



City of Joliet

Public Assets Committee

Meeting Agenda - Final

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

Wednesday, July 29, 2026

4:00 PM

**City Hall, 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

5.27.26 Public Assets Minutes

[**TMP-10118**](#)

Attachments: [2645 M Public Assets Committee 26-05-27 Meeting Minutes.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 Approve the Purchase of a Caterpillar [**TMP-10111**](#)
Generator for Public Works Cedarwood facility to Altorfer Power
Systems in the amount of \$163,379.84.

Attachments: [City of Joliet Roadway \(DG60\) - Sourcewell Proposal.pdf](#)

Recommendation to Award Contract 2990-0726 for the City of [TMP-10112](#) Joliet Facilities Grounds Maintenance 2026-2029 to Dukes Landscape Services in the amount of \$879,996.00.

Attachments: [Contract 2990-0726 Mandatory Pre Bid Sign in Sheet.xlsx](#)
[\(1\).pdf](#)
[2990-0726 \(1\).pdf](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

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-10118

Agenda Date: 7/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, May 27, 2026

4:30 PM

City Hall, Executive Conference Room

Public Assets Committee

Committee Members

Councilwoman Suzanna Ibarra, Chairperson

Councilman Joe Clement

Councilman Juan Moreno

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

ROLL CALL

Present Councilman Joe Clement and Councilman Juan Moreno
Absent Councilwoman Suzanna Ibarra

APPROVAL OF MINUTES

4.15.2026 Meeting Minutes

[TMP-9910](#)

Attachments: [2625 M Public Assets Committee 26-04-15 Meeting Minutes.pdf](#)

A motion was made by Councilman Juan Moreno, seconded by Councilman Joe Clement, to approve 4.15.2026 Meeting Minutes. The motion carried by the following vote:

Aye: Councilman Clement and Councilman Moreno

Absent: Councilwoman Ibarra

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

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AGENDA ITEMS

Recommendation to Award Payment for the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of \$190,625.00

[TMP-9911](#)

Attachments: [Ottawa St Parking Deck Painting Project.pdf](#)

Facilities Director Blaine Kline spoke about the repainting of the Ottawa street parking garage as part of the beautification of downtown and will be the main parking area for City Square. It hasn't been painted since some time in the 90's so it's overdue. Sought 3 proposals and Cosgrove Construction was the low proposal at \$190,625.00. They will apply 2 coats of paint, it will be power washed first, and it will be rolled. It can't be sprayed because of vehicles parking in the lot. Capital funds were set aside for this, and were budgeted for \$300,000 so we came in way under what it bid out for.

Councilman Moreno asked if the concrete needs to be repaired does this cover those repairs and Mr. Kline answered that it does cover those repairs. No major spots, but small areas.

Councilman Clement asked if they could do the spray on the weekends and

close the garage, Mr. Kline said with overtime it would be a wash with cost.

Councilman Clement also asked that the Mayor and City Manager be able to pick the color that the garage is painted so we get it right. Mr. Kline was originally going to use the same color city hall was painted last year, but the paint has not been purchased yet so that has not been decided.

A motion was made by Councilman Juan Moreno, seconded by Councilman Joe Clement, to approve Recommendation to Award Payment for the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of \$190,625.00. The motion carried by the following vote:

Aye: Councilman Clement and Councilman Moreno

Absent: Councilwoman Ibarra

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Greg Peerbolte, Chief Executive Officer of the Joliet Area Historical Museum gave a Museum update. Wanted to give a thank you for all the support for the ball game and that everyone was happy with how it went despite the rain.

Ready for the centennial this year, lots of excitement and visitors. Mr. Peerbolte was in Pontiac recently and they said people there used to see people first thing in the morning coming through and now they don't see them until after dinner because they are stopping in Joliet.

Councilman Clement asked about attendance at the game and Mr. Peerbolte said about 5,500 but that the Slammers have the official numbers.

Slammers Update

[TMP-9926](#)

Night Train Veeck could not attend the meeting so no Slammers Update.

PUBLIC COMMENT

None

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

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

Aye: Councilman Clement and Councilman Moreno

Absent: Councilwoman Ibarra

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-10111

Agenda Date: 7/29/2026

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Approve the Purchase of a Caterpillar generator for Public Works Cedarwood facility to Altorfer Power Systems in the amount of \$163,379.84.

BACKGROUND:

The Public Works facility located on Cedarwood is a critical component to operations. The facility does not have an existing generator and during emergency situations this facility serves as the command post for response to Public Works operations. It is crucial to have a dependable generator to provide backup power when needed to maintain Public Works operations from the facility.

CONCLUSION:

The City of Joliet is seeking approval of the purchase and installation for The Public Works Cedarwood facility Generator. Sourcewell pricing was used to secure pricing.

Company

Altorfer Power Systems

Proposal Amount

\$163,379.84

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 Funds (Org 30090290, Object 557500), \$150,000.00 and Buildings & Grounds Repairs & Maintenance (Org 02015000, Object 524300) \$13,379.84.

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Public Works Cedarwood Generator Purchase to Altorfer Power Systems in the amount of \$163,379.84.

Ref #: AF#26-31618397

Page 1 of 6

PROPOSAL

Customer: City of Joliet

Date: 7/9/2026

Project Name: City of Joliet Roadway #1 Generator Replacement

Altorfer Power Systems appreciates your interest in Caterpillar power generation equipment and the opportunity to work with you on this project. This proposal includes the standard accessories and are provided per Sourcewell (NJPA) contract #092222-CAT. ***This meets State of Illinois laws, and therefore should satisfy your bidding requirements without further solicitation.***

Per our discussions here is some good general information regarding Sourcewell:

- Sourcewell is a government agency, created by State statute, with a publicly elected board. Its sole purpose is to provide contract purchasing solutions to serve government and non-profit agencies – government serving government.
- Sourcewell does not eliminate the bid process, instead it satisfies the agency's requirements for competitive bidding.
- Caterpillar was awarded the Sourcewell Contract #092222-CAT
- Please see copy of State of Illinois Statutes.
- For more information please see www.sourcewell-mn.gov

CATERPILLAR ITEMS PER SOURCEWELL CONTRACT #092222-CAT

One (1) new Caterpillar model DG60 natural gas engine generator set rated at 60kW standby, 240V, single-Phase, 60 Hz, 1800 RPM, sound attenuated enclosure, equipped per attached bill of materials.

SOURCED GOODS ITEMS PER SOURCEWELL CONTRACT #092222-CAT

- One (1) ASCO new automatic transfer switch, 300 Series, open transition, 600A, 3 pole, SER, 240V, in-phase monitor for motor load transfer, UL Type 3R enclosure.
- Time for Altorfer certified technician on site for equipment startup.
- Time for Altorfer certified technician on site for load bank testing
- Time for Altorfer certified technician on site for end user training and handoff
- Two-year standard Caterpillar warranty
- Freight and shipping of project equipment to project jobsite
- Installation provided by Elliot Electric
- Natural Gas piping and plumbing provided by Burns

Please review the following bill of materials, terms and conditions, and pricing. Feel free to contact us with questions or for any changes that may be needed to meet the scope of the project as you understand it.

Sincerely,

Austin Foster

Ref #: AF#26-31618397
Power Sales Group
Altorfer / Caterpillar

Page 2 of 6

Standard Equipment Caterpillar

FACTORY TESTING AT 0.8 PF

- ✓ Results at full load reported are: engine rpm, frequency, average voltage, line-to-line voltages for all three phases, average current, line currents for all three phases, and observed power--all at 0.8 power factor. Engine rpm, average voltage and line-to-line voltages for all three phases are reported at no load.

AIR INLET SYSTEM

- ✓ Air cleaner

ENGINE

- ✓ Emission control engine
- ✓ Structural steel base
- ✓ Oil and fuel filter system
- ✓ Critical type silencer system

GENERATOR

- ✓ Caterpillar 60kW generator, standby rated, engine mounted and tested at the Caterpillar factory, Class H Insulation, optimal pitch
- ✓ Digital Voltage Regulator
- ✓ Class H insulation; class H temperature rise.

