



WILL COUNTY, ILLINOIS

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

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

June 25, 2025

Arlington Construction Services
1224 S Haddow Ave
Arlington Heights, IL 60005

Attn: Arthur Mueller

RE: Bid 2025-79 57 N Ottawa St. 2nd Floor Renovation

Dear Mr. Mueller,

I am pleased to inform you that your bid submitted on June 4, 2025, in the amount of \$438,903.00 for the project noted above is hereby accepted. A copy of your bid response is enclosed.

Your performance bond is now due, in the amount of \$438,903.00, 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: #2025-79 57 N Ottawa 2nd Floor Renovation Project

DEPARTMENT: Facilities

BID RELEASE: May 8, 2025

PUBLISHED NOTICE: May 10, 2025

BID OPENING: June 4, 2025

LOCATION: 302 N Chicago St. Joliet, IL 60432

BIDDING RESULTS:

NUMBER RELEASED: 15 + Internet

NUMBER RETURNED: 11

<u>BIDDER:</u>	<u>Total Cost</u>
Arlington Construction, Arlington Heights, IL	\$438,903.00
RD's HVAC, Oak Forest, IL	\$405,000.00
Medows Construction, Plainfield, IL	\$505,684.00
Paul Borg Construction, Chicago, IL	\$531,000.00
Harbour Construction, Plainfield, IL	\$573,460.00
Walter Daniels Construction, Chicago, IL	\$580,350.00
OA Construction, Highland, IN	\$607,500.00
KWCC Inc, Montgomery, IL	\$615,000.00
TW Webber Construction, Crown Point, IN	\$715,000.00
Allied Alliance Inc, Bolingbrook, IL	\$754,765.00
Lindblad Construction, Joliet, IL	Disqualified

After review and reference checks the recommendation from Dave Tkac, Director of Capital Programming, is to **award the contract for the 57 N Ottawa 2nd Floor Renovations project to Arlington Construction, Arlington Heights, IL for a total amount of \$438,903.00.**




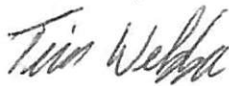

WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT



Bid Tabulation

57 N Ottawa 2nd Floor Renovation Project

#2025-79

Bidder	Bid Requirements	Total bid amount
Allied Alliance Inc Bolingbrook, IL 	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 754,765 ⁰⁰
TW Webber Construction Company Crown Point, IN 	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 715,000 ⁰⁰
RDS Oak Forest, IL	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 405,000 ⁰⁰
Paul Borg Construction Co Chicago, IL 	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 531,000 ⁰⁰

Also Present: Kevin Lynn, Nancy Ruetzger, John Linehan



RDS Mechanical/HVAC
Burr Ridge

Chad
Reynolds
Carpenters Union

~~Signature~~



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

Bid Tabulation

57 N Ottawa 2nd Floor Renovation Project

#2025-79

Bidder	Bid Requirements	Total bid amount
Arlington Construction Arlington Heights, IL <i>Julio Ramirez</i> <i>Julio Ramirez</i>	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 438,903 ⁰⁰
DA CONSTRUCTION MILWAUKEE IN <i>al h</i>	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 607,500 ⁰⁰
KWCC Inc. Montgomery IL <i>Matt Kuperda</i>	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 615,000 ⁰⁰
Lindblad Const. Golbet IL <i>TOP</i>	Bid Bond: 10% Prime Contractor Form: yes <u>Addenda Form (1): NO</u> Bid Form: yes References: yes	Disqualified

Also Present: Kevin Lynn, Nancy Ruettiger, John Linehan

MARTY KUPERDA
LAC-LMCC



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

Bid Tabulation

57 N Ottawa 2nd Floor Renovation Project

#2025-79

Bidder	Bid Requirements	Total bid amount
Meadow's Plainfield, Jr P. M. O'Brien	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 505,684. ⁰⁰
Walter Daniels Chua's - JNBK	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	\$ 580,350. ⁰⁰
Harbour Const. Plainfield [Signature]	Bid Bond: 10% Prime Contractor Form: yes Addenda Form (1): yes Bid Form: yes References: yes	573,400. ⁰⁰
	Bid Bond: Prime Contractor Form: Addenda Form (1): Bid Form: References:	

Also Present: Kevin Lynn, Nancy Ruettiger, John Linehan



WILL COUNTY, ILLINOIS

FACILITIES DEPARTMENT

P. 815-740-8071
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JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

DAVID E. TKAC
Director Capital Programming

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

June 26, 2025

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

**RE: Recommendation for Contract Award: 2025-79
57 N Ottawa, Joliet – 2nd Floor Renovation Project**

Dear Kevin,

On Wednesday, June 4, 2025, a total of eleven (11) bids were received and opened for the renovation project on the 2nd floor at 57 N. Ottawa Street, Joliet, IL. The apparent low bid was submitted by RD's HVAC of Oak Forest, IL, in the amount of \$405,000.00.

Following careful review of this bid, the Facilities Team determined that recommending the contract to RD's HVAC would not be in the best interests of the county. The team has serious concerns regarding a lack of general contracting experience, particularly with multi-trade renovations within a fully operational building.

The second apparent low bid was submitted by Arlington Construction Services, of Arlington Heights, IL, in the amount of \$438,903.00. After a thorough review of this bid by the Facilities Team, the recommendation is to proceed with the second apparent low bid and award the contract to Arlington Construction Services.

This recommendation is based on Arlington Construction Services demonstrated experience and the assessment that they are a responsive and responsible bidder. This recommendation aligns with the county's best interests for a successful project outcome.

Sincerely,

David E. Tkac
Director of Capital Programming