



WILL COUNTY, ILLINOIS

JENNIFER BERTINO-TARRANT  
WILL COUNTY EXECUTIVE

P. (815) 740-4601  
F. (815) 740-4600  
E. countyexec@willcountyillinois.com

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

February 28, 2025

J.L Adler Roofing & Sheet Metal, Inc  
779 Joyce Rd.  
Joliet, IL 60436

Attn: Matt Adler

RE: Bid 2025-63 1300 Copperfield Roofing & Glazing

Dear Mr. Adler,

I am pleased to inform you that your bid submitted on February 20, 2025, in the amount of \$270,050.00 for Base Bid 1: Roofing Removal and Replacement at 1300 Copperfield Ave is hereby accepted. A copy of your bid response is enclosed.

Your performance bond is now due, in the amount of \$270,050.00, which represents the total cost of this project. Upon receipt of your performance bond, I will return your Bid Bond.

We look forward to a very efficient and sound working relationship ahead. If you have any questions Dave Tkac, Director of Capitol Programming at (815) 740-8071.

Sincerely,

Jennifer Bertino-Tarrant  
Will County Executive

Enclosure  
JBT/nr



## WILL COUNTY, ILLINOIS

### PURCHASING DEPARTMENT

## Bid History

**ITEM:** 2025-63 1300 Copperfield Roofing & Glazing

**DEPARTMENT:** Facilities

**BID RELEASE:** January 31, 2025

**PUBLISHED NOTICE:** February 2, 2025 Herald News

**FUNDING SOURCE:** Capital Projects Fund

**BID OPENING:** February 20, 2025 2:00 PM

**LOCATION:** 302 N Chicago St, Joliet, IL 60432

### **BIDDING RESULTS:**

**NUMBER RELEASED:** 20+ Internet

**NUMBER RETURNED:**

| <b><u>BIDDER:</u></b>                 | <b><u>LUMP SUM #1</u></b> | <b><u>LUMP SUM #2</u></b> |
|---------------------------------------|---------------------------|---------------------------|
| Adler Roofing<br>3F Corporation       | \$270,050.00<br>-         | -<br>\$118,700.00         |
| Crowther Roofing & Sheet Metal        | \$328,000.00              | -                         |
| Elens & Maichin Roofing & Sheet Metal | \$346,390.00              | -                         |
| Bennett & Brosseau                    | \$364,600.00              | \$270,000.00              |
| L Marshall Roofing & Sheet Metal      | \$428,000.00              | -                         |
| Korellis Roofing                      | \$408,848.00              | -                         |
| Anthony Roofing – Tecta America       | \$407,541.00              | -                         |
| RB Crowther                           | \$378,750.00              | -                         |
| Christopher Glass                     | -                         | \$303,500.00              |
| AGAE Contractors                      | \$420,000.00              | \$382,500.00              |
| Riddiford Roofing                     | \$380,900.00              | -                         |

Recommendation (attached) from Dave Tkac, Director of Capital Planning, is to award the bid to the lowest responsible responsive bidder, Adler Roofing, Joliet, IL for Base Bid Section #1, Roofing, in a total base bid amount of \$270,050.00, and 3F Corporation, Alsip IL for Base Bid Section #2, Glass & Glazing, for a total base bid amount of \$118,700.00.




WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

Bid Tabulation

Design & Install AV System Upgrade

#2024-63

| BIDDER  | Bid Requirements  | Total Cost   |
|---|---|--|
| Crowther Roofing & Sheet Metal<br><br>Romeoville, IL  | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref. yes | Lump Sum #1 \$328,000. <sup>00</sup><br><br>Lump Sum #2                          |
| Elens & Maichin Roofing & Sheet Metal<br><br>Joliet, IL   | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref yes  | Lump Sum #1 \$346,390. <sup>00</sup><br><br>Lump Sum #2                          |
| Bennett & Brosseau<br><br>Romeoville, IL  | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): (1)<br>Bid Form: yes<br>ref yes  | Lump Sum #1 \$364,600. <sup>00</sup><br><br>Lump Sum #2 \$270,000. <sup>00</sup> |
| 3 F Corporation<br><br>Alsip, IL<br> | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref yes  | Lump Sum #1<br><br>Lump Sum #2 \$118,700. <sup>00</sup>                          |
| L Marshall Roofing & Sheet Metal<br><br>Glenview, IL  | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref yes  | Lump Sum #1 \$428,000. <sup>00</sup><br><br>Lump Sum #2                          |

