

June 9, 2026

Mary Beth Harper, Director  
Elmhurst Public Library  
125 S. Prospect Ave.  
Elmhurst, IL 60126

Re: Letter of Recommendation  
2026 Mechanical Renovation  
Elmhurst Public Library  
Elmhurst, Illinois

Ms. Harper and Members of the Board:

On Tuesday June 9, 2026 at 10:00 am, bids were received at the Elmhurst Public Library for the 2026 Mechanical Renovation at Elmhurst Public Library project. The bid release was advertised in local publications more than 10 days prior to the bid opening. Attached for your reference is the bid tabulation sheet.

There were twelve bidders that submitted bids. The lowest bid was:  
Oakbrook Mechanical, \$987,000.00

We have contacted Oakbrook Mechanical to review the scope of the project and are confident that they have included the work indicated on the drawings and in the specifications in their bid. We have worked successfully with Oakbrook Mechanical on similar projects in the past. They are a reputable contractor capable of completing this project.

Sincerely,

20/10 Engineering Group, LLC

A handwritten signature in black ink, appearing to read 'Jeffrey C. Chamberlin'.

Jeffrey C. Chamberlin, P.E., LEED-AP

**20/10 Engineering Group, LLC**

1216 Tower Rd, Schaumburg, IL 60173 847.882.2010 fax 847.882.2201

**Sustainable Designs**

**Better Engineering Vision**



DIVISION 00 - PROCUREMENT AND CONTRACT DOCUMENT

Section 00 4100 - Bid Form

To: Elmhurst Public Library  
125 S. Prospect Ave.  
Elmhurst, IL 60126

Project: **2026 Mechanical Renovation**

Date: 6-9-2026

Submitted by:  
(full name)

Oak Brook Mechanical Services, Inc.

(full address)

961 S. Route 83 Elmhurst, IL. 60126

**1. BID**

Having examined the Place of the Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by 20/10 Engineering Group, LLC., Engineer for the above-mentioned project, we, the undersigned, hereby offer to enter into a contract to perform the Work for the **Mechanical Renovation**.

(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words shall govern.)

All work associated with the **2026 Mechanical Renovation at Elmhurst Public Library** for the Contract Sum of:

Nine hundred eighty seven Thousand Dollars (\$ 987,000 ).

All federal taxes, State of Illinois taxes, and local municipal taxes as applicable are included in the Bid Sum.

A. Bid Security: The undersigned furnishes herewith a bid security in the amount of 10% of the amount bid in the form of Bid Bond.

B. Bonds: Included in the Base Bid is the amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), for providing Performance Bond and Labor and Material Bond by

DS & P Insurance Services, In.

(name of bonding company)

## 2. ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the Bid closing date.

If the Bid is accepted by the Owner within the time period stated above, we will:

- A. Execute the Agreement within ten (10) days of receipt of Notice of Award.
- B. Furnish the required bonds within ten (10) days of receipt of Notice of Award in the form described in the Supplementary Conditions.
- C. Furnish the required Certificate of Insurance within ten (10) days of receipt of Notice of Award in the form and amounts described in the Supplementary Conditions.
- D. Commence work as established by the written Notice to Proceed.

## 3. CONTRACT TIME

If the Bid is accepted, we will complete the work by April 1, 2027 April 1, 2027  
(bidder insert date).

## 4. ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

|            |          |       |                  |
|------------|----------|-------|------------------|
| Addendum # | <u>1</u> | Dated | <u>5-27-2026</u> |
| Addendum # | <u>2</u> | Dated | <u>6-5-2026</u>  |
| Addendum # | <u></u>  | Dated | <u></u>          |
| Addendum # | <u></u>  | Dated | <u></u>          |

## 5. GENERAL STATEMENT

It is understood that the right is reserved by the Owner to reject any or all proposals, to waive all informalities in connection therewith, and to award a Contract for any part of the work or the project as a whole. It is agreed that this proposal may not be withdrawn for a period of sixty (60) days after it has been opened, without permission of the Owner.

The undersigned declares that the person(s) signing this proposal is/are fully authorized to sign on behalf of the named firm and to fully bind the named firm to all the conditions and provisions thereof.

It is agreed that no person(s) or company other than the firm listed below or as otherwise indicated hereinafter has any interest whatsoever in this proposal or the contract that may be entered into as a result thereof, and that in all respects the proposal is legal and fair, submitted in good faith, without collusion or fraud.

It is agreed that the undersigned has complied and/or will comply with all requirements concerning licensing and with all other local, state, and national laws, and that no legal requirement has been or will be violated in making or accepting this proposal, in awarding the contract to it, and/or in the prosecution of the work required thereunder,

The undersigned agrees that withdrawal of this Bid or failure to sign the Agreement or furnish satisfactory Payment and Completion Bonds within the times hereinabove set forth shall automatically bar undersigned from any further consideration and terminate any and all rights undersigned may have acquired in, by, or through this Bid.

6. BID FORM SIGNATURE(S)

IN WITNESS WHEREOF the undersigned Bidder has caused his/its signature and seal to be affixed hereto by its duly authorized officers this 9th day of June, 2026.

|                  |                                                                                           |
|------------------|-------------------------------------------------------------------------------------------|
| Firm Name        | <u>Oak Brook Mechanical Services, Inc.</u>                                                |
| By               | <u></u> |
| Title            | <u>President</u>                                                                          |
| Telephone Number | <u>630-941-3555</u>                                                                       |
| Official Address | <u>961 S. Route 83 Elmhurst, IL 60126</u>                                                 |

Attest:

  
Secretary

(Note: If Bidder is a corporation, the corporate seal must be affixed.)

