAMPERS IN EVERY DUCT PASSING THROUGH A FIRE WALL, SMOKE BARRIER, EQUIPMENT ROOM WALL OR FLOOR, DUCT SHAFT PENETRATIONS AND ANY OTHER PLACE WHERE REQUIRED BY ANY AND ALL GOVERNING CODES. INSTALL AN ACCESS DOOR IN DUCTWORK AT EACH FIRE DAMPER. FIRE DAMPERS SHALL BE INSTALLED AS PER LATEST U.L. AND F.I.A. REQUIREMENTS. ALL FIRE DAMPERS SHALL BE RATED FOR DYNAMIC SERVICE UNLESS NOTED OTHERWISE. EXAMINE ALL EXISTING FIRE DAMPERS AND PROVIDE NEW FUSIBLE LINKS FOR PROPER OPERATION. FIRE DAMPERS INSTALLED IN SUPPLY DUCTWORK WITH A PRESSURE CLASS GREATER THAN 1" W.C. SHALL BE SEALED/WELDED TYPE. ALL DAMPERS TO BE CONFIGURED WITH BLADES OUT OF THE AIRSTREAM (TYPE "B" OR "C"), WHERE DAMPER SIZES ARE GREATER THAN AVAILABLE FOR CURTAIN TYPE DAMPERS. HIGH PERFORMANCE LOW-LOSS (LOW PRESSURE DROP) MULTI-BLADE TYPE DAMPERS MAY BE UTILIZED. PROVIDE DOCUMENTATION OF INSPECTION OF FIRE DAMPERS IN ACCORDANCE WITH THE FIRE AND SMOKE DAMPER INSPECTION ACT 425 ILCS 13.

KEY NOTES

1. DUCT ROUTING
ROUTE DUCT UP THROUGH NEW FLOOR PENETRATION. PROVIDE FIRE DAMPER IN DUCT AT FLOOR PENETRATION.
2. DUCT ROUTING - PLENUM RETURN
STUB RETURN DUCT ABOVE CEILING AND TERMINATE WITH 3" FLARED OPENING. PROVIDE BALANCING DAMPER.



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2026 LOCKER
ROOM
RENOVATIONS
& MECHANICAL
IMPROVEMENTS
at
HOFFMAN ESTATES HIGH
SCHOOL
1100 W Higgins Rd,
Hoffman Estates, IL 60169

for the
BOARD of EDUCATION

Township High School
District 211
1750 S. Roselle Road,
Palatine, Illinois 60067



ISSUED FOR BID

REVISIONS

No.	Date
ADD1	10/03/25

Project Number:
25031

Issue Date:
September 25, 2025

Drawn by:
JMB

Sheet Title:
PARTIAL GROUND FLOOR
MECHANICAL PLAN

Sketch Number:
MSK-002
10/03/25

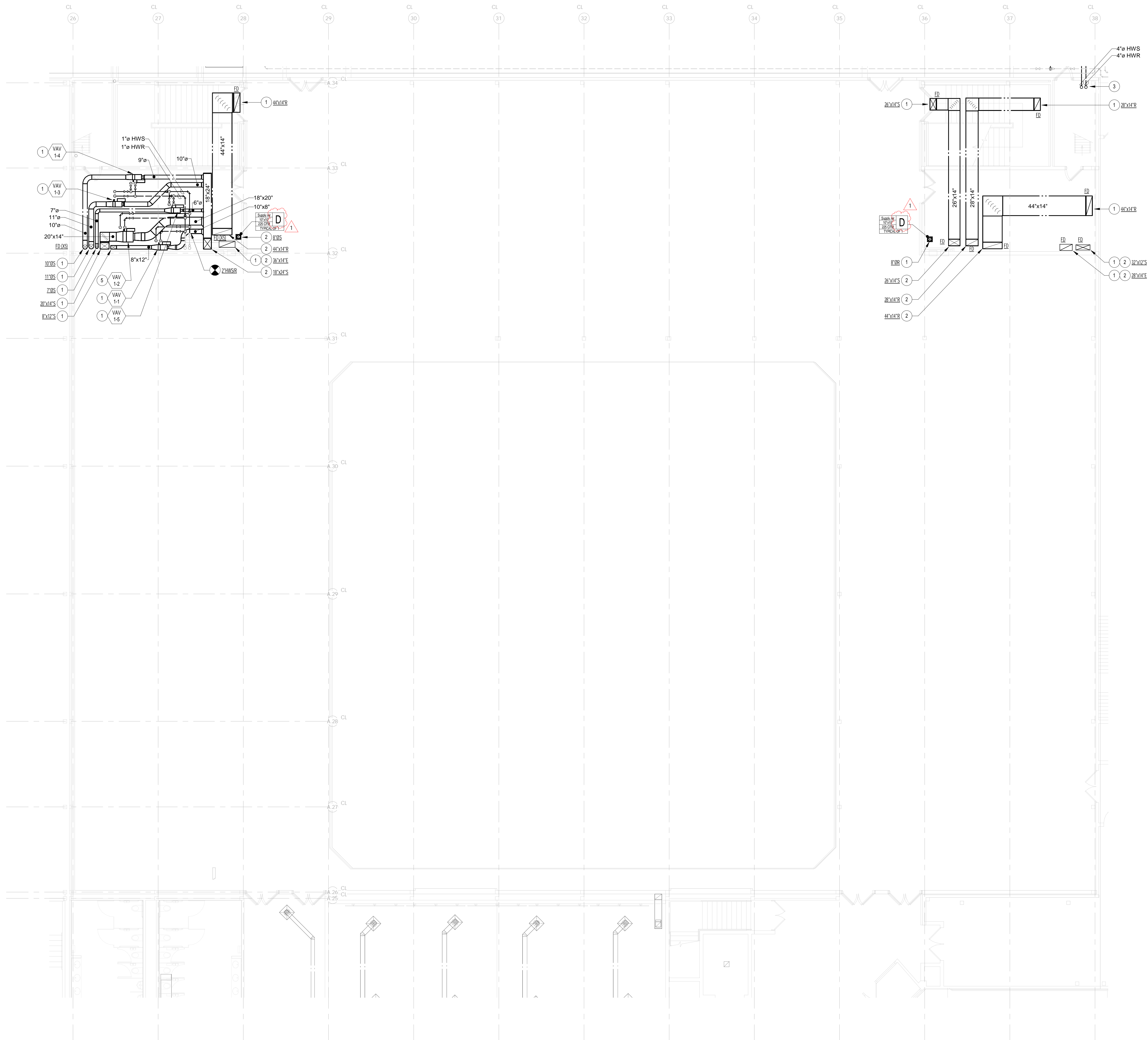
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M2.0



