



Kane County

1996 S. Kirk Rd. Suite 320
Geneva, IL 60134

Forest Preserve District, Planning and Utilization Committee

Agenda

President Bill Lenert, Chair Cherryl Strathmann, Vice-Chair Deborah Allan, Alex Arroyo,
Mavis Bates, Dale Berman, Chris Kious, Myrna Molina, Ted Penesis

Thursday, March 27, 2025

9:30 AM

3rd Floor Board Room

- I. **Call To Order**
Remote Attendance Approval
- II. **Approval of Minutes from February 27, 2025**
- III. **Public Comment (Each Speaker is limited to three minutes)**
- IV. **Bids and Proposals**
- V. **New or Unfinished Business**
 - TMP-25-389** Resolution Approving an RFP Design-Build Bid for the Design and Installation of a Fire Suppression System for the Fabyan Windmill
 - TMP-25-396** Resolution Approving a Bid to Replace an Irrigation Well at Settler's Hill Golf Course
- VI. **Closed Session to Discuss Land Acquisition, License Agreements, Potential Litigation and Personnel**
- VII. **Communications**
- VIII. **Chairman's Comments**
- IX. **Adjournment**
Adjournment until: Thursday, April 24, 2025 at 9:30 a.m. via zoom and in person at the Forest Preserve District Administration Offices 1996 S. Kirk Road, Suite 320 Geneva, Illinois

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

FP RESOLUTION NO. TMP-25-389

RESOLUTION APPROVING AN RFP DESIGN-BUILD BID FOR THE DESIGN AND INSTALLATION OF A FIRE SUPPRESSION SYSTEM FOR THE FABYAN WINDMILL

WHEREAS, it is deemed necessary and desirable for the Commissioners of the Forest Preserve District of Kane County, Kane County, Illinois to authorize a Request for Proposals (RFP) Design-Build bid for the installation of a fire suppression system in the Fabyan Windmill at Fabyan Forest Preserve; and

WHEREAS, The District received an Illinois Department of Commerce and Economic Opportunity (DCEO) grant for the Fabyan Windmill Protection and Improvement project up to \$700,000, to include the installation of a fire suppression system; and

WHEREAS, Fox Valley Fire and Safety Company was selected as the best-fit vendor, with a base bid of \$122,574. Additionally, \$30,644 shall be set aside as a contingency to cover any unanticipated costs, for a total contract amount not to exceed \$153,218.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Forest Preserve District of Kane County, Kane County, Illinois, that the RFP Design-Build bid from Fox Valley Fire and Safety Company, Elgin, Illinois, for the design and installation of a fire suppressions system in the Fabyan Windmill for a total contract amount not to exceed \$153,218 be, and hereby is accepted and approved.

APPROVED AND PASSED on this 8th day of April, 2025.

Bill Lenert
President, Kane Forest Preserve
Kane County, Illinois

Mohammad Iqbal
Secretary, Kane Forest Preserve
Kane County, Illinois



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:

