Lake Forest Community High School District 115
Lake Forest Elementary School District 67

November 8, 2026

To: Dr. Matt Montgomery, Superintendent of Schools

From: Dr. Jennifer Hermes, Chief Operating Officer
Daniel Mortensen, Director of Facilities

Approval of the bids received for the Referendum Phase 2 Project at Lake Forest High School

Background:

Planning: In November 2018, the District 115 Board of Education initiated the Facility Master Plan process to address both immediate and long-term facility needs, evaluate instructional status, explore instructional improvements, and optimize space utilization. This comprehensive review encompassed a Health and Life Safety evaluation and a Master Plan, facilitating thoughtful planning and outlining a strategic roadmap for future development.

Referendum Passage: On April 4, 2023, the Lake Forest Community High School District 115 successfully passed a $105.7 million 20-year bond referendum.

Enabling Phase: This initial referendum project phase, the Enabling Phase, was substantially completed in December of 2024.

Phase 1: Phase 1 was bid and awarded in fall of 2024 and is currently in the final phase of construction. It is scheduled to be completed in March of 2027.

Phase 2 Scope of Work: Phase 2 work is expected to begin in March of 2027 and is currently scheduled for completion in December 2028. The bid packages include renovations in the following areas:

- Business and Law Department
- Business Incubator
- Student Services
- Nurse's Office
- College Counseling
- Science Department
- Math Department
- Student Collaboration Space
- Ed Tech Department
- Social Studies Department

Bidding:

Advertisements for bids were published on September 8, 2026. A pre-bid meeting for potential bidders was held at LFHS East and West campus on September 30, 2026. Bids were then publicly opened at the LFHS Administration Center and read aloud for the thirteen bid packages on October 14, 2026 at 2:30pm.

Following the bid opening, Pepper Construction, District facilities staff, and the project architects and engineers reviewed the bids and conducted post-bid interviews with potential low bidders to confirm scope, material delivery timelines, and the project schedule.

Recommendations:

Pepper Construction recommends awarding the 13 trade contractor bid packages identified below and accepting no bid alternates. District 115 administration concurs with these recommendations.

The total Phase 2 construction-related project cost is $41,779,785. This amount includes each trade contractor's individual contract amounts, Peppers Construction's fees along with the other related project costs. This does not include any planned district related soft costs that will be executed by the district (furniture, fixtures and equipment). Please see Peppers recommendation attached to this memo.

Pepper project cost breakdown:

Description	Amount
Pepper Construction's Trade Contractor Bid Recommendations	$31,767,979
Trade Package Allowances	$2,880,500
Construction Contingency - 5%	$1,588,399
Pepper Construction CM fee - 2.25%	$918,589
Pre-Construction costs	$35,000
Management and Construction Reimbursables	$3,995,213
Builders Risk and General Liability Insurance	$594,105
Total	**$41,779,785**

Alternate breakdown:
For the full list of alternates by trade contractor, see Pepper Construction's attached bid tabulation sheet.

Alternate #	Description	Approved Yes/No	Low Bid Amount	Accepted Amount
West #1	West-Paint all gym walls, structure, exposed ceilings, ducts, and any exposed MEPFP Equipment	NO	$45,400	$0
West #2	West-Paint lockers in both locker rooms	NO	$29,800	$0
East #1	East-Math Department Office renovation	NO	$89,340	$0
East #2	East-Social Studies Collaboration space renovation	NO	$90,040	$0
East #3	East-Social Studies add new folding room partition	NO	$112,076	$0
East #4	East-Remove and replace flooring in lower level corridors	NO	$296,761	$0
	Combined trade package alternate bid totals	**Total**	**$663,417**	**$0**

Bid Package #1:

Recommendation to award the Demolition base bid, excluding any bid alternates, to the lowest responsive bidder, Pepper Construction Self Perform Group, in the amount of $1,553,315.

Bid Package #2:

Recommendation to award the Masonry base bid, excluding any bid alternates, to the lowest responsive bidder, Rasco Masonry Contractors, in the amount of $385,000.

Bid Package #3:

Recommendation to award the Structural Steel & Miscellaneous Metals base bid, excluding any bid alternates, to the lowest responsive bidder, K&K Ironworks, in the amount of $552,458.

Bid Package #4:

Recommendation to award the Carpentry/General Trades base bid, excluding any bid alternates, to the lowest responsive bidder, Hargrave Builders, in the amount of $3,936,450.

Bid Package #5:

Recommendation to award the Glazing base bid, excluding any bid alternates, to the lowest responsive bidder, SG Metal & Glass, in the amount of $551,000.

