

## 10. NEW BUSINESS

### 10.8. LAKESHORE CAMPUS URBAN FARM CENTER - GENERAL TRADES

**Lead Staff:** Kevin Appleton, Vice President of Business Services and Finance

**Funding Source:** FY24 surplus and Foundation

**Funding Request:** \$2,243,395.00

Bids		Amount	
GENERAL TRADES	BEP%	ALTERNATE VALUE	BASE BID VALUE
Hargrave Builders, Inc.	10%	\$96,000.00	\$1,943,450.00
Manusos General Contracting, Inc.	100%	\$109,147.00	\$2,167,331.00
Pepper Construction Company	32%	\$149,778.00	\$2,280,200.00

**Explanation of Purchase:** This contract is for the general trades package for the construction of the Lakeshore Campus Urban Farm Center, which was publicly bid on March 14, 2025.

Per 30 ILCS 575/4, "All State contract solicitations that include Business Enterprise Program participation goals shall require bidders or offerors to include utilization plans. Utilization plans are due at the time of bid or offer submission. Failure to complete and include a utilization plan, including documentation demonstrating good faith efforts when requesting a waiver, shall render the bid or offer non-responsive." Failure to provide adequate BEP documentation can result in a vendor being deemed nonresponsive.

**Recommendation:** Pending approval of the waiver request by the state, approve a contract with Hargrave Builders, Inc. of South Elgin, IL in the amount of \$2,039,450.00 with a 10% contingency of \$203,945.00 in a total not-to-exceed amount of \$2,243,395.00.