



Lake County Forest Preserves

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DATE: February 2, 2026
MEMO TO: Paul Frank, Chair
Planning Committee
FROM: Daniel E. Stearns
Director of Facilities

Agenda Item # 10.4

RECOMMENDATION: Recommend approval of a Resolution awarding a Contract for Architectural Services for the Adlai E. Stevenson II Home and Service Building to Hezner Corporation in the Contract Price of \$82,500.00.

STRATEGIC DIRECTIONS SUPPORTED: Public Access & Connections; Organizational Sustainability

FINANCIAL DATA: This project was approved as part of the FY2026 Capital Improvement Plan (CIP) in the amount of \$1,200,000.00 (project #62611). The budget consists of \$1,100,000.00 in grant funding for renovations to the Adlai E. Stevenson II Home (the “Historic Home”) and \$100,000.00 in CIP funds for master planning of the site. The actual cost of professional services under the proposed contract, \$82,500.00, falls within the master planning budget and will be charged to account 39104100-803000-62611.

BACKGROUND: The Historic Home and related service building (the “Service Building”) were 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 2003, the Historic Home was designated and listed on the National Register of Historic Places, and it was recognized as a National Historic Landmark in 2014.

Following the successful completion of exterior renovations to the Historic Home that were funded by a \$1.1 million grant from the State of Illinois, staff will be developing master plan concepts that include establishing use patterns for the site and buildings and exploring options for additional building improvements, especially with respect to Americans with Disabilities Act (ADA) accessibility concerns.

Professional services are recommended to conduct a series of building studies that will inform options and associated costs. The series of studies proposed are as follows:

- No.1 – ADA considerations for the Historic Home.
- No.2 – ADA considerations for the Service Building.
- No.3 – ADA considerations for the Historic Home and Service Building working in concert.
- No.4 – Building shell rehabilitation for the Service Building and potential grant funding.

Staff recommends that the District enter into a contract for the aforementioned services with Hezner Corporation in a contract price of \$82,500.00.

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

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR FEBRUARY MEETING
FEBRUARY 11, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** present herewith “A Resolution Awarding a Contract for Architectural Services for the Adlai E. Stevenson II Home and Service Building to Hezner Corporation” and requests its approval.

PLANNING COMMITTEE:

Date: 2-2-2026 Roll Call Vote: Ayes: _____ Nays: _____

Voice Vote Majority Ayes; Nays: 0

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION AWARDING A CONTRACT FOR ARCHITECTURAL SERVICES
FOR THE ADLAI E. STEVENSON II HOME AND SERVICE BUILDING
TO HEZNER CORPORATION**

WHEREAS, Lake County Forest Preserve District (the "District") desires to retain a firm to provide architectural services for potential improvements to the Adlai E. Stevenson historic home and service building, including building studies to inform options and associated costs for accessibility improvements and building shell rehabilitation (the "Services"); and

WHEREAS, the Director of Facilities has determined that the Services require personal confidence; and

WHEREAS, the Director of Facilities has solicited a proposal for the Services from Hezner Corporation; and

WHEREAS, the District's staff, the Director of Facilities, the Director of Planning, and the Planning Committee have reviewed the proposal and recommend that the Board of Commissioners (i) finds that the proposal submitted by Hezner Corporation is the proposal that is most advantageous to the District; and (ii) awards a contract for the Services to Hezner Corporation (the "Contract") in the amount of \$82,500.00 (the "Contract Price"); and

WHEREAS, the Board of Commissioners hereby finds that the Hezner Corporation is the highest qualified firm to provide the Services, that the proposal for the Services submitted by Hezner Corporation is the proposal that is most advantageous to the District, and that the Contract Price is fair and reasonable; and

WHEREAS, the District has a satisfactory relationship with Hezner Corporation for architectural services;

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: Award of Contract. A Contract for the Services in the amount of the Contract Price, in substantially the form attached hereto, is hereby awarded to Hezner Corporation.

Section 3: Execution of Contract. The Executive Director of the District is hereby authorized and directed to approve the final form of the Contract and execute the Contract for the Services in the amount of the Contract Price.

Section 4: Payments. The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

Section 5: Effective Date. This Resolution shall be in full force and effect for and after its passage and approval in the manner provided by law.

PASSED this _____ day of _____, 2026

AYES:

NAYS:

APPROVED this ____ day of _____, 2026

Jessica Vealitzek, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____



**Lake County
Forest Preserves**

1899 West Winchester Road
Libertyville, Illinois 60048
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CONTRACT BETWEEN

LAKE COUNTY FOREST PRESERVE DISTRICT

AND

THE HEZNER CORPORATION

FOR THE

ADLAI E. STEVENSON II HOME AND SERVICE BUILDING

ADA ASSESSMENT AND

FACILITY ACCOMMODATION PLANNING

PROJECT NUMBER: 2026-1018

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**CONTRACT BETWEEN
LAKE COUNTY FOREST PRESERVE DISTRICT
AND
THE HEZNER CORPORATION
FOR THE
ADA ASSESSMENT AND FACILITY ACCOMMODATION PLANNING**

In consideration of the agreements set forth below, the Lake County Forest Preserve District, a body corporate and politic and unit of local government organized and existing under the Downstate Forest Preserve District Act, 70 ILCS 805/001 et seq., 1899 West Winchester Road, Libertyville, Illinois 60048, ("Owner") and The Hezner Corporation a(n) Illinois Corporