



CLC VALUES

- Excellence
- Purpose
- Integrity
- Compassion
- Unity
- Inclusion



Board of Trustees Grayslake Campus Roundabout & Sports Complex

November 18, 2025

Topics

Background and Project Description

- Master Plan 2020
- Purpose

Scope and Opportunities for Efficiency

- Roundabout
- Sports Complex

Construction Timeline and Bidding Method

Logistics and Communication



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Background and Project Description



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Background materials

- Master Plan 2020 – previously provided
- November Board Update
 - Mortenson Q3 Cost Index – significant escalation of construction costs since 2020
 - Impact of volatile global supply chain within economic uncertainty
 - Increased costs of construction materials and supplies
 - Impact of labor market shortages and back to back historically high Consumer Price Index (CPI) on labor costs

Background – Master Plan 2020 (pp. 16-19)

Completed Current and Near Term Deferred Maintenance

2021 Bond & Surplus Resources



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Grayslake Deferred Maintenance

- Greenhouse
- E Building Renovation
- Loading Dock Repair
- Roof Replacements
- Parking Lot Resurfacing
- Elevator Upgrades
- Lighting Upgrades
- Ventilation Ceramics Lab
- Doors and Hardware
- Building Systems

Lakeshore & Southlake Deferred Maintenance

- **Lakeshore**
- Roof Replacements
- Building Façade
- Lighting
- Garage Repair
- Elevator Upgrades
- **Southlake**
- Building Systems

Pending

- GLC Library Spandrel Repair
- SLC Atrium Façade

Background – Master Plan 2020 (pp. 16-19)

Completed Current and Near Term Projects

2021 Bond & Surplus Resources



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Grayslake Campus

- Prairie Restaurant @ Brae Loch
- Culinary Labs
- SHARE Market
- Conference Center (A013)
- Rooftop Solar
- Solar Field

Lakeshore Campus

- Student Center
- Playground
- Bookstore
- Conference Room
- **Underway:** Urban Farm Center; Planning Phase 2 Renovation

Gurnee Location

- Advanced Technology Center: purchase, Phase 1 construction, signage, parking lot
- **Underway:** façade

Why?



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Roundabout \$4.3M

- Recommended following Traffic Study in January 2020
- Original funding: initial placeholder \$1.3M FY22 Surplus
- October 25, 2024 Traffic Impact Assessment – pre-design
- Adjusted funding: January 2025 \$3M (portion reserve/portion FY24 surplus)
- Addresses traffic flow (current and future need) and safety (car/pedestrian)

Sports Complex \$17M (Master Plan 2020 Near Term Project)

- Outdated outdoor athletic facilities not representative of collegiate quality
- Original scope: baseball, softball, tennis, and soccer
- Adjusted scope: baseball, softball, and building due to significant cost increases post-pandemic
- Original funding: 2021 Bond \$9.5M
- Adjusted funding: Guidance on options Board February 2025; February 2026 will finalize gap funding \$7.5M

FY2026 Capital Projects Plan

Master Plan 2020 (Near Term)

Two projects, two needs, facilitated as one design and construction

Roundabout: Purpose

- Improve traffic flow and safety to handle anticipated increased traffic volume due to new Sports Complex and traffic flow for convergence of three organization (HSTC, UCLC, CLC) access points.

Sports Complex: Purpose

- Provide premier outdoor sports complex for Lancer Athletics program with collegiate-level baseball and softball fields to improve student-athlete experience, the fan experience, and successful outcomes for our students and the College.