ENCLOSURE

- ✓ Weatherproof enclosure and sound attenuated - Durable weather-resistant finish
- ✓ Critical grade exhaust silencer. Exhaust silencing system includes exhaust pipe and rain cap.
- ✓ Internally mounted critical grade silencer
- ✓ Robust/highly corrosion resistant construction
- ✓ Steel Construction
- ✓ Lockable, gasketed doors provide secure access to maintenance items (battery, fuel fill, oil, and coolant)
- ✓ Lube oil and coolant drains piped to exterior of enclosure and terminated with drain valves
- ✓ Radiator guard

LUBE SYSTEM

- ✓ Lubricating oil, Oil filter, Oil drain line with valve piped to edge of base

MOUNTING SYSTEM

- ✓ Formed steel base
- ✓ Linear vibration isolators between base and engine-generator

STARTING SYSTEM

- ✓ Battery, Battery Charger, Jacket water heater, Charging alternator

DIGITAL CONTROL PANEL**Instrumentation**

- ✓ LCD display with adjustable contrast and backlight with auto power off
- ✓ AC metering: Volts 3-phase (L-L & L-N); Amps (per phase & average); Frequency; kW (total & per phase); kVA (total & per phase); kVAR (total & per phase); Power Factor (overall & per phase); kW hours; kVAR hours
- ✓ DC metering: Battery Volts; Engine hours run; Engine Jacket Water Temperature (in °C or °F); Lube oil pressure (in psi, kPa or bar); Engine speed (rpm); Crank attempt counter; Start counter

Protection

- ✓ Fail to start shutdown, Low oil pressure shutdown, High engine temperature, Approaching high coolant temperature alarm, Approaching low oil pressure alarm, Not in auto mode alarm, Underspeed/Overspeed, Loss of engine speed detection, Low/High battery voltage, Battery charger failure (if fitted), Under volts, over volts, Under frequency, over frequency, Overcurrent

Controls

- ✓ Run key and LED indicator, Auto key and LED indicator, Stop key and LED indicator
- ✓ Lamp test key, Alarm acknowledge key, Menu navigation keys
- ✓ Engine and AC metering shortcut keys, All control module keys have tactile feedback
- ✓ Lock down emergency stop push button. Service interval counter.

Remote Annunciator (shipped loose) – Qty 1

- ✓ Each Annunciator includes sixteen (16) LED's for annunciation of alarm conditions and system status.
- ✓ Includes Alarm Horn and Alarm Acknowledge pushbuttons.
- ✓ Meets NFPA 99/110 requirements for remote annunciation on Emergency Standby Generator Systems.
- ✓ Label cards are provided next to each set of LED by to indicate various alarms and events.
- ✓ Designed and Tested to meet stringent Impulse Shock and Operating Vibration requirements

GOVERNING SYSTEM

- ✓ Cat Electronic Isochronous Governor. The engine governor shall be an electronic speed control with actuator. Speed droop shall be 0 (isochronous) from no load to full rated load. Steady state frequency regulation shall be +/- 0.25%. Speed shall be sensed by a magnetic pickup off the engine flywheel ring gear.

GENERAL GENERATOR SET NOTES:

- ✓ UL listed Circuit breaker, unit mounted 250A circuit breaker
- ✓ First fill lubricating oil
- ✓ First fill coolant, installed

TECHNICAL FIELD SERVICE TO INCLUDE:

Note: Field Services do not include initial fuel fill or replenishment, videotaping, sound measurements, or city permits for load testing on site.

INSTALLATION AUDIT:

A pre-start audit is available when time and circumstances permit, to be performed by Altorfer Power Systems Project Manager prior to dispatching our field service technician to perform the equipment startup; this will insure site work is completed. These services are to be performed during normal

Ref #: AF#26-31618397

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business hours, Monday through Friday 7:30 am to 3:30 pm. Additionally, our local project managers are available for consult during the entire life of the project.

EQUIPMENT STARTUP:

One (1) day of on-site start-up testing are included for only the equipment purchased through Altorfer Power Systems. Time allowed for our factory certified technician is based on accessibility, site preparation and safety concerns for both equipment and personal. This includes systems preparation, equipment start-up and functional operational test utilizing building load only. We will endeavor to meet the requirements of all interested parties as is reasonable, but informing & scheduling of all authorities, inspectors, etc. is the responsibility of the customer; all services included in this quotation are to be performed during normal business hours, Monday through Friday 7:30 am to 3:30 pm. Additional personal required or revisits as dictated by the site, will require a written request for services with a change order by an authorized person and will be billed at prevailing rates.

