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February 25, 2026

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

Re: EASD Admin Center Window Repairs Bid Summary & Recommendations
CCA Project #251062

Dear Dr. Halverson:

On February 23, 2026, bids were received for the Admin Center Window Repairs. The project was publicly advertised on February 7, 2026, and a mandatory Pre-Bid meeting was held on site on February 13, 2026. Bids were received for the projects four (4) Base Bid Scopes of Work and six (6) alternate bids were requested. Two (2) bids were received for the project.

One bidder provided a base bid total value 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 other envelope improvement projects in the district, most recently at Fred Rogers in 2024. 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, 2026 Admin Center Window Repairs Project, for use at the March 2, 2026, B&G committee Meeting and the March 16, 2026, Board Meeting for direction with award of the project. Deductive alternates for steel lintel painting and cast stone sill cleaning were considered. Based upon the numbers received for the base bid scopes, we do not feel the deductive alternates should be considered.

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 utilize project contingency from their abatement contracts for the required abatement work. This has been accounted for in the project budget and coordinated with the proposed General Contractor's scope of work.

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We recommend award of Otto Baum Company Inc's Base Bid #1(South & Partial East façade), and Base Bid #3 (West façade) as follows:

CONTRACTOR	SCOPE	BID AMOUNT
Otto Baum Company, Inc.	**2026 Flooring Replacement Project**	
	Base Bid #1 (including allowance) *South & Partial East Façade*	$73,330.00
	Base Bid #3 (including allowance) *West Façade*	$73,870.00
TOTAL COMBINED RECOMMENDED AWARD		$147,200.00

In an effort to stay within the overall 2026 project budget, we are recommending to reject Base Bids #2, #4, and all alternates at this time. We recommend that these scopes be deferred to 2027, as the budget allows. The recommended scopes for this year will address the most significantly impacted facades in need of immediate repairs. To ensure the completion of this project in the summer of 2026, 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

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East Aurora School District #131 - Admin Center Window Repairs

CC Project #25-1062

Bid Summary - 2/24/2026

	CONTRACTOR	BID BOND	PRE-QUAL	ADDENDA (1) RECEIVED	BASE BID #1 - AREA A SOUTH & EAST FACADE	BASE BID #2 - AREA A COURTYARD & NORTH FACADE	BASE BID #3 - AREA A WEST FACADE	BASE BID #4 - AREA B SOUTH & EAST FACADE	ALTERNATE 1.1	ALTERNATE 1.2	ALTERNATE 1.3	ALTERNATE 2.1	ALTERNATE 2.2	ALTERNATE 2.3	VOLUNTARY ALTERNATE (DEDUCT IF AWARDED COMPLETE SCOPE)
	Otto Baum Company, Inc.	X	X	X	$73,330.00	$79,370.00	$73,870.00	$19,910.00	-$4,600.00	-$4,800.00	-$4,600.00	-$925.00	-$986.00	-$986.00	-$5,000.00
	Lite Construction Inc.	X	X	X	$155,700.00	$157,000.00	$167,000.00	$30,700.00	-$6,000.00	-$5,500.00	-$6,000.00	-$9,700.00	-$8,700.00	-$7,700.00	NA

Alternate Descriptions

Alt. 1.1 Repair F: Exclude steel lintel prep and paint, as scheduled in **Base Bid #1**

Alt. 1.2 Repair F: Exclude steel lintel prep and paint, as scheduled in **Base Bid #2**

Alt. 1.3 Repair F: Exclude steel lintel prep and paint, as scheduled in **Base Bid #3**

Alt. 2.1 Repair H: Exclude stone sill clean and seal, as scheduled in **Base Bid #1**

Alt. 2.2 Repair H: Exclude stone sill clean and seal, as scheduled in **Base Bid #2**

Alt. 2.3 Repair H: Exclude stone sill clean and seal, as scheduled in **Base Bid #3**