



DATE: January 6, 2025

MEMO TO: Sara Knizhnik, Chair
Operations Committee

Gina Roberts, Chair
Finance Committee

FROM: Daniel E. Stearns
Director of Facilities

RECOMMENDATION: Recommend approval of a Resolution awarding a Contract for the exterior renovation of the Adlai E. Stevenson Historic Home to ALFA Chicago, Inc. in the Contract Price of \$888,700.00.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: This project was approved pursuant to a \$1,100,000 grant funded by the Illinois Department of Commerce and Economic Opportunity (DCEO) and will be coded to account 39104100-803000-62611 Buildings-Stevenson.

BACKGROUND: The Adlai E. Stevenson Historic Home (the “Historic Home”) was donated to the District as part of a 40-acre estate in 1974 by the Edison Dick family. The property’s significance is due not only to its association with an influential United States political figure, but its architectural importance. In 2000, the State of Illinois awarded the District a \$2 million grant for the investigation and restoration of the estate. Over the following eight years, documentation, site work, and alterations to the Historic Home and service building were completed.

In 2003, the Historic Home was designated and listed on the National Register of Historic Places and in 2014 was recognized as a National Historic Landmark.

In April of 2023, the District Board accepted a \$1.1 million grant from the DCEO for the rehabilitation of the exterior of the Historic Home. To comply with the grant terms, the plans for renovation of th Historic Home must conform with the Secretary of Interior’s Standards for Historic Rehabilitation and be submitted for approval by the State Historic Preservation Office (SHPO) of the Illinois Department of Natural Resources.

In March of 2024, the Board passed a resolution awarding a contract to the Hezner Corporation in the contract price of \$136,050 for the preparation of documents and construction services for the planned exterior rehabilitation. The goal is to stabilize the building envelope to stop the deterioration of the building while restoring the historic aspects of the Historic Home and retaining its architectural significance.

Specific areas of focus are to include:

- Windows
- Doors
- Siding
- Chimneys
- Gutters, downspouts and scuppers
- Exterior ceilings
- Membrane roofing
- Railings and balusters
- Below grade walls, light wells and stairways
- Patio screen panels
- Electrical, lighting and lighting control systems
- Environmental control equipment and systems
- Accessibility

In June of 2024, SHPO provided conditional approval of the plans submitted by Hezner Corporation. Conditions included maintaining the historic appearance of copper gutters, scuppers, and downspouts as well as affirming that any changes in project scope will be re-submitted for SHPO approval.

The bid package for rehabilitation work was advertised on September 30, 2024, and three bidders submitted timely bids. The bid submitted by Tron Restoration LLC was deemed by staff to be non-conforming because Tron failed to provide the required bid bond.

The bid submittals included a base bid and three bid alternate additions as summarized below:

- i. Replace main electrical panel and related wiring;
- ii. Remove and replace exterior stairwell foundations, retaining walls, and pads; repair stair damage;
- iii. Repair/Replace concrete window well walls and repair grating cover.

BID SUMMARY	ALFA Chicago Inc	Paul Borg Construction
BASE BID	\$ 848,700.00	\$ 1,239,000.00
BID ADDITION #1	\$ 45,000.00	\$ 16,500.00
BID ADDITION #2	\$ 40,000.00	\$ 62,000.00
BID ADDITION #3	\$ 42,000.00	\$ 40,000.00
TOTAL OF BASE BID AND ALL BID ADDITIONS	\$ 975,700.00	\$ 1,357,500.00

Staff recommends that ALFA Chicago Inc. be awarded the contract as the lowest responsible bidder for the total contract price of \$888,700, to include the base bid of \$848,700 and bid addition #2 for \$40,000. That would allow for project contingency of \$75,200 under the total grant based on encumbrances to date. Work is anticipated to begin in April 2025 and be completed by October 2025.

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

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR JANUARY MEETING
JANUARY 15, 2025**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **OPERATIONS COMMITTEE** and **FINANCE COMMITTEE** present herewith “A Resolution Awarding a Contract to ALFA Chicago, Inc. for the Adlai E. Stevenson Historic Home Exterior Rehabilitation Project” and request its approval.

OPERATIONS COMMITTEE:

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

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 TO ALFA CHICAGO, INC.
FOR THE ADLAI E. STEVENSON HISTORIC HOME
EXTERIOR REHABILITATION PROJECT**

WHEREAS, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for exterior rehabilitation work on the 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 November 5, 2024 at 11:00 a.m. and;

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

	<u>TOTAL BID</u>
Tron Restoration, LLC	\$387,333.00
ALFA Chicago, Inc.	\$888,700.00
Paul Borg Construction Company	\$1,301,000.00

and;

WHEREAS, the Board of Commissioners hereby finds that the bid submitted by Tron Restoration, LLC did not conform to the bid specifications and is not a responsive bid for the Work; and

WHEREAS, the District’s staff, the Purchasing Manager, the Director of Facilities, and the Operations Committee and Finance Committee, have reviewed the bids and recommend that the Board of Commissioners find ALFA Chicago, Inc. to be the lowest responsible bidder and award a contract for the Work to ALFA Chicago, Inc. (the “Contract”); and

WHEREAS, the Board of Commissioners hereby finds that ALFA Chicago, 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 Tron Restoration, LLC is hereby rejected.

Section 3: Award of Contract. The bid submitted by ALFA Chicago, Inc. in the amount of \$888,700.00 (the “Contract Price”) is hereby accepted and a Contract for the Work is hereby awarded to ALFA Chicago, 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 _____, 2025

AYES:

NAYS:

APPROVED this _____ day of _____, 2025

Jessica Vealitzek, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____