Bid Package #6:

Recommendation to award the Drywall base bid, excluding any bid alternates, to the lowest responsive bidder, Pepper Construction Self Perform Group, in the amount of $2,179,120.

Bid Package #7:

Recommendation to award the Acoustical Ceilings base bid, excluding any bid alternates, to the lowest responsive bidder, Integrated Specialty Contractors, in the amount of $998,300.

Bid Package #8:

Recommendation to award the Flooring base bid, excluding any bid alternates, to the lowest responsive bidder, Commercial Carpet Consultants Inc, in the amount of $962,390.

Bid Package #9:

Recommendation to award the Painting base bid, excluding any bid alternates, to the lowest responsive bidder, Midwest Decorating, in the amount of $548,660.

Bid Package #10:

Recommendation to award the Fire Protection base bid, excluding any bid alternates, to the lowest responsive bidder, Nelson Fire Protection, in the amount of $730,356.

Bid Package #11:

Recommendation to award the Plumbing base bid, excluding any bid alternates, to the lowest responsive bidder, A&H Plumbing, in the amount of $1,093,100.

Bid Package #12:

Recommendation to award the HVAC base bid, excluding any bid alternates, to the lowest responsive bidder, Great Lakes Plumbing and Heating, in the amount of $6,956,000.

Bid Package #13:

Recommendation to award the Electrical base bid, excluding any bid alternates, to the lowest responsive bidder, Krause Electrical Contractors, in the amount of $11,321,830.

November 5, 2026

Dr. Jennifer Hermes
Chief Operating Office / CSBO
Lake Forest School District 67
300 S. Waukegan Rd.
Lake Forest, IL 60045

Re: LFSD 115 – LFHS Phase 2 Referendum
Job # 2301305
Bid Results Phase 2 Referendum

Dear Dr. Hermes,

Please see Attachments A and B for your use and files. Attachment A lists the low qualified bidder for each bid package and their bids. Attachment B is Pepper's Bid Tabulation Sheets and lists the bid results for each package and Prime Trade Contractor.

Pepper Construction Company hereby recommends that contracts be awarded to the Prime Trade Contractors listed on Attachment A for LFHS Phase 2 Referendum.

Pepper Construction Company recommends that no alternates be accepted.

The total amount of contracts for Base Bids	:	$ 31,767,979.00
+ Trade Package Allowances		$ 2,880,500.00
+ Contingency (5%)		$ 1,588,399.00
+ Pepper CM Fee (2.25%)		$ 918,589.00
+ Preconstruction Costs		$ 35,000.00
+ Management & Construction Reimbursables		$ 3,995,213.00
+ Builders Risk & General Liability Insurance		$ 594,105.00
Total Phase 2 Referendum Campus:		$ 41,779,785.00

Architect fees, engineering fees, and district provided furniture and equipment are not included.

Sincerely,
PEPPER CONSTRUCTION COMPANY

Jenny Spence
Project Executive
cc: PCC - Lance Tritsch, Nick Cosek, Zane Fortenberry

Lake Forest School District 115: Phase 2 Referendum Bid Period 1

Bid Packages 1 - 13 Attachment A

Bid Opening Recap Sheet October 14, 2026

Recommended Low Qualified Bidders – Base Bid

Bid Package	Trade Item	Subcontractor	Base Bid
#1	Selective Demolition	Pepper Construction - Self Perform Group	$1,553,315
#2	Masonry	Rasco Mason Contractors	$385,000
#3	Structural Steel & Misc. Metals	K & K Ironworks	$552,458
#4	Carpentry/General Trades	Hargrave Builders	$3,936,450
#5	Glazing	SG Metal & Glass	$551,000
#6	Drywall	Pepper Construction - Self Perform Group	$2,179,120
#7	Acoustical Ceilings	Integrated Specialty Contractors	$998,300
#8	Flooring	Commercial Carpet Consultants, Inc.	$962,390
#9	Paint	Midwest Decoratingt	$548,660
#10	Fire Protection	Nelson Fire Protection	$730,356
#11	Plumbing	A & H Plumbing	$1,093,100
#12	HVAC	Great Lakes Plumbing & Heating	$6,956,000
#13	Electrical	Krause Electrical Contractors	$11,321,830
Totals			$31,767,979.00

