

September 4, 2026

Harlem Consolidated Schools
Office of Business Services
8605 N. Second Street, Machesney Park, IL 61115
Attn: Mr. Josh Aurand
Assistant Superintendent of Business & Operations

RE: Partial Roof Replacements

Dear Josh,

The life safety plans call for the phased replacement of roof areas on Harlem High School, Loves Park Elementary, and Parker Center. The first phase of Harlem High School calls for 3 sections of roofing to be replaced totaling 82,180 s.f. (for budgeting purposes, we will divide the roof into a base bid of 61,370 s.f. and an alternate bid of 20, 810 s.f.). The first phase of Parker Center is 9,450 s.f., and Loves Park Elementary is 5,350 s.f. Further, there is a small roof area on Olson Park (920 s.f.) that needs to be addressed due to leaking issues.

Attached are plans of the four schools phased roofing areas from the life safety plan, with the oldest roof being highlighted in red. Hagney Architects will survey the roofing areas and verify priorities.

COST ESTIMATE

Harlem High School Roof Phase 1

Base Area	61,370 s.f. @ \$13/s.f.	\$ 797,810
Alternate Area	20,810 s.f. @ \$13/s.f.	<u>\$ 270,530</u>
		\$1,068,340

Parker Center

Base Area	9,450 s.f. @ \$13/s.f.	\$ 122,850
Contingency		<u>\$ 12,285</u>
		\$ 135,035

Loves Park Elementary

Base Area	5,350 s.f. @ \$13/s.f.	\$ 69,550
Contingency		<u>\$ 6,955</u>
		\$ 76,505

Olson Park Elementary

Repair Area	920 s.f.	\$ 10,000
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HAGNEY
ARCHITECTS
LLC

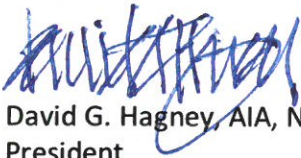
These projects will be bid simultaneously, but broken out in such a way that different contractors can be awarded each project based upon low bid. Architectural and engineering fees will be 8.5% of construction costs.

This project would be ready to bid in 6-8 weeks with construction occurring next spring.

If you have any questions or would like additional information, please feel free to contact me at 815.397.3330, or at DavidH@HagneyArchitects.com.

Sincerely,

HAGNEY ARCHITECTS, LLC



David G. Hagney, AIA, NCARB, ALA, LEED-AP
President