PARTIAL FIRST FLOOR MECHANICAL PLAN

$$1/8'' = 1'-0''$$

GENERAL NOTES

1. INSTALL FIRE DAMPERS IN EVERY DUCT PASSING THROUGH A FIRE WALL, SMOKE BARRIER, EQUIPMENT ROOM WALL OR FLOOR, DUCT SHAFT, PENETRATING WALL OR FLOOR, PENETRATING ROOF OR FLOOR, AND THROUGH ANY OTHER PENETRATION THROUGH A FIRE RATED WALL OR FLOOR, IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL APPLICABLE CITY AND GOVERNING CODES. INSTALL AN ACCESS DOOR IN DUCTWORK AT EACH FIRE DAMPER. FIRE DAMPERS SHALL BE INSTALLED AS PER LATEST U.L. LISTED REQUIREMENTS. A FIRE DAMPER SHALL BE INSTALLED IN EACH DUCT WHERE DUCTWORK CHANGES DIRECTION OR SIZE. FIRE DAMPERS SHALL BE MAINTAINED IN A SERVICEABLE CONDITION AT ALL TIMES. A MAINTENANCE LOG SHALL BE KEPT AND DYNAMIC SERVICE UNLESS NOTED OTHERWISE. EXAMINE ALL EXISTING FIRE DAMPERS AND PROVIDE NEW FUSIBLE LINKS FOR PROPER OPERATION. FIRE DAMPERS INSTALLED IN SUPPLY DUCTWORK WITH A PRESSURE CLASS GREATER THAN 1" W.C. SHALL BE SEALED/WEALEDWELL. ALL DAMPERS TO BE CONFIGURED WITH BLADES OUT OF THE OPEN POSITION. TYPE "B" DAMPERS SHALL BE USED WHERE AVAILABLE FOR CERTAIN TYPE DAMPERS, HIGH PERFORMANCE LOW-LOSS LOW PRESSURE DROP MULTI-BLADE TYPE DAMPERS MAY BE UTILIZED. PROVIDE DOCUMENTATION OF THE TYPE AND MODEL OF DAMPERS IN ACCORDANCE WITH THE FIRE AND SMOKE DAMPER INSPECTION ACT 425 ILCs 13.

KEY NOTES

- ① **DUCT ROUTING**
ROUTE DUCT UP THROUGH NEW FLOOR PENETRATION. PROVIDE FIRE DAMPER IN DUCT AT FLOOR PENETRATION.
- ② **DUCT ROUTING**
ROUTE DUCT DOWN THROUGH NEW FLOOR PENETRATION. PROVIDE FIRE DAMPER IN DUCT AT FLOOR PENETRATION.
- ③ **PIPE ROUTING - 4" HW/SB**
ROUTE 4" HW/S & HW/R PIPING THROUGH NEW FLOOR PENETRATION INTO MECHANICAL ROOM ABOVE.
- ④ **MECHANICAL EQUIPMENT - VAV**
FURNISH AND INSTALL NEW VAV BOX FROM STRUCTURE INDEPENDENT OF DUCTWORK. R PIPING. EXTEND SUPPLY DUCTWORK FOR CONNECTION WITH INLET AND OUTLET OF VAV UNIT. EXTEND 3/4" HW/S & HW/R PIPING FOR CONNECTION WITH COIL.
- ⑤ **MECHANICAL EQUIPMENT - VAV**
FURNISH AND INSTALL NEW VAV BOX FROM STRUCTURE INDEPENDENT OF DUCTWORK. R PIPING. EXTEND SUPPLY DUCTWORK FOR CONNECTION WITH INLET AND OUTLET OF VAV UNIT. EXTEND 1" HW/S & HW/R PIPING FOR CONNECTION WITH COIL.



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OFFMAN ESTATES HIGH
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00 W Higgins Rd,
offman Estates, IL 60169

BOARD of EDUCATION

Waukegan Township High School
District 211
50 S. Roselle Road,
Waukegan, Illinois 60067



ISSUED FOR BID

VISIONS

No.	Date
DD1	10/03/25

Project Number:
5031

Issue Date:
September 25, 2025

awn by:
B

Sheet Title:
PARTIAL FIRST FLOOR
MECHANICAL PLAN

etch Number:

SK-003
10/03/25

Sheet Number:



