



City of Joliet

Public Assets Committee

Meeting Agenda - Final

Committee Members
Councilwoman Suzanna Ibarra, Chairperson
Councilman Joe Clement
Councilman Juan Moreno

Tuesday, November 4, 2025

5:00 PM

Executive Conference Room

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

APPROVAL OF MINUTES

8-25-2025 Public Assets Committee Meeting Minutes

[TMP-9083](#)

Attachments: [8-28-25MeetingMinutesPublic Assets.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AGENDA ITEMS

Recommendation to Award Payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the amount of \$69,275.00.

[TMP-9096](#)

Attachments: [Joliet Area Historical Museum Gallery Ceiling Repair.docx.pdf](#)

Award of Contract for the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC in the amount of \$227,700.00. [TMP-9113](#)

Attachments: [491_PD_BID_REVIEW.pdf](#)
[Bid Tab.pdf](#)

Recommendation to Approve the Professional Services, Purchase, and Installation of the HVAC replacement of five roof top units at Slammers Stadium to Anchor Mechanical Inc. in the amount of \$242,041.80. [TMP-9187](#)

Attachments: [Slammers Stadium RTU Replacement Project Quote.pdf](#)
[Joliet Slammers Stadium - 5 RTU Replacements.pdf](#)
[Joliet Slammers RTU Replacement Proposal.pdf](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Slammers Update [TMP-9114](#)

Museum Update [TMP-9115](#)

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9083

Agenda Date:10/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, August 28, 2025

4:30 PM

City Hall, Executive Conference Room

Public Assets Committee

Committee Members

Councilwoman Suzanna Ibarra, Chairperson

Councilman Joe Clement

Councilman Juan Moreno

ROLL CALL

Also Present: Management Director Blaine Kline, Deputy Director Of Public Works Sean Mikos, Community Development Director Dustin Anderson, Legal Assistant Katy Fysken

Present Councilwoman Suzanna Ibarra and Councilman Juan Moreno

Absent Councilman Joe Clement

APPROVAL OF MINUTES

6-26-2025 Public Assets Meeting Minutes

[TMP-8878](#)

Attachments: [Public Assets Committee 25 06-26 Meeting Minutes.pdf](#)

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Suzanna Ibarra, to approve 6-26-2025 Public Assets Meeting Minutes. The motion carried by the following vote:

Aye: Councilwoman Ibarra and Councilman Moreno

Absent: Councilman Clement

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

Recommendation to Approve the Professional Services, Purchase, and Installation of the City Hall Exterior Painting Project to Cosgrove Construction Inc. in the amount of \$61,375.00

[TMP-8904](#)

Attachments: [City Hall Exterior Painting Proposals.pdf](#)

Blaine Kline, Director of Facilities Management explained that the exterior of city hall has not been painted in 10 years and the lifespan of the paint is roughly 10 years. The city bid out the project and Cosgrove construction was the lowest bidder at \$61,375.00.

Councilman Moreno wanted to know if we were keeping the same colors and yes city hall will remain the same color.

Councilwoman Ibarra asked if this was just a regular part of maintenance and yes this is just regularly scheduled building maintenance.

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Suzanna Ibarra: Recommendation to Approve the Professional Services, Purchase, and Installation of the City Hall Exterior Painting Project to Cosgrove Construction Inc. in the amount of \$61,375.00. The motion carried by the following vote:

Aye: Councilwoman Ibarra and Councilman Moreno

Absent: Councilman Clement

Recommendation to Approve the Professional Services, Purchase, and Installation of the Joliet Police Department West Substation Generator Replacement Project to Elliott Electric Inc. in the amount of \$63,182.00

[TMP-8924](#)

Attachments: [Joliet Westside PD Generator Proposal.docx](#)
[057-25.pdf](#)

[City of Joliet West Side PD Generator Replacement.pdf](#)

Mr. Kline discussed the replacement of the over 30 year old generated at the Joliet Police Department West Substation on Caton Farm rd in Plainfield. The new generator is a 1:1 replacement of the old one and Eliott Electric Inc had the lowest bid for \$63,182.00. The new generator is a caterpillar Generator.