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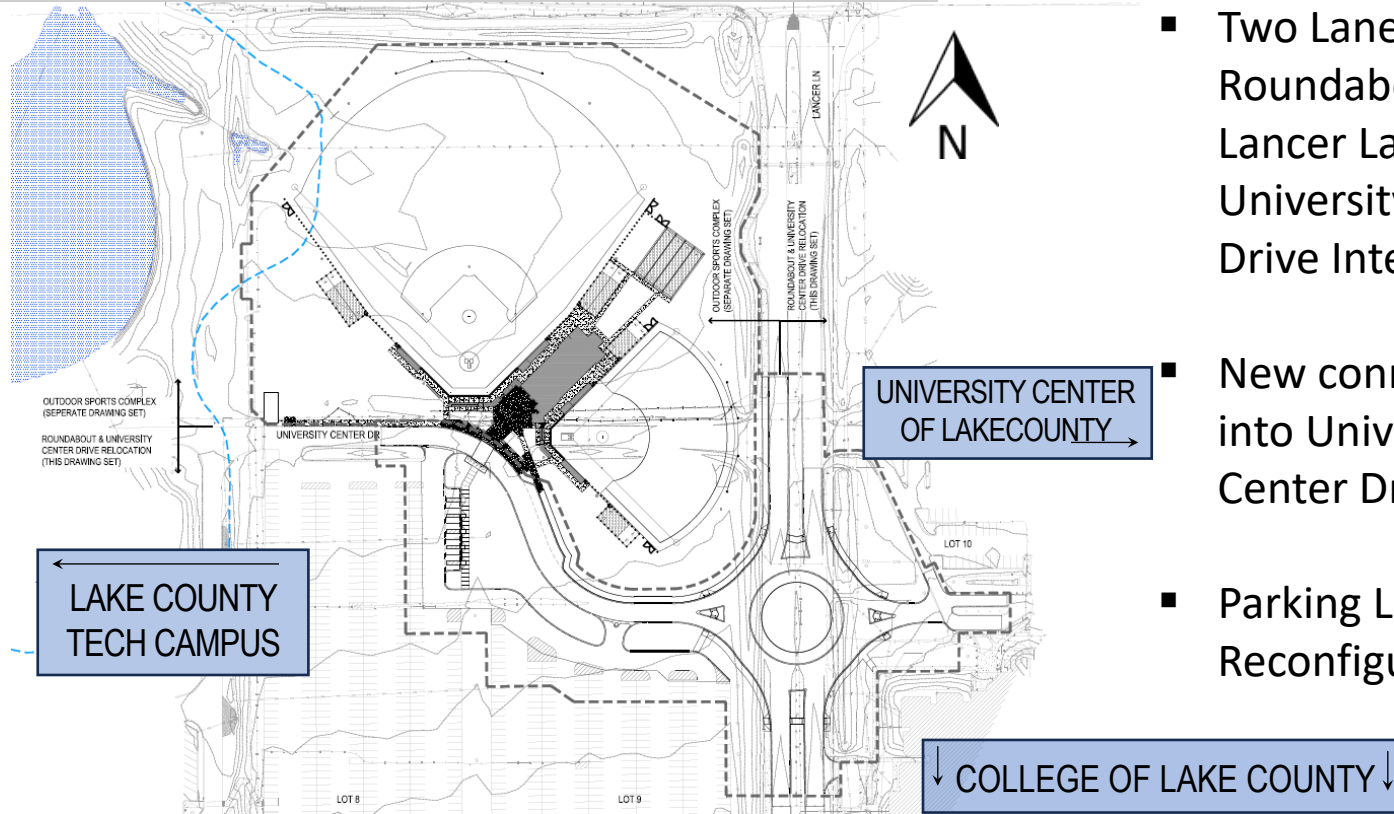
Roundabout



