



## WILL COUNTY, ILLINOIS

JENNIFER BERTINO-TARRANT  
WILL COUNTY EXECUTIVE

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

October 31, 2025

Anderson Elevator Co.  
2801 S. 19<sup>th</sup> Ave.  
Broadview, IL 60155

Attn: Zak Stamm

Re: Bid #2026-33 Elevator Maintenance Bid

Dear Mr. Stamm,

I am pleased to inform you that your bid submitted on September 25, 2025, for elevator maintenance for various Will County buildings is hereby accepted.

The contract is for a 12-month period starting December 1, 2025, through and including November 30, 2026, for a one-year total of \$66,679.00. The County of Will also has the right to exercise the optional two (2) one (1) year renewals. Our bid will serve as the contract documents.

Your performance bond is now due, in the amount of \$66,976.00, which represents the first-year contract period for the total of all locations. 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, please reach out to Bill Fern, Facilities Management Director at (815) 740-8071.

Sincerely,

Jennifer Bertino-Tarrant  
JBT/nr



## WILL COUNTY, ILLINOIS

### PURCHASING DEPARTMENT

## Bid History

**ITEM:** 2026-33 Elevator Maintenance

**DEPARTMENT:** Facilities

**BID RELEASE:** August 29, 2025

**PUBLISHED NOTICE:** August 31, 2025

**FUNDING SOURCE:** Budgeted item

**BID OPENING:** September 25, 2025

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

### **BIDDING RESULTS:**

**NUMBER RELEASED:** 15+ Internet

**NUMBER RETURNED:** 3

### **BIDDER:**

### **Estimated First Year Base**

Anderson Elevator, Broadview, IL

**\$66,976.00**

Total Elevator Solutions, Plainfield, IL

\$47,700.00

Mid-American Elevator, East Dundee, IL

\$75,636.00

Recommendation from Dave Tkac, Director of Capital Programming, is to award the 2026-33 Elevator Maintenance Bid to Anderson Elevator, Broadview, IL for an estimated first year base price of \$66,976.00, for a one (1) year contract, commencing December 1, 2025, through and including November 30, 2026. The base price for the first year is exclusive of any emergency or after-hours service calls required throughout the year. Attached is the recommendation with justification of selection.



WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

Bid Tabulation

Elevator Maintenance

#2026-33

BIDDERS	Anderson Brooklyn 3078	Total Elevator Planfield.	Mid American E. Dundel.
	PC <i>yes</i> BID BOND <i>10%</i> SIGN <i>yes</i> ADDENDA (1) <i>yes</i> <i>ref- yes</i>	PC <i>yes</i> BID BOND <i>10%</i> SIGN <i>yes</i> ADDENDA (1) <i>yes</i> <i>ref- yes</i>	PC <i>yes</i> BID BOND <i>10%</i> SIGN <i>yes</i> ADDENDA (1) <i>yes</i> <i>ref- yes</i>
WCOB	1 <sup>st</sup> year <i>4964.00</i>	1 <sup>st</sup> year <i>3960.00</i>	1 <sup>st</sup> year <i>7128.00</i>
PUBLIC SAFETY COMPLEX	1 <sup>st</sup> year <i>5768.00</i>	1 <sup>st</sup> year <i>2880.00</i>	1 <sup>st</sup> year <i>5544.00</i>
SHNH	1 <sup>st</sup> year <i>5940.00</i>	1 <sup>st</sup> year <i>4320.00</i>	1 <sup>st</sup> year <i>8316.00</i>
ANNEX	1 <sup>st</sup> year <i>16800<sup>00</sup></i>	1 <sup>st</sup> year <i>12,240.00</i>	1 <sup>st</sup> year <i>13068<sup>02</sup></i>
RVDC	1 <sup>st</sup> year <i>5940.00</i>	1 <sup>st</sup> year <i>4140.00</i>	1 <sup>st</sup> year <i>8316.00</i>
ADF	1 <sup>st</sup> year <i>12,832<sup>00</sup></i>	1 <sup>st</sup> year <i>11,520.00</i>	1 <sup>st</sup> year <i>14,632<sup>00</sup></i>



# WILL COUNTY, ILLINOIS

PURCHASING DEPARTMENT

## Bid Tabulation

HEALTH DEPT	1 <sup>st</sup> year 2288.00	1 <sup>st</sup> year 1440.00	1 <sup>st</sup> year 2772.00
CHC	1 <sup>st</sup> year 2288.00	1 <sup>st</sup> year 1440.00	1 <sup>st</sup> year 2772.00
CHILDRENS ADVOCACY CENTER	1 <sup>st</sup> year 2596.00	1 <sup>st</sup> year 1440.00	1 <sup>st</sup> year 2772.00
VETERANS ASSISTANCE COMMISSION	1 <sup>st</sup> year 7560.00	1 <sup>st</sup> year 4320. <sup>00</sup>	1 <sup>st</sup> year 8316. <sup>00</sup>
TOTALS YEAR 1	\$	\$	\$

*Tam* *PH* *NR*  
*for* *the*



## WILL COUNTY, ILLINOIS

COUNTY EXECUTIVE OFFICE

P. 815-740-8071  
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E. [dtkac@willcounty.gov](mailto:dtkac@willcounty.gov)

**JENNIFER BERTINO-TARRANT**  
WILL COUNTY EXECUTIVE

**DAVE TKAC**

DIRECTOR OF  
CAPITAL PROGRAMMING  
County Facilities Building  
304 N. Scott Street  
Joliet, IL 60432

October 31, 2025

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

**Subject:** 2026-33 Recommendation for Elevator Maintenance Contract Award

Dear Kevin,

On Thursday September 25, 2025, three (3) contractor bids were received and publicly opened for the Elevator Maintenance Contract covering various Will County office buildings and facilities.

While the lowest bid was submitted by Total Elevator Service (TES), a thorough evaluation of their proposal raised significant concerns about their ability to meet the full scope of services outlined in the RFP. Specifically, TES lacks demonstrated experience in environments comparable to our County facilities, which include a mixture of older and specialized elevator systems. Awarding the contract to a vendor without this level of experience could introduce operational inefficiencies and potential safety risks.

Additionally, there are concerns regarding TES's staffing capacity and technical expertise, particularly their ability to provide consistent service across multiple sites with varying system requirements.

In consultation with the Will County Facilities Team, and in the interest of ensuring reliable and high-quality service, we are recommending that the contract be awarded to the second-lowest bidder, Anderson Elevator Company of Broadview, IL. Anderson's bid was as follows:

- **Year 1:** \$ 66,976
- **Year 2:** \$ 69,008
- **Year 3:** \$ 71,096
- **Total (3 years):** \$ 207,080



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**DAVE TKAC**

DIRECTOR OF  
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This recommendation is based on Anderson's proven performance, responsiveness, and familiarity with our facilities, which we believe will provide the County with the most reliable and consistent service over the term of the contract.

Therefore, it is my recommendation to proceed with awarding the contract to:

**Anderson Elevator Company**  
2801 South 19th Avenue  
Broadview, Illinois 60155

Sincerely,

David E. Tkac  
Director of Capital Programming  
cc: file