Council Member Moreno asked the lifespan of the generators, Mr. Kline explained the newer ones is roughly 20-25 years.

Councilwoman Ibarra asked what would happen to the old generator and Mr Kline said it would be recycled.

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Suzanna Ibarra: Recommendation to Approve the Professional Services, Purchase, and Installation of the Joliet Police Department West Substation Generator Replacement Project to Elliott Electric Inc. in the amount of \$63,182.00. The motion carried by the following vote:

Aye: Councilwoman Ibarra and Councilman Moreno

Absent: Councilman Clement

Recommendation to Approve the Professional Services, Purchase, and Installation of the Joliet Area Historical Museum Rooftop Fire Suppression Pipe Replacement to AMS Industries, Inc. in the amount of \$55,500.00

[TMP-8925](#)

Attachments: [Museum Sprinkler Pipe Replacement Proposals.pdf](#)

Mr. Kline explained the outdoor balcony of the Joliet Historical Museum fire suppression pipe currently has leaks that need to be permanently corrected. Ams Industries had the lowest bid at \$55,500.00.

Council Woman Ibarra explained that the city owns the building located at 204 Ottawa st. that the Joliet Area Historical Museum is currently located in.

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Suzanna Ibarra: Recommendation to Approve the Professional Services, Purchase, and Installation of the Joliet Area Historical Museum Rooftop Fire Suppression Pipe Replacement to AMS Industries, Inc. in the amount of \$55,500.00. The motion carried by the following vote:

Aye: Councilwoman Ibarra and Councilman Moreno

Absent: Councilman Clement

Award of Contract for the Route 66 Broadway St Greenway Improvement Project to PT Fero Construction Co in the Amount of \$63,063.00

[TMP-8939](#)

Mr. Kline Explained that the project was for ADA improvements to the Route 66 Broadway Greenway. PT Ferro was the lowest bidder at \$63,063.00. They will be improving some of the walkways and making other ADA improvements to the greenway area. The funds all come from grants.

Councilman Moreno wanted to know who was responsible for the area on Broadway in front of the ice cream stand where we have the large flower pots as the buffer from traffic. Deputy Directory of Public Works, Sean Mikos answered that it was IDOT's responsibility.

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Suzanna Ibarra, to approve: Award of Contract for the Route 66 Broadway St Greenway Improvement Project to PT Fero Construction Co in the Amount of \$63,063.00. The motion carried by the following vote:

Aye: Councilwoman Ibarra and Councilman Moreno

Absent: Councilman Clement

Slammers Update

[TMP-8927](#)

Night Train Veeck could not attend the meeting but sends his gratitude for all the help the city gave for the hot dog drop.

Museum Update

[TMP-8928](#)

Mr. Greg Peerbottle discussed upcoming events at the Joliet Area Historical Museum, the Slovenia Grape Harvest Polka Festival the weekend of September 6th and the Blues Brothers movie screening at the Prison on October 4th.

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Ms. Sharon Ferro of the Miracle League of Joliet spoke about Miracle League having an handicap adaptive bathroom for adults with disabilities to be changed in.

Mr. Kline explained he has budgeted for this for next season.

Sharon says she has given Mr. Kline some plans from other places that have these kinds of bathrooms that are also used by other people, so we can plan for how do we keep people out of these bathrooms or away from the adaptive use items which can be expensive and we do not want them ruined.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Councilman Moreno, seconded by Councilwoman Ibarra, to adjourn..
The motion carried by the following vote:

Aye: Councilwoman Ibarra and Councilman Moreno

Absent: Councilman Clement

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



Memo

File #: TMP-9096

Agenda Date: 11/4/2025

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Award Payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the amount of \$69,275.00.

BACKGROUND:

The Joliet Area Historical Museum located at 204 N Ottawa St. was built in 1909. Last year we were able to replace the roof and eliminate the continued leaks that were occurring in the gallery. The next step is to repair the water damage on the ceiling in the gallery. This project will require scaffolding to access the ceiling because a lift is too heavy for the subfloor. We estimate this project to occur at the end of 2025 during a time when the museum is minimally impacted. This project is estimated to take a few weeks to complete. All colors will remain the same.

