

## 7. NEW BUSINESS

### 7.16. DELEGATION OF AUTHORITY AND CONTRACT APPROVAL FOR GRAYSLAKE SPORTS COMPLEX AND ROUNDABOUT

**Lead Staff:** Mahsa Karamy, Executive Director Business Operations

**Funding Source:** 2021 Bond, FY22 surplus, FY24 surplus, one-time reserve

**Funding Request:** \$16,187,162.00

Bids				Amount	
TRADE	CONTRACTOR	CONTRACTOR LOCATION	BASE BID BEP%	TOTAL	CONTINGENCY
BUILDING & SITE CONCRETE	Abbey Construction	Aurora, IL	5%	\$1,547,500.00	\$154,750.00
PRECAST CONCRETE	Mid-States Concrete	South Beloit, IL	1%	\$131,675.00	\$13,167.50
MASONRY	RV Builders	Bridgeview, IL	100%	\$575,000.00	\$57,500.00
STEEL, DECKING, DECORATIVE METALS	Penn Services	Palatine, IL	100%	\$713,350.00	\$71,335.00
GENERAL TRADES	Pepper Construction	Barrington, IL	10.88%	\$3,338,500	\$333,850.00
ROOFING, SHEET METAL & METAL PANELS	Metalmaster Roofmaster	McHenry, IL	30%	\$469,122.00	\$46,912.20
PAINTING	Cosgrove Construction	Joliet, IL	0%	\$54,400.00	\$5,440.00
EPOXY FLOORING & SEALED CONCRETE	CCI Flooring	Crest Hill, IL	0%	\$40,400.00	\$4,040.00
FIRE PROTECTION	US Alliance Fire Protection	Lake Forest, IL	25%	\$53,750.00	\$5,375.00
PLUMBING	Hartwig Mechanical	Harvard, IL	15%	\$486,000.00	\$48,600.00
MECHANICAL	Jensen's Plumbing & Heating	Woodstock, IL	30%	\$348,685.00	\$34,868.50
ELECTRICAL, LOW VOLTAGE & FIRE ALARM	Krause Electrical	Zion, IL	45%	\$1,603,870.00	\$160,387.00
EARTHWORK, AGGREGATE PIERS & ERS	Berger Contractors	Wauconda, IL	100%	\$2,368,000.00	\$236,800.00
ASPHALT PAVING	Payne & Dolan Inc	Antioch, IL	0%	\$425,070.00	\$42,507.00
LANDSCAPING	Breezy Hill	Salem, WI	31%	\$585,300.00	\$58,530.00

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REBIDS REQUIRED (GLAZING, FLOORING, KITCHEN EQUIP)	No Bids - Rebid Required	Construction Manager Estimated Cost	0%	\$199,998.00	\$19,999.80
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		41%	\$12,940,620.00	\$1,294,062.00
Construction Manager	Cost type	BEP %	Total	
Pepper Construction	Survey Allowance	0%	\$100,000.00	
	General Conditions and Reimbursables	0%	\$1,015,057.00	
	Builders Risk	0%	\$50,000.00	
	Performance and Payment Bond		0%	\$117,295.00
	General Liability Insurance 1.2%		0%	\$170,162.00
	Subcontractor Default Insurance 1.25%			\$174,446.00
	Pepper Construction Company Fee 2.25%		0%	\$325,520.00
			Pepper Total	\$1,952,480.00

**Explanation of Purchase:** Approval is requested for the transfer of contracts associated with the 15 trade packages required for construction of the Sports Complex and Roundabout at the Grayslake Campus, with substantial completion anticipated in late 2026. A ten percent (10%) construction contingency in the amount of \$1,294,062.00 is included to address unforeseen conditions or costs that may arise during construction. Any use of contingency funds will be subject to a thorough review of project specifications and will require formal College authorization through an approved change order.

The total construction cost, inclusive of approved alternates totaling \$59,195.00 and the 10% construction contingency, is \$12,940,620.00. This total also reflects budgeted estimates for Glazing, Flooring, and Kitchen Equipment; components that will be competitively bid at a later date and presented to the Board for awareness at that time.

**Recommendation:** Approve the full award release to Pepper Construction of the lowest responsive and responsible bidders for the above list of trade packages for a construction total including alternates of \$12,940,620.00, a 10% contingency of \$1,294,062.00 and Pepper Construction's cost of \$1,952,480.00 in a not-to-exceed amount of \$16,187,162.00.