



**EAST AURORA**  
SCHOOL DISTRICT 131

**BUILDINGS AND GROUNDS**

411 Hill Ave • Aurora, IL 60505

**d131.org • (630) 299-5548**

Date: July 7, 2025  
To: Dr. Robert Halverson, Superintendent of Schools  
East Aurora School District 131 Board of Education  
From: Ashraf Kawash, Director of Buildings and Grounds  
Subject: East Aurora High School Boiler Removal

**Information:**

As part of the future planning and phased implementation of the HVAC upgrade at East Aurora High School, the existing boilers will eventually need to be removed.

**Justification:**

To meet the short work windows planned in future HVAC upgrade phases, it would be best to remove the boiler in advance. Due to the uncertainty around potential asbestos-containing materials, it's recommended to have a qualified abatement contractor on-site. This proactive approach would help avoid higher costs and prevent delays to the overall project timeline.

**Strategic Plan:**

This recommendation supports Strategic Goal #2, Operational Excellence that states the following: *East Aurora School District 131 will align and utilize systems and resources that promote operational excellence, efficiency, and fiscal accountability.*

**Board Policy:**

Pursuant to Board Policy 4:60, Supplies, materials, or work involving an expenditure in excess of \$25,000 must comply with the State law bidding procedure, 105 ILCS 5/10-20.21, unless specifically exempted.

**Documentation:**

See attached

**Recommendation:**

It is recommended that the Board of Education accept the proposed work from Colfax Corporation in the amount of \$44,800

**Timeline for Decision**

July 7, 2025

*Reach your full potential!*



**Comprehensive Remediation Services**  
**Asbestos ■ Lead ■ Mold ■ Hazardous Materials**

June 16th, 2025

**Via email:**  
**Page(s): 2**

Re: EAST AURORA HS

Boiler Demo

## **P R O P O S A L**

We propose to furnish the labor, material, and equipment necessary for the demolition of the boiler specified by TEM.

All work will be performed in accordance with applicable Federal, State, and local regulations.

Water and electrical power will be provided by others during this project.

All movable items will be removed from the work area by others prior to our beginning the project.

Normal working hours will be 6:00 a.m. to 2:30 p.m.

### **SCOPE OF WORK:**

1. Provide temporary protections and ventilation as required to perform the work.
2. Utilities shall be identified, cut/capped, disconnected, and made safe by others prior to our work.
3. Remove the south boiler down to the top of the slab on grade.
4. Piping serving the boiler shall be removed back to the nearest valve. Re-supporting of piping that remains, if required, shall be performed by others prior to our work.
5. Remove cat walk at top of boiler back to the north boiler. Reworking/repair of railings on cat walk that remains is excluded.
6. Dispose/recycle all materials produced from our work.
7. Work start July 2025.
8. Work shall be performed in one phase.

**EXCLUSIONS:**

1. Identification, handling, removal and disposal of asbestos containing and hazardous materials.
2. Removal of concrete mezzanine.
3. Premium time costs.
4. Permits and bonds.
5. Patch and repair work.

Our workers will be protected with NIOSH approved respiratory equipment and protective clothing suitable for this type of work.

Our proposal includes our standard coverage of \$10,000,000.00 of commercial general liability insurance provided by a highly rated carrier. This insurance, which incorporates coverage for our asbestos and lead abatement operations, applies on a per project basis. Colfax Corporation is able to maintain such insurance due to its superior experience and excellent claims history. .

**Work Area**

**BOILER ROOM**

**DEMO OF SOUTH BOILER FOR THE LUMP SUM OF:**

**\$44,800.00**

**ALTERNATE:**

**IF THE ROOF LIFT OUT PANEL CAN BE USED TO PERFORM WORK PLEASE DEDUCT:**

**\$6,400.00.**

**LIFTING AND REPLACEMENT OF PANEL TO BE DONE BY OTHERS**

We thank you for the opportunity to submit our proposal and hope to serve you in the near future.

Sincerely,

COLFAX CORPORATION

*Eric Villasenor*

Eric Villasenor  
Project Manager

ACCEPTED: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_