



DATE: October 3, 2022

MEMO TO: Terry Wilke, Chair
Planning Committee

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

RECOMMENDATION: Recommend approval of a Resolution awarding a Contract for the Construction of the Waste Water System for the Environmental Education Facility at the Edward L. Ryerson Conservation Area to H.T. Strenger, Inc., in the Contract Price of \$131,100.00.

STRATEGIC DIRECTION 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. The actual cost of the contract that would be approved by the attached Resolution (\$131,100.00) will be charged to account 25104100-803000-61410.

BACKGROUND: Through private funding secured by the Preservation Foundation of the Lake County Forest Preserves, the Lake County Forest Preserve District (District) engaged consultants to prepare a site plan and schematic design for a new net-zero education facility at the Edward L. Ryerson Conservation Area. Phase I of the facility has now been fully designed. The net-zero education facility will replace and expand the education programming that was previously offered at two recently removed log cabins which had reached the end of their useable life and did not comply with the current accessibility codes.

The proposed new facility is designed to 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, net zero interpretive the 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 and selection of qualified contractors for the construction of Phase I the education facility.

On May 10, 2022, following competitive bidding, the Board awarded individual contracts for the following components of the new building: excavation and site utilities; concrete; asphalt; carpentry/general trades; mechanical; electrical; plumbing; roofing; flooring/ceramic tile; painting; and fire protection. The District did not receive any bids for the Waste Water System, the Ornamental Steel and the Window package at that time.

On June 27, 2022, the Planning Committee approved Change Order #1 to the approved Contract with Boller Construction Company, Inc. for the purchase of the exterior windows and doors for the facility. The Ornamental Steel package is currently under re-design with potential re-bidding scheduled for later this year.

The Waste Water System has been re-designed and a solicitation for bids for the installation of the re-designed Waste Water System was advertised on August 25, 2022 and no bids were received. The Waste Water System was advertised for bids again on September 14, 2022 and one (1) bid was received.

WCMS and staff recommend that H.T. Strenger, Inc. be awarded the contract as the lowest responsible bidder. Work is anticipated to begin October 24, 2022 and be completed by April 28, 2023.

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

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR OCTOBER MEETING
OCTOBER 11, 2022**

MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith "A Resolution Awarding a Contract for the Construction of the Waste Water System for the Environmental Education Facility at Edward L. Ryerson Conservation Area to H.T. Strenger, Inc." and requests its approval.

PLANNING COMMITTEE:

Date: _____ Roll Call Vote: Ayes: _____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

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

**A RESOLUTION AWARDING A CONTRACT FOR THE CONSTRUCTION OF
THE WASTE WATER SYSTEM FOR THE ENVIRONMENTAL EDUCATION
FACILITY AT THE EDWARD L. RYERSON CONSERVATION AREA
TO H.T. STRENGER, INC.**

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

WHEREAS, all sealed bids were received and opened by the District at its General Offices, 1899 West Winchester Road, Libertyville, Illinois on September 28, 2022 at 11:00 a.m.; and

WHEREAS, a bid was received in the following amount from the following bidder;

	<u>TOTAL BID</u>	
HT Strenger, Inc., Lake Bluff, Illinois	\$131,100.00	and;

WHEREAS, the District’s staff, the Purchasing Manager, the Director of Planning and Land Preservation, and the Planning Committee have reviewed the bid and recommend that the Board of Commissioners finds H.T. Strenger, Inc. to be the lowest responsible bidder and awards a contract for the Work to H.T. Strenger, Inc. (the “Contract”); and

WHEREAS, the Board of Commissioners hereby finds that H.T. Strenger, Inc., is the lowest responsible bidder for the Work;

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: Award of Contract. The bid submitted by H.T. Strenger, Inc. in the amount of \$131,100.00 (the “Contract Price”) is hereby accepted and a Contract for the Work is hereby awarded to H.T. Strenger, Inc..

Section 3: Execution of Contract. The Executive Director of the District is hereby authorized and directed to execute the Contract for the Work in the amount of the Contract Price.

Section 4: Payments. The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

Section 5: 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. _____