Also Present: Kevin Lynn, Nancy Ruettiger NR.  
PAUL BOYSETTI, LEGAL ADMINISTRATOR



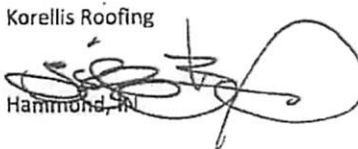
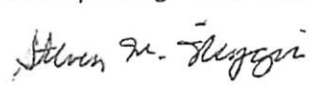
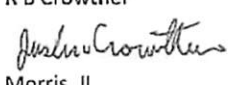
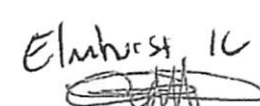
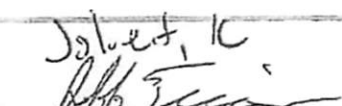
**WILL COUNTY, ILLINOIS**

**PURCHASING DEPARTMENT**

**Bid Tabulation**

Design & Install AV System Upgrade

#2024-63

| BIDDER  | Bid Requirements   | Total Cost   |
|---|--|--|
| Korellis Roofing<br><br>Hammond, IL                | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref - yes | Lump Sum #1<br>\$ 408,848 <sup>00</sup><br>Lump Sum #2 |
| Anthony Roofing – Tecta America<br><br>Aurora, IL | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref - yes | Lump Sum #1<br>\$ 407,541 <sup>00</sup><br>Lump Sum #2 |
| R B Crowther<br><br>Morris, IL                   | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref - yes | Lump Sum #1<br>\$ 378,750 <sup>00</sup><br>Lump Sum #2 |
| Christophe Glass<br><br>Elmhurst, IL             | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): (1)<br>Bid Form: yes<br>ref - yes | Lump Sum #1<br>Lump Sum #2<br>303,500 <sup>00</sup>    |
| Adler Roofing<br><br>Joliet, IL                  | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref - yes | Lump Sum #1<br>\$ 270,050 <sup>00</sup><br>Lump Sum #2 |

Also Present: Kevin Lynn, Nancy Ruettiger



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

### Bid Tabulation

Design & Install AV System Upgrade

#2024-63

| BIDDER                                       | Bid Requirements  | Total Cost   |
|--|---|--|
| AGAE Contractors<br>Elk Grove Village, IL    | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br><i>(Signature)</i> | Lump Sum #1<br>470,000 <sup>00</sup><br>Lump Sum #2<br>382,500 <sup>00</sup> |
| Riddiford Roofing<br>Arlington Heights<br>IL | Bid Bond: 10%<br>Prime Contractor Form: yes<br>Addenda Form (2): yes<br>Bid Form: yes<br>ref - yes          | Lump Sum #1<br>Lump Sum #2 389,000 <sup>00</sup>                             |
|  | Bid Bond:<br>Prime Contractor Form:<br>Addenda Form (2):<br>Bid Form:                                       | Lump Sum #1<br><br>Lump Sum #2   |
|  | Bid Bond:<br>Prime Contractor Form:<br>Addenda Form (2):<br>Bid Form:                                       | Lump Sum #1<br><br>Lump Sum #2   |
|  | Bid Bond:<br>Prime Contractor Form:<br>Addenda Form (2):<br>Bid Form:                                       | Lump Sum #1<br><br>Lump Sum #2   |

Also Present: Kevin Lynn, Nancy Ruettiger

*(Handwritten initials)*



**WILL COUNTY, ILLINOIS**

**FACILITIES DEPARTMENT**

**JENNIFER BERTINO-TARRANT**  
WILL COUNTY EXECUTIVE

**DAVID E. TKAC**  
*Director Capital Programming*

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

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

February 27, 2025

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

**RE: Recommendation for Contract Award: 2025-63  
1300 Copperfield Avenue Renovations Project  
Roof Replacement and Glazing Repairs**

Dear Kevin,

On Thursday, February 20, 2025, fourteen (14) contractors' bids were received and opened for Roof Replacement and Glass/Glazing for the 1300 Copperfield Avenue Project as follows:

Ten (10) bids for Base Bid 1: Roof Replacement  
Four (4) bids for Base Bid 2: Glazing Repairs

The low bid for Bid 1, Roof Replacement, was submitted by Adler Roofing of Joliet, IL, in the amount of \$270,050.00, with Alternate Add 1: \$36,700.00 and Alternate Add 2: \$18,000.00, for a total recommended award amount of \$324,750.00.