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W. Washington Street

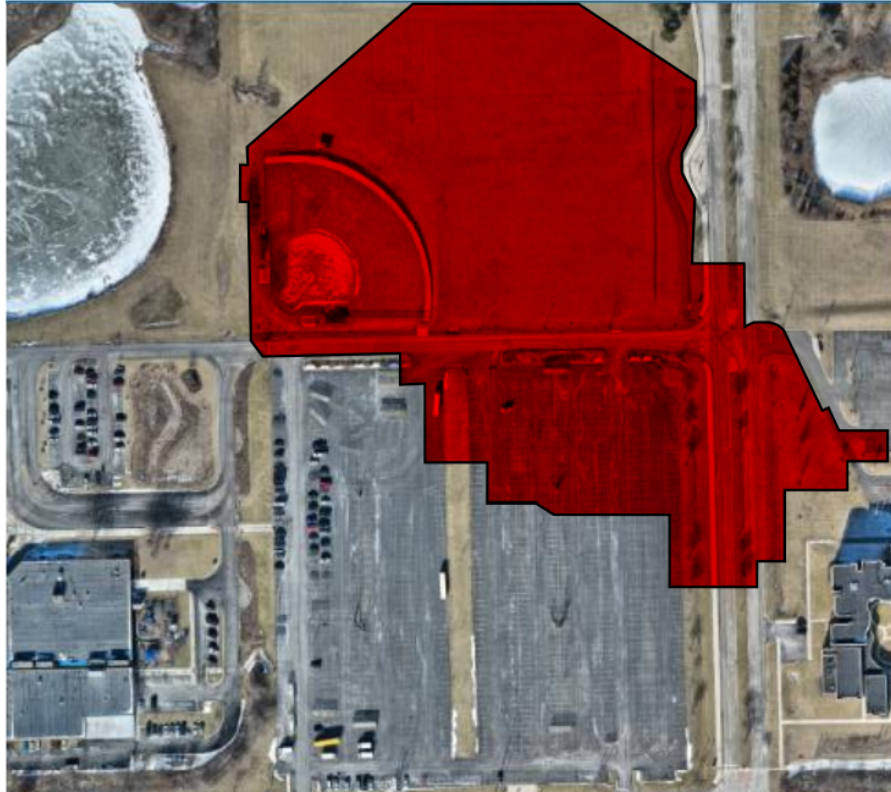


- Two Lane Roundabout at Lancer Lane & University Center Drive Intersection
- New connection into University Center Drive
- Parking Lot 8 & 9 Reconfiguration



Roundabout

Tech
Campus



UCLC

College of Lake County



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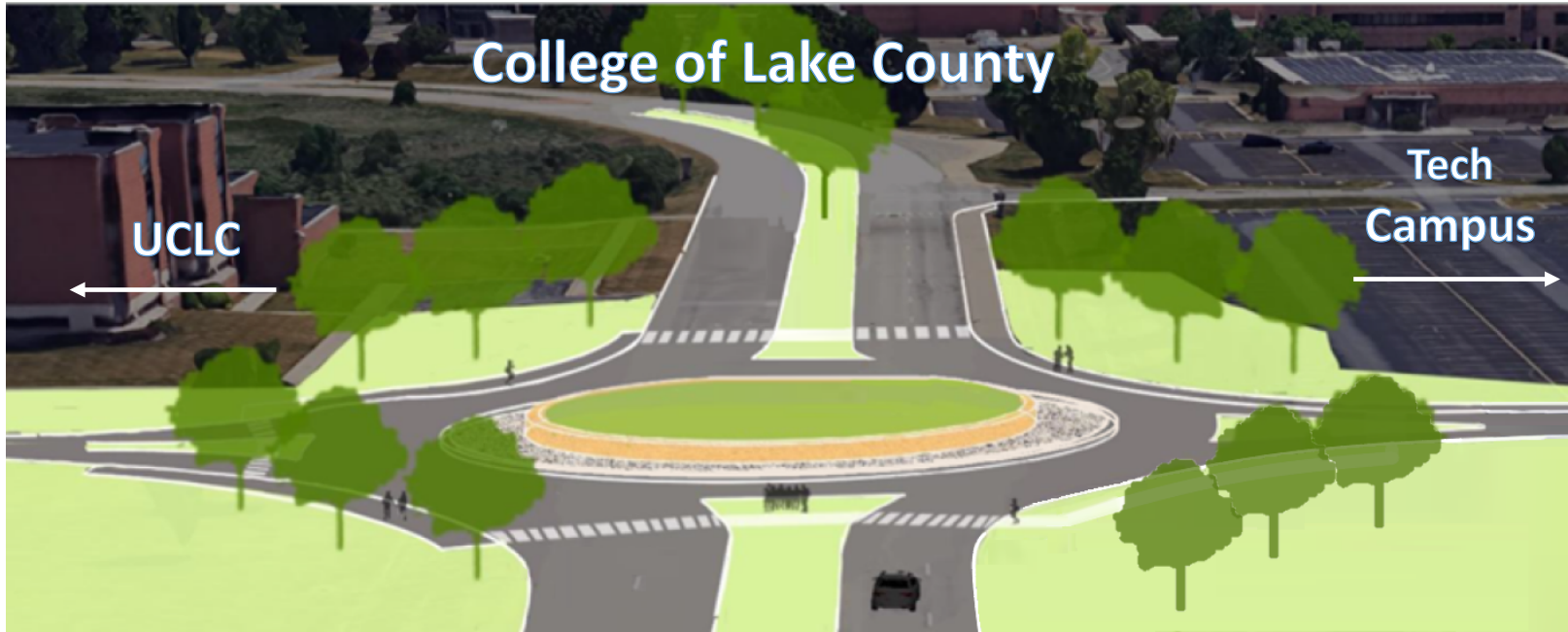
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Roundabout