5115 BELMONT ROAD
OWNERS GROVE, IL. 60515

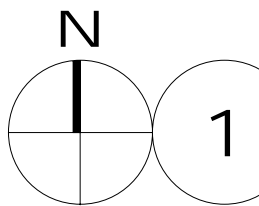
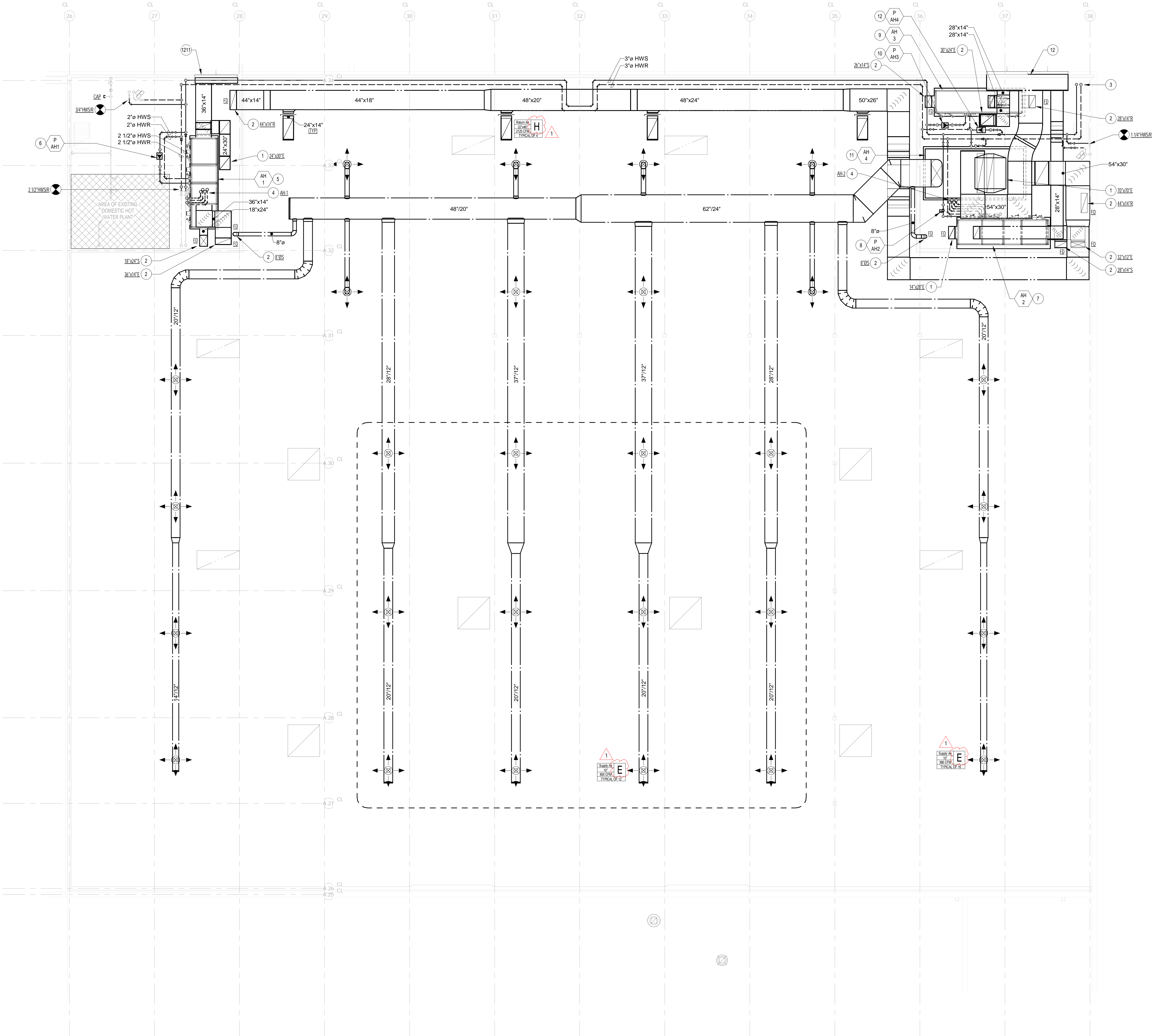
PHONE: 1(800) 515-1555
or www.construction.com

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PARTIAL SECOND FLOOR MECHANICAL PLAN
1/8" = 1'-0"

GENERAL NOTES

1. INSTALL FIRE DAMPERS IN EVERY DUCT PASSING THROUGH A FIRE WALL, SMOKE BARRIER, EQUIPMENT ROOM WALL OR FLOOR, DUCT SHAFT PENETRATIONS AND ANY OTHER PLACE WHERE REQUIRED BY ANY AND ALL GOVERNING CODES. INSTALL AN ACCESS DOOR IN DUCTWORK AT EACH FIRE DAMPER. FIRE DAMPERS SHALL BE INSTALLED AS PER LATEST U.L. AND F.I.A. REQUIREMENTS. ALL FIRE DAMPERS SHALL BE RATED FOR DYNAMIC SERVICE UNLESS NOTED OTHERWISE. EXAMINE ALL EXISTING FIRE DAMPERS AND PROVIDE NEW FUSIBLE LINKS FOR PROPER OPERATION. FIRE DAMPERS INSTALLED IN SUPPLY DUCTWORK WITH A PRESSURE CLASS GREATER THAN 1" W.C. SHALL BE SEAL WELDED TYPE. ALL DAMPERS TO BE CONFIGURED WITH BLADES OUT OF THE AIRSTREAM (TYPE "B" OR "C"), WHERE DAMPER SIZES ARE GREATER THAN AVAILABLE FOR CURTAIN TYPE DAMPERS. HIGH PERFORMANCE LOW-LOSS (LOW PRESSURE DROP) MULTI-BLADE TYPE DAMPERS MAY BE UTILIZED. PROVIDE DOCUMENTATION OF INSPECTION OF FIRE DAMPERS IN ACCORDANCE WITH THE FIRE AND SMOKE DAMPER INSPECTION ACT 425 ILCS 13.

KEY NOTES

1. DUCT ROUTING
ROUTE DUCT UP THROUGH NEW ROOF PENETRATION AND EXTEND FOR CONNECTION WITH VENTILATOR ABOVE.

2. DUCT ROUTING
ROUTE DUCT DOWN THROUGH NEW FLOOR PENETRATION. PROVIDE FIRE DAMPER IN DUCT AT FLOOR PENETRATION.

3. PIPE ROUTING - 4" HWS/R
CONTINUE 4" HWS & HWV PIPING UP FROM FLOOR BELOW.

4. PIPE ROUTING - REFRIGERANT PIPING
CONTINUE REFRIGERANT PIPING DOWN FROM ROOF PORTAL AND EXTEND FOR CONNECTION WITH ASSOCIATED AIR HANDLING UNIT DX COIL AND MAKE ALL CONNECTIONS. REFER TO THE MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR NUMBER OF AND SIZE OF LINES SET FROM CU TO COIL.

