

## 10. NEW BUSINESS

### 10.23. LAKESHORE CAMPUS URBAN FARM CENTER DELEGATION OF AUTHORITY AND APPROVAL OF CONTRACT

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

**Funding Source:** FY24 surplus and Foundation

**Funding Request:** \$18,142,681.27

Vendor	Amount
Pepper Construction	\$18,142,681.27

**Explanation of Purchase:** Approve the transfer of contracts for the trade packages required to build the Urban Farm at Lakeshore Campus with an estimated completion during Winter 2026. Administration requests a 10% contingency on the construction cost for unexpected costs for \$1,501,363.17. The total construction cost includes alternate cost.

Trade	CONTRACTOR	Contractor Location	Base Bid BEP %	Total	Contingency
PRECAST	Mid-States Concrete Industries, LLC	Barrington, IL	.0037%	\$811,694.00	\$81,169.40
STEEL & MISC METALS	K & K Iron Works, LLC	Barrington, IL	38%	\$911,483.00	\$91,148.30
ELECTRICAL GEAR PRE-PURCHASE CAST IN PLACE CONCRETE	Kelso-Burnett Co., Inc.	Barrington, IL	0%	\$45,800.00	\$4,580.00
	Elliot Construction	Glen Ellyn, IL	0%	\$970,370.00	\$97,037.00
MASONRY	RV Builders Masonry	Bridgeview, IL	25%	\$81,000.00	\$8,100.00
GENERAL TRADES	Hargrave Builders	South Elgin, IL	10%	\$2,039,450.00	\$203,945.00
MILLWORK ROOFING, SHEET METAL, METAL PANELS	Hargrave Builders	South Elgin, IL	0%	\$71,450.00	\$7,145.00
	Bennett & Brosseau Roofing, Inc.	Romeoville, IL	30%	\$604,500.00	\$60,450.00
GLAZING (AND GREENHOUSE ALT)	SG Metal & Glass	Bridgeview, IL	6.91%	\$931,630.00	\$93,163.00
EPOXY FLOORING & SEALED CONCREE	Oosterbaan & Sons Painting	Posen, IL	0%	\$222,300.00	\$22,230.00
PAINTING	Cosgrove Construction	Joliet, IL	0%	\$161,800.00	\$16,180.00
FOOD SERVICE EQUIPMENT	Federal Supply	Waukegan, IL	100%	\$626,865.66	\$62,686.57
FIRE PROTECTION	Nelson Fire Protection	Machesney Park, IL	30%	\$121,669.00	\$12,166.90
PLUMBING	Helm Group	Westmont, IL	0.00%	\$897,900.00	\$89,790.00
MECHANICAL	MG Mechanical Contracting, Inc.	Woodstock, IL	24.12%	\$2,323,000.00	\$232,300.00
ELECTRICAL, LOW VOLTAGE, AND FIRE ALARM	Krause Electric	Zion, IL	100.00%	\$2,645,170.00	\$264,517.00

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EARTHWORK, AGG. PIERS, AND EARTH RETENTION	Doetsch Contractors, Inc.	Zion, IL	100%	\$1,149,000.00	\$114,900.00
ASPHALT PAVING	Chicagoland Paving Contractors Inc	Lake Zurich, IL	0%	\$60,000.00	\$6,000.00
LANDSCAPING	Breezy Hill Landscaping	Salem, WI	31%	\$106,800.00	\$10,680.00
SITE UTILITIES	Berger Contractors, Inc	Wauconda, IL	100%	\$218,000.00	\$21,800.00
FINAL CLEANING	Ram Pro Facilities	Zion, IL	100.00%	\$13,750.00	\$1,375.00
			35%	\$15,013,631.66	\$1,501,363.17

Construction Manager	Cost type	BEP %	Total
Pepper Construction	Survey Allowance	0%	\$22,574.00
	General Conditions and Reimbursables	0%	\$959,033.00
	Builders Risk	0%	\$27,529.02
	Performance and Payment Bond	0%	\$80,699.36
	General Liability Insurance 1.2%	0%	\$191,942.86
	Pepper Construction Company Fee 2%.	0%	\$325,908.20
	Additional Value Engineering and Design (CLC Requested)	0%	\$20,000.00
Pepper Total			\$1,627,686.44
Total Construction Amount			\$18,142,681.27

**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 inclusive of alternates of \$15,013,631.66, a 10% contingency of \$1,501,363.17 and Pepper Construction's cost of \$1,627,686.44 in a total not-to-exceed amount of \$18,142,681.27.