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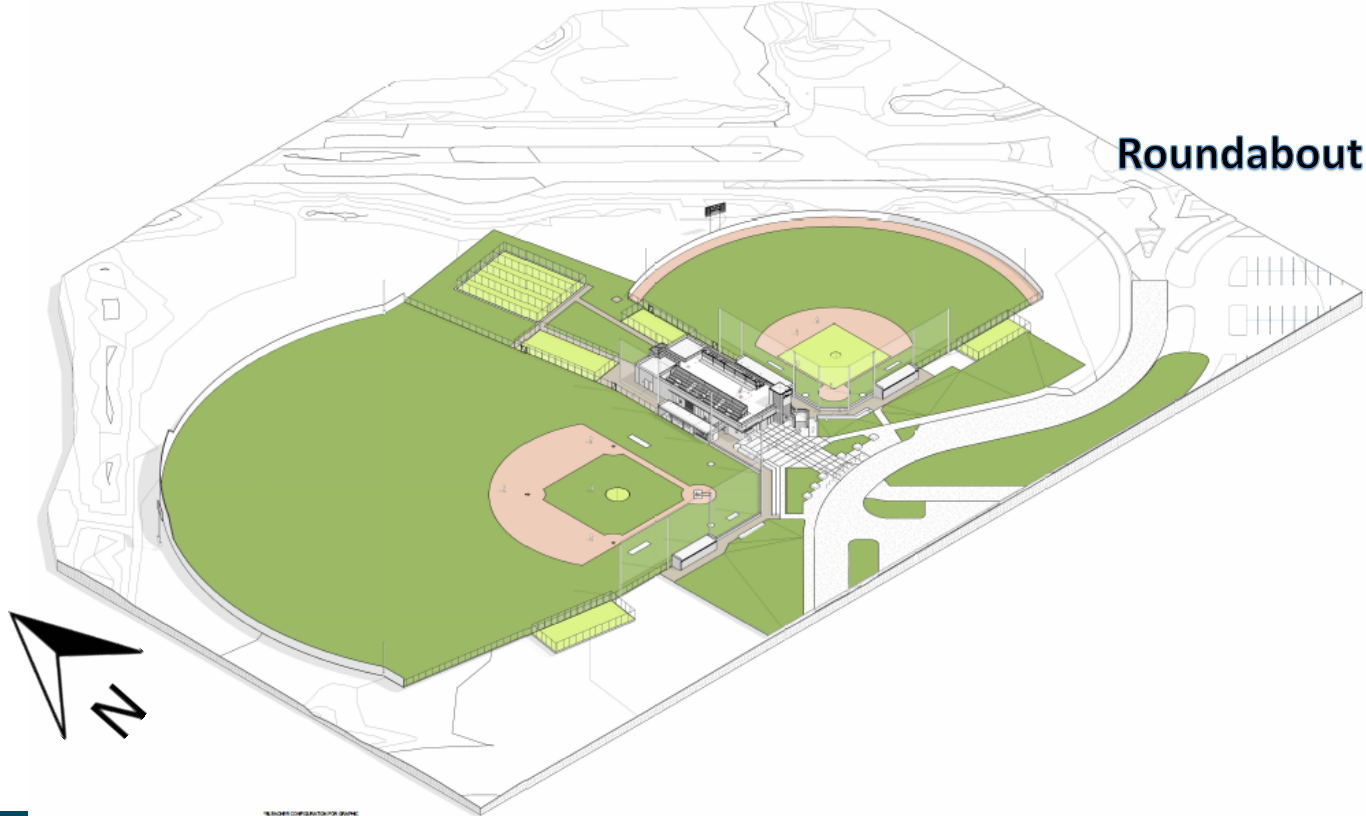


