



LAKE COUNTY FOREST PRESERVES  
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Preservation, Restoration, Education and Recreation

**DATE:** August 31, 2015

**MEMO TO:** Craig Taylor, Chair  
Education, Cultural Resources and Public Affairs Committee

Bonnie Thomson Carter, Chair  
Planning and Restoration Committee

S. Michael Rummel, Chair  
Finance and Administrative Committee

**FROM:** Michael G. Tully  
Chief Operations Officer

Jim Ballowe  
Director of Facilities

John E. Nelson  
Director of Operations and Infrastructure

**SUBJECT:** Policy Direction Regarding System and Structure Replacement, Repairs, and Upgrades of District Buildings

**RECOMMENDATION:** Policy direction requested on committing CIP funds to upgrade, repair, replace, and stabilize systems and structures within certain District owned buildings.

**BACKGROUND:** Staff has been reviewing and analyzing the use and condition of all District-owned buildings. The buildings listed on the attached spreadsheet are considered by staff to be buildings that the District is committed to keeping for the long term. As with any building, the systems and structures within these buildings will need to be replaced, repaired, and upgraded over time. Funds from the CIP should be reserved for these identified expenses. The estimated cost and recommended scheduling of these repairs, replacements, and upgrades were primarily identified by the District-wide Facilities Assessment conducted by Williams Architects.

**REASON FOR RECOMMENDATION:** Policy Direction is requested.

**REVIEW BY OTHERS:** Executive Director, Director of Finance

**FINANCIAL DATA:** Total cost of system and structure replacements, repairs, and upgrades for these buildings over the next twenty years is estimated at \$8,630,000.00.

**PRESENTERS:** Michael G. Tully  
Jim Ballowe  
John E. Nelson

<b>PRESERVE</b>	<b>BUILDING</b>	<b>EST. COST OF REPAIRS OVER NEXT 20 YEARS (BY 2035)</b>	<b>NOTES</b>
Countryside	Grounds Maintenance Shop	\$410,000	<ul style="list-style-type: none"> <li>• Constructed in 1988 with additions in 1990 &amp; 1996</li> <li>• \$150,000 for roof replacement in 5-10 years;</li> <li>• \$200,000 for mechanical systems in 6-10 years</li> </ul>
Fourth Lake	Operations and Public Safety Facility	\$1,000,000	<ul style="list-style-type: none"> <li>• Constructed in 2008-10</li> <li>• Install sanitary sewer connection in conjunction with IL 132-Grand Ave trail connection for \$150,000 in ~2017</li> <li>• Proposed photovoltaic system based on grant opportunity not included</li> </ul>
	Fuel Island & Canopy	\$100,000	<ul style="list-style-type: none"> <li>• Constructed in 2008-10</li> </ul>
	Storage Bins	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 2008-10</li> </ul>
Fox River	Boat Storage A – North Building	\$230,000	<ul style="list-style-type: none"> <li>• Acquired building, renovated in 2000-01</li> <li>• \$100,000 recommended to install concrete slab floor in near future</li> </ul>
	Boat Storage B – South Building	\$175,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
	Marina Guest Services Building	\$130,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
	Shelter Bathroom Building	\$80,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
	Gatehouse	\$35,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
Greenbelt	Cultural Center	\$1,500,000	<ul style="list-style-type: none"> <li>• Original construction in 2000, expansion in 2011</li> <li>• HVAC improvements in original building for \$300,000 in 2016-17</li> </ul>
	Grounds Maintenance Shop	\$175,000	<ul style="list-style-type: none"> <li>• Constructed in 1992</li> <li>• Renovations in next five years to address ADA issues, mechanical systems, and energy efficiency improvements</li> </ul>
	Storage Bins	\$40,000	<ul style="list-style-type: none"> <li>• Constructed in 1992</li> </ul>