LOAD BANK TESTING

On-site load bank test utilizing a resistive load bank. Time allowed for 1 (one) factory certified technician is based on accessibility, site preparation and safety concerns for both equipment and personal. Altorfer Power Systems will provide a portable load bank (sized to the generator rating) and 100 feet of power cable. Cable runs greater than 100 (one hundred) feet will be billed at prevailing rates. These services are to be performed during normal business hours, Monday through Friday 7:30 am to 3:30 pm. Additional personal required or revisits as dictated by the site, will require a written request for services with a change order by an authorized person and will be billed at prevailing rates.

TRAINING:

The appropriate Altorfer personnel are available to provide a basic/up to one (1) hour training on site on the same trip during the unit has been started up. If more time is required, or additional sessions are required, arrangements can be negotiated.

WARRANTY:

Caterpillar 2-year warranty applies unless extended service coverage is purchased. Standard manufacturer's warranty applies to all non-Caterpillar equipment. Altorfer will administer all warranty claims during the appropriate warranty period. All other manufacturers warranty is for components only. Labor associated with these claims will be charged accordingly. Copy of warranty statements will be provided at project submittal.

CUSTOMER VALUE AGREEMENT OFFER:

Caterpillar equipment is designed and built to provide maximum productivity and operating economy throughout its operating life. Customer Value Agreements (CVA) are high-efficiency tools for managing your Caterpillar equipment to maintain that built-in value and achieve high reliability. CVA's provide access to trained CAT experts with exceptional knowledge about your CAT equipment. Building the right CVA always begins with a careful assessment of your needs and ends with an agreement that provides you with the lowest possible operating cost. The best time to do this is at the beginning of the equipment's service life considered directly after startup and commissioning testing. Altorfer CAT will assess your equipment in its final installed configuration and work with you to create a CVA that best suits your needs at that time. A review of risk mitigation tools, such as extended warranty, training, inspections, load bank testing, fuel/oil/coolant fluids analysis, and remote asset monitoring is also included in this assessment.

AVAILABILITY:

Determined after approved release. Equipment submittal time is to be negotiated.

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Decatur IL • Dix IL • Dubuque IA • Dwight IL • East Peoria IL • Elmhurst IL • Hammond IN • Joliet IL • Oglesby IL
Rock Falls IL • Rockford IL • Springfield IL • Urbana IL • Wauconda IL • West Branch IA • West Burlington IA

FINANCIAL TERMS:

Net cash 30 days upon receipt of invoice, with credit approval. Equipment will be invoiced at the contracted amount when ready for shipment. Retainers are not allowed unless previously negotiated and are identified in this proposal. Late charges of 1-1/2% per month will be assessed for late payments and customer will also be responsible for any collection costs and expenses, including reasonable attorney's fees. Equipment storage fees may apply when delivery is not accepted when ready for shipment. Sales tax is NOT included in the purchase price and will be charged at the current tax rate, if applicable.

ADDITIONAL TERMS AND CONDITIONS:

The scope of supply for this quotation is limited to the equipment and services listed in this proposal. The bill of material herein does not include demolition, removal, terminations, installation, labor, fuel, fuel piping, air ducting, exhaust silencer installation, exhaust piping or electrical wiring between loose items such as engine, control gear, transfer switches, day tanks, battery charger, etc. Coordination studies & relay settings & relay testing services are not included. Permitting not included. The customer is responsible for any and all installation of the above Equipment unless specifically modified by this proposal. All equipment needed to perform any loading or unloading of the Equipment supplied by Altorfer Power Systems is the responsibility of the customer unless specifically modified by this proposal. Unless specifically listed in our bill of material, equipment not indicated is to be supplied by others. We reserve the right to correct any errors or omissions. Customer's signature on this quotation or the issuance of a purchase order or other acknowledgement by customer for the Equipment shall constitute acceptance of this quotation subject only to the terms and conditions set forth herein notwithstanding any terms and conditions contained in any such purchase order or other acknowledgment or communication from the customer which are different from or in addition to the terms and conditions of this quotation. This quotation is subject to any applicable manufacturer's general terms and conditions of sale. Changes to the terms of this quotation may only be made by the express written agreement of Altorfer Power Systems. Altorfer Power Systems shall not be responsible for any consequential, special, indirect or liquidated damages hereunder or for any manufacturer or other delays beyond Altorfer's control. Altorfer Power Systems will not be responsible for any labor or material charges by others associated with the start-up and installation of this equipment unless previously agreed upon, in writing by Altorfer Power Systems. This quotation expires in 30 calendar days or sooner with notice and is subject to prior sale. The prices stated herein are subject to any manufacturer increases if the order is not released for manufacture within 90 calendar days from order date or, if drawings for approval are required, the drawings are not returned and released for manufacture within 30 calendar days of mailing date. For any completed order, scheduled for shipment, that is held, delayed or rescheduled at the request of the Buyer, Seller may, at its sole option, ship to storage, invoice, and transfer title, all at the sole cost and risk of loss of the Buyer. Buyer may terminate or cancel an order by written notice and upon payment of appropriate charges based upon a percentage of the quoted sales price at the stage of completion: 10% hold for approval status and 100% after release for manufacture status.