Sports Complex



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Sports Complex



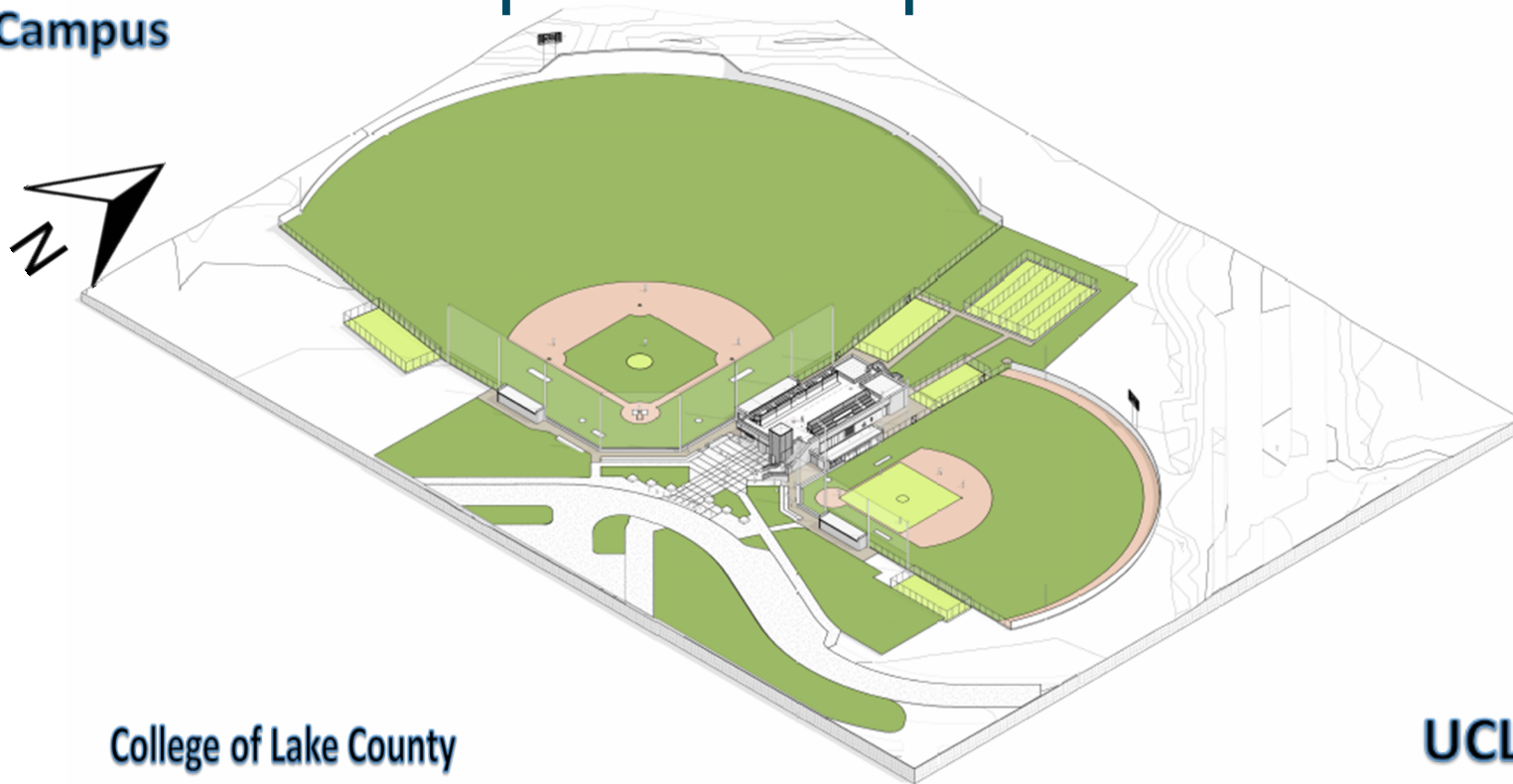
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Tech
Campus

