



**DATE:** May 2, 2022

**MEMO TO:** Terry Wilke, Chair  
Planning Committee

Julie Simpson, Chair  
Finance Committee

**FROM:** Randall L. Seebach  
Director of Planning and Land Preservation

**RECOMMENDATION:** Recommend approval of a Resolution awarding ten (10) construction trade contracts for the Phase I Construction of the new Education Facility at Edward L. Ryerson Conservation Area (Ryerson) to:

- a. Campanella & Sons, Inc, Inc. for Trade Package #1 – Excavation and Site Utilities, in the contract price of \$465,479.05;
- b. Elliot Construction Corporation for Trade Package #2 - Concrete, in the contract price of \$309,000.00;
- c. Abbey Paving and Sealcoating Company, Inc. for Trade Package #3 – Asphalt, in the contract price of \$79,300.00
- d. Boller Construction Company, Inc. for Trade Package #4 – Carpentry/General Trades, in the contract price of \$1,244,000.00;
- e. Flo-Tech Mechanical Systems, Inc. for Trade Package #5 - Mechanical, in the contract price of \$228,000.00;
- f. Associated Electrical Contractors, LLC for Trade Package #6 - Electrical, in the contract price of \$514,900.00;
- g. Jensen’s Plumbing and Heating LLC for Trade Package #7 - Plumbing, in the contract price of \$264,000.00;
- h. Sterling Commercial Roofing, Inc. for Trade Package #9 - Roofing, in the contract price of \$225,820.00;
- i. Central Rug and Carpet for Trade Package #10 – Flooring/Ceramic Tile, in the contract price of \$31,000.00;
- j. Nedrow Painting for Trade Package #11 - Painting, in the contract price of \$55,500.00

**STRATEGIC DIRECTIONS SUPPORTED:** Public Access and Connections; Leadership; Conservation; Organizational Sustainability; Education and Outreach

**FINANCIAL DATA:** The net zero education facility project was approved as part of the adopted FY2022 Capital Improvement Plan in the amount of \$4,500,000.00. Collectively, the cost of the ten contracts that would be awarded by the attached resolution was estimated at \$2,700,000.00. The actual total cost is \$3,416,999.05 and will be charged to the accounts listed in the table below. The table also

identifies the “Actual Low Bid Amount”, which is the recommended lowest responsible bid received for the corresponding “Bid Package (Trade Package)” listed in the table.

| <b>BID PACKAGE (TRADE PACKAGE)</b> | <b>ACTUAL LOW BID AMOUNT</b> | <b>ACCOUNT</b>        |
|------------------------------------|------------------------------|-----------------------|
| #1 Excavation and Site Utilities   | \$465,479.05                 | 39104100-803000-61410 |
| #2 Concrete                        | \$ 309,000.00                | 25104100-803000-61410 |
| #3 Asphalt                         | \$79,300.00                  | 39104100-803200-61410 |
| #4 Carpentry/General Trades        | \$ 1,244,000.00              | 20104100-803200-61410 |
| #5 Mechanical                      | \$ 228,000.00                | 25104100-803200-61410 |
| #6 Electrical                      | \$ 514,900.00                | 25104100-803000-61410 |
| #7 Plumbing                        | \$ 264,000.00                | 25104100-803000-61410 |
| #9 Roofing                         | \$ 225,820.00                | 25104100-803000-61410 |
| #10 Flooring/Ceramic Tile          | \$ 31,000.00                 | 25104100-803000-61410 |
| #11 Painting                       | \$ 55,500.00                 | 25104100-803000-61410 |

To offset the higher than expected bids received to date and the projected costs to complete Phase I, staff recommends the use of the following additional funds for construction of Phase I of the facility: (i) a donation of private funds from the Preservation Foundation of the Lake County Forest Preserves (Foundation) in the amount of \$200,000.00 and (ii) \$350,000.00 of available fund balance from the District’s Capital Facilities Improvement Fund. Staff will present to the Committees proposed amendments to the Capital Improvement Plan and Budget in June, that will incorporate and add these two new funding sources to the overall budget of the project.