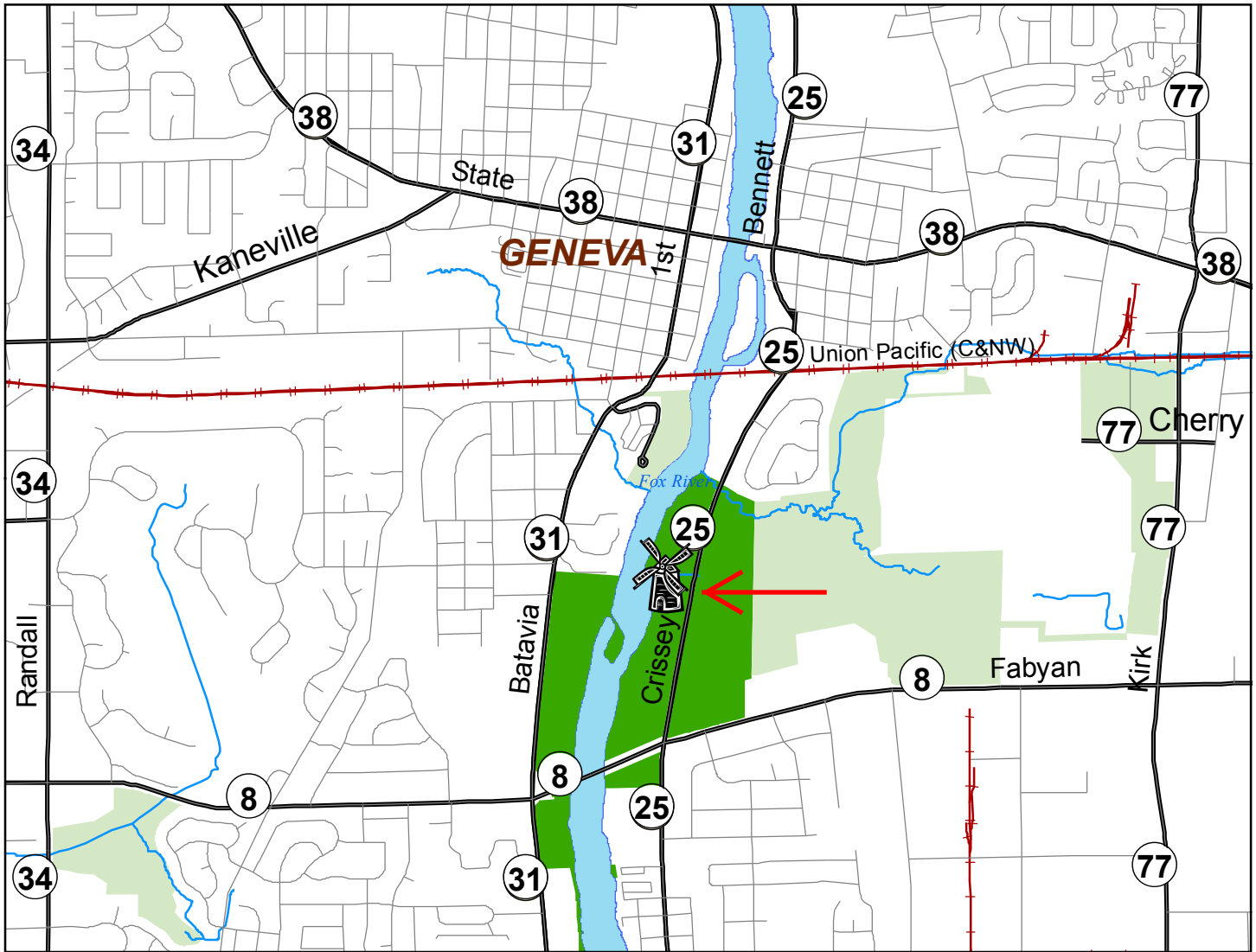
Staff recommends the Committee approve the design and construction of a fire suppression system for the Fabyan Windmill at Fabyan Forest Preserve with Fox Valley Fire and Safety Company of Elgin, Illinois for a contract price of \$122,574 plus a 25% contingency of \$30,644 for a total contract cost not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

ATTACHMENTS:

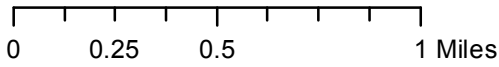
Project Locator Map

Bid Abstract

Fabyan Forest Preserve Windmill



1500 Crissey Avenue / IL Route 25
Geneva, IL 60134





RFP RESPONSES
WINDMILL FIRE SUPPRESSION DESIGN- BUILD PROJECT

Bidders Name	FOX VALLEY FIRE & SAFETY CO.	BERGLUND CONSTRUCTION COMPANY
City, State	ELGIN, IL	CHICAGO, IL
TOTAL PROPOSAL	\$122,574.00	\$740,000.00

I have certified that I have opened, read and recorded all proposals received in response to the invitation.