SD115 Lake Forest High School - Referendum Phase 2

BID ANALYSIS

BID PKG #	BID PACKAGE / CONTRACTOR	CITY/STATE	BID BOND	ADDENDA #1	ADDENDA #2	ADDENDA #3	ADDENDA #4	P/P BOND RATING	LFHS BASE BID	NOTES	BID PERIOD 1 ALTERNATES: East Campus Alternate #1: Math Department Office	East Campus Alternate #2: Social Studies Collab Space	East Campus Alternate #3: Social Studies Classroom	East Campus Alternate #4: LL01 and L01 Corridors	West Campus Alternate #1: North & South Gym Painting	West Campus Alternate #2: Locker Room Painting
											ADD	ADD	ADD	ADD	ADD	ADD
1	**DEMOLITION**															
	Alpine Demolition Service	St. Charles, IL	Y	X	X	X	X	A+ / XIV	$ 1,725,600.00		$ 12,000.00	$ 2,000.00	$ 2,000.00	$ 19,000.00	N/A	N/A
	Break Thru Enterprises	Lombard, IL	Y	X	X	X	X	A++ / XV	$ 1,775,000.00		$ 6,700.00	$ 7,000.00	$ 6,000.00	$ 13,200.00	N/A	N/A
	National Wrecking Company	Chicago, IL	Y	X	X	X	X	A / XV	$ 1,695,000.00		$ 5,000.00	$ 3,000.00	$ 4,000.00	$ 30,000.00	N/A	N/A
	Omega III, LLC	Elgin, IL	Y	X	X	X	X	A / XI	$ 1,917,822.00		$ 8,797.00	$ 9,429.00	$ 6,291.00	$ 36,411.00	N/A	N/A
	Pepper Construction - Self Perform Group	Barrington, IL	Y	X	X	X	X	A / XV	$ 1,553,315.00		$ 9,850.00	$ 9,260.00	$ 5,985.00	$ 34,395.00	N/A	N/A
	USD LLC	Chicago, IL	Y	X	X	X		A- /	$ 1,700,000.00		$ 10,000.00	$ 4,000.00	$ 4,000.00	$ 38,000.00	N/A	N/A
	(low bid analysis)								$ 1,553,315.00		$ 9,850.00	$ 9,260.00	$ 5,985.00	$ 34,395.00	$ -	$ -
2	**MASONRY**															
	A-One Group	Elk Grove Village, IL	Y	X	X	X	X	A / XIV	$ 578,000.00		N/A	N/A	N/A	N/A	N/A	N/A
	JAC Masonry	Lake Villa, IL	Y	X	X	X	X	A / XIV	$ 468,000.00		N/A	N/A	N/A	N/A	N/A	N/A
	Jimmy'z Masonry	Crystal Lake, IL	Y	X	X	X	X	A / XIV	$ 562,300.00		N/A	N/A	N/A	N/A	N/A	N/A
	Rasco Mason Contractors	Grayslake, IL	Y	X	X	X	X	A++/XV	$ 385,000.00		N/A	N/A	N/A	N/A	N/A	N/A
	(low bid analysis)								$ 385,000.00		$ -	$ -	$ -	$ -	$ -	$ -
3	**STRUCTURAL STEEL & MISC. METAL**															
	K & K Iron Works	Chicago, IL	Y	X	X	X	X	A- /XII	$ 552,458.00		N/A	N/A	$ 16,049.00	$ -	N/A	N/A
	TA Bowman Constructors	Bloomingdale, IL	Y	X	X	X		A+ / XV	$ 651,000.00		N/A	N/A	$ -	$ -	N/A	N/A
	Waukegan Steel Sales, Inc.	Waukegan, IL	Y	X	X	X	X	A / XV	$ 1,099,000.00		N/A	N/A	$ -	$ 30,000.00	N/A	N/A