CONCLUSION:

The City of Joliet is seeking approval to award payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project. Staff contacted three vendors to obtain proposals for the scope of work, three returned proposals. Staff is recommending the purchase be approved and awarded to Cosgrove Construction Inc. in the amount of \$69,275.00. Original projected estimates were \$75,000.00. The 2025 Capital Improvements Building & Grounds fund provides funding for this repair project (Org 30020010, Obj 557300, \$69,275.00).

<u>Company</u>	<u>Proposal Amount</u>
Cosgrove Construction Inc.	\$69,275.00
M3 Builds	\$83,400.00
Hoss Decorating	\$74,500.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications under certain circumstances. Two (2) of these circumstances apply:

- (f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council.
- (g) Purchases of professional services.

Funds will be charged to Capital Improvements Building & Grounds Fund (Org 30020010, Object 557300), \$69,275.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the amount of \$69,275.00.

Cosgrove Construction Inc

20654 Amherst Court • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: October 1, 2025

Submitted to: City of Joliet

Attn: Blaine Kline

Job Name: Joliet Historic Museum Gallery Water Damage

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

PAINING & WALLCOVERING Supply & Install:

- Per walk thru we propose to furnish all labor to scrape loose and damaged surfaces. Seal water stains, patch, prime and paint entire ceiling. We will protect all displays with plastic.
- Spider Scaffolding will be providing a full stage scaffolding on display floor and we will be providing our own scaffolding at perimeter of catwalk.
- No painting of walls is included. Any damage that is currently not visible will need to be completed on a T&M basis.
- All work will take place during regular working hours and only in renovated area.

Total Base Bid: \$69,275.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Cosgrove Construction Inc. employees are fully covered by Workmen's compensation Insurance.

Authorized
Signature:


Bob Martine, Cosgrove Construction Inc.

Note: This Proposal may be withdrawn
by us if not accepted within 45 days.

Acceptance of Proposal - The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

HOSS DECORATING

PROPOSAL

8/9/2025

20678 Old Wolf rd. Mokena IL. 60448 708-990-2388

To: City of Joliet

ATT: Blaine Kline

JOB: Joliet Historic Museum Gallery Ceiling Damage

Breakdown: Protect all Displays with plastic protection.

Scrape all loose paint and damage on ceiling only.

Seal water stains.

Patch / Prime and Finish paint entire ceiling.

Gilco Scaffolding will provide and install full stage scaffolding on display floor.

HOSS Decorating will provide and install scaffolding at perimeter of catwalk.

Alternates: Any damage that is currently not visible will be completed on T&M basis.

Exclusions: Any painting of walls not included in proposal.

Premium Time

HOSS Decorating proposes to include all Labor and material.

Total with Labor and Material

\$74,500.00

Offered by: Thomas May / Project Manager

HOSS DECORATING

hossdecorating@yahoo.com



**M3
Builds**

September 14, 2025

TO: City of Joliet
Mr. Blaine Kline

M3 Builds will provide the proper insurance, labor, material and equipment to complete repair/painting work at the Joliet Historic Museum Gallery.

Includes:

1. Scrape, Prepare, Prime and Paint all ceiling areas associated with water damage as seen during walk through.
2. Scaffolding to be provided by others.
3. All walls are excluded from painting.
4. All areas not receiving work will be protected with plastic and or tarps.

Contract Price: \$83,400.00

Respectfully submitted,

Thomas Blaney
M3 Builds
708-927-0645



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9113

Agenda Date: 11/4/2025

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Award of Contract for the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC in the amount of \$227,700.00.

BACKGROUND:

The Former Stadium Club located at 141 E. Jefferson St and is adjacent to Slammers Stadium behind right field. The building was built in 1924 and is three-stories and 18,000 sq feet. Due to the age of the building, it contains asbestos and lead throughout. To continue efforts to maintain, update, and redevelop city owned facilities it is recommended to abate the asbestos and lead.