David Petschke, Director of Finance

STATE OF ILLINOIS)
 SS.
COUNTY OF KANE)

FP RESOLUTION NO. TMP-25-396

**RESOLUTION APPROVING A BID TO REPLACE AN IRRIGATION WELL AT
SETTLER’S HILL GOLF COURSE**

WHEREAS, it is deemed necessary and desirable for the Commissioners of the Forest Preserve District of Kane County, Kane County, Illinois to authorize bids for the replacement of the irrigation well at Settler’s Hill Golf Course; and

WHEREAS, the irrigation well is a vital part of the irrigation system at Settler’s Hill and provides additional water to the irrigation pond during drought; and

WHEREAS, the project includes the replacement of the pump and well shaft; and

WHEREAS, the qualified lowest bid for the project was received from Prairie State Water Systems, Inc. totaling \$36,323.40. Additionally, the District is budgeting a contingency of \$5,000.00 for unanticipated costs that may arise during construction for a total project amount of \$41,323.40.

NOW, THEREFORE, BE IT RESOLVED that the Forest Preserve District Board of Commissioners of Kane County, Kane County Illinois, that the qualified lowest bid received from Prairie State Water Systems Inc. at a total contract amount of \$36,323.40 plus a contingency of \$5,000.00 for a total project cost of \$41,323.40 be, and hereby is, accepted and approved.

APPROVED AND PASSED on this 8th day of April 2025.

Bill Lenert
President, Kane Forest Preserve
Kane County, Illinois

Mohamed Iqbal
Secretary, Kane Forest Preserve
Kane County, Illinois



AGENDA MEMORANDUM

DATE: March 27, 2025
TO: Forest Preserve District Planning & Utilization Committee
FROM: Jennifer Rooks-Lopez, Director of Planning and Land Protection
SUBJECT: Presentation and Approval of a bid to replace the irrigation well at Settler's Hill Golf Course

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the approval of a bid from Prairie State Water Systems, Inc. for the replacement of the irrigation well at Settler's Hill Golf Course.

BACKGROUND:

The District owns two golf courses, Settler's Hill in Geneva and Hughes Creek in Elburn. Currently the courses are co-managed by the District with Landscapes Golf Management (LGM).

In July 2024, the former District golf course management company hired a well service company to inspect the main well and pump that provide water for the Settler's Hill irrigation system. The inspection revealed that this well is only producing 25 gallons per minute (gpm) while it is designed to produce at a rate 100 gpm. The current water production rate is insufficient to fill irrigation ponds during annual drought conditions. Additionally, both the dated pump and well-shaft need to be replaced having been found to be in either current or imminent failure.

The District was not able to reach a deal with the former lessee on this needed repair. This lack of investment into capital improvement as well as other performance issues led to non-renewal of any option years on that lease and the change in District golf course management.

To date, the well and pump still require replacement, preferably before the 2025 annual drought, to ensure sufficient water to properly recondition the damaged turf this season. The District conducted a formal bid process for the well replacement. Bids were publicly advertised, with two (2) bidders responding. Prairie State Water Systems, Inc. was the lowest qualified bidder with a base bid of \$36,323.40. Additionally, \$5,000.00 shall be set aside as contingency to cover any unanticipated costs that may arise during the construction for a total contract amount not to exceed \$41,323.40.

FINANCIAL IMPACT:

Funds totaling \$34,650.75 remain within account #03-35-35-7050 (project #30323), for Settler's Hill Golf Course Improvements. Additional funds of \$6,672.65 are available from savings realized in the Settler's Hill Golf Course clubhouse, cart storage, and parking lot engineering/architecture account # 03-35-35-5070,

(project #31009), to cover this \$41,323.40 expense.

RECOMMENDATION:

Staff recommends the Committee approve the base bid submitted by Prairie State Water Inc. for \$36,323.40 plus a contingency of \$5,000.00 to cover any unanticipated costs that may arise during the installation for a total cost not to exceed \$41,323.40.

