

October 1, 2026

Dr. Robert Halverson, Superintendent
EASD #131
310 Seminary Avenue
Aurora, IL 60505

**Re: EASD 2027 Admin Center Window Repairs Bid Summary & Recommendations
CCA Project #261041**

Dear Dr. Halverson:

On September 29, 2026, bids were received for the 2027 Admin Center Window Repairs. The project was publicly advertised on September 8, 2026, and a mandatory Pre-Bid meeting was held on site on September 16, 2026 and a second virtual pre-bid meeting was held on September 18th, 2026. Bids were received for the projects two (2) Base Bid Scopes of Work and three (3) alternate bids were requested. Three (3) bids were received for the project.

The lowest responsive base bid total value is in line with the estimates for these projects. The apparent low-bidder was interviewed following the bid opening. Otto Baum Company Inc. appears to be the lowest responsive and responsible bidder for the work requested. Otto Baum Company Inc. successfully completed the window repair scope that was approved this year and is very familiar with the remaining scope. We are confident in their ability to deliver the project on time and on budget.

Attached is a summary of the bid results for: East Aurora School District 131, 2027 Admin Center Window Repairs Project, for use at the October 5, 2026, B&G committee Meeting and the October 19, 2026, Board Meeting for direction with award of the project. Deductive alternates to omit the specified steel lintel painting and cast stone sill cleaning were considered. Based upon the numbers received for these deducts, we do not feel these alternates (Alternates 2.1 & 2.2) should be considered and recommend moving forward with the base bid scope to extend the service life of the lintels and sills. An additive alternate (Alternate 1) to include restoration and paint of the Fred Rodgers Magnet Academy main entry door was also considered. Based on the alternate bid value submitted, we recommend award of Alternate 1.

The district's environmental consultant, T.E.M., has reviewed the project and determined that abatement will be necessary at a few windows in order to complete the work. T.E.M. will bid this work out separately under a separate contract.

We recommend award of Otto Baum Company Inc's Base Bid #1(Courtyard façades), Base Bid #2 (North & East façades), and Alternate #1 (Fred Rodgers main entrance door frame repairs) as follows:

CONTRACTOR	SCOPE	BID AMOUNT
Otto Baum Company, Inc.	2027 Admin Center Window Repairs Project	
	Base Bid #1 (including allowance) <i>Courtyard Facades</i>	\$83,860.00
	Base Bid #2 (including allowance) <i>North and East Façades</i>	\$43,280.00
	Alternate #1 (<i>Fred Rodgers Door Repair</i>)	\$3,500.00
TOTAL COMBINED RECOMMENDED AWARD		\$130,640.00

To ensure the completion of this project in the spring/summer of 2027, we recommend the Board of Education select and approve the award based on the recommendations above as soon as possible.

Sincerely,



Richard Blair
Cordogan, Clark & Associates, Inc.

Attachments: Bid Tabulation

CORDOGAN CLARK

East Aurora School District #131 - 2027 Admin Center Window Repairs
CC Project #261041
Bid Summary - 09/29/2026



CONTRACTOR	BID BOND	PRE-QUAL	ADDENDA (1) RECEIVED	ADDENDA (2) RECEIVED	BASE BID #1	BASE BID #2	ALTERNATE 1	ALTERNATE 2.1	ALTERNATE 2.2	VOLUNTARY ALTERNATE
Otto Baum Company, INC	YES	YES	YES	YES	\$83,860.00	\$43,280.00	\$3,500.00	-\$5,500.00	-\$1,200.00	-\$2,000.00
Berglund Construction Company	YES	YES	YES	YES	\$97,000.00	\$62,000.00	\$7,000.00	-\$5,600.00	-\$1,500.00	N/A
Lite Construction , INC.	YES	YES	YES	YES	\$159,700.00	\$62,700.00	\$16,217.00	-\$3,000.00	-\$1,000.00	\$9,900.00

Alternate #1: Fred Rodgers include all repair work shown on sheet A5.00

Alternate #2.1: Repair F: Exclude steel lintel prep and paint, as scheduled in Base Bid #1

Alternate #2.2: Repair H: Exclude steel lintel prep and paint, as scheduled in Base Bid #2