Owner: Elmhurst Public Library  
125 S. Prospect Avenue  
Elmhurst, IL 60126

**CERTIFICATE OF COMPLIANCE WITH ILLINOIS DRUG-FREE WORKPLACE ACT**

(Bidder)

having fewer than 25 employees, does hereby certify that it is not subject to the requirements of Section 3 of the Illinois Drug-Free Workplace Act (Ill. Rev. Stat., ch. 127, par. 132.313).

**Oak Brook Mechanical Services, Inc.**

(Bidder)

*having more than 25 or more employees, does hereby certify pursuant to Section 3 of the Illinois Drug-Free Workplace Act (Ill. Rev. Stat., ch. 127, par. 132.313) that the Bidder shall provide a drug-free workplace for all employees engaged in the performance of work under the contract by complying with the requirements of the Illinois Drug-Free Workplace Act and further certifies, the Bidder is not ineligible for award of this contract by reason of debarment for a violation of the Illinois Drug-Free Workplace Act.*

**Firm Name:** Oak Brook Mechanical Services, Inc.

**By:**

**Authorized Agent of Contractor**

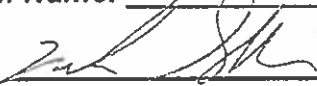
Owner: *Elmhurst Public Library*  
*125 S. Prospect Avenue*  
*Elmhurst, IL 60126*

**CONTRACTOR CERTIFICATION REGARDING EMPLOYEE BACKGROUND AND CONDUCT**

The undersigned Contractor certifies that it shall be responsible for the conduct of its employees, subcontractors, agents, and representatives while present on Library property. Contractor further certifies that, to the best of its knowledge, no employee assigned to perform work at the Elmhurst Public Library has been convicted of a violent felony offense or offense involving sexual misconduct that would reasonably create a risk to Library patrons, staff, or visitors.

Contractor shall immediately remove from the project site any employee or representative who engages in inappropriate, unsafe, threatening, or unlawful conduct while on Library property. Contractor shall comply with all applicable federal, state, and local laws and shall ensure that all employees and subcontractors observe Library rules and safety requirements while performing work at the project site.

**Firm Name:** Oak Brook Mechanical Services, Inc.

**By:** 

**Title:** President

**Date:** 6-9-2026

Owner: Elmhurst Public Library  
125 S. Prospect Avenue  
Elmhurst, IL 60126

DOCUMENT 00495 – BIDDER ELIGIBILITY CERTIFICATE AND NON-COLLUSION  
AFFIDAVIT PURSUANT TO PUBLIC ACT 85-1295 (740 ILCS 5/33E-11)

I, the individual whose signature appears below on the bid / contract for

Oak Brook Mechanical Services, Inc.

certify that the bidding party/contracting party is not barred from bidding on the contract as a result of a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Illinois Criminal Code, as amended.

The undersigned further certifies and affirms that this proposal was prepared independently for this project and that it contains no fees or amounts other than for legitimate execution of this work as specified and that it includes no understanding or agreements in restraint of trade.

**Firm Name:** Oak Brook Mechanical Services, Inc.

**By:**   
**Authorized Agent of Contractor**

END 00 4100



**Elmhurst Public Library**  
**2026 Mechanical Renovation**  
**Bid Tabulation Sheet**  
**Tuesday, June 9, 2026, 10:00am**

| Bidder                              | Bid Bond<br>10% | Perf. Bond<br>100% | Addendum | Addendum | Bid            | Comments |
|-------------------------------------|-----------------|--------------------|----------|----------|----------------|----------|
|                                     |                 |                    | 1        | 2        |                |          |
| Amber Mechanical Contractors        | X               | X                  | X        |          | \$1,253,000.00 |          |
| Anchor Mechanical, INC              | X               | X                  | X        | X        | \$1,827,489.53 |          |
| Bee Liner Lean Services             | X               | X                  | X        | X        | \$1,175,000.00 |          |
| C. Acitelli Heating & Piping        | X               | X                  | X        | X        | \$1,096,000.00 |          |
| FE Moran                            | X               | X                  | X        | X        | \$1,113,000.00 |          |
| Helm Mechanical                     | X               | X                  | X        | X        | \$1,067,000.00 |          |
| Ideal Heating Company               | X               | X                  | X        | X        | \$1,015,888.00 |          |
| MG Mechanical Contracting Inc.      | X               | X                  | X        | X        | \$1,073,000.00 |          |
| Oak Brook Mechanical Services, Inc. | X               | X                  | X        | X        | \$987,000.00   |          |
| Premier Mechanical Inc.             | X               | X                  | X        | X        | \$1,147,000.00 |          |
| Premistar                           | X               | X                  | X        | X        | \$1,139,950.00 |          |
| Quality Control Systems, Inc.       | X               | X                  | X        | X        | \$1,056,000.00 |          |
|                                     |                 |                    |          |          |                |          |
|                                     |                 |                    |          |          |                |          |