EXCEPTIONS & CLARIFICATIONS:

Quotation is based on customer request dated 1/9/26 only. If actual job site conditions/local codes require a change in BOM, all such changes will be quoted and billed accordingly.

- Installation provided by Elliot Electric
- Plumbing and NG piping provided by Burns

Total price for these product and services:

CATERPILLAR ITEMS PER SOURCEWELL CONTRACT #092222-CAT

One (1) new Caterpillar model DG60 natural gas engine generator set rated at 60kW standby, 240V, single-Phase, 60 Hz, 1800 RPM, sound attenuated enclosure, equipped per attached bill of materials.

SOURCED GOODS ITEMS PER SOURCEWELL CONTRACT #092222-CAT

- One (1) ASCO new automatic transfer switch, 300 Series, open transition, 600A, 3 pole, SER, 240V, in-phase monitor for motor load transfer, UL Type 3R enclosure.
- Time for Altorfer certified technician on site for equipment startup.
- Time for Altorfer certified technician on site for load bank testing
- Time for Altorfer certified technician on site for end user training and handoff
- Two-year standard Caterpillar warranty
- Freight and shipping of project equipment to project jobsite
- Installation provided by Elliot Electric
- Natural Gas piping and plumbing provided by Burns

CATERPILLAR ITEMS PER SOURCEWELL CONTRACT #120617-CAT:	\$41,776.25
SOURCEWELL DISCOUNT (22%):	(\$9,190.78)
SOURCED GOODS ITEMS PER SOURCEWELL CONTRACT #120617-CAT:	\$130,794.37

TOTAL PRICE: \$163,379.84

2026 Supply Chain Volatility Note - Altorfer Power Systems continuously strives to reduce costs and optimize productivity whenever possible. Unfortunately, the current volatility of the supply chain has necessitated a price review process that will take place at the time we receive a "release for production" for this project. We will review the cost basis that was used at the time of quotation and if we find our inputs have increased, we will issue a revised proposal before accepting your "release for production".

ACCEPTANCE:

ALTORFER POWER SYSTEMS

(Customer Signature)

Austin Foster

Phone: 630-450-3139

DATE: _____

Email: austin.foster@altorfer.com

Sales, Electric Power Generation

Should you have any questions or comments on this matter, please do not hesitate to contact us.

This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. No waiver of applicable privilege and/or protection against disclosure is intended. If you are not the intended recipient, you are hereby notified that any use of, dissemination, distribution or copy of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone so that we can arrange return of the original message to us at no cost to you.

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Rock Falls IL • Rockford IL • Springfield IL • Urbana IL • Wauconda IL • West Branch IA • West Burlington IA



City of Joliet Roadways Div.

1203 Cedarwood Dr

Crest Hill, IL 60403

We are pleased to quote the labor and material associated with adding a back up generator for the roadways department.

Price includes: generator pad installation, set generator in place and terminate, install generator feed to 600 amp ATS, install ATS on exterior of building, core drilling for feed into building, terminate ATS, and includes crane quickdrop allowance.

Price does not include: No backfill with stone, no gas piping, no concrete or asphalt cutting or patching, no spoil haul off, no quoted cost for generator or ATS install only, no temp power during swap over, no sales tax on material municipal use.

If you have any questions, please feel free to contact me any time.