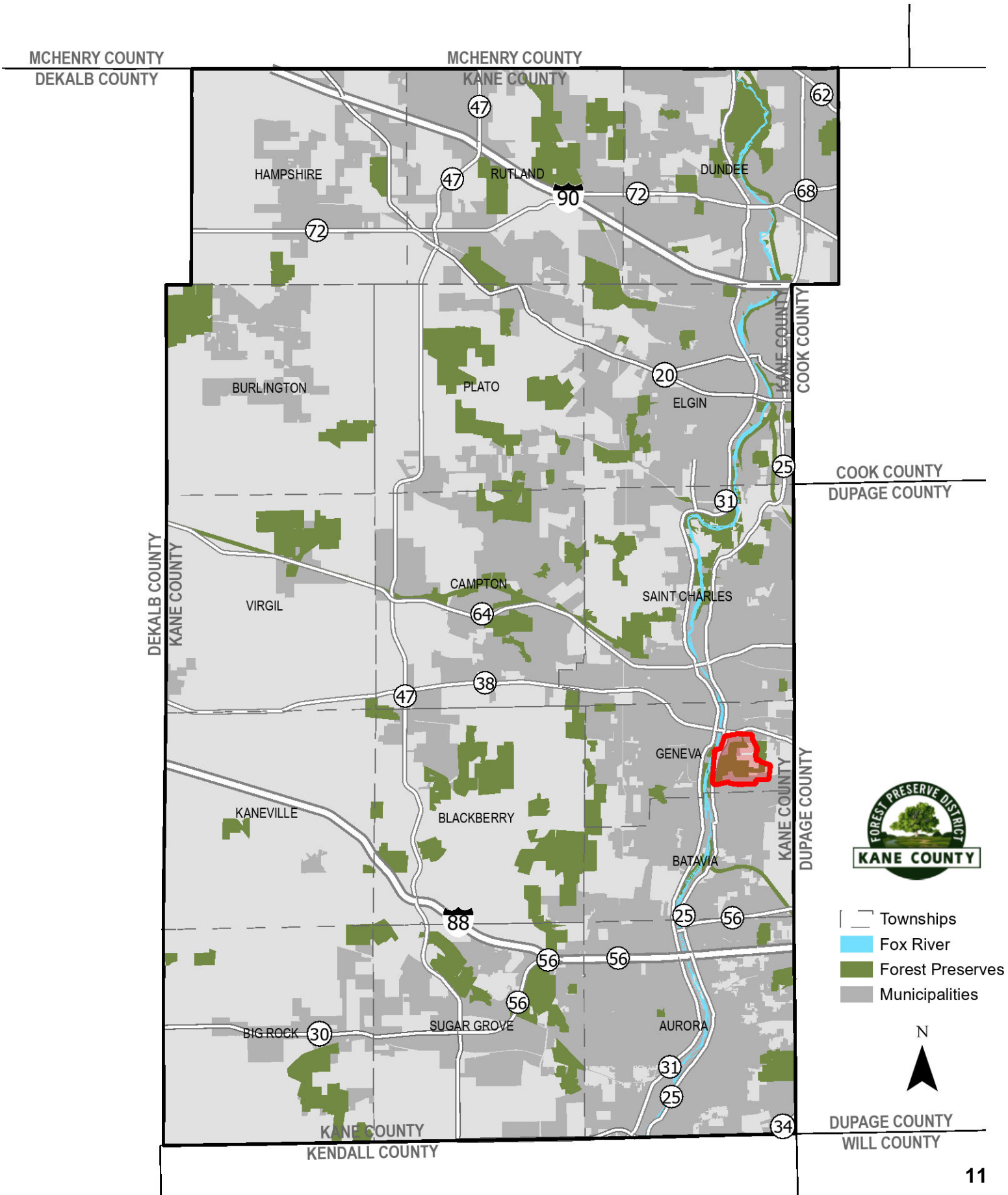
ATTACHMENTS:

Settler's Hill Location Map

Abstract- Settler's Hill Well Replacement

Settler's Hill Golf Course

County Location Map
Geneva, IL



ABSTRACT OF BIDS
Settler's Hill Well Installation

SB-FP-05-2425

Sent to 8 Vendors Received 2

Bidder's Name	Prairie State Water Systems, Inc.	Water Well Solutions Illinois, LLC
City, State	Maple Park, IL	Elburn, IL
TOTAL BASE BID	\$36,323.40	\$47,599.00

I have certified that I have opened, read and recorded all bids received in response to the invitation.



David Petschke, Director of Finance