5. MECHANICAL EQUIPMENT - AH-1
FURNISH AND INSTALL NEW AIR HANDLING UNIT ATOP 6" TALL CONCRETE HOUSEKEEPING PAD. EXTEND 24"x18" SUPPLY, 36"x14" EXHAUST (IN), 36"x14" FRESH AIR INTAKE, AND 30"x24" EXHAUST (OUT) DUCTWORK TO UNIT AND MAKE CONNECTIONS. EXTEND 2" HWS & HWV PIPING TO UNIT COIL AND MAKE CONNECTIONS. EXTEND REFRIGERANT (SIZE AND NUMBER OF LINES SET AS PER THE MANUFACTURER) TO UNIT COIL AND MAKE CONNECTION. EXTEND TRAPPED CONDENSATE SIZED PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS TO INDIRECTLY SPILL INTO NEAREST FLOOR DRAIN.

6. MECHANICAL EQUIPMENT - P-AH1
FURNISH AND INSTALL NEW COIL CIRCULATION PUMP FROM STRUCTURE INDEPENDENT OF PIPING. EXTEND 2" HWS PIPING TO INLET AND OUTLET OF PUMP AND MAKE CONNECTIONS.

7. MECHANICAL EQUIPMENT - AH-2
FURNISH AND INSTALL NEW AIR HANDLING UNIT ATOP 6" TALL CONCRETE HOUSEKEEPING PAD. EXTEND 28"x12" SUPPLY, 32"x12" EXHAUST (IN), 28"x14" FRESH AIR INTAKE, AND 30"x24" EXHAUST (OUT) DUCTWORK TO UNIT AND MAKE CONNECTIONS. EXTEND 2" HWS & HWV PIPING TO UNIT COIL AND MAKE CONNECTIONS. EXTEND REFRIGERANT (SIZE AND NUMBER OF LINES SET AS PER THE MANUFACTURER) TO UNIT COIL AND MAKE CONNECTION. EXTEND TRAPPED CONDENSATE SIZED PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS TO INDIRECTLY SPILL INTO NEAREST FLOOR DRAIN.

8. MECHANICAL EQUIPMENT - P-AH2
FURNISH AND INSTALL NEW COIL CIRCULATION PUMP FROM STRUCTURE INDEPENDENT OF PIPING. EXTEND 2" HWS PIPING TO INLET AND OUTLET OF PUMP AND MAKE CONNECTIONS.

9. MECHANICAL EQUIPMENT - AH-3
FURNISH AND INSTALL NEW AIR HANDLING UNIT ATOP 6" TALL CONCRETE HOUSEKEEPING PAD. EXTEND 26"x14" SUPPLY, 28"x14" RETURN, 28"x14" FRESH AIR INTAKE, AND 28"x4" RELIEF DUCTWORK TO UNIT AND MAKE CONNECTIONS. EXTEND 2" HWS & HWV PIPING TO UNIT COIL AND MAKE CONNECTIONS.

10. MECHANICAL EQUIPMENT - P-AH3
FURNISH AND INSTALL NEW COIL CIRCULATION PUMP FROM STRUCTURE INDEPENDENT OF PIPING. EXTEND 2" HWS PIPING TO INLET AND OUTLET OF PUMP AND MAKE CONNECTIONS.

11. MECHANICAL EQUIPMENT - AH-4
FURNISH AND INSTALL NEW AIR HANDLING UNIT ATOP 6" TALL CONCRETE HOUSEKEEPING PAD. EXTEND 62"x44" SUPPLY, 54"x30" RETURN, 88"x16" FRESH AIR INTAKE, AND 88"x16" RELIEF DUCTWORK TO UNIT AND MAKE CONNECTIONS. EXTEND 3" HWS & HWV PIPING TO UNIT COIL AND MAKE CONNECTIONS.

12. MECHANICAL EQUIPMENT - P-AH4
FURNISH AND INSTALL NEW COIL CIRCULATION PUMP FROM STRUCTURE INDEPENDENT OF PIPING. EXTEND 3" HWS PIPING TO INLET AND OUTLET OF PUMP AND MAKE CONNECTIONS.

13. MECHANICAL EQUIPMENT - EXISTING LOUVER (WEST)
CLEAN EXISTING LOUVER AND PAINT CUSTOM COLOR AND FINISH AS SELECTED BY THE ARCHITECT. PROVIDE NEW 96"x72"x12" INSULATED PLENUM ON INSIDE OF LOUVER. EXTEND 36"x14" FRESH AIR INTAKE TO PLENUM AND MAKE CONNECTION.

14. MECHANICAL EQUIPMENT - EXISTING LOUVER (WEST)
CLEAN EXISTING LOUVER AND PAINT CUSTOM COLOR AND FINISH AS SELECTED BY THE ARCHITECT. PROVIDE NEW 184"x72"x24" INSULATED PLENUM ON INSIDE OF LOUVER. EXTEND TWO (2) 28"x14" AND ONE (1) 54"x30" FRESH AIR INTAKES TO PLENUM AND MAKE CONNECTIONS.

REVISIONS

No.	Date
ADD1	10/03/25

Project Number: 25031
Issue Date: September 25, 2025
Drawn by: JMB
Sheet Title: PARTIAL SECOND FLOOR MECHANICAL PLAN
Sketch Number: MSK-004
Sheet Number: 10/03/25

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2026 LOCKER ROOM RENOVATIONS & MECHANICAL IMPROVEMENTS
at
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1100 W Higgins Rd,
Hoffman Estates, IL 60169

for the
BOARD of EDUCATION

Township High School
District 211
1750 S. Roselle Road,
Palatine, Illinois 60067

211

ISSUED FOR BID

Project Number: 25031
Issue Date: September 25, 2025
Drawn by: JMB
Sheet Title: PARTIAL SECOND FLOOR MECHANICAL PLAN
Sketch Number: MSK-004
Sheet Number: 10/03/25

M2.2



October 3, 2025

**ADDENDUM NO. 1
2026 AUDITORIUM IMPROVEMENTS AT PALATINE HIGH SCHOOL
TOWNSHIP HIGH SCHOOL DISTRICT 211
PROJECT NO. 25032**

Board of Education
Township High School District 211
1750 South Roselle Road
Palatine, Illinois 60067

The Contractor/Bidder shall acknowledge in writing on his bid proposal form the receipt of this Addendum.