	(low bid analysis)								$ 552,458.00		$ -	$ -	$ 16,049.00	$ -	$ -	$ -
4	**CARPENTRY / GENERAL TRADES**															
	Hargrave Builders	South Elgin, IL	Y	X	X	X	X	A / XV	$ 3,936,450.00		$ 14,000.00	$ 2,000.00	$ 57,000.00	$ 7,000.00	N/A	N/A
	Pepper SPG	Barrington, IL	Y	X	X	X	X	A / XV	$ 4,100,000.00		$ 16,432.00	$ 3,200.00	$ 65,400.00	$ 9,300.00	N/A	N/A
	(low bid analysis)								$ 3,936,450.00		$ 14,000.00	$ 2,000.00	$ 57,000.00	$ 7,000.00	$ -	$ -
5	**GLAZING**															
	3F Corporation	Alsip, IL	Y	X	X	X		A+ / XIII	$ 576,000.00		N/A	N/A	N/A	N/A	N/A	N/A
	LS Glass LLC	Chicago, IL	Y	X	X	X		A++ / Superior	$ 720,000.00		$ 2,700.00	$ 3,000.00	N/A	$ 500.00	N/A	N/A
	Northern Glass, Inc.	Elk Grove Village, IL	Y	X	X	X		A+ /	$ 1,190,000.00		$ 5,990.00	$ 7,780.00	N/A	N/A	N/A	N/A
	SG Metal & Glass	Bridgeview, IL	Y	X	X	X	X	A / XII	$ 551,000.00		$ 2,200.00	$ 7,100.00	N/A	N/A	N/A	N/A
	(low bid analysis)								$ 551,000.00		$ 2,200.00	$ 7,100.00	$ -	$ -	$ -	$ -
6	**DRYWALL**															
	DBM Services	Mokena, IL	Y	X	X	X	X	A+ / XV								
	Denk & Roche Builders, Inc.	Bensenville, IL	Y	X	X	X	X	A+ / VX	$ 2,555,311.00		$ 16,525.00	$ 18,214.00	$ 17,389.00	$ 9,841.00	N/A	N/A
	L.J. Morse Construction Company	Aurora, IL	Y	X	X	X		__ / XIV	$ 2,506,605.00		$ 21,670.00	$ 13,580.00	$ 10,316.00	$ 7,667.00	N/A	N/A
	Pepper Construction - Self Perform Group	Barrington, IL	Y	X	X	X	X	A / XV	$ 2,179,120.00		$ 11,614.00	$ 15,660.00	$ 5,774.00	$ 1,000.00	N/A	N/A
	NA Favia								$ 2,717,200.00		$ 12,000.00	$ 14,000.00	$ 4,000.00	$ 1,000.00	N/A	N/A
	(low bid analysis)								$ 2,179,120.00		$ 11,614.00	$ 15,660.00	$ 5,774.00	$ 1,000.00	$ -	$ -
7	**ACOUSTICAL CEILINGS**															
	E&K of Chicago	Elmhurst, IL	Y	X	X	X		A++ / XV	$ 1,110,000.00		$ 4,000.00	$ 32,000.00	N/A	$ 13,000.00	N/A	N/A
	Integrated Specialty Contractors	Elk Grove Village, IL	Y	X	X	X	X	A+ / XV	$ 998,300.00		$ 3,750.00	$ 30,300.00	$ 3,000.00	$ 13,750.00	N/A	N/A
	Just Rite Acoustics, Inc.	Elk Grove Village, IL	Y	X	X	X		A- / XI	$ 1,130,000.00		$ 4,100.00	$ 41,500.00	$ 14,000.00	N/A	N/A	N/A
	(low bid analysis)								$ 998,300.00		$ 3,750.00	$ 30,300.00	$ 3,000.00	$ 13,750.00	$ -	$ -

