



**DATE:** May 1, 2023

**MEMO TO:** Paras Parekh, 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 Site Improvements at Lakewood Forest Preserve to V3 Construction Group, Ltd., Woodridge, Illinois, in the Contract Price of \$5,145,984.50.

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

**FINANCIAL DATA:** This project was approved as part of the adopted FY2023 Capital Improvement Plan for Lakewood Forest Preserve in the amount of \$6,061,690.19. Additional funding in the amount of \$1,000,000.00 will be provided through two IDNR OSLAD grants and an additional \$20,000.00 will be provided through an Illinois Clean Energy Community Foundation grant. Therefore, the overall budget for the project is \$7,081,690.19. The actual total cost of this contract is \$5,145,984.50 and will be charged to the following accounts: 11104100-803200-61020, 20104100-803200-61020, 35304100-803200-61020, 35634100-803200-61020, 20104100-803200-61010 and 29614100-803200-60010.

**BACKGROUND:** In January 2020, the Board of Commissioners approved a comprehensive Master Plan for Lakewood Forest Preserve. Four main goals guided the preparation of the Master Plan: (i) provide an improved public access and recreation experience that is ADA-compliant, is properly-sized, accommodates future needs, and reduces short-term and long-term operating costs, (ii) provide a new and more efficient design which consolidates uses within a smaller footprint, supports the District's educational programs and community events, and satisfies current and future public access needs, (iii) replace and/or renovate critical operational infrastructure and (iv) dedicate new areas for restoration consistent with the District's natural resource goals. The approved Master Plan includes the removal of the former Museum complex, the former Archives building, the grounds maintenance facility, shelters A, B and C and the group camping area. The Master Plan also calls for several new public access improvements, including but not limited to: (i) two new shelters, one of which will be a three-season shelter, (ii) accessibility improvements to the existing shelter E area, (iii) a net zero grounds maintenance facility, (iv) a nature based children's play area, (v) trail improvements, including a 1.6-mile fully accessible asphalt loop trail, a 1-mile gravel trail connecting the proposed Village of Wauconda Bike Path to Lakewood and the Millennium Trail, a 1.6-mile separate dedicated trail allowing biking, hiking and dog walking from Milton Road to Lakewood's core area, improvements to the existing equestrian trails south of Ivanhoe Road to address flooding and erosion issues, and (vi) a more efficient and properly-sized road and parking lot system.

Phase I of the Master Plan improvements was divided into two separate bid packages: Site Improvements and Recreation Facilities. In March 2023, bids were received for Phase I. The bids received for the two packages combined were significantly over the project estimates. However, in its bid invitations, the District reserves the right to delete bid specifications and/or line items, so that it can control costs. After a thorough review of the bids received, staff recommends deleting certain line items from the bid invitations for the Site Improvements package and accepting the resulting low bid for the modified Site Improvements package and rebidding the Recreation Facilities package at a later date when additional funding can be secured.

The modified Phase I Site Improvements package includes: (i) construction of a 1.6-mile fully accessible asphalt loop trail; (ii) reconstruction of the main preserve entrance and the 0.5-mile Forest Preserve Drive; (iii) reconstruction of interior roads and two (2) parking areas; (iv) construction of accessible concrete walkways; (v) installation of three (3) evaporator restroom vaults; (vi) accessibility improvements to the existing Shelter E area; (vii) utility installation and related infrastructure including: electrical system, one (1) water well and water distribution system and one (1) septic system; (viii) accessible drinking fountain; (ix) site grading to improve drainage, prepare one (1) shelter platform and the day-use area; (x) installation of one (1) floating fishing pier with concrete abutment; (xi) Taylor Lake shoreline restoration including: boulder placement for seating and shoreline access; and (xii) turf grass and native seeding of disturbed areas.

The Site Improvements package was advertised on February 28, 2023, and two (2) bids were received. A summary of the bids received is listed below:

	<b><u>TOTAL BID</u></b>
V3 Construction Group, Ltd.	\$5,145,984.50
Campanella & Sons, Inc.	\$5,754,105.00

Staff recommends that V3 Construction Group, Ltd. be awarded the contract as the lowest responsible bidder. Work is anticipated to begin May 30, 2023 and be completed by September 27, 2024.

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

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF LAKE     )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR MAY MEETING  
MAY 10, 2023**

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

Your **PLANNING COMMITTEE** presents herewith “A Resolution Awarding a Contract for the Construction of Site Improvements at Lakewood Forest Preserve to V3 Construction Group, Ltd.,” 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  
SITE IMPROVEMENTS AT LAKEWOOD FOREST PRESERVE TO  
V3 CONSTRUCTION GROUP, LTD.**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for the Construction of Site Improvements at Lakewood Forest Preserve (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 March 21, 2023 at 10:00 a.m. local time; and

**WHEREAS**, bids were received in the following amounts from the following bidders:

	<u><b>TOTAL BID</b></u>
V3 Construction Group, Ltd.	\$5,145,984.50
Campanella & Sons, Inc.	\$5,754,105.00

and;

**WHEREAS**, the District’s staff, the Purchasing Manager, the Director of Planning and Land Preservation, and the Planning Committee have reviewed the bids and recommend that the Board of Commissioners find V3 Construction Group, Ltd. to be the lowest responsible bidder and award a contract for the Work to V3 Construction Group, Ltd. (the “Contract”); and

**WHEREAS**, the Board of Commissioners hereby finds that V3 Construction Group, Ltd. 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 V3 Construction Group, Ltd. in the amount of \$5,145,984.50 (the “Contract Price”) is hereby accepted and a Contract for the Work is hereby awarded to V3 Construction Group, Ltd.

**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 Contact 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 \_\_\_\_\_, 2023

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023

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

ATTEST:

\_\_\_\_\_  
Julie Gragnani, Secretary

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