



AGENDA MEMORANDUM

DATE: March 27, 2025

TO: Forest Preserve District Planning & Utilization Committee

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

SUBJECT: Presentation and Approval of the Design-Build Fire Suppression System to be Installed in the Fabyan Windmill at Fabyan Forest Preserve

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the approval of a waterless fire suppression system bid to include design, purchase and installation for the Fabyan Windmill at Fabyan Forest Preserve.

BACKGROUND:

The Fabyan Windmill was originally constructed between 1850-1860 on a site in what is now Lombard, Illinois. In 1914, it was purchased and moved to its current location by George Fabyan, and later purchased by the District in 1939. In 2003, the District initiated a large-scale restoration project of the Windmill, which was completed the following year and is now operated by District volunteers and open to the public for tours and demonstrations. In 2023, The District was awarded an Illinois Department of Commerce and Economic Opportunity grant (DCEO grant) for improvements to the Windmill and the immediate surrounding area, which includes the addition of a fire suppression system. With consideration given to the historical significance of the Windmill and the investments previously made by the District, the addition of such system not only allows better structural protection against fire loss, it also provides additional life safety measures in the event the Windmill is occupied at the time of an incident. Due to the unique nature of construction, historical status, and environmental and mechanical challenges, a Design-Build RFP was used to solicit vendors for the fire suppression system. Fox Valley Fire and Safety Company of Elgin, Illinois was selected as the best-fit design proposal following the staff review and interview process. Their proposal includes the use of a proprietary suppression system known as Cease Fire[®], a system that utilizes non-toxic, non-corrosive, and non-conductive dry chemical agents in place of traditional water. Traditional fire suppressions systems would require the addition of HVAC mechanicals, water pipe installation, and other modifications to the structure.

The District publicly advertised the bid to 6 vendors and received two responses. Fox Valley Fire and Safety Company (Elgin, IL) was the lowest qualified bidder with a base bid in the amount of \$122,574. District staff recommend an additional 25% contingency in the amount of \$30,644 in the likely event of unanticipated expenses due to the uniqueness of this project.

FINANCIAL IMPACT:

Funds totaling \$1,017,500 were budgeted in Fiscal Year 2024/2025 for the Fabyan Windmill Protection & Improvement project at Fabyan Forest Preserve (project #31012). Sufficient funds totaling \$1,017,500 are available in Planning Account #03-35-35-7050 for this expense totaling \$153,218. The District received a DCEO grant of up to \$700,000 for the Fabyan Windmill Protection and Improvement project.

RECOMMENDATION:

Staff recommends the Committee approve the design and construction of a fire suppression system for the Fabyan Windmill at Fabyan Forest Preserve with Fox Valley Fire and Safety Company of Elgin, Illinois for a contract price of \$122,574 plus a 25% contingency of \$30,644 for a total contract cost not to exceed \$153,218.

ATTACHMENTS:

Project Locator Map

Bid Abstract