



**DATE:** May 5, 2025  
**MEMO TO:** Sara Knizhnik, Chair  
Operations Committee  
**FROM:** Daniel E. Stearns  
Director of Facilities

**Agenda Item #** 9.3

**RECOMMENDATION:** Recommend approval of a Resolution awarding a Contract for Renovations to the Half Day Forest Preserve Maintenance Shop to Workmasters, Inc. in the Contract Price of \$492,669.00.

**STRATEGIC DIRECTION SUPPORTED:** Organizational Sustainability.

**FINANCIAL DATA:** As part of the approved 10-Year Capital Improvement Plan (CIP), \$1,003,443.09 has been allocated in FY2025 to fund on-going Facility and Infrastructure Improvements. The total cost for this project is \$492,669.00, which will be charged to the Facility and Infrastructure Improvement Fund, account number 11104100-803200-60022.

**BACKGROUND:** The District's on-going Facility and Infrastructure Improvements projects are prioritized with an emphasis on the forever buildings, and efforts that improve operational efficiencies and reduce operational expenses. Staff has determined that the Maintenance Shop at Half Day Forest Preserve, originally built in 1993, is currently most in need of renovations.

The notice seeking bids for the renovations was advertised in the Lake County News Sun and bids were opened on March 14, 2025. A total of nine bids were received as follows:

<b>VENDOR</b>	<b>TOTAL BID</b>
Workmasters, Inc.	\$492,669.00
Boller Construction Company, Inc.	\$507,300.00
Industria, Inc.	\$558,396.00
Efraim Carlson Construction, Inc.	\$592,500.00
ALFC Chicago, Inc.	\$623,100.00
Maman Corp	\$693,000.00
AGAE Contractors, Inc.	\$696,000.00
Manusos General Contracting, Inc.	\$725,502.00
Kandu Construction, Inc.	\$908,000.00

Bid Specifications required a base bid along with two bid additions as summarized below:

- Bid Addition 1. Exterior Surface Preparation and Finishing as noted on Drawings.
- Bid Addition 2. Interior Surface Preparation and Finishing as noted on Drawings.

Staff recommends that Workmasters, Inc. be awarded the contract as the lowest responsible bidder for the total contract price of \$492.669.00, to include the base bid of \$464.445.00 and Bid Addition

1 for \$28,224.00. The work identified in Bid Addition 2 will be completed by District Staff. Work is anticipated to begin September of 2025 and be completed by December of 2025.

**REVIEW BY OTHERS:** Chief Operations Officer, Deputy Director of Finance, Purchasing Manager, Manager of Board Operations, Corporate Counsel.



**LAKE COUNTY FOREST PRESERVE DISTRICT  
LAKE COUNTY, ILLINOIS**

**A RESOLUTION AWARDING A CONTRACT TO WORKMASTERS, INC. FOR  
MAINTENANCE SHOP RENOVATIONS AT HALF DAY FOREST PRESERVE**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for renovations at the Half Day Forest Preserve Maintenance Shop (the “Work”); and

**WHEREAS**, all sealed bids were received and opened by the District at its General Offices, 1899 West Winchester Road, Libertyville, Illinois on March 14, 2025 at 10:30 a.m. and;

**WHEREAS**, bids were received in the following amounts from the following bidders;

	<u><b>TOTAL BID</b></u>
Workmasters, Inc.	\$492,669.00
Boller Construction Company, Inc.	\$507,300.00
Industria, Inc.	\$558,396.00
Efraim Carlson Construction, Inc.	\$592,500.00
ALFC Chicago, Inc.	\$623,100.00
Maman Corp	\$693,000.00
AGAE Contractors, Inc.	\$696,000.00
Manusos General Contracting, Inc.	\$725,502.00
Kandu Construction, Inc.	\$908,000.00

and;

**WHEREAS**, the District’s staff, the Purchasing Manager, the Director of Facilities, and the Operations Committee have reviewed the bids and recommend that the Board of Commissioners find Workmasters, Inc. to be the lowest responsible bidder and award a contract for the Work to Workmasters, Inc. (the “Contract”); and

**WHEREAS**, the Board of Commissioners hereby finds that Workmasters, Inc., is the lowest responsible bidder for the Work;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois, **THAT**:

**Section 1: Recitals.** The recitals set forth above are incorporated as a part of this Resolution by this reference.

**Section 2: Award of Contract.** The bid submitted by Workmasters, Inc. in the amount of \$492,669.000 (the “Contract Price”) is hereby accepted and a Contract for the Work is hereby awarded to Workmasters, Inc.

**Section 3: Execution of Contract.** The Executive Director of the District is hereby authorized and directed to execute the Contract for the Work in the amount of the Contract Price.

**Section 4: Payments.** The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

**Section 5: Effective Date.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025 .

AYES:

NAYS:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2025

---

Jessica Vealitzek, President  
Lake County Forest Preserve District

ATTEST:

---

Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_