This Addendum shall be part of the Specifications and Drawings for this project and shall be part of the actual contract document to complete the work. When the Architect issues an Addendum, it is the Bidder's responsibility to copy and insert it into the bid documents they have obtained from the Architect or Owner.

There is one (1) item in this Addendum.

ITEM NO. 1: DRAWING, SHEET A6.1, PARTIAL REFLECTED CEILING PLAN

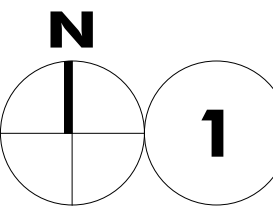
REVISE: Scope of work keynotes revised on plan.

END OF ADDENDUM NO. 1

Attachments
A6.1

BCK/rac
J:\1 D211\25032 2026 Auditorium Improvements @ PHS\1 Spec\Addendum No. 1\25032 AD1.docx

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PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"



CEILING LEGEND

- GB-1 GYPSUM BOARD CEILING/ SOFFIT
- ACT-1 2' X 2' SUSPENDED ACOUSTICAL LAY-IN CEILING TILE - SEE SPEC
- PENDANT LIGHT FIXTURE - REFER TO ELECTRICAL AND THEATRE DRAWINGS FOR ADDITIONAL INFORMATION
- RECESSED DOWNLIGHT - REFER TO ELECTRICAL AND THEATRE DRAWINGS FOR ADDITIONAL INFORMATION

SCOPE OF WORK - NEW WORK

- C1 THEATRE RIGGING: NEW AUDITORIUM RIGGING, TRACK AND CURTAINS - REFER TO THEATRE DRAWINGS.
- C2 EXISTING LIGHTING: EXISTING LIGHT FIXTURES SHOWN FOR REFERENCE (M/P) - PATCH CEILINGS AS REQUIRED, LIGHT FIXTURES, DIFFUSERS, ETC. REFER TO MEP DOCS. EXISTING CEILING SHALL BE PATCHED/REPLACED AS REQUIRED FOR MECHANICAL, SPRINKLER AND ELECTRICAL/LIGHTING WORK. - ALL NEW AND EXISTING GB CEILINGS IN AREA OF WORK SHALL RECEIVE NEW PAINT.
- C3 LINEAR STEP FIXTURE: NEW LINEAR FIXTURE - MOUNT 18" AFF (TYP) - REMOVE AND DISPOSE OF EXISTING RECESSED FIXTURES AND ASSOCIATED CONDUIT - PATCH/PAINT WALL AS REQUIRED - (REFER TO FLOOR PLANS & ELECTRICAL DRAWINGS.)
- C4 CATHWALK MOUNTING BRACKET: NEW PLUG STRIP MOUNTING BRACKET - REFER TO THEATER AND ELECTRICAL DOCUMENTS.
- C5 NEW PROJECTION SCREEN: PROVIDE & INSTALL NEW PROJECTION SCREEN - COORDINATE LOCATION WITH OWNER & RIGGING - REFER TO ELECTRICAL DRAWINGS. BASIS OF DESIGN = DA-LITE PROFESSIONAL ELECTROL - (16-10) 110" X 176" W/ 4"-O_ BLACK DROP
- C6 CLOUD CEILING REPAIR: SKIM COAT, SAND, AND PAINT EXISTING PAINTED WOOD CEILING CLOUD.

GENERAL CEILING NOTES

- AT WALL OR EDGE CONDITIONS FOR TILES 4" OR SMALLER, PROVIDE AN OVERSIZED ACOUSTICAL TILE CUT DOWN WITH EDGE TO MATCH ADJACENT TILES AT THESE CONDITIONS. PAINT CUT TILE EDGE TO MATCH TILE FACE W/ PAINT RECOMMENDED BY MANUFACTURER.
- ALL DIMENSIONS ARE TAKEN FROM FLOOR SHOWN IN PLAN U.N.O.
- CONTRACTOR SHALL CAREFULLY REMOVE AND REINSTALL CEILING TILE NECESSARY FOR LOW VOLTAGE WIRE PULLING AND OTHER UTILITY INFRASTRUCTURE WORK. SEE BOTH ARCH. & MPE DOCUMENTS.
- ALL EXISTING SOFFITS / BULKHEADS, TO BE PAINTED IN ROOMS WITH NEW CEILING WORK.
- INSTALL/PATCH NEW CEILING GRID OR GYPSUM BOARD, TILE, AND ACCESSORIES IN ALL AREAS WHERE LIGHTING IS BEING REPLACED, SHIFTED, OR REINSTALLED. SEE ELECTRICAL DOCS FOR LOCATIONS. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND WALK-THROUGH EACH SCHOOL TO DETERMINE OFFICIAL LOCATIONS, QUANTITY AND NECESSARY WORK TO COMPLETE THE PROJECT.
- PATCH EXISTING CEILING TO REMAIN ADJACENT TO NEW CONSTRUCTION (TYP.) EXISTING CEILINGS SHALL BE REMOVED, PATCHED AND/OR REPLACED FOR ANY ABOVE CEILING WORK AS REQUIRED.
- PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT - REFER TO MEP DRAWINGS FOR LOCATIONS. FOR BIDDING PURPOSES ASSUME QUANTITY - 8' PATCH/PAINT EXISTING EXPOSED ROOF STRUCTURE IN EXPOSED AREAS.

