

April 11, 2025

Jim Birchall
Chief Public Facilities Officer
City of Aurora
44 E. Downer Place
Aurora, IL 60505

Re: 25-134 Aurora Fire Station #3 – Bathroom/Locker Room Remodel

Dear Jim,

The above stated project was publicly posted on March 12, 2025 through the city's OpenGov procurement website. A mandatory site walk-through was held on March 18, 2025. Five total bids were received on the submission deadline of April 2, 2025, with one being disqualified, for a base bid and eight (8) alternate project scopes.

Below is a summary report along with our recommendation for use at upcoming committee and council meetings for guidance with award of the project. We are recommending the acceptance of the total base bid & alternates per the bid amount, documentation, and reference review to **T.Fisher Construction LLC**.

The bid provided is the lowest bid and is in line with the plans and specifications provided for the project. They have demonstrated that they are capable of completing the project scope from the references provided. To maintain the project schedule, we recommend City of Aurora approve the award of the above listed project per the total base and alternate bid amounts shown.

Sincerely,



Oscar Ibarra
Project Manager
Batir Architecture, LLC.

Email: Jim Birchall, Mike Kaufmann, Brandon Matson
CC: Jolene Coulter, Jessica Price, Brenda Quintero
Attachment: 04-10-25_City of Aurora OpenGov Evaluation Tabulations



City of Aurora, IL
Outside Consultants
OpenGov, Facilitator
44 E Downer Place, Aurora, IL 60502

EVALUATION TABULATION

GEN No. 25-134

Aurora Fire Station #3 - Bathroom/Locker Room Remodel

RESPONSE DEADLINE: April 2, 2025 at 11:00 am

Report Generated: Thursday, April 10, 2025

SELECTED VENDOR TOTALS

Vendor	Total
T, Fisher Construction LLC	\$570,500.00
KWCC Inc.	\$595,545.00
Sjostrom & Sons, Inc.	\$619,818.00
Lite Construction, Inc.	\$660,900.00

SCHEDULE OF PRICES

Vendor	Total
T, Fisher Construction LLC	\$424,000.00
KWCC Inc.	\$472,000.00
Lite Construction, Inc.	\$527,000.00
Sjostrom & Sons, Inc.	\$543,718.00

ALTERNATES

Vendor	Total
Sjostrom & Sons, Inc.	\$76,100.00

EVALUATION TABULATION

GEN No. 25-134

Aurora Fire Station #3 - Bathroom/Locker Room Remodel

Vendor	Total
KWCC Inc.	\$123,545.00
Lite Construction, Inc.	\$133,900.00
T, Fisher Construction LLC	\$146,500.00



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SCHEDULE OF PRICES

Schedule of Prices					KWCC Inc.		Lite Construction, Inc.		Sjostrom & Sons, Inc.		T, Fisher Construction LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Bathroom/Locker Room Remodel	1	Lump Sum	\$472,000.00	\$472,000.00	\$527,000.00	\$527,000.00	\$543,718.00	\$543,718.00	\$424,000.00	\$424,000.00
Total						\$472,000.00		\$527,000.00		\$543,718.00		\$424,000.00

ALTERNATES

EVALUATION TABULATION

GEN No. 25-134

Aurora Fire Station #3 - Bathroom/Locker Room Remodel

Selected	Line Item	Alternates			KWCC Inc.		Lite Construction, Inc.		Sjostrom & Sons, Inc.		T, Fisher Construction LLC	
		Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	2	Window glazing alternate for window type A & B	1	Lump Sum	\$16,715.00	\$16,715.00	\$16,700.00	\$16,700.00	\$17,000.00	\$17,000.00	\$13,200.00	\$13,200.00
X	3	Window glazing replacement for window types C & D at first floor dispatch room	1	Lump Sum	\$23,175.00	\$23,175.00	\$21,000.00	\$21,000.00	\$26,200.00	\$26,200.00	\$16,750.00	\$16,750.00
X	4	Countertop replacement at first floor dispatch room	1	Lump Sum	\$6,230.00	\$6,230.00	\$3,700.00	\$3,700.00	\$7,500.00	\$7,500.00	\$6,000.00	\$6,000.00
X	5	Replace three existing HVAC units	1	Lump Sum	\$66,700.00	\$66,700.00	\$77,000.00	\$77,000.00	\$8,700.00	\$8,700.00	\$81,700.00	\$81,700.00
X	6	Raise existing ceiling height at Men's & Women's Restrooms.	1	Lump Sum	No Bid	No Bid	\$8,500.00	\$8,500.00	\$9,600.00	\$9,600.00	\$21,250.00	\$21,250.00
X	7	Provide LVT at North stair treads	1	Lump Sum	\$7,375.00	\$7,375.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,850.00	\$4,850.00

EVALUATION TABULATION

undefined - Aurora Fire Station #3 - Bathroom/Locker Room Remodel

EVALUATION TABULATION

GEN No. 25-134

Aurora Fire Station #3 - Bathroom/Locker Room Remodel

Selected	Line Item	Alternates			KWCC Inc.		Lite Construction, Inc.		Sjostrom & Sons, Inc.		T, Fisher Construction LLC	
		Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	8	Provide tile wall at plumbing wall in men's restroom	1	Lump Sum	\$3,350.00	\$3,350.00	\$2,500.00	\$2,500.00	\$2,600.00	\$2,600.00	\$2,750.00	\$2,750.00
Total						\$123,545.00		\$133,900.00		\$76,100.00		\$146,500.00