

DATE: January 5, 2026

MEMO TO: Paul Frank, Chair
Planning Committee

FROM: Kevin Kleinjan
Director of Planning

RECOMMENDATION: Recommend approval of a Resolution awarding a Contract for the Construction of Recreational Facilities at Lakewood Forest Preserve to Premier Design + Build Group, LLC, in the Contract Price of \$3,905,468.07.

STRATEGIC DIRECTION SUPPORTED: Public Access and Connections.

FINANCIAL DATA: This work was included in the adopted FY2025 Capital Improvement Plan (CIP) as part of the following projects and budgets:

1) Lakewood Forest Preserve:	Project 61020 =	\$194,205.07
2) Lakewood – Phase I Master Plan Improvements:	Project 61001 =	\$3,550,000.00
3) Lakewood – Tree Planting:	Project 61010 =	\$150,838.23
4) Preserve Tree Planting:	Project 60010 =	\$411,889.35
5) General District Benches Donation Fund:	Project 60015 =	\$22,232.86
6) <u>General District – Deferred Maintenance Projects:</u>	<u>Project 68002 =</u>	<u>\$399,390.54</u>
Therefore, the overall budget for the project is:		\$4,728,556.05

The actual amount of \$3,905,468.07 will be charged to the following accounts:

1) 11104100-803200-61020	4) 11104100-803200-60010
2) 20104100-803200-61020	5) 20104100-803200-61010
3) 35504100-803200-61001	6) 20104100-803200-60015
	7) 35504100-803200-68002

BACKGROUND: On October 15, 2025, the Board of Commissioners approved the 2026 Capital Improvement Plan to include funding for recreational facility and public access improvements at Lakewood Forest Preserve. The improvements were identified in the approved comprehensive Master Plan for Lakewood Forest Preserve and include a new all-season shelter, open-air shelter, parking lot, evaporator toilet, and sidewalks. The exterior of the existing dairy barn will be modified to remove additions and return the barn to its original configuration on the south and east sides, reducing future maintenance efforts and costs.

A bid solicitation was advertised on October 8, 2025, and three (3) bids were received on November 5, 2025.

A summary of the bids received is listed below:

	<u>BID PRICE</u>
Premier Design + Build Group, LLC	\$3,911,018.07
V3 Construction Group, Ltd.,	\$4,056,587.25
Boller Construction Co., Inc.	\$4,174,592.69

Staff engaged in further negotiations with the low bidder (Premier Design + Build Group, LLC) to reduce the contract price. Staff recommends that Premier Design + Build Group, LLC be awarded the contract as the lowest responsible bidder with the final negotiated price of \$3,905,468.07. Work is anticipated to begin January 19, 2026 and be completed by May 21, 2027.

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

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR JANUARY MEETING
JANUARY 14, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution Awarding a Contract for the Construction of Recreation Facilities at Lakewood Forest Preserve to Premier Design + Build Group, LLC,” and requests its approval.

PLANNING COMMITTEE:

Date: _____ Roll Call Vote: Ayes: _____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

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

**A RESOLUTION AWARDING A CONTRACT FOR THE CONSTRUCTION OF
RECREATION FACILITIES AT LAKEWOOD FOREST PRESERVE
TO PREMIER DESIGN + BUILD GROUP, LLC**

WHEREAS, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for the construction of recreation facilities at Lakewood Forest Preserve (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 November 5, 2025 at 11:00 a.m. local time; and

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

	<u>TOTAL BID</u>
Premier Design + Build Group, LLC	\$3,911,018.07
V3 Construction Group, Ltd.	\$4,056,587.25
Boller Construction Company, Inc.	\$4,174,592.69

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 Premier Design + Build Group, LLC to be the lowest responsible bidder and award a contract for the Work to Premier Design + Build Group, LLC (the “Contract”); and

WHEREAS, after all bids were opened, negotiations between the Purchasing Manager and the low bidder, Premier Design + Build Group, LLC, resulted in further price reductions and a final negotiated price of \$3,905,468.07; and

WHEREAS, the Board of Commissioners hereby finds that Premier Design + Build Group, LLC is the lowest responsible bidder for the Work and that the Contract for the Work should be awarded to Premier Design + Build Group, LLC in the amount of \$3,905,468.07 (the “Contract Price”);

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 Premier Design + Build Group, LLC is hereby accepted in the amount of the Contract Price, and a Contract for the Work is hereby awarded to Premier Design + Build Group, LLC in the amount of the Contract Price.

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 _____, 2026

AYES:

NAYS:

APPROVED this _____ day of _____, 2026

Jessica Vealitzek, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____