<b>PRESERVE</b>	<b>BUILDING</b>	<b>EST. COST OF REPAIRS OVER NEXT 20 YEARS (BY 2035)</b>	<b>NOTES</b>
Half Day	Grounds Maintenance Shop	\$175,000	<ul style="list-style-type: none"> <li>• Constructed in 1990</li> <li>• Renovations in next 5 yrs to address mechanical systems, and energy efficiency improvements</li> </ul>
	Storage Bins	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 1990</li> </ul>
Hastings Lake	Bathroom Building	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 2012-3</li> </ul>
	Three-Season Shelter	\$30,000	<ul style="list-style-type: none"> <li>• Constructed in 2012-3</li> </ul>
Independence Grove	Visitor Center	\$900,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> <li>• Lighting system improvements for \$50,000 in 2016</li> <li>• Emergency generator system improvements for \$25,000 in 2016</li> <li>• Timber and roof improvements in 2017 for \$??</li> <li>• Replace HVAC roof-top units for \$100,000 in ~2022</li> </ul>
	Beachhouse	\$170,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> <li>• Renovations expected in 5-10yrs</li> </ul>
	Boathouse	\$95,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> <li>• Renovations expected in 5-10yrs</li> </ul>
	South Bay Bathrooms	\$65,000	<ul style="list-style-type: none"> <li>• Constructed in 2006-07</li> </ul>
	North Bay Bathrooms	\$65,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
	North Bay Pavilion	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
	Gatehouse	\$20,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
	Grounds Maintenance Shop	\$210,000	<ul style="list-style-type: none"> <li>• Constructed in 1998-99</li> </ul>
	Storage Building	\$130,000	<ul style="list-style-type: none"> <li>• Constructed in 2000-01</li> </ul>
	Storage Bins	\$30,000	<ul style="list-style-type: none"> <li>• Constructed in 1998-99</li> </ul>

<b>PRESERVE</b>	<b>BUILDING</b>	<b>EST. COST OF REPAIRS OVER NEXT 20 YEARS (BY 2035)</b>	<b>NOTES</b>
Old School	Grounds Maintenance Shop	\$120,000	<ul style="list-style-type: none"> <li>• Constructed in 1978</li> <li>• Renovations in near term to address ADA issues, mechanical systems, and energy efficiency improvements</li> </ul>
	Storage Bins	\$40,000	<ul style="list-style-type: none"> <li>• Constructed in ~1990</li> </ul>
Rollins Savanna	Bathroom Building	\$75,000	<ul style="list-style-type: none"> <li>• Constructed in 2003</li> <li>• Expect renovations 2023-25</li> </ul>
	Nursery Seed Storage Building	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 2009</li> </ul>
	Greenhouse	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 2003</li> </ul>
	Storage Bins	\$30,000	<ul style="list-style-type: none"> <li>• Constructed in 2003</li> </ul>
Ryerson Woods	Welcome Center	\$500,000	<ul style="list-style-type: none"> <li>• Constructed in 2006</li> </ul>
ThunderHawk	Clubhouse	\$750,000	<ul style="list-style-type: none"> <li>• Constructed in 1999</li> <li>• \$250,000 for HVAC improvements in 1-3 yrs</li> <li>• \$200,000 for roof replacement in 5-7 yrs</li> </ul>
	8 <sup>th</sup> Hole Bathroom	\$75,000	<ul style="list-style-type: none"> <li>• Constructed in 1999</li> </ul>
	15 <sup>th</sup> Hole Bathroom	\$75,000	<ul style="list-style-type: none"> <li>• Constructed in 1999</li> </ul>
	Grounds Maintenance Shop	\$170,000	<ul style="list-style-type: none"> <li>• Constructed in 1997</li> <li>• Renovations expected in 2019-2020</li> </ul>
	Storage Bins	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 1999</li> </ul>
Van Patten Woods	Grounds Maintenance Shop	\$175,000	<ul style="list-style-type: none"> <li>• Constructed in 1992</li> <li>• Renovations in next five years to address mechanical systems and energy efficiency improvements</li> </ul>
	Storage Bins	\$50,000	<ul style="list-style-type: none"> <li>• Constructed in 1992</li> </ul>
Wright Woods	Stevenson House	\$225,000	<ul style="list-style-type: none"> <li>• Major remodeling work completed in 2006</li> <li>• National Historic Landmark</li> </ul>
	Stevenson Service Building	\$230,000	<ul style="list-style-type: none"> <li>• Major remodeling work completed in 2006</li> <li>• National Historic Landmark</li> </ul>
		<b>\$8,630,000.00</b>	