



# Lake County Forest Preserves

General Offices  
1899 West Winchester Road  
Libertyville, Illinois 60048  
847-367-6640 • Fax: 847-367-6649  
www.LCFPD.org

**DATE:** June 2, 2025  
**MEMO TO:** Paul Frank, Chair  
Planning Committee  
**FROM:** Kevin Kleinjan  
Director of Planning

**Agenda Item #** 10.3

**RECOMMENDATION:** Recommend approval of a Resolution awarding a Contract for Site Improvements – Stage II at the District General Offices to Patriot Maintenance, Inc., in the Contract Price of \$323,509.50.

**STRATEGIC DIRECTIONS SUPPORTED:** Public Access and Connections; Organizational Sustainability.

**FINANCIAL DATA:** This work was included in the adopted FY2025 Capital Improvement Plan and FY2025 Budget as part of the following project: Repair Existing Roads/Parking (Project 60009). The total amount available in the budget is \$1,014,282.03. The actual amount of \$323,509.50 will be charged to 20104100-803200-60009.

**BACKGROUND:** The original parking lot and path at the District General Offices were constructed in 1999-2000. In fall of 2024, the District’s contractor performed the first stage of site improvements at the General Offices, focusing on parking lot, sidewalk, and drainage improvements in areas north, west and southwest of the General Offices building.

The contract that would be approved by the attached resolution is for the second and final stage of site improvements, which includes the remaining parking lot areas east and southeast of the General Offices building, the portion of the entrance road that is within District property, the asphalt path west of the parking lot, and modifications and upgrades to storm sewer and drainage facilities and existing sidewalks and parkway. The sidewalks, parking and parkway in these areas will be modified and upgraded, addressing many of the modifications recommended in the District’s Transition Plan to improve compliance with the Illinois Accessibility Code (IAC) and Americans with Disabilities Act (ADA) standards. The parking lot pavement east and southeast of the building has deteriorated, is near the end of its useful life, and is in need of reconstruction.

The project was advertised on April 9, 2025 and three (3) bids were received and opened on May 6, 2025. The bid amounts are:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
Patriot Maintenance Inc.	\$323,509.50
Chicagoland Paving Contractors, Inc.	\$349,000.00
Schroeder Asphalt Services, Inc.	\$413,880.85

District staff recommends that the contract be awarded to Patriot Maintenance Inc. as the lowest responsible bidder.

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



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

**A RESOLUTION AWARDING A CONTRACT TO PATRIOT MAINTENANCE, INC.  
FOR SITE IMPROVEMENTS – STAGE II AT THE GENERAL OFFICES**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for the second stage of site improvements at the Lake County Forest Preserves General Offices (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 May 6, 2025 at 11:00 a.m. local time; and

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

	<b><u>TOTAL BID</u></b>
Patriot Maintenance, Inc.	\$323,509.50
Chicagoland Paving Contractors, Inc.	\$349,000.00
Schroeder Asphalt Services, Inc.	\$413,880.85; and

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

**WHEREAS**, the Board of Commissioners hereby finds that Patriot Maintenance, 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 Patriot Maintenance, Inc. in the amount of \$323,509.50 (the “Contract Price”) is hereby accepted, and a Contract for the Work is hereby awarded to Patriot Maintenance, 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

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Jessica Vealitzek, President  
Lake County Forest Preserve District

ATTEST:

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Julie Gragnani, Secretary  
Lake County Forest Preserve District

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