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Palatine,
Illinois 60074

for the
BOARD of EDUCATION

School District 211
1750 S. Roselle Rd.
Palatine, Illinois 60067



ISSUED FOR BID

REVISIONS	
No.	Date

Project Number:
25032

Issue Date:
September 25, 2025

Drawn by:
BCK

Sheet Title:
PARTIAL REFLECTED CEILING
PLAN

Sketch Number:
ADDENDA #1

Sheet Number:

A6.1

Pre-Bid Meeting – Agenda

PROJECT:

2026 Hoffman Estates High School Locker Room Renovations and
Palatine High School Auditorium Improvements
Township High School District 211
1750 South Roselle Road
Palatine, IL 60067

INTRODUCTIONS:

Director of Facilities and Purchasing: Mr. Rickey Sparks – D211
Facilities & Energy Manager: David Grelyak – D211
Hoffman Estates High School Building Manager: Bob Zimmerman – D211
Palatine High School Building Manager: Allen McAllister – D211
Architect: Brian Kukla – ARCON Associates
Construction Manager: Michael Hantel – Nicholas & Associates, Inc.

All bidding questions shall be directed to Michael Hantel or David Torres in writing on or before October 16, 2025.

Email: mhantel@nicholasquality.com dtorres@nicholasquality.com

DOCUMENT AVAILABILITY:

Bidding Documents will be distributed electronically, at no charge, on or after September 25, 2025

CRITICAL DATES:

- | | |
|---------------------------|---------------------|
| 1. Mandatory Pre-Bid: | 10.7.25 at 3:30pm |
| 2. Bid Opening: | 10.21.25 at 11:00am |
| 3. Notice of Award: | 11.7.25 |
| 4. Commencement | 5.23.26 |
| 5. Substantial Completion | 7.31.26 |

Note:

Contractors to include all overtime costs required to complete their work. Expect to bid double shifts or double crews. Saturdays are Workdays, and all such costs are to be included in the bid.

SITE VISITS:

Site Access will be available after this meeting. Additional access must be coordinated with the Building Managers at Hoffman Estates and Palatine High Schools
Site Visits are HIGHLY ENCOURAGED.

Hoffman Estates High School Building Manager: Bob Zimmerman – D211 (847) 755-5685

Palatine High School Building Manager: Allen McAllister – D211 (847) 755-1685

NICHOLAS & ASSOCIATES, INC.

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



Submission of Bids:

Instructions to Bidders

BID SUBMISSIONS:

- Base Bids (Base Bid 1 & Base Bid 2)
- Unit Prices
- Allowances

Bid Security/Bid Bond (10% Required)

Project Experience/References/AIA Document A305

Scope Review for Apparent Low Bidders on will take place in the afternoon on October 24, 2025

SCOPE OF WORK:

The Hoffman Estates High School Locker Room Renovations and Palatine High School Auditorium Improvements consists of the following Bid Packages:

Bid Package #1 – Concrete

Bid Package #2 – Masonry

Bid Package #3 – General Trades

Bid Package #4 – Flooring

Bid Package #5 – Fire Suppression

Bid Package #6 – Plumbing

Bid Package #7 – HVAC

Bid Package #8 – Electrical

Other Important Information:

Construction Starting Times/Construction Hours as Required by the Villages of Palatine and Hoffman Estates.

No Exceptions.

QUESTIONS:

ATTACHMENTS:

None

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Pre-Bid Meeting – Sign-in Sheet

Township High School District 211 2026 Hoffman Estates High School Locker Room Renovations
and Palatine High School Auditorium Improvements

PLACE: Hoffman Estates High School
1100 West Higgins Road
Hoffman Estates, Illinois 60169

TIME: 3:30pm

DATE: **October 7, 2025**

NAME	REPRESENTING	PHONE	EMAIL
Don Weaver	Nelson Fire Protection	815-877-6004	exH8donw@nelsonpipingco.com
Pat Buchner	CF Buchner	312 842 1070	CFB@CFbuchner.com
Neel P	Terracon		ineel@terraconstruction.com
JASON BRIDGES	WALTER DANIELS	773-882 1245	jbridges@walterdaniels.com
John Zybko	John Zybko	(630) 279 2800	jzybko@KBCconstructioninc.com
Frank Baio	TSI	708 277 5913	frank.baio@tsicarr.com

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Pre-Bid Meeting – Sign-in Sheet

Township High School District 211 2026 Hoffman Estates High School Locker Room Renovations
and Palatine High School Auditorium Improvements

PLACE: Hoffman Estates High School
1100 West Higgins Road
Hoffman Estates, Illinois 60169

TIME: 3:30pm

DATE: **October 7, 2025**

NAME	REPRESENTING	PHONE	EMAIL
Ken Howen	Hartwig	815 940 355 8716	Ken.Howen@Hartwig
Chad Elliott	PREMIER MECH.	630-640-5369	celliot@premier-mechanical-inc
Syed Azam	premier meeh	815-505-087	SaZam@premier-mechanical-inc
Chris Matec	JAC MASONRY	817-738-2224	Dan@JACMASONRY.COM
Chet Fenger	Conso Floors	630-631-1273	HReed@consofloors.com
Jerry Kostek	HY POWER ELECTRIC	815-671-7769	JERRYK@HYPOWERELECTRIC.COM

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Pre-Bid Meeting – Sign-in Sheet

Township High School District 211 2026 Hoffman Estates High School Locker Room Renovations
and Palatine High School Auditorium Improvements

PLACE: Hoffman Estates High School
1100 West Higgins Road
Hoffman Estates, Illinois 60169