**BACKGROUND:** Through private funding secured by the Foundation, a site plan and schematic design were completed for the new education facility at Ryerson. The education facility will replace, and expand the education programming currently being offered at, two existing log cabins which have reached the end of their useable life and do not comply with current accessibility codes. The proposed new facility will be built as a net-zero energy building and the District is seeking funding assistance from the Net Zero Energy Building Program offered by the Illinois Clean Energy Community Foundation (ICECF). Phase I of the proposed education facility includes a 3,400-SF building with two classrooms, restrooms, virtual teaching space, a net zero interpretive exhibit area and a 1,000-SF screened porch that will provide additional teaching space when the weather is accommodating.

On March 8, 2022, the Board approved a contract with Wight Construction Management Services (WCMS) to assist staff with the competitive bidding for, and selection of, qualified contractors for the construction of Phase I of the education facility. The District and WCMS divided the bidding into 14 separate bid packages, assembled by construction trade, with each package having its own scope of work and specifications.

The project was initially advertised on March 7, 2022. Because they were over budget, Trade Packages #1 (Excavation and Site Utilities) and #8 (Ornamental Steel) were advertised again on April 11, 2022. A summary of the bids received for each Trade Package is listed on the Exhibit attached to the Resolution.

Based on a complete and thorough review, WCMS and staff recommend that a) Campanella & Sons, Inc. be awarded a contract as the lowest responsible bidder for excavation and site utilities; b) Elliot Construction Corporation be awarded a contract as the lowest responsible bidder for concrete; c) Abbey Paving and Sealcoating Company, Inc. be awarded a contract as the lowest responsible bidder for asphalt; d) Boller Construction Company, Inc. be awarded a contract as the lowest responsible bidder for carpentry/general trades; e) Flo-Tech Mechanical Systems, Inc. be awarded a contract as the lowest

responsible bidder for mechanical; f) Associated Electrical Contractors, LLC be awarded a contract as the lowest responsible bidder for electrical; g) Jensen's Plumbing and Heating LLC be awarded a contract as the lowest responsible bidder for plumbing; h) Sterling Commercial Roofing, Inc. be awarded a contract as the lowest responsible bidder for roofing; i) Central Rug and Carpet be awarded a contract as the lowest responsible bidder for flooring/ceramic tile and j) Nedrow Painting be awarded a contract as the lowest responsible bidder for painting.

The District received one bid for the Windows package and one bid for the Ornamental Steel (highlighted in blue on the Exhibit attached to the Resolution) and no bids for the Waste Water System package. After a detailed review, WCMS and staff recommend not accepting the bids for the Windows and Ornamental Steel packages, and revising the scope for these packages and the Waste Water System package, and rebidding all three packages in hopes of receiving more competitive bids and generating more interest. The District also received two bids for the Fire Protection package (also highlighted in blue on the exhibit) and, due to budget concerns, WCMS and staff recommend not accepting the bids for the fire protection system, which is not required by code.

Due to the bids coming in over the estimate, some of the bids on the Exhibit reflect (i) the rejection of bid alternates that would have resulted in increased contract prices, and (ii) the implementation of several scope reduction/changes, for the two packages that were re-advertised for bids on April 11, 2022, as a way to bring the costs lower.

Work is anticipated to begin June 1, 2022 and be completed by July 1, 2023.

**REVIEW BY OTHERS:** Chief Operations Officer, Director of Finance, Purchasing Manager, Corporate Counsel.

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF LAKE )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR MAY MEETING  
MAY 10, 2022**

**MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **PLANNING COMMITTEE** and **FINANCE COMMITTEE** present herewith “A Resolution Awarding Contracts for Construction of Phase I of the Education Facility at Edward L. Ryerson Conservation Area” and request its approval.