Sports Complex



College of Lake County

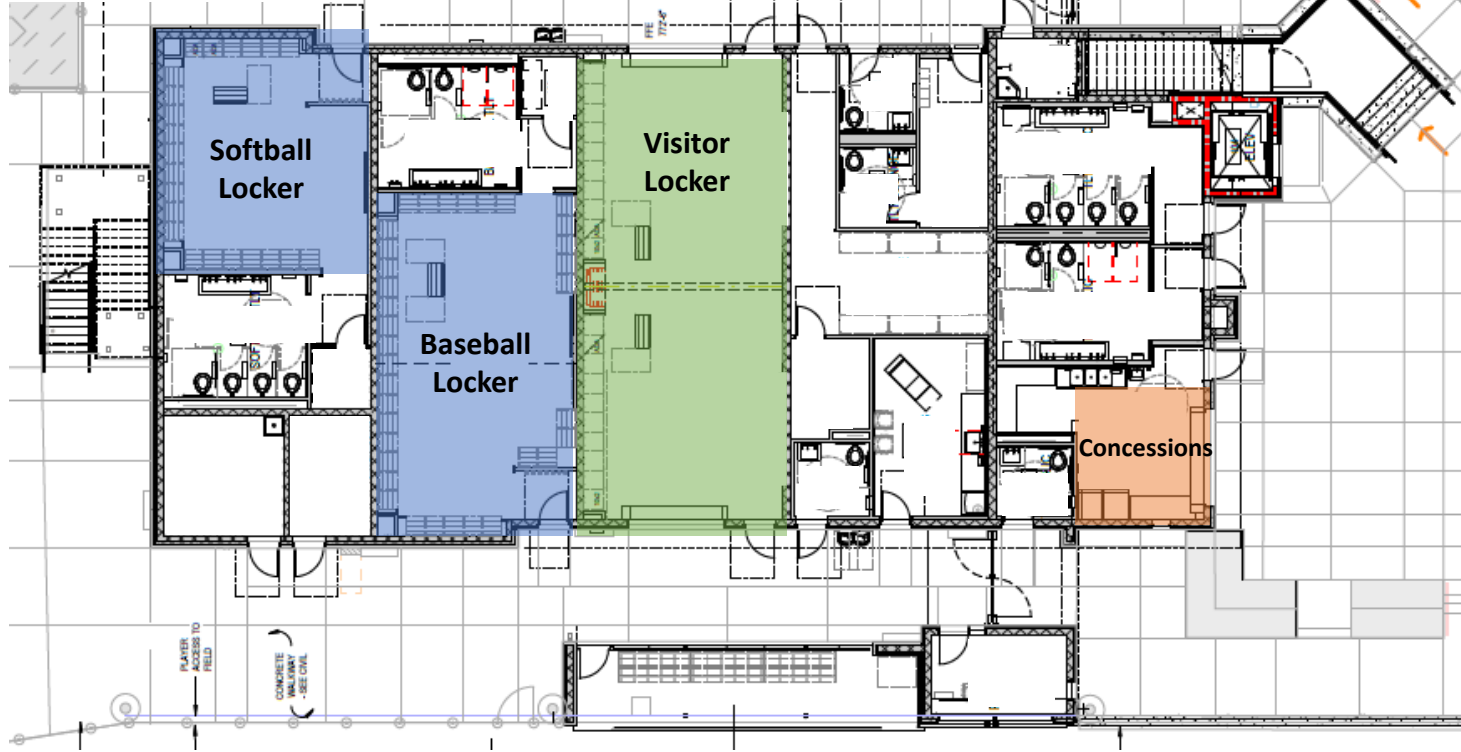
UCLC



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Sports Complex



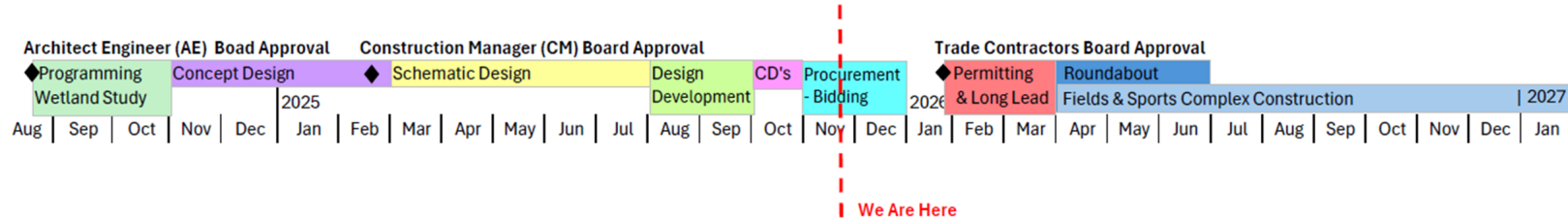
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Overall Project Timeline

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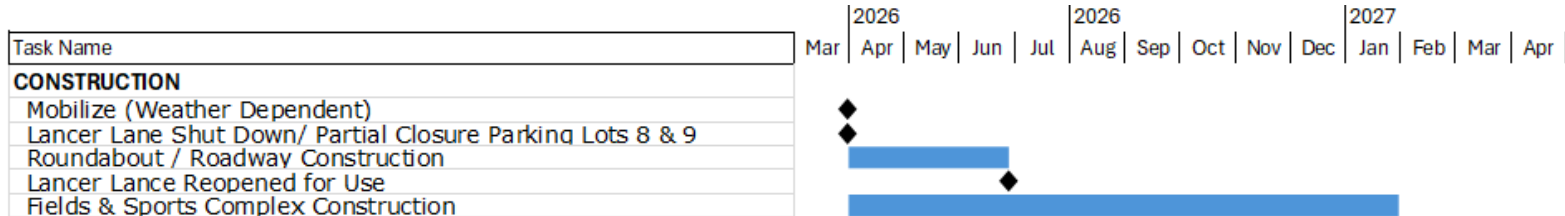


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Construction Timeline

Anticipated start April 1, 2026 (Weather Dependent)



Logistics – Overall Detour Site Plan



Overall Detour Site Plan
College of Lake County Roundabout & Sports Complex
Updated: 10/09/2025



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Logistics – Phase 1 Roundabout



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Logistics – Phase 2 Sports Complex



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Phase 2 - Sports Complex Construction
Starting Spring 2026 - December 2026
College of Lake County Roundabout & Sports Complex
Updated: 10/09/2025