TIME: 3:30pm

DATE: **October 7, 2025**

NAME	REPRESENTING	PHONE	EMAIL
Joseph Benoit	AMSCO	815 483 1388	jbenoit@amscoengineering.com
Kathleen Zilewicz	Fogarty Concrete	708-692-9637	KZilewicz@fogartyconcrete.com
Tom DeFranco	DeFranco Plumbing, Inc.	847-438-0808	TomDeFranco@mymechanical.net
Jonathan Gury	MG Mechanical	815-334-7400	estimating@mymechanical.net
Neil Crossman	Idex Htg	815 641 1067	NeilCrossman@IdexHtg.com
Brian Kukla	ARCON	708 525 4381	bekukla@arconassoc.com
Anthony Bertell	Premium Concrete	630 967 8225	abertell@premiumconcreteinc.com
Haley Dunn	Helm Mechanical	708-218-3922	hdunn@helmgro.com
Brian Henhapl	A+H Plumbing	847-981-8800	BrianA@ahplbg.com
Rickey Sparks	School District 211		
Jake Gennason	ABM Commercial Heating	630-400-6210	Jake@ABMcf.com
Paul Suvaych	USAFP	847-870-9966	Paul.Suvaych@USAFP.US
Alex Ammay	FloTech Mech	630 847 1000	alex@FloTechmechanical.com

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Pre-Bid Meeting – Sign-in Sheet

Township High School District 211 2026 Hoffman Estates High School Locker Room Renovations
and Palatine High School Auditorium Improvements

PLACE: Hoffman Estates High School
1100 West Higgins Road
Hoffman Estates, Illinois 60169

TIME: 3:30pm

DATE: **October 7, 2025**

NAME	REPRESENTING	PHONE	EMAIL
MICHAEL HANTZ	NICHOLAS	847 394-6200	MHANTZ@NICHOLASQUALITY.COM
EM FARLEY	N&A	847-394-6200	efarley@NICHOLASQUALITY.COM
Joel Ramos	Amsco	630-881-7294	Jramos@amscoengineering.com
Mary Ramos	Mary Electric	717 3909497	Mramos@maryelectric.com
MUSHAHID	Tiles In Style	312-776 8121	mahbasi@tilesinstyle.com
Michael Yalda	Allstate Demo	847-973-9152	myalda@allstateconcretecutting.com
Brian Kelihe	Taza Construction	312-505-3254	brian@tilesinstyle.com
Jan Cathey	Eagle Concrete	630-746-1310	Randy.Knot@Eagleconcrete.com
COREY DAWN	AMSCO	630.301.1212	cdawn@amscoengineering.com
Keith Montgomery	IDS	708-430-2947	keith@integrateddemolition.com
FOSTER GONZALEZ	FEM	630 890 6542	FOSTER.GONZALEZ@FEMORAN.COM
DAVE TABEL	AMBER MECH.	708/597-9700	ESTIMATING@AMBERMECH.COM
MATTHEW OFF	McWILLIAMS	773-679-1875	MOFFER@MCWILLIAMS.COM

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Pre-Bid Meeting – Sign-in Sheet

Township High School District 211 2026 Hoffman Estates High School Locker Room Renovations
and Palatine High School Auditorium Improvements

PLACE: Hoffman Estates High School
1100 West Higgins Road
Hoffman Estates, Illinois 60169

TIME: 3:30pm

DATE: **October 7, 2025**

NAME	REPRESENTING	PHONE	EMAIL
Kurt Morrison	DeKalb Mechanical	815-756-6528	ESTIMATING@DeKalbMechanical.com
NORAH DEORLY	PROTALUNT	708 860 7121	NORAH@PROTALUNT.COM
Mark Horn	A. Horn, Inc.	847-382-4170	mark@ahorninc.com
JOE ESPERITO	AMERICAN FLEET	847-543-8032	ESP@AFLEET.NET
MIKE BARTOL	LIBERTYVILLE	847-362-8500	mike@libertyville.com
Anthony Acitelli	C. Acitelli	630-832-4645	anthony@acitelli.com
Not Rongello	Anno Decorating	847-494-1715	ALTR@AnnoDecorating.com
Joe Labek	McWilliams	630-816-7868	jlabek@mcwilec.com
Andy Field	Midwest Mascony	847-362-7111	Andy@MidwestMascony.com
Joe Bailey	CL Dovecote	773-908-4085	JBailey@CLDovecote.com

REVISED BID FORM R1

Projects: 2026 Locker Room Renovations at Hoffman Estates High School &
Auditorium Improvements at Palatine High School

Owner: Township High School District 211
1750 South Roselle Road
Palatine, IL 60067

Architect: ARCON Associates Inc.
2050 South Finley Road, Suite 40
Lombard, IL 60148

Construction Nicholas & Associates, Inc.
Manager: 1001 Feehanville Drive
Mount Prospect, IL 60056

Bid To: Township High School District 211
1750 South Roselle Road
Palatine, IL 60067

Bid Package # _____

Bid From:

Name of Firm

Contact Person

Address

Telephone

Fax

Email

All bidders are to acknowledge receipt of Addendum on Bid Form. Failure to do so may result in disqualification of bid.

Addendum No _____ Date: _____ Addendum No _____ Date: _____

Addendum No _____ Date: _____ Addendum No _____ Date: _____

Addendum No _____ Date: _____ Addendum No _____ Date: _____

Bid Date, Time & Place:

Construction Manager, Nicholas & Associates, Inc. will receive bid proposals in triplicate form on Thursday, October 23rd, 2025 at 11:00 AM at the **District 211 Administration Center, 1750 South Roselle Road, Palatine, IL 60067**

Bidders:

By submitting this bid form, the contractor has thoroughly familiarized themselves with the entire bid documents, procedure manual, local conditions, instructions to bidders, and here by propose to perform everything required and to provide all labor, materials, tools, bonds, insurance, equipment, and services as required to perform the scope of work in a skilled and workmanlike manner in accordance with the drawings and described in the project manual even through such work may be included as related requirements specified in other divisions or section for the lump sum amount of

Base Bid 1 – Locker Room Renovations at Hoffman Estates High School

_____ Dollars (\$) _____)

Base Bid 2 – Auditorium Improvements at Palatine High School

_____ Dollars (\$) _____)

Allowances – Please state the amount of specified allowance(s) included in your bid, this includes labor allowances, unsuitable soil allowance, & floor prep allowance as specified.

