



AGENDA MEMORANDUM

DATE: April 24, 2025

TO: Forest Preserve District Planning & Utilization Committee

FROM: Jeremy Jensen, Director of Operations
Benjamin Haberthur, Executive Director

SUBJECT: Presentation and Approval of a bid for the South Residence Exterior Renovation at Fabyan Forest Preserve

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the approval of a bid for the exterior replacement, repair, staining and painting of sheathing, siding, trim, and decking of the South Residence at Fabyan Forest Preserve.

BACKGROUND:

The South Residence at Fabyan Forest preserve was built between 1915 and 1920; known as “The Superintendent’s House” it was ordinarily used as staff quarters on the Fabyan Estate. The residence is currently part of the District’s employee housing program and in need of minor cedar-shake siding replacement due to prolonged exposure to direct sunlight. The historic significance of this residence makes it a high priority for maintenance funds. In-kind replacement materials were specified as part of this project to ensure historical accuracy. The color pallet will also remain consistent to site for staining and painting to maintain preserve aesthetics and provide UV protection to the structure. Only damaged areas of the siding (totaling approximately 50% of the house) are to be replaced at this time in addition to minor repairs to sheathing, decking and trim. The District publicly advertised the bid and released it on the District’s online bidding platform. Seven responses were received. American Painting, Incorporated (St. Charles, IL) was selected with a base bid in the amount of \$37,450. District staff recommend an additional contingency in the amount of \$2,550 to cover any unanticipated expenses of this project.

FINANCIAL IMPACT:

Funds totaling \$120,000 were budgeted in Fiscal Year 2024/2025 for Rental Properties Maintenance. Sufficient funds totaling \$83,751.96 are available in Account # 01-21-24-6105 for this expense totaling \$40,000.

RECOMMENDATION:

Staff recommends the Committee approve the bid for the South Residence Exterior Renovation at Fabyan Forest Preserve with American Painting, Inc. of St. Charles, Illinois for a contract price of \$37,450 plus a contingency of \$2,550 for a total contract cost not to exceed \$40,000.

ATTACHMENTS:

Preserve Locator Map
Project Locator Map
Bid Abstract