**PLANNING COMMITTEE:**

Date: \_\_\_\_\_  Roll Call Vote: Ayes: \_\_\_\_Nays: \_\_\_\_\_  
 Voice Vote Majority Ayes; Nays: \_\_\_\_\_

**FINANCE COMMITTEE:**

Date: \_\_\_\_\_  Roll Call Vote: Ayes: \_\_\_\_Nays: \_\_\_\_\_  
 Voice Vote Majority Ayes; Nays: \_\_\_\_\_

**LAKE COUNTY FOREST PRESERVE DISTRICT  
LAKE COUNTY, ILLINOIS**

**A RESOLUTION AWARDING CONTRACTS FOR CONSTRUCTION OF PHASE I OF  
THE EDUCATION FACILITY AT EDWARD L. RYERSON CONSERVATION AREA**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for trade packages (the “Trade Packages”) for the construction of the Environmental Education Facility at Edward L. Ryerson Conservation Area (collectively, the “Work”); and

**WHEREAS**, all sealed bids were received and opened by the District at its General Offices, 1899 West Winchester Road, Libertyville, Illinois and such bids are summarized by Trade Package on the exhibit attached hereto (the “Exhibit”); and

**WHEREAS**, the blue highlighted bids on the Exhibit either are over budget or are not required for the Work (collectively, the “Over-Budget Bids”); and

**WHEREAS**, the District's staff, the Purchasing Manager, the Director of Planning and Land Preservation, and the Planning Committee have reviewed the bids identified on the Exhibit and recommend that the Board of Commissioners, (i) find that each yellow highlighted bid listed on the Exhibit (collectively, the “Low Bids”) is the lowest responsible bid for the corresponding Trade Package and (ii) award contracts for the Work to Campanella & Sons, Inc., Elliot Construction Corporation, Abbey Paving and Sealcoating Company, Inc., Boller Construction Company, Inc., Flo-Tech Mechanical Systems, Inc., Associated Electrical Contractors, LLC, Jensen’s Plumbing and Heating, LLC, Sterling Commercial Roofing, Inc., Central Rug and Carpet, and Nedrow Painting (collectively, the “Low Bidders”) for the Trade Package for which such Low Bidder submitted a Low Bid (the “Contracts”); and

**WHEREAS**, the Board of Commissioners hereby finds that each Low Bid is the lowest responsible bid for the corresponding Trade Package listed on the Exhibit;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois, **THAT**:

**Section 1: Recitals.** The recitals set forth above are incorporated as a part of this Resolution by this reference.

**Section 2: Rejection of Over-Budget Bids.** The Over-Budget Bids are hereby rejected.

**Section 3: Acceptance of Bids and Award of Contracts.** The Low Bids in the amounts listed on the Exhibit (the “Contract Prices”) are hereby accepted and Contracts for the Work are hereby awarded to the Low Bidders.

**Section 4: Execution of Contracts.** The Executive Director of the District is hereby authorized and directed to execute the Contracts for the Work in the amounts of the Contract Prices.

**Section 5: Payments.** The Treasurer shall make payments under the Contracts only pursuant to and in accordance with the Contracts' terms.

**Section 6: Effective Date.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Angelo D. Kyle, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_

EXHIBIT

ENVIRONMENTAL EDUCATION FACILITY CONSTRUCTION  
TRADE PACKAGES AS NOTED BELOW

LOW BID PER TRADE PACKAGE

ADJUST SCOPE AND REBID OR SCOPE NOT REQUIRED BY CODE

BIDS RECEIVED: MARCH 25, 2022, 1:00 P.M.