_____ Dollars (\$) _____)

Overtime – Please state the amount of Overtime included in your bid per the schedule requirements.

_____ Dollars (\$) _____)

Alternate Bid Proposals

The following alternate describe labor or materials which shall be provided in a like manner as those specified and /or indicated on the drawings. The Owner reserves the right to accept any alternate as a change to the base bid. For each alternate, state the amount to be added to or deducted from the base bid should the Owner decide to proceed with the portion of the work identified as alternates.

Alternates

None

Performance and Material Bonds

Cost of the 100% "Performance and Labor & Material Payment Bond" that is included in this bid.

\$_____ Dollars (\$_____)

Pre-Bid Conference

This bidder did _____ did not _____ attend the pre-bid conference.

Multiple Bid Submissions

Contractors are strongly advised to properly identify their individual trade on this bid form and the exterior of the sealed bid envelope. Contractor will be permitted to submit multiple trade bids; however, each separate trade will required a separate bid proposal in a separate bid envelope.

All bidders accept the provisions of the bidding requirements regarding disposition of bid security.

When awarded a contract based upon this bid, this contractor will enter into and execute a contract with the Owner and agree to furnish in accordance with the bidding documents:

1. All insurance requirements
2. All bonds requirements
3. Accomplish the work in accords with the contract

Extra Work

The undersigned agrees that on all changes to the construction documents involving cost, either extra items or credit items, the following percentage will be added or deducted from the actual cost of the work for this bidder's overhead and profit.

For work performed by contractor's own employees – 10%

For work performed under subcontractor employees – 5%

Note: Above to be applied for extras if and when allowance value is exhausted. No OH&P will be approved for cost changes being applied to the specified allowance.

Unit Prices

General Requirements: Include an amount for each Unit Price listed on the Bid Form and specified in the Project Manual. Include costs for labor, materials, installation, overhead, and Contractor's profit in amount for each Unit Price. These Unit Prices will be used for all Add's & Deduct's.

Unit Price #1 – Moisture Mitigation

_____/Per Square Foot

Unit Price #2 – Ceiling Grid & Tile replacement

_____/Per Square Foot

Time is of the Essence

The contractor by signing this agreement shall make every effort, including working overtime, weekends and /or evenings to complete work on schedule and not adversely inconvenience the Owner or other contractors to perform their work following this contractor's work. This contractor will make every effort to cooperate with other trades on site.

Award

In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. If written notice of the acceptance of the bid is mailed, telegraphed, facsimiled, and /or delivered to the undersigned within 45 days after the bid opening thereof, or at any time thereafter before this bid is withdrawn by written notification, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bonds within 10 days after the contract is presented to them for signature.

Schedule of Values

The contractor agrees to furnish a schedule of values and complete list of subcontractors within seven (7) days of the bid opening. This may be requested regardless of award of bid.

Bidder Certification

The undersigned hereby understands and agrees as a condition of entering into a contract with the Owner, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned deposes and states that he / she has the authority to make any certifications required by this affidavit on behalf of the bidder and that all information contained in this affidavit is true and correct in both substance and face.

1. Bidder hereby certifies that said bidder is not barred from bidding on the aforementioned contract of a violation of either Section 33E-11 (720 ILCS 5/33E-11 ILL Revised Statutes) bid rigging and rotating.
2. Bidder hereby certifies that said bidder has a written Sexual Harassment Policy in place in full compliance with 775 ILCS 5/2-105 (A) (4) of the Illinois Human Rights Act.
3. Bidder hereby certifies that said bidder has a written Equal Employment Policy in place in full compliance with 775 ILCS 511 of the Illinois Human Rights Act.

4. Bidder hereby certifies that said bidder has a written Illinois Drug Free Workplace Policy in place in full compliance with Illinois Revised Statutes Chapter 217 Paragraph 132-311 et.sec.

NON-COLLUSION AFFIDAVIT

STATE OF ILLINOIS

SS:

_____ COUNTY

The undersigned bidder or agent, being duly sworn, on oath says that s(he) has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him/her, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

S(he) further states that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission, or thing of value resulting from such sale.

Firm/Corporation

Name of Representative

Subscribed and sworn to before me this _____ day of _____,
20_____

My Commission Expires:

Signature:

Contractor's Certification

I, _____ having been first duly sworn on
(Individual)
Oath, do depose and state that I presently reside at _____
(Address)
_____, authorized Principal, Officer, and Agent of
_____. And do hereby certify to
(Name of Corporation)
Township High School District 211, its Board of Education, and
Employees that neither I nor _____
(Name of Contractor)
are in violation of the above State of Illinois Statutes.

Name of Bidder (Individually or on Behalf of Contractor)
Title

Subscribed and sworn before to me this day:

Date

Notary Public

Commission Expires

By signing this bid form, the bidder certifies that they have examined and carefully prepared this proposal based on the bidding documents, all issued addenda, other related clarification and have checked the same in detail before submitting this proposal and I have full authority to made statements and submit this proposal in it's/their behalf that the said statements are true and correct.

Each prospective individual trade contracting firm making a submission for consideration of their bid proposal agrees to waive any claim it has or may have against the Owner, the Architect / Engineer, Construction Manager and their respective employees, arising out of or in conjunction with the administration, evaluation or recommendation of any submittal.

Bidder agrees that this proposal is done at the contractors own expense and understands that no compensation will be given for their efforts.

I hereby certify that all statements herein are made on behalf of

(Name of Corporation, Partnership, or Person submitting bid)

A Corporation organized and existing under the law of the State of _____

A Partnership consisting of _____

An Individual trading as _____ of the city of

_____ State of _____

Contractor: _____

Title: _____ Date: _____

Subscribed and sworn before to me this day:

Date

Notary Public

Commission Expires

This proposal shall remain in effect for **60 days** after submittal of same.

End of Bid Form