



Date: October 7, 2024  
To: Dr. Jennifer Norrell, Superintendent of Schools  
East Aurora School District 131 Board of Education  
From: Ashraf Kawash, Director of Buildings and Grounds  
Subject: East Aurora High School Mechanical Improvement Project 2025 Bid Results

**Information:**

Bid results for 2025 EAHS Mechanical Improvement (Project 241012) at East Aurora High School.

**Justification:**

East Aurora High School HVAC/Mechanical Equipment is old, out dated, and in need of a replacement. The scope of the project is large and challenging, and has been broken up into three phases. Phase 1 for Summer, 2025 includes replacing equipment in the freshman wing, along with adding air conditioning in the gymnasium area.

Bids were received and read publicly on September 26, 2024. We received three bids.

**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 and Past Practices:**

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 2025 EAHS Mechanical Improvement (Project 241012) bid from Dekalb Mechanical for based bid and alternate #01 in the amount of \$3,588,195.

**Timeline for Decision**

October 21, 2024

| CONTRACTOR                            | ITEM                                   | BID AMOUNT         | BID AMOUNT |
|---------------------------------------|--|--------------------|------------|
| Dekalb Mechanical                     | <b>EAST AURORA HIGH SCHOOL PHASE 1</b> |                    |            |
|                                       | Total Base Bid                         | \$3,510,000.00     |            |
|                                       | Alternate #A01                         | \$78,195.00        |            |
|                                       | Alternate #A02                         | \$7,500.00         |            |
| <b>TOTAL COMBINED RECOMMENDED BID</b> |  | <b>\$3,595,695</b> |            |

List of Alternates:

**Alternate #01**      **EAHS Mechanical Service Agreement** The Mechanical contractor shall provide an alternate bid number to provide a mechanical service agreement of 2 years after the completion of the project. The service agreement shall provide a quarterly filter replacement for all equipment with filters, seasonal spring and fall cleaning to remove cottonwood and other debris from condenser coils and equipment located outdoors, and changing of boiler combustion air filters. Equipment tune ups are required every 6 months, including but not limited to, verification of gas heating equipment operation in the fall and verification of DX cooling performance in the spring. Other manufacturer-required equipment maintenance is to be performed at manufacturer-specified intervals.

**Alternate #02:**      **Provide cost for distribution panelboard "E3-HDP" Alternate Manufacturer per sheet E4.4**

To ensure the completion of this project in the summer of 2025, we recommend the Board of Education select and approve the award based on the bids received as soon as possible.

Sincerely,



Richard Blair  
Cordogan, Clark & Associates, Inc.



October 2, 2024

Dr. Jennifer Norrell, Superintendent  
EASD #131  
310 Seminary Avenue  
Aurora, IL 60505

**Re: 2025 EAHS Mechanical Improvements Bid Summary & Recommendations  
CCA Project #241012**

Dear Dr. Norrell:

On September 26, 2024, bids were received for the Mechanical System Replacement at East Aurora School. The project was publicly advertised on September 5, 2024, and a mandatory Pre-Bid meeting was held virtually on September 6, 2024. Bids were received for the projects Base Bid Work and two (2) alternate bids. Three (3) bids were received for the project.

All three bidders provided a base bid total value in line with the estimates for these projects. The two mechanical contractors with the lowest submitted bids for the above listed project were interviewed. The two lowest bidders have been involved with successfully completed projects for the district in the past and demonstrated during post bid interviews that they have reviewed the bid documents and have a full understanding of the requirements to complete the project. Dekalb mechanical appears to be the lowest responsive and responsible bidder for the work requested.

Based upon the tabulation results the bidding was competitive, and the district is seeing good value for the work identified in this bid package. Attached is a summary of the bid results for: East Aurora School District 131, 2025 EAHS Mechanical Replacement, for use at the October 7, 2024, B&G committee Meeting and the October 21, 2024, Board Meeting for direction with award of the project. Consideration of the following alternates should be given. Alternate #1 is recommended to service all new equipment in accordance with manufacturer maintenance protocols. Alternate #2 is due to lead time issues for equipment like E3-HDP seem to be less of a concern. E3-HDP base bid manufacturer seems to have lead times that fit the schedule. This will be confirmed at time of ordering.

We recommend acceptance of Dekalb Mechanical's base bid and alternate #01.

**CORDOGAN CLARK**

East Aurora School District #131 - East High School 2025 Mechanical Improvements

CC Project #24-1012

Bid Summary - 09/26/2024



| CONTRACTOR          | BID BOND | PRE-QUAL | ADDENDUM (1,2,3) RECEIVED | BASE BID       | TOTAL BASE BID + \$420,000 ALLOWANCE | ALTERNATE #01 | ALTERNATE #02                    | Voluntary Alternate |
|---------------------|----------|----------|---------------------------|----------------|--------------------------------------|---------------|----------------------------------|---------------------|
| 1 Dekalb Mechanical | X        | X        | X                         | \$3,090,000.00 | \$3,510,000.00                       | \$78,195.00   | \$7,500.00                       |                     |
| 2 FE Moran          | X        | X        | X                         | \$3,349,700.00 | \$3,769,700.00                       | \$50,000.00   | \$7,000.00                       | \$19,000.00         |
| 3 Amber Mechanical  | X        | X        | X                         | \$3,497,000.00 | \$3,917,000.00                       | \$79,800.00   | 16 week lead time<br>\$18,500.00 | 8 week lead time    |

**Alternate #01: EAHS Mechanical Service Agreement** The Mechanical contractor shall provide an alternate bid number to provide a mechanical service agreement of 2 years after the completion of the project. The service agreement shall provide a quarterly filter replacement for all equipment with filters, seasonal spring and fall cleaning to remove cottonwood and other debris from condenser coils and equipment located outdoors, and changing of boiler combustion air filters. Equipment tune ups are required every 6 months, including but not limited to, verification of gas heating equipment operation in the fall and verification of DX cooling performance in the spring. Other manufacturer-required equipment maintenance is to be performed at manufacturer-specified intervals.

**Alternate #02:** Provide cost for distribution panelboard "E3-HDP" Alternate Manufacturer per sheet E4.4