Pepper Construction
Tomorrow Transformed

Logistic Communication & Coordination

- Chat with Lori
- All Member Communication
- Physical Signage/ Entrance Marquee Posting
- Pace Bus Rerouting
- CLC Police
- Grayslake Fire Department
- CLC Stakeholder
 - Milestone Drawing Page Turn
 - Logistics Meeting
- UCLC & Tech Campus
 - Monthly Meetings
 - Milestone Drawing Page Turn
 - Logistics Meetings
- Lake County Stormwater Management Commission
- IDOT



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Benefits of Concurrent Timelines

- Timeline
- Cost savings
- More Attractive Project for Trades
- Projects are interconnected.
 - Utilities
 - New University Center Drive Connection
 - Location of Fields
 - Logistics & Staging



Ivo Rozendaal
Sr. Principal



Erik Lund
Associate, Project
Manager



Brian Healy
Sr. Vice President



Kevin Erickson
Project Director



Angelo Demeros
Project Executive



**Jordan
Kuchenmeister**
Project Engineer



Josh Kowski
Superintendent



Ashlie Stapleton
Director of Inclusion &
Industry Engagement

SMITHGROUP

Pepper Construction
Tomorrow Transformed



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CM Bidding Method

Early Logistics Coordination

Community Engagement/ Diversity Requirements

Assist AE with Permitting

Additional Oversight for Constructability

Assists with Current Cost Analysis & Alternates Material/Construction Options

Control Estimates for Alignment with Budget

Pre-Purchase of Long Lead Materials

Procurement

CM Creates Trade Packages & Bidding Documents for Procurement Review & Posting
More Competitive – Opportunities for BEP & Local Vendors (Urban Farm 35% BEP)



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Bid Packages

- Building and Site Concrete
- Earthwork and Site Utilities
- Electrical, Site Lighting,
- Low Voltage, Security,
- Fire Alarm
- Epoxy and Traffic
- Coating Flooring
- Fire Protection
- Flooring
- General Trades
- Glass and Glazing
- Landscaping and Irrigation
- Masonry
- Mechanical HVAC and Controls
- Painting
- Plumbing
- Precast Concrete
- Roofing, Sheet Metal and Metal Panel
- Site and Building Survey
- Asphalt Paving/ Patching
- Steel, Decking, Decorative Metal, Stairs and Misc. Metals

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Questions/Discussion

Traffic Report Highlights

Original Traffic Impact Assessment completed in 2020

Current Traffic Impact Assessment completed in 2024

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Table 1 – Loss of Service (LOS) Based on Intersection Delay Use Existing Traffic Data

Lancer University Center Drive Intersection	Existing Two-Way Stop Intersection			
	AM Peak Hour		Midday Peak Hour	
	LOS	Delay (s)	LOS	Delay (s)
East Leg	E	67.1	F	59.0
West Leg	F	\$1954.9	F	101.6
South Leg	A*	0.7	A*	0.4
North Leg	A*	2.1	A*	1.1
Intersection (all legs)	F**	197.3***	C**	25.1***
LOS = Level of Service				

* Per HCM 6th Edition guidelines for TWSC intersections, the LOS for the major street is not calculated as the traffic on the major street is considered free-flowing and thus experiences negligible delay.

**Per HCM 6th Edition guidelines for TWSC intersections, the LOS for the intersection is not calculated because traffic along the major street is considered free-flowing and thus experiences negligible delay.

***Per HCM 6th Edition guidelines for TWSC intersections, the overall intersection control delay per vehicle does not account for major street through traffic because its delay is assumed to be negligible.

\$ Delay over 300s



Construction Manager Cost

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	General Contractor	Construction Manager	Notes
General Conditions/Fee	Range 8%-20%	Range 3%-12%	
Contingency	10%	10%	As Determined by Owner
Preconstruction Services	Not Included	Range \$0 - \$100,000	
Subcontractor Default Insurance	Not Typically Used By GC	Range 0.8%-1%	
Payment & Performance Bonds	Range 1%-3%	Range 1%-3%	
General Liability Insurance	Range 1% - 2%	1% or less	
Builder's Risk Insurance	Range 1%-3%	Range 1%-2%	Or by Owner