CONCLUSION:

On October 23rd at 10:00 A.M sealed bids were received for the Former Stadium Club Asbestos/Lead Abatement Project. Eight bids were received. The bid summary is below.

<u>Company</u>	<u>Proposal Amount</u>
Brock Industrial Svc.	\$248,900.00
CEC Environmental Inc.	\$290,000.00
Colfax Corporation	\$340,000.00
High Efficiency Abatement Inc.	\$924,000.00
M&D Environmental Company	\$276,500.00
Midway Contracting Group LLC.	\$334,000.00
Nationwide Environmental & Demo, LLC	\$227,700.00
Valor Technologies Inc.	\$330,000.00

The low bid by Nationwide Environmental & Demo, LLC. in the amount of \$227,700.00 is \$72,000.00 below the engineer's estimate of \$300,000.00. Sufficient funds exist in the Community Development Building and Grounds Fund for this project. (Org 02015000, Object 524300, \$227,700.00)

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council award the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC. in the amount of \$227,700.00.



Thursday, October 23, 2025

City of Joliet
150 West Jefferson Street
Joliet, IL 60432

Attention: Blaine Kline, Facilities Management Director

Subject: **Asbestos Abatement & Lead Stabilization Bid Review for City of Joliet**
Project Location: **Former Stadium Club**
141 East Jefferson Street
Joliet, IL 60432
MEC Project #: **24-06-491 PD**

Dear Mr. Kline,

On Thursday, October 23, 2025, bids for asbestos abatement and lead stabilization were received by the City of Joliet. A summary of the bid is as follows:

Company	Base Bid
<i>Nationwide Environmental & Demo</i>	<i>\$227,700.00</i>
Brock Industrial Services	\$248,900.00
M & O Environmental Company	\$276,500.00
CEC Environmental Inc.	\$290,000.00
Valor Technologies, Inc.	\$330,000.00
Colfax Corporation	\$340,000.00
Midway Contracting Group	\$334,000.00
High Efficiency Abatement, Inc.	\$924,000.00

Based on my discussion with Nationwide Environmental & Demo, they expressed that they understand the project and the entire scope of the work. All information requested by the bid document was supplied. We have worked on a number of abatement projects that Nationwide Environmental and Demo has successfully completed. After our review of all the information, Nationwide Environmental & Demo has submitted the lowest responsible bid for City of Joliet.



If you have any questions, please feel free to contact the undersigned at 630-553-3989.

Best Regards,
Midwest Environmental Consulting Services, Inc.

Blake Mellecker

Blake Mellecker
President

CITY OF JOLIET

BID # **2911-1025**

BID OPENING TABULATION DATE: **10-23-2020 10:30**

BID NAME: **FORRESTER Stadium Club Asbestos / Lead Abate**

BIDDER

BID AMOUNT

ADDENDUM

BID SECURITY

1 Brock Industrial Svc.	\$ 248,900.00	yes	yes
2 CEC Environmental Inc.	\$ 290,000.00	"	"
3 Colfax Corporation	\$ 340,000.00	"	"
4 High Efficiency Abatement Inc.	\$ 924,000.00	"	"
5 M+D Environmental Company	\$ 276,500.00	"	"
6 Midway Contracting Group LLC	\$ 334,000.00	"	"
7 Nationwide Environmental + Demolition LLC	\$ 227,700.00	"	"
8 Valor Technologies Inc.	\$ 330,000.00	"	"
9	\$		

BID OPENING ATTENDEES

ESTIMATE \$ 300,000.00

NAME M H Kavellekas	NAME Robert Gorton	NAME	NAME
CO. COT	CO. COT	CO.	CO.
NAME RUBEN LARA	NAME	NAME	NAME
CO. CEC ENVIRONMENTAL	CO.	CO.	CO.
NAME Nic Stegheles	NAME	NAME	NAME
CO. CAL	CO.	CO.	CO.
NAME Blaine Kline	NAME	NAME	NAME
CO. COT	CO.	CO.	CO.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9187

Agenda Date: 11/4/2025

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Approve the Professional Services, Purchase, and Installation of the HVAC replacement of five roof top units at Slammers Stadium to Anchor Mechanical Inc in the amount of \$242,041.80.

