



East Aurora Administration Center
310 Seminary Ave
Aurora, IL 60505

Date: December 1st, 2025

To: Dr. Robert Halverson, Superintendent of Schools
East Aurora School District 131 Board of Education

From: Andrew Allen, Assistant Superintendent of Operations

Subject: Bid Results for the 2026 Tuckpointing project

The Issue:

Bid results for the 2026 Exterior Tuckpointing project at Bardwell, Brady, and Fred Rodger Magnet Academy.

Justification:

To continue making improvements throughout the district in accordance with our 5-year capital improvement plan, we have collected bids for exterior facade repair at Bardwell, Brady, and Fred Rodgers Magnet Academy.

On November 20, 2025, bids were received for the 2026 Tuck Pointing project at Brady Elementary School. The project was publicly advertised on October 31, 2025, and a mandatory Pre-Bid meeting was held virtually on November 7, 2025. Bids were received for the projects two Base Bid Scopes of Work, and one alternate bid was considered. See summary below for the proposed scope of work descriptions. Six (6) bids were received for the project.

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.

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.*

Supporting Data:

Supporting documentation is attached.

Recommendation:

It is recommended that the Board of Education accept Base Bid #1, Base Bid #2, and Alternate Bid #1 from April Building Services Inc in the amount of \$542,700.



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310 Seminary Ave
Aurora, IL 60505

Timeline for Decision

December 15th, 2025

November 25, 2025

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

**Re: 2026 Tuck Pointing Bid Summary & Recommendations
CCA Project #251059**

Dear Dr. Halverson:

On November 20, 2025, bids were received for the 2026 Tuck Pointing project at Brady Elementary School. The project was publicly advertised on October 31, 2025, and a mandatory Pre-Bid meeting was held virtually on November 7, 2025. Bids were received for the projects two Base Bid Scopes of Work, and one alternate bid was considered. See summary below for the proposed scope of work descriptions. Six (6) bids were received for the project.

Summary of Work:

Base Bid #1 (Brady Elementary School): Full grinding and tuck pointing of failing mortar joints at all faces of Brady Elementary School.

Base Bid #2 (Fred Rodgers Elementary School): Partial removal of abandoned non-structurally sound chimney down to roof deck.

Alternate Bid #1 (Bardwell Elementary School): Full grinding and tuck pointing of failing mortar joints on all faces of active small chimney at Bardwell Elementary School.

The Base Bid #1 (Brady Elementary School) total value was higher than the estimate for this project; \$173,000 over estimated budget. The values were consistently high amongst all bidders, which suggests there was a clear understanding of the project scope. It is our opinion that the values listed in the Facility Master Plan document are now outdated and should be re-evaluated based on current construction trends. Given the age of the facility and importance of maintaining watertight building envelopes, we reviewed cost reduction options with the apparent low bidders. April Building Services Inc. provided a deduction proposal for the following scope (see attached for reference). We recommend awarding Base Bid #1 and a deductive change order would be issued upon award of the project.

Proposed Value Engineering Deduct:

VE Option 1: At select areas identified in red elevations on the 2001 addition, omit full tuck-pointing scope of work and perform cleaning only. **(Credit \$44,000)**. April Building Services and Cordogan Clark are of the opinion that the lower bands of the 2001 addition are in good condition and could safely omit the tuck-pointing scope originally identified.

VE Option 2: Reduce contingency allowance from \$40,000 to \$20,000 (**Credit \$20,000**). It is our opinion that the condition of the existing brick is in fair condition, and a \$20,000 contingency would fully cover any unforeseen conditions.

Total Recommended Savings from Base Bid #1: (\$64,000)

The Base Bid #2 (Fred Rodgers Magnet Academy) chimney scope did come in under the estimated project value of \$100,000. This scope was deferred in Summer 2025 due to cost but is a time sensitive repair given the unsafe condition the loose masonry on the tall chimney presents. Cordogan Clark's structural engineers have reviewed the existing condition and recommend that this work be completed no later than Summer 2026. Alternate Bid #1 (Bardwell Elementary School) low chimney scope was a late addition to the scope of work by request of the Buildings and Grounds team. This work was not originally factored into the overall budget but is a more urgent need based on the failing condition of the masonry adjacent to student occupied areas. The price provided by April Building Services Inc. appears to be good value, and we recommend award, if budget allows.

The two apparent lowest bidding contractors were interviewed following the bid opening. April Building Services Inc. appears to be the lowest responsive and responsible bidder for the work requested. April Building Services Inc. has successfully completed multiple tuck-pointing projects in the district, most recently this past summer. We are confident in their ability to deliver the project on time and within the contract value.

