AGENDA MEMORANDUM

DATE: July 30, 2026
TO: Forest Preserve District Planning and Utilization Committee
FROM: Patrick Chess, Director of Natural Resources
Benjamin Haberthur, Executive Director
SUBJECT: Presentation and Approval of a Bid for the Insulation of a Cold Storage Building at the Natural Resource Management Facility

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the approval of a bid for the insulation of a cold storage building at the Natural Resource Management Facility.

BACKGROUND:

As part of the development of the new Natural Resource Management Department's facility at Mill Creek Greenway, a second building was constructed in 2020 for the purpose of housing the Department's seed processing and mixing operations as well as storage for large equipment, implements, and tools. One end of the building was insulated and heated for seed processing with the remaining ¾ of the building left unheated. Piping for in-floor heat was plumbed through the entire floor in the event more of the building was insulated in the future.

Funds were budgeted in Fiscal Year 2026/27 to insulate the remaining portions of the western half of this cold storage building. This area is used for storage, but it is also the primary seed drying and mixing area. Seed mixing typically occurs during December and January when temperatures are extremely cold. Seed drying occurs during the summer months when the uninsulated building can reach very high temperatures. Insulation will help buffer these extremes and provide a better work environment for staff as well as conditions appropriate for seed storage.

The District sought bids for the installation of spray foam insulation to the three exterior walls of the building as well as options for the roofline. The lowest qualified bid was received from Anchor Building Solutions Inc. of Richmond, Illinois in the amount of $5,925 for the base bid and $19,450 for option 2, which includes 4" closed cell foam with a R-28 insulation value. Staff additionally recommends a contingency of $2,500 to cover any unforeseen costs that may arise during this project.

FINANCIAL IMPACT:

Funds totaling $35,000 were approved in FY26/27 for the Insulation of Building B project. Of that total, $35,000 remain in account #03-31-31-7060 Project #21019. Those funds are sufficient to cover the total cost of $27,875 (Base Bid, Option 2, and contingency).

RECOMMENDATION:

Staff recommends the Committee approve the bid for installation of insulation provided by Anchor Building Solutions Inc for a total not to exceed $27,875.

ATTACHMENTS:

Bid Abstract