



DATE: March 5, 2020

MEMO TO: Terry Wilke, Chair
Finance Committee

FROM: Alex Ty Kovach
Executive Director

FOR INFORMATION ONLY: At the February 6, 2020 Finance Committee meeting, staff was directed to take the next 30 days to see if there were any grants or other potential private funding sources that could be used to fund the Stevenson Home repairs.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: None

BACKGROUND: The Development Division looked into potential funding sources for historic preservation of buildings. Unfortunately, the sources of “bricks and mortar” funding are few. There seems to be more funding for programming and outreach that is connected to historic buildings, but the potential for capital gifts from private donors (individuals and foundations) and governmental grant programs is limited.

Specifically, we conducted a search through Foundation Directory Online. The system allows you to search for funders that will consider grant requests in your region that fit into specific categories. A recent search with the parameters for “Historic Preservation in Lake County, IL” showed 22 foundations that have funded historic preservation *or history museums* in our region in recent years. The average grant amount is \$5,000. The majority of these foundations are family foundations, which usually means that they do not accept unsolicited proposals.

For funders throughout the state of Illinois that came up in our search, the average grant amount was \$10,000, with the majority focused on the city of Chicago and Cook County. The largest private funder of historic preservation in Illinois is the Alphawood Foundation, based in Chicago. It will fund “Architecture and Preservation” projects, but it too does not accept unsolicited proposals. One previous funder of architecture and preservation, the Driehaus Foundation, no longer funds “brick and mortar” projects, but only provides funds for planning or preservation research and awards.

A search of federal grant opportunities only returned the “Save America’s Treasures” program through the National Park Service. Although sites with the National Historic Landmark designation – which the Stevenson home has – rank highly, unfortunately you can only receive one grant per property through this program. We received a SAT grant for Stevenson in 2003, and therefore we are not eligible to apply again.

The National Trust for Historic Preservation operates a program called National Trust Preservation (NTP) Funds. NTP funds are intended to encourage preservation at the local level by providing seed money for preservation projects. Grants generally start at \$2,500 and range up to \$5,000.

At the state level, the Illinois State Historic Preservation Office's Certified Local Government (CLG) Matching Grants provide funding for historic resource inventory surveys, projects that involve planning, National Register listing, public outreach and education. Capital projects are not allowed.

The Illinois Department of Natural Resources has a Public Museums Grants Program. It does provide capital project funding, but that funding is limited to museums that have regular operating hours for the public.

The Illinois Department of Commerce and Economic Opportunity has a Tourism Attraction Grant Program. Capital projects are allowed, however, successful grant applications generally must demonstrate a strong connection between the project and increases in tourism – specifically overnight hotel stays. The fact that the home is not regularly open to the public limits our argument that this project would support tourism.

It is possible there are individual donors in our region that might be interested in supporting the long-term care of the Stevenson Home. However, we would have to make that a priority for the Development Division/Preservation Foundation, and it would take some time (probably a couple of years) to develop the donor relationships that would generate major gifts. Any time and resources spent on this would be time and resources not spent in pursuit of the \$20 million endowment, which is the District's and the Foundation's stated highest priority.

REVIEW BY OTHERS: Chief Operations Officer, Director of Finance, Director of Operations and Infrastructure, Chief Development Officer/Executive Director Preservation Foundation, Corporate Counsel.



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

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 \$550,000.00. 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.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR MARCH MEETING
MARCH 10, 2020**

MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **OPERATIONS COMMITTEE** and **FINANCE COMMITTEE** present herewith "A Resolution Awarding a Contract for the Exterior Renovation Project at Adlai E. Stevenson Historic Home to Workmasters, Inc. " and request its approval.

OPERATIONS COMMITTEE:

Date: 2/3/20 Roll Call Vote: Ayes: ___ Nays: ___
 Voice Vote Majority Ayes; Nays: 0

FINANCE 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 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:

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.

Angelo D. Kyle, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____