Attached is a summary of the bid results for: East Aurora School District 131, 2026 Tuck Pointing Project, for use at the December 1, 2025, B&G committee Meeting and the December 15, 2025, Board Meeting for direction with award of the Base Bid #1 (Brady Elementary School), Base Bid #2 (Fred Rodgers Elementary School), and Alternate Bid#1 (Bardwell Elementary School) projects with consideration to approve the (2) deductive value engineering options for Bid Group #1.

We recommend award of April Building Services Inc.'s Base Bid #1, Base Bid #2, & Alternate #1

CONTRACTOR	ITEM	BID AMOUNT
April Building Services Inc.	2026 Tuck Pointing Project	
	Base Bid #1 (including allowance) <i>Brady Elementary School</i>	\$463,700.00
	Base Bid #2 (including allowance) <i>Fred Rodgers Chimney</i>	\$57,800.00
	Alternate Bid #1 <i>Bardwell Elementary School Chimney</i>	\$21,200.00
TOTAL COMBINED RECOMMENDED AWARD		\$542,700.00

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 bids received as soon as possible.



Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Blair'.

Richard Blair
Cordogan, Clark & Associates, Inc.

Attachments:

1. Bid Tabulations
2. Proposed Value Engineering Correspondence with April Building Services Inc.

CORDOGAN CLARK
 East Aurora School District #131 - Tuck Pointing
 CC Project #25-1058
 Bid Summary - 11/20/2025



	CONTRACTOR	BID BOND	PRI. QUAL.	ADDENDUM (1-21) RECEIVED	BASE BID #1 - BARDWELL ELEMENTARY SCHOOL	BASE BID #2 - FRED RODGERS MAGNET ACADEMY	ALTERNATE #15 BARDWELL ELEMENTARY SCHOOL	VOLUNTARY ALTERNATE
1	Western Specialty Cont.	Yes	Yes	1,2	\$1,023,725.00	\$190,840.00	\$46,020.00	
2	Otto Baum	Yes	Yes	1,2	\$685,135.00	\$78,780.00	\$35,995.00	
3	Bruno's Tuckpointing, Inc.	Yes	Yes	1,2	\$607,427.00	\$39,427.00	\$19,427.00	
4	Grove masonry maintenance inc.	Yes	Yes	1,2	\$539,900.00	\$60,000.00	\$29,000.00	
5	April Building Services Inc.	Yes	Yes	1,2	\$463,700.00	\$57,800.00	\$21,200.00	-\$1,000.00
6	B.E.T.O.N Construction	Yes	Yes	1	\$872,400.00	\$175,000.00	\$44,000.00	

Alternate #01 : Bardwell Elementary School - Chimney Tuckpointing as Indicated on Drawings

Voluntary Alternate : To Base Bid #2, at Fred Rodgers Magnet Academy



Brady Elementary

From Greg Bodin <gbodin@aprilbuilding.net>
Date Thu 11/20/2025 9:50 PM
To Michael Perez <MPerez@cordoganclark.com>

 1 attachment (2 MB)

251059 EASD 2026 Tuck Pointing Addendum 02 Brady VE.pdf;

EXTERNAL EMAIL

Michael,

My Superintendent and I went back to Brady this afternoon and sent the drone up to look again at the newer addition to the north. The mortar joints throughout the addition are showing signs of weathering and erosion, so I would say it was definitely reasonable to scope both portions of Brady as 100% tuckpoint. We also observed numerous small-scale spot-pointing repairs at various locations throughout both portions of the building; this is another reason to tuckpoint the entire school.

However, if staying in budget is critical, the areas at the addition highlighted red on attached, between the upper and lower limestone bands (roughly the 2nd floor) are showing slightly fewer signs of deterioration than the first floor below and the parapets above. Photos taken today, [available to view at this link](#), should corroborate this assessment.

Proposed credit for red areas on attached - in lieu of performing Keynotes F1, F3 and F4 (Tuckpoint, clean and sills); perform only Keynote F3 (clean): **Credit = \$44,000**. With this credit, and reducing the Contingency Allowance by 50% (**\$20,000**), a VE Change Order could be issued after award to bring the Base Bid #1 contract to \$399,700.

While it might seem drastic to cut contingency in half, we observed that the bricks themselves throughout the original building and addition are generally in very good shape (as they were at Gates Elementary). Brady (both the original building and the addition) appear to have received very responsible care over the decades. However, the mortar joint is the sacrificial element in any masonry system, and these always erode over time no matter how well preserved. We believe it would be wise at this time to grind and tuckpoint at least the roughly 85% proposed above, if not the 100% as bid today. This would ensure the masonry units at Brady continue to be well-preserved for years to come.

Greg Bodin
April Building Services, Inc.
(630) 373-7666