The low bid for Bid 2, Glazing Repairs, was submitted by 3F Corporation of Alsip, IL in the amount of \$118,700.00.

After careful review of the bids in consultation with Paul Pessetti, of Legat Architects, and the Facilities Team, it is my recommendation to proceed with the bids received from both:

**Roof Replacement:**  
Adler Roofing & Sheet Metal, Inc.  
1224 S. Haddow Ave.  
Joliet, Illinois 60436

**Glazing Repairs:**  
3F Corporation  
12560 S. Holiday Drive, Unit D  
Alsip, Illinois 60803

Sincerely,

A handwritten signature in black ink, appearing to read "D. E. Tkac".

David E. Tkac

# LEGAT ARCHITECTS

Design with a Difference

February 25, 2025,

VIA EMAIL

Mr. David Tkac  
Director of Capital Programming  
Will County  
304 N/ Scott Street  
Joliet Illinois, 60432  
Re: 2025 Exterior Improvements: Roofing Replacement and Glazing Repairs  
Architect's Project Number: 224153.00  
Letter of Recommendation for Contract Award

Dear Mr. Tkac,

On Thursday, February 20, at 2:00 p.m. bids were received for the above referenced project in the Purchasing Department. Ten (10) sealed bids were submitted for Base Bid 1: Roofing Replacement and Four (4) sealed bids were submitted for Base Bid 2, Glazing Repairs. All bids were considered responsive. The bid opening was conducted by Kevin Lynn, Purchasing Director, Nancy Ruettiger and witnessed by thirteen (13) attendees. Refer to the attached Bid Sign-In Sheet.

The project was broken into two base bids. Base Bid 1, for Roofing Removal and Replacement at 1300 Copperfield Ave., and Base Bid 2, for Glazing Replacement at 1300 Copperfield Ave. Alternate bids were taken as part of Base Bid 1, for vapor barrier installation, changing the roofing material from 60 mil EPDM to 90 Mil EPDM, and painting of exterior steel at the building entry and entrance canopy as indicated on the Bid Form.

Legat Architects has reviewed the project scope of the apparent low bidder, J.L. Adler Roofing and Sheet Metal, Inc. (Base Bid 1) and 3F Corporation (Base Bid 2) and have confirmed that both are confident with their bid prices and have included all specified work and allowances. Legat Architects further reviewed the qualifications and references of the low bid contractors and found no evidence which would disqualify them from being awarded a contract for the work.

**Base Bid 1:**

Legat Architects recommends that Will County consider awarding the Contract for Construction, inclusive of the Base Bid (\$270,050.00) and Alternate Bid 1 (\$36,700.00), and Alternate Bid 2 (\$18,000.00), for a total contract amount of \$324,750.00, to:

J.L. Adler Roofing and Sheet Metal, Inc.  
779 Joyce Road  
Joliet, IL 60436

Alternate Bid 3 is not recommended at this time. All work is to be completed by Friday, August 29, 2025.

**Base Bid 2:**

Legat Architects recommends that Will County consider awarding the Contract for Construction, inclusive of the Base Bid for a total contract amount of \$118,700.00, to:

3F Corporation  
12560 S. Holiday Dr., Unit D  
Alsip, IL 60803

All work is to be completed by Friday, August 29, 2025.

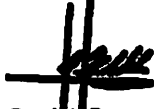
[www.legat.com](http://www.legat.com)

Mr. David Tkac  
Will County  
**Letter of Recommendation for Contract Award**  
February 25, 2025  
Page 2 of 2

If you have any questions concerning the bidding of the project, please do not hesitate to call. On behalf of Legat Architects, I look forward to working with the County toward the successful completion of this project.

Sincerely,

Legat Architects, Inc.

A handwritten signature in black ink, appearing to read "P. Ressetti", written over a horizontal line.

Paul J. Ressetti, AIA, LEED AP, BD+C  
Project Manager

ATTACHMENTS Bid Tabulation and Sign-In Sheet, dated 02/20/2025.