



DATE: August 5, 2024

MEMO TO: Paras Parekh, Chair
Planning Committee

Agenda Item# 10.6

FROM: Kevin Kleinjan
Director of Planning

RECOMMENDATION: Recommend approval of a Resolution awarding a Contract for the Construction of Nature Play Area at Lakewood Forest Preserve to AGAE Contractors, Inc., Elk Grove Village, Illinois, in the Contract Price of \$1,230,536.19.

STRATEGIC DIRECTIONS SUPPORTED: Public Access and Connections

FINANCIAL DATA: Implementing the Lakewood Master Plan was approved as part of the adopted FY2023 Capital Improvement Plan in the amount of \$6,061,690.19. Additional funding in the amount of \$1,000,000.00 was provided through two IDNR OSLAD grants and an additional \$20,000.00 was provided through an Illinois Clean Energy Community Foundation grant. Therefore, the overall budget for improvements was \$7,081,690.19, of which \$1,597,357.48 remains. The actual total cost of the contract that would be approved by the attached resolution (Construction of Nature Play Area) is \$1,230,536.19 and will be charged to the following account: 11104100-803200-61020.

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 including: (i) provide an improved public access and recreation experience that is ADA-compliant, 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 Master Plan called for several new public access improvements including, but not limited to, a nature-based children's play area (the "Nature Play Area").

The second OSLAD grant received by the District is a \$600,000 grant for the Nature Play Area. Under the grant terms, the District must expend at least \$1,200,000 for the Nature Play Area to be reimbursed the full \$600,000 amount of the grant. The District has expended approximately \$208,000 on the Nature Play Area to date. As such, the expenditure of over \$1.2 million on this contract will entitle the District to the maximum amount of the \$600,000 grant.

The contract for construction of the Nature Play Area was advertised on June 11, 2024. Four (4) bids were received and opened on July 8, 2024. The invitation for bids called for a base bid and five bid alternates.

The total bid amounts are:

	<u>TOTAL BID</u>
AGAE Contractors, Inc.	\$1,230,536.19
Copenhaver Construction, Inc.	\$1,337,655.00
Boller Construction Co., Inc.	\$1,680,703.96
V3 Construction Group, Ltd.	\$1,910,842.21

In accordance with the Purchasing Policy and the invitation for bids, staff negotiated with the low bidder to adjust pay item quantities to reduce the total of the low bid. Staff recommends that AGAE Contractors, Inc. be awarded the contract as the lowest responsible bidder for the construction of the Nature Play Area. Work is anticipated to begin August 26, 2024 and be completed by November 1, 2025.

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

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

**A RESOLUTION AWARDING A CONTRACT FOR THE CONSTRUCTION OF THE
NATURE PLAY AREA AT LAKEWOOD FOREST PRESERVE TO AGAE
CONTRACTORS, 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 Nature Play Area at Lakewood Forest Preserve (the “Work”); and

WHEREAS, all sealed bids received were opened by the District at its General Offices, 1899 West Winchester Road, Libertyville, Illinois, on July 8, 2024 at 2:00 p.m. local time; and

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

	<u>TOTAL BID</u>
AGAE Contractors, Inc.	\$1,230,536.19
Copenhaver Construction, Inc.	\$1,337,655.00
Boller Construction Company Inc.	\$1,680,703.96
V3 Construction Group, Ltd.	\$1,910,842.21

WHEREAS, the District’s staff, the Purchasing Manager, the Director of Planning, and the Planning Committee have reviewed the bids and recommend that the Board of Commissioners find AGAE Contractors, Inc. to be the lowest responsible bidder for the Work and award a contract for the Work to AGAE Contractors, Inc. (the “Contract”); and

WHEREAS, the Board of Commissioners hereby finds that AGAE Contractors, 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 AGAE Contractors, Inc. in the amount of \$1,230,536.19 (the “Contract Price”) is hereby accepted, and a Contract for the Work is hereby awarded to AGAE Contractors, 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 _____, 2024

AYES:

NAYS:

APPROVED this ____ day of _____, 2024

Angelo D. Kyle, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____