

November 15, 2024

Brynn Pattermann  
Purchasing Specialist  
City of Aurora  
44 E. Downer Place  
Aurora, Illinois 60507

RE: Bid Results  
City of Aurora – Finance Department Interior Renovation  
City of Aurora Project # 24-113  
Kluber Project No. 24-130-1552

Dear Ms. Pattermann,

On November 13, 2024, bids were publicly opened and read aloud for the above referenced project. Six (6) contractors chose to submit bids for the project. The low Base Bid was submitted by Lite Construction, Inc., from Montgomery, Illinois in the amount of \$659,674.00. The second lowest Base Bid was submitted by Paul Borg Construction, from Chicago, Illinois in the amount of \$688,000.00. See attached bid tabulation for details on bid results.

We conducted a Contractor Bid Scope Review with Lite Construction, Inc., on November 15, 2024, and believe their bid to be responsive and complete.

Therefore, the City may wish to award a Contract to Lite Construction, Inc., in the amount of \$659,674.00.

The information contained herein and in the attached bid tabulation and scope review documents is provided to you for reference and for use in your decision to award the Contract. Thank you for the opportunity to be of service to the City of Aurora and we look forward to the successful completion of this project with you.

Sincerely,



Jeffrey M. Bruns, SE, LEED AP  
Manager, Structural Engineering  
Kluber Architects + Engineers  
Attachments: Bid Tabulation, Bid Scope Review

**Project :** Finance Department Interior Renovation

**Date:** 11/13/2024

**Owner:** City of Aurora

**Time:** 11:00 AM

	Plan Holder	Location	Bid Bond	Addendum No. 1	Addendum No. 2	Base Bid	Comments
1	Lite Construction	Montgomery, IL	Y	Y	Y	\$659,674.00	
2	Paul Borg Construction	Chicago, IL	Y	Y	Y	\$688,000.00	
3	KWCC	Montgomery, IL	Y	Y	Y	\$699,000.00	
4	F.H. Paschen	Chicago, IL	Y	Y	Y	\$717,000.00	
5	Kandu Construction	Skokie, IL	Y	Y	Y	\$737,000.00	
6	Industria Construction Services	Des Plaines, IL	Y	Y	Y	\$848,403.00	
7	Bear Construction	Rolling Meadows, IL				No Bid	
8	Troop Contracting	Willowbrook, IL				No Bid	
9							
10							

**BID SCOPE REVIEW  
FINANCE DEPARTMENT INTERIOR  
Kluber Project No. 24-130-1552**

Contractor: Lite Construction, Inc.

Contact: John Campbell

Base Bid Amount: \$659,674.00

Phone: 630-896-7220

Email: johnc@liteconstruction.com

Date: November 15, 2024

All Addenda have been included in the bid. Yes

All Alternates applicable to your contract package have been acknowledged in the bid. N/A

All pertinent Allowances are included in the bid (\$30,000) Yes

A bid bond was included in the bid package. Yes

Are there any qualifications to the bid? No

Are there any material deliveries which you feel could have a negative impact on the project schedule? No

Are you aware of any discrepancies and/or have any questions on the bid documents? No

**SCOPE REVIEW:**

**Base Bid:**

The Contractor fully understands the scope of the work. Lite will self-perform the demolition and the carpentry work. It is understood that work is required on floors three and five and will coordinate with the Owner on access. They are scoping the trade packages and have indicated that have good coverage on multiple trades. Longest lead item anticipated to be the wood doors (6-8 weeks) but will not impact the overall schedule.

**References:**

Kluber has worked on many projects over the past 20 years and they have performed well.

The above constitutes Kluber, Inc. interpretation of the Bid Scope Review telephone call on November 15, 2024. Any changes or discrepancies shall be received by Kluber, Inc. in writing within five business days.