



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

KEVIN LYNN
DIRECTOR

P. 815-740-4712
F. 815-740-4604
E. klynn@willcountyillinois.com

County Office Building
302 N. Chicago Street
Joliet, IL 60432

June 23, 2025

Blue Reef LLC.
919 W North Ave, Suite 750
Chicago, IL 60642

Attn: Ivanko Diaz

RE: Bid #2025-75 311 Lime Street Renovations

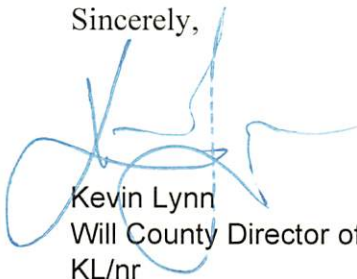
Dear Mr. Diaz,

Please find this letter as official notification that Will County has deemed it to be in its best interest to reject all proposals and void bid **#2025-75 311 Lime Street Renovations**, as the project pricing has significantly exceeded the budget allocated for the project.

If the County sees fit, a reduced scope to better align with the available budget may be created and a new solicitation may be released. We will notify your company if a new solicitation is created and released.

Thank you for your interest in Will County projects.

Sincerely,



Kevin Lynn
Will County Director of Purchasing
KL/nr



WILL COUNTY, ILLINOIS

FACILITIES DEPARTMENT

P. 815-740-8071
F. 815-740-4604
E. dtkac@willcounty.gov

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

DAVID E. TKAC
Director Capital Programming

Will County Facilities Building
304 N. Scott Street
Joliet, IL 60432

June 17, 2025

Mr. Kevin Lynn
Will County Director of Purchasing
302 N. Chicago Street
Joliet, IL 60432

**RE: Recommendation for Contract Award: 2025-75
311 Lime Street Renovation Project**

Dear Kevin,

On Wednesday, April 30, 2025, two (2) bids were received for the subject project. A recommendation regarding the bids received for the project at 311 Lime Street, Joliet, IL, is provided.

Following a review, the apparent low bid from Blue Reef, LLC of Chicago, IL, for \$257,325.00, is above the project's budget.

Due to the difference between the lowest bid and the budget, it is recommended that all bids for the project be rejected at this time.

This decision reflects a commitment to staying within budget while ensuring the project's success.

Sincerely,

AIA® Document A310™ – 2010

 ORIGINAL
COPY

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Blue Reef, LLC
939 W. North Ave., Ste 750
Chicago, IL 60642

SURETY:

(Name, legal status and principal place of business)

Merchants National Bonding, Inc.
P.O. Box 14498
Des Moines, IA 50306

OWNER:

(Name, legal status and address)

County of Will
302 N Chicago St
Joliet, IL 60432

BOND AMOUNT: * TEN PERCENT OF ACCOMPANYING BID *****

PROJECT:

(Name, location or address, and Project number, if any)

SAO Recovery Home, 311 Lime Street - Renovation Project

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 30th day of April, 2025

(Witness)

Blue Reef, LLC

(Principal)

(Seal)

(Title)

Merchants National Bonding, Inc.

(Surety)

(Seal)

(Title) David A. Kotula, Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

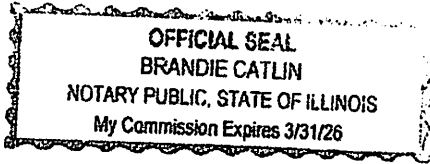
G-23208-B

ss.

STATE OF IL
COUNTY OF WILL

I, Brandie Catlin, Notary Public of Will County, in the State of Illinois, do hereby certify that David A. Kotula Attorney-in-fact, of the Merchants National Bonding, Inc., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument, for and on behalf of the Merchants National Bonding, Inc., for the uses and purposes therein set forth.

Given under my hand and notarial seal at my office in the City of Lockport in said County, this 30th day of April A.D. 2025.



Brandie Catlin
Brandie Catlin
Notary Public

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brian DiPaola; David A Kotula

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

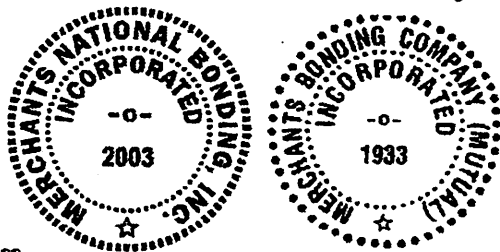
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of December, 2022.



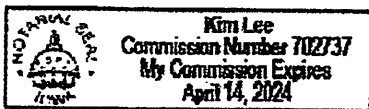
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of December 2022, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



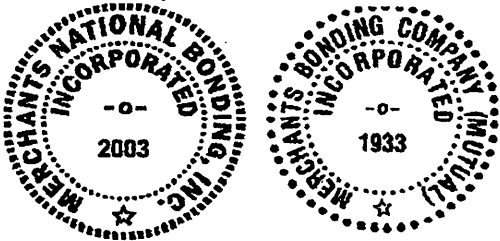
Kim Lee

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 30th day of April 2025.



William Warner Jr.
Secretary