BACKGROUND:

Joliet Slammers Stadium was built in 2002 and hosts baseball games for the Slammers, University of St. Francis, IHSA State Finals, and local youth tournaments. It has also hosted special events such as New Orleans North and Glow Festival. There are five roof top units that are used for climate control in the offices, clubhouses, meeting space, and the Suite level. These units are over 23 years old, and began failing in the summer and are beyond their life expectancy.

CONCLUSION:

The City of Joliet is seeking approval of purchase and installation for five roof top units at Slammers Stadium (1-25 ton, 2-20 tons, 1-17.5 ton, and 1-12.5 ton). Staff contacted three vendors to obtain quotes for the scope of work, three returned proposals. Staff is recommending the purchase be approved and awarded to Anchor Mechanical, Inc. in the amount of \$242,041.80. Original projected estimates were \$275,000.00. The 2025 Community Development Building and Grounds repairs and maintenance budget provides funding for these replacement units (Org 02015000, Obj 524300, \$242,041.80).

Company

Proposal Amount

Anchor Mechanical Inc
Westside Mechanical Group
DePue Mechanical

\$242,041.80
\$271,500.00
\$274,610.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications under certain circumstances. Two (2) of these circumstances apply:

- (f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council.

(g) Purchases of professional services.

Funds will be charged to Community Development Buildings & Grounds Repairs & Maintenance (Org 02015000, Object 524300), \$242,041.80

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the HVAC replacement of five roof top units at Slammers Stadium to Anchor Mechanical Inc. in the amount of \$242,041.80



TO:
Slammer Stadium
1 Mayor Art Schultz Dr
Joliet Illinois
Blaine Kline

10/24/2025

Anchor Quote# QJ-25-087

Facilities Management Director

Project Labor and Materials to replace (2) 20 Ton, (1) 25 Ton, (1) 12.5 Ton and (1) 17.5 Ton Trane RTU's (see attached submittals). Includes demo and removal of existing (5) Trane RTU's w 45 ton crane, disconnect and reconnect existing gas lines, economizers, set w crane (5) RTU's, and startup.

Material	(5) Trane RTU's (see attached submittals)	\$	182,820.00
	Misc Parts and Materials	\$	7,200.00
	Markup	\$	17,101.80

Service Fitter Regular	132 hours	at \$	152.00	\$	20,064.00
Demo/Labor Regular	24 hours	at \$	152.00	\$	3,648.00
Sheet Metal Regular	24 hours	at \$	152.00	\$	3,648.00
	Regular	hours	at \$	152.00	\$ -
	Regular	hours	at \$	152.00	\$ -
Crane	45 Ton	2 Lifts	at \$	3,780.00	\$ 7,560.00
		at			

Notes: Abatement by others. Permits and Fees by others. Electrical and Plumbing by Others.

PROPOSAL TOTAL: \$ 242,041.80



As a condition of this proposal, payments are to be made on a progress basis. Invoice payment must be made within thirty (30) days of receipt. Any alteration or deviation from the above proposed will become an extra charge over the sum stated above. This proposal will become a binding Agreement only after acceptance by customer and approval of an officer of Anchor Mechanical Inc. as evidenced by their signatures below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto on the reverse hereof, and no person has authority to make any claim, representation promise or condition of behalf of Anchor Mechanical Inc. which is not expressed herein. This proposal is valid for thirty (30) days.

CONTRACTOR

Dennis Hogan

Sr. Sales Representative

Signature

10/24/2025

Date

CUSTOMER

City of Joliet

Signature

Date

July 24, 2025

Project: Replace five existing Packaged Rooftop Units.

Depue Mechanical is pleased to submit our proposal to provide the following proposal for the above referenced work.