| TRADE PACKAGE #1<br>EXCAVATION AND SITE<br>UTILITIES | BASE BID      | TRADE PACKAGE #2<br>CONCRETE  | BASE BID      | TRADE PACKAGE #3<br>ASPHALT           | BASE + Alt 1 | TRADE PACKAGE #4<br>CARPENTRY / GENERAL<br>TRADES | BASE + Alt 8    | TRADE PACKAGE #5<br>MECHANICAL               | BASE BID      |
|--|---------------|-------------------------------|---------------|---------------------------------------|--------------|---|-----------------|--|---------------|
| Concept Plumbing Inc.                                | \$ 492,494.00 | Elliot Construction           | \$ 309,000.00 | Abbey Paving and Sealcoating          | \$ 79,300.00 | Boller Construction                               | \$ 1,244,000.00 | Flo-Tech Mechanical                          | \$ 228,000.00 |
|  |               | Stuckey Construction          | \$ 349,000.00 | Accu-Paving                           | \$ 93,400.00 | RB Construction                                   | \$ 1,281,000.00 | Oak Brook Mechanical Services                | \$ 232,800.00 |
|  |               | Lindblad Construction         | \$ 352,000.00 | Maneval Construction                  | \$ 96,500.00 | Stuckey Construction                              | \$ 1,500,000.00 | MG Mechanical                                | \$ 233,000.00 |
|  |               | Premium Concrete Inc          | \$ 392,600.00 | Schroeder Asphalt Services            | \$ 90,592.25 | Shales McNutt                                     | \$ 1,705,382.00 | National Heat and Power                      | \$ 269,000.00 |
|  |               | Abbey Paving and Sealcoating  | \$ 405,500.00 |                                       |              |   |                 | Helm Mechincal                               | \$ 269,000.00 |
|  |               | Manusos Contracting           | \$ 414,000.00 |                                       |              |   |                 | Jensen's Plumbing and Heating                | \$ 270,000.00 |
|  |               | Boller Construction           | \$ 418,750.00 |                                       |              |   |                 | Amber Mechanical Contractors                 | \$ 279,900.00 |
|  |               | Schaefges                     | \$ 497,777.00 |                                       |              |   |                 |  |               |
| TRADE PACKAGE #6<br>ELECTRICAL                       | BASE BID      | TRADE PACKAGE #7<br>PLUMBING  | BASE BID      | TRADE PACKAGE #8<br>STEEL             | BASE BID     | TRADE PACKAGE #9<br>ROOFING                       | BASE BID        | TRADE PACKAGE #10<br>FLOORING / CERAMIC TILE | BASE BID      |
| Associated Electrical Contractors                    | \$ 514,900.00 | Jensen's Plumbing and Heating | \$ 264,000.00 | NO BIDS RECEIVED                      |              | Sterling Commercial Roofing                       | \$ 225,820.00   | Central Rug and Carpet                       | \$ 31,000.00  |
| Lyons Electrical                                     | \$ 714,995.00 | Triton Plumbing               | \$ 275,000.00 |                                       |              | Olsson Roofing                                    | \$ 330,500.00   | TSI Commercial Flooring                      | \$ 34,915.00  |
|  |               | CW Burns Plumbing             | \$ 346,800.00 |                                       |              | Bennett & Brousseau                               | \$ 401,900.00   | Integral Flooring Systems                    | \$ 43,295.00  |
|  |               | Ernie Peterson Plumbing       | \$ 399,900.00 |                                       |              | Metalmaster Roofmaster                            | \$ 418,818.00   |  |               |
|  |               | CR Leonard                    | \$ 500,000.00 |                                       |              |   |                 |  |               |
| TRADE PACKAGE #11<br>PAINTING                        | BASE BID      | TRADE PACKAGE #12<br>WINDOW   | BASE BID      | TRADE PACKAGE #13<br>FIRE PROTECTION  | BASE BID     | TRADE PACKAGE #14<br>WASTE WATER SYSTEM           | BASE BID        |  |               |
| Nedrow Painting                                      | \$ 55,500.00  | Shales McNutt                 | \$ 438,752.00 | Nelson Fire Protection                | \$ 23,984.00 | NO BIDS RECEIVED                                  |                 |  |               |
| Oosterban and Sons                                   | \$ 89,690.00  |                               |               | United States Alliance Fire Protector | \$ 45,531.00 |   |                 |  |               |

BIDS RECEIVED: APRIL 26, 2022, 11:00 A.M.

| TRADE PACKAGE #1<br>EXCAVATION AND SITE<br>UTILITIES | BASE + Alt 1  | TRADE PACKAGE #8<br>ORNAMENTAL STEEL | BASE BID      |
|--|---------------|--------------------------------------|---------------|
| Campanella & Sons                                    | \$ 465,479.05 | Guardian Construction Products, I    | \$ 192,880.00 |
| Concept Plumbing, Inc.                               | \$ 658,037.00 |                                      |               |
| DK Contractors, Inc.                                 | \$ 552,040.00 |                                      |               |
| Joseph J. Henderson & Son, Inc                       | \$ 750,000.00 |                                      |               |
| V3 Companies Group LTD                               | \$ 714,000.00 |                                      |               |