



LAKE COUNTY FOREST PRESERVES

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Preservation, Restoration, Education and Recreation

**DATE:** February 3, 2020

**MEMO TO:** Jessica Vealitzek, Chair  
Operations Committee

Terry Wilke, Chair  
Finance Committee

**FROM:** John E. Nelson  
Director of Operations and Infrastructure

**RECOMMENDATION:** Recommend approval of a Resolution awarding a Contract for the exterior renovation project at the Adlai E. Stevenson Historic Home to Workmasters, Inc. Des Plaines, Illinois, in the contract amount of \$597,838.00.

**STRATEGIC DIRECTION SUPPORTED:** Organizational Sustainability.

**FINANCIAL DATA:** This expenditure was approved as part of the adopted FY 2020 Capital Improvement Program (CIP) budget for Facility and Infrastructure Improvements.

The architect's estimated cost for this work prior to bidding was \$550,000. The actual contract cost will be \$597,838.00. Other work scheduled to be funded under this CIP line item will need to be adjusted to accommodate that difference.

**BACKGROUND:** The Adlai E. Stevenson Historic Home, designed by Chicago architects Perkins, Wheeler and Will, was built in 1938 by Adlai Stevenson II and his wife, Ellen Borden. In 1969, most of the property was sold to Edison Dick, a longtime friend of Stevenson. In 1974, the Dick family donated the estate to the Lake County Forest Preserve District. The estate is a designated Illinois Historic Site and was listed on the National Register of Historic Places in 2003. In 2014, the home was designated a National Historic Landmark by the United States Department of the Interior – National Park Service.

Major restoration of the home's exterior shell was last performed in 2004-2005. Since then, the condition of the home's exterior has deteriorated. In 2019, Hezner Corporation, was retained to prepare plans and specification for renovations to the exterior of the home. The scope of work for the proposed repairs includes: removing and replacing the wood siding, removing and replacing all of the windows, removing and replacing the flat sections of roof, replacing damaged exterior and interior plaster ceilings, tuck-pointing all masonry chimneys, repairing the exterior concrete wall and stair leading to the basement, and other miscellaneous repairs.

The plans were recently advertised for bidding by contractors. Bids were received and opened on December 10, 2019 in the following amounts from the following bidders:

Action 1 Construction, Inc., Chicago, Illinois	\$425,000.00
Workmasters, Inc., Des Plaines, Illinois	\$597,838.00
Kandu Construction, Inc., Skokie, Illinois	\$678,000.00
ATP Enterprise Group, Inc., Northfield, Illinois	\$711,000.00

Action 1 Construction, Inc. submitted the low bid. However, staff recommends that Action 1 Construction, Inc.'s bid be found non-responsive because it failed to comply with the District's insurance and bond requirements as listed in the bid documents. Therefore, staff recommends that the bid submitted by Action 1 Construction, Inc. be rejected.

After reviewing the bids and relevant information, including references, staff recommends that Workmasters, Inc. be awarded the contract as the lowest responsible bidder.

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



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

**A RESOLUTION AWARDING A CONTRACT FOR THE EXTERIOR RENOVATION  
PROJECT AT ADLAI E. STEVENSON HISTORIC HOME TO WORKMASTERS, INC.**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for the Exterior Renovation Project at Adlai E. Stevenson Historic Home (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 December 10, 2019 at 10:00 a.m.; and

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

	<u>BID</u>
Action 1 Construction, Inc., Chicago, Illinois	\$425,000.00
Workmasters, Inc., Des Plaines, Illinois	\$597,838.00
Kandu Construction, Inc., Skokie, Illinois	\$678,000.00
ATP Enterprise Group, Inc., Northfield, Illinois	\$711,000.00

and

**WHEREAS**, the Board of Commissioners hereby finds that the bid submitted by Action 1 Construction, Inc. is not a responsive bid for the Work; and

**WHEREAS**, the District’s staff, the Purchasing Manager, the Director of Operations and Infrastructure, and the Operations and Finance Committees 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: Rejection of Low Bid.** The bid submitted by Action 1 Construction, Inc. is hereby rejected.

**Section 3: Award of Contract.** The bid submitted by Workmasters, Inc. in the amount of \$597,838.00 (the “Contract Price”) is hereby accepted and a Contract for the Work is hereby awarded to Workmasters, Inc.

**Section 4: 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 5: Payments.** The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

**Section 6: 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 \_\_\_\_\_, 2020.

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Angelo D. Kyle, President  
Lake County Forest Preserve District

ATTEST:

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Julie Gragnani, Secretary  
Lake County Forest Preserve District

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