****Units being replaced is as follows:**

Trane 25 Ton RTU Serial# Z50101247D
Trane 20 Ton RTU Serial# Z50100920D
Trane 17.5 Ton RTU Serial# Z50100951D
Trane 20 Ton RTU Serial# Z50100959D
Trane 12.5 Ton RTU Serial# R44101526D

Scope of Work:

- Recover refrigerant and dispose of per EPA recommendations.
- Disconnect the existing line voltage electrical, low voltage control wiring and gas piping of all units.
- Remove existing unit from roof and dispose of via recycling method.
- Provide and install:
 - Trane 25-ton packaged rooftop unit Model# YHK300A4S0H
 - Low leak economizer W/ powered exhaust & Hailguards
 - (2) Trane 20-ton packaged rooftop unit Model# YHK240A4S0H
 - (2) Low leak economizer W/ powered exhaust & Hailguards
 - Trane 17.5-ton packaged rooftop unit Model# YHK210A4S0L
 - Low leak economizer W/ powered exhaust & Hailguards
 - Trane 12.5-ton packaged rooftop unit Model# YSK150A4S0H
 - Low leak economizer W/ powered exhaust & Hailguards
- Re connect electrical, gas piping and control wiring above the roof level to tie into new unit.
- Remove and replace (5) disconnects with (5) new NEMA-3R Weatherproof fused disconnects.
- Provide and install (5) Conventional 2 Stage Heat/Cool Thermostats.
- Supply and install new condensate drain traps on all units.
- Provide crane needed for lifting of equipment.
- Upon completion provide a startup and check for proper operation.

Total cost for the above: \$274,610.00

Qualifications & Exclusions:

1. All work to be completed during normal working hours (Mon-Fri; 7am – 3:30pm).
2. Permits, bonding, and fees unless otherwise stated are excluded.
3. Any work not mentioned above is not included and will be quoted additionally.
4. Sales Tax is included. If work is tax exempt – Owner is to furnish appropriate documentation to support evidence that project/owner is “Tax Exempt”
5. Payment due within 30 days of completion and will be subject to 3%/month fine thereafter.

Thank you for allowing us to bid the above and if you have any questions please contact Alex Sanchez at 630-818-6534.

Respectfully submitted,
Alex Sanchez

Alex Sanchez
Depue Mechanical

Accepted by Signature: _____

Printed Name: _____

Date: _____



September 29, 2025

City of Joliet
150 W. Jefferson St.
Joliet, IL

RE:	Joliet Slammers RTU Replacement
ATTN:	Blaine Kline
Tax Exempt:	No

As requested, we are pleased to provide a proposal for replacing the (5) rooftop units listed below.

RTU 1-2 – SN R44101526D (12.5-ton)
RTU 1-3 – SN Z50100951D (17.5-ton)
RTU 3-1 – SN Z50100959D (20-ton)
RTU 3-2 – SN Z50101247D (25-ton)
RTU 3-3 – SN Z50100920D (20-ton)

Scope of Work

- Disconnect, remove, and haul away the existing RTUs.
- Furnish and install direct replacements for the existing RTUs. The replacements will include low-leak economizers and hail guards.
- Furnish and install roof curb adapters as required.
- Replace the electrical disconnects on each of the five units.
- Connect the new unit to the existing gas, ductwork, control wiring, and power.
- Provide a crane as required to lift the roof equipment. Street closure permits and traffic control are included.
- Startup and verify the operation of the equipment.

General Items

- All work will be performed during regular working hours, Monday through Friday.
- This proposal carries our standard one-year warranty for equipment replacements.
- If further repairs to existing equipment are needed for proper operation, they will be completed on a Time and Material or Quoted basis once building management approves.

Total Investment: \$271,500



Exclusions:

- Overtime
- Roofing
- Preventive Maintenance
- Temporary Heating & Cooling

Thank you for the opportunity to serve you. If there is anything else we can help with, please call.
Sincerely,

Alison Ward

Award@wsmech.com

(630) 401-0776

Ron Okon

ROkon@wsmech.com

815-409-5843

Sales/Piping Manager

To accept this quotation, sign here and return:

Signature: _____

Print Name: _____

Date: _____



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9114

Agenda Date:10/15/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9115

Agenda Date:10/15/2025