Sincerely,

Roth Muzzarelli



Burns Mechanical Inc
PO Box 529
Lemont, IL 60439
6308631179
Derek@burns-plumbing.com

Estimate

ADDRESS

Altorfer Power Systems

ESTIMATE #	DATE	
6838	06/26/2026	

JOB NAME

Aldorf Power Systems

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/26/2026	Burns Labor	Hook up caterpillar gas generator Run roughly 80' of 2" gas line to new generator pad. Hook up final connections when generator is set in place. Excavation, spoil removal, and gravel fill by Burns Labor and Materials saw cutting and patch by Joliet	1		

TOTAL

Accepted By

Accepted Date



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10112

Agenda Date: 7/29/2026

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Award Contract 2990-0726 for the City of Joliet Facilities Grounds Maintenance 2026-2029 to Dukes Landscape Services in the amount of \$879,996.00.

BACKGROUND:

The City of Joliet Facilities Grounds Maintenance contract includes weekly maintenance of 15 different city-owned locations including services of grass cutting, fertilizer application, tree and shrub pruning, mulch applications, litter pickup, weed pulling, spring and fall cleanups, and seasonal flower watering.

The City of Joliet Facilities Grounds Maintenance contract was advertised in the Herald News on Friday, June 5, 2026.

A mandatory pre bid meeting was held on Monday, June 22, 2026, at 8:30AM at City Hall with two attendees.

CONCLUSION:

On Tuesday, June 30, 2026, at 10:00AM; one (1) sealed bid was opened and read in the City Hall Conference Room 1 for the City of Joliet Facilities Grounds Maintenance Contract. The bid summary is as follows:

Company

Dukes Landscape Services

Proposal Amount

\$879,996.00

Original estimates were for \$525,000 (2 years) or \$1,050,000 for 4 years, the low bid is 9% below estimates.

Funds will be charged to Community Development, Buildings & Grounds Repairs & Maintenance (Org 02015000, Object 524300) \$159,996 FY 2026 \$240,000 in FY 2027, 2028, 2029. \$250,000 was included in the 2026 budget for ground maintenance.

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council award Contract No 2990-0726 for the City of Joliet Facilities Grounds Maintenance, in the amount of

\$879,996.00, to Dukes Landscape Services.

MANDATORY PRE-BID MEETING SIGN-IN SHEET

Project: City of Joliet Grounds Maintenance (Contract 2990-0726)

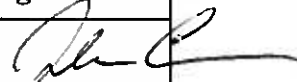
Date: June 22, 2026

Time: 8:30 AM

Location: Joliet City Hall, Conference Room 1

Instructions for Attendees

- **Mandatory Attendance:** You must sign this sheet to be eligible to bid.
- **Print Clearly:** Unreadable information may disqualify your company from receiving addenda.
- **Direct Contacts:** Provide the exact email address used for procurement updates.

No.	Company Name	Representative Name (Printed)	Phone Number	Email Address	Signature
1	Local Lawn Care & Landscaping	Joe Colonero	630-659-6920	Joe@LLClandscaping.net	
2	Dukes	Jim Guerber	630 816-0301	Jim.Guerber@yahoo.com	
3					
4					
5					
6					
7					
8					

9					
10					

City Representatives Present

Name / Title	Department / Division	Signature
Blaine Kline	Community Development / Facilities	Ben 25

CITY OF JOLIET

BID # 2990-0726 **BID OPENING TABULATION DATE:** 6-30-26 @10am

BID NAME: City of Joliet Owned Facilities Grounds Maintenance Contract 2026-2029

BIDDER	BID AMOUNT	ADDENDUM	BID SECURITY
1 <u>Dukes Landscape Svcs.</u>	<u>\$ 2026 - \$159,996.00</u>		<u>Yes</u>
2	<u>\$ 2027 - \$240,000.00</u>		
3	<u>\$ 2028 - \$240,000.00</u>		
4	<u>\$ 2029 - \$240,000.00</u>		
5	\$		
6	\$		
7	\$		
8	\$		
9	\$		

BID OPENING ATTENDEES

		ESTIMATE \$ <u>525,000.00</u>	
NAME <u>Robin Gatson</u>	NAME	NAME	NAME
Co. <u>CoJ</u>	Co.	Co.	Co.
NAME <u>Nicole Hughes</u>	NAME	NAME	NAME
Co. <u>CoJ</u>	Co.	Co.	Co.
NAME <u>Celina Woody</u>	NAME	NAME	NAME
Co. <u>CoJ</u>	Co.	Co.	Co.
NAME <u>Milton Kanellakes</u>	NAME	NAME	NAME
Co. <u>CoJ</u>	Co.	Co.	Co.