Printed on 11/4/2026

SD115 Lake Forest High School - Referendum Phase 2

BID ANALYSIS

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8	**FLOORING**															
	Commercial Carpet Consultants, Inc.	Elmhurst, IL	Y	X	X	X	X	A+ /XV	$ 962,390.00		$ 7,130.00	$ 5,200.00	N/A	$ 147,710.00	N/A	N/A
	Diverzify, LLC	Itasca, IL	Y	X	X	X		A /	$ 1,078,080.00		$ 8,487.00	$ 5,216.00	N/A	$ 114,268.00	N/A	N/A
	Douglas Floor Covering, Inc.	North Aurora, IL	Y	X	X	X		A / XI	$ 1,315,000.00		$ 13,100.00	$ 10,200.00	N/A	$ 199,000.00	N/A	N/A
	Libertyville Tile & Carpet	Libertyville, IL	Y	X	X	X	X	A / XIV	$ 989,267.00		$ 6,380.00	$ 4,250.00	N/A	$ 115,840.00	N/A	N/A
	Noland Sales Corporation	Wood Dale, IL	Y	X	X	X			$ 1,025,225.00		$ 9,760.00	$ 6,160.00	N/A	$ 75,996.00	N/A	N/A
	Taza	South Holland, IL	Y	X	X	X	X	A / XV	$ 1,412,786.00		$ 11,636.00	$ 12,200.00	N/A	$ 173,400.00	N/A	N/A
	TSI	Champaign, IL	Y	X	X	X	X	A+ / XV	$ 1,019,670.00		$ 8,985.00	$ 6,445.00	N/A	$ 118,295.00	N/A	N/A
	(low bid analysis)								$ 962,390.00		$ 7,130.00	$ 5,200.00	$ -	$ 147,710.00	$ -	$ -
9	**PAINT**															
	Ascher Brothers Co., Inc.	Chicago, IL	Y	X	X	X		A++ /	$ 638,500.00		$ 4,000.00	$ 6,600.00	$ 350.00	$ 9,000.00	$ 130,000.00	$ 78,000.00
	Midwest Decorating	Hampshire, IL	Y	X	X	X	X	A+ / XV	$ 548,660.00		$ 3,800.00	$ 4,400.00	$ 1,700.00	$ 10,950.00	$ 45,400.00	$ 29,800.00
	Oosterbaan & Sons Co.	Posen, IL	Y	X	X	X	X	A / XIV	$ 693,460.00		$ 4,980.00	$ 700.00	$ 1,200.00	$ 12,900.00	$ 39,750.00	$ 32,450.00
	Pepper Construction - Self Perform Group	Barrington, IL	Y	X	X	X	X	A / XV	$ 633,000.00		$ 3,800.00	$ 6,000.00	$ 800.00	$ 8,500.00	$ 53,200.00	$ 31,400.00
	Nedrow Painting	Aurora, IL	Y	X	X	X	X		$ 1,105,000.00		$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 5,000.00	$ 75,000.00	$ 50,000.00
	(low bid analysis)								$ 548,660.00		$ 3,800.00	$ 4,400.00	$ 1,700.00	$ 10,950.00	$ 45,400.00	$ 29,800.00
10	**FIRE PROTECTION**															
	Metropolitan Fire Protection, Inc.	Elk Grove Village, IL	Y	X	X	X		A+ / X	$ 780,000.00		$ 6,000.00	$ 11,900.00	$ 4,500.00	$ 15,750.00	N/A	N/A
	Nelson Fire Protection	Machesney, IL	Y	X	X	X	X	A+ / XV	$ 730,356.00		$ 4,600.00	$ 3,800.00	$ 4,600.00	$ 10,700.00	N/A	N/A
	United States Alliance Fire Protection (IL)	Lake County, IL							No Bid							
	(low bid analysis)								$ 730,356.00		$ 4,600.00	$ 3,800.00	$ 4,600.00	$ 10,700.00	$ -	$ -
11	**PLUMBING**															
	A&H Plumbing	Elk Grove Village, IL	Y	X	X	X	X	A+ /XV	$ 1,093,100.00		N/A	N/A	N/A	$ 2,900.00	N/A	N/A
	DeFranco Plumbing, Inc.	Palatine, IL	Y	X	X	X	X	A+ / XV	$ 1,099,969.00		N/A	N/A	N/A	N/A	N/A	N/A
	Ernie Peterson Plumbing, Inc.	Waukegan, IL							No Bid							
	(low bid analysis)								$ 1,093,100.00		$ -	$ -	$ -	$ 2,900.00	$ -	$ -
12	**HVAC**															
	Amber Mechanical Contractors, Inc.	Alsip, IL	Y	X	X	X		A / XV	$ 7,047,000.00		$ 3,000.00	$ 14,000.00	$ 19,000.00	N/A	N/A	N/A
	DeKalb Mechanical	DeKalb, IL	Y	X	X	X		A+ / XV	$ 9,065,000.00		$ 30,000.00	$ 30,000.00	$ 35,000.00	N/A	N/A	N/A
	Flo-Tech Mechanical Systems, Inc.	Addison, IL	N	X	X	X		A+ /	$ 7,555,000.00		$ 22,000.00	N/A	N/A	N/A	N/A	N/A
	Great Lakes Plumbing & Heating	Westmont, IL	Y	X	X	X	X	A+ / XV	$ 6,956,000.00		$ 27,900.00	N/A	$ 16,000.00	N/A	N/A	N/A
	MG Mechanical	Woodstock, IL	Y	X	X	X	X	A+ / XV	$ 7,947,000.00		$ 33,000.00	N/A	N/A	N/A	N/A	N/A
	(low bid analysis)								$ 6,956,000.00		$ 27,900.00	$ -	$ 16,000.00	$ -	$ -	$ -
13	**ELECTRICAL WORK**															
	Krause Electrical Contractors	Zion, IL	Y	X	X	X	X	A+ / XV	$ 11,321,830.00		$ 4,496.00	$ 12,320.00	$ 1,968.00	$ 68,356.00	N/A	N/A
	Associated Electric	Woodstock, IL	N	X	X	X	X		$ 14,750,000.00		N/A	N/A	N/A	N/A	N/A	N/A
	(low bid analysis)								$ 11,321,830.00		$ 4,496.00	$ 12,320.00	$ 1,968.00	$ 68,356.00	$ -	$ -
	BP 1 Analysis								**$ 31,767,979.00**		**$ 89,340.00**	**$ 90,040.00**	**$ 112,076.00**	**$ 296,761.00**	**$ 45,400.00**	**$ 29,800.00**