

7. NEW BUSINESS

7.5. GRAYSLAKE CAMPUS SPORTS COMPLEX AND ROUNDABOUT – GENERAL TRADES

Lead Staff: Mahsa Karamy, Executive Director Business Operations

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

Funding Request: \$3,672,350.00

Bids	Amount		
GENERAL TRADES	BEP%		
Pepper Construction	10.88%	\$39,000	\$3,299,500.00
Osman Construction	0%	\$179,220.00	\$3,710,000.00
Hargrave Builders	0%	\$231,894.00	\$3,850,450.00
Boller Construction	0%	\$262,000.00	\$4,229,100.00

Explanation of Purchase: This purchase is for the general trades package for the construction of the Grayslake Sports Complex and Roundabout which was publicly bid on December 11, 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 non-responsive.

Recommendation: Pending approval of the waiver request by the state, approve a contract with Pepper Construction of Barrington, IL with a 10% contingency in a not-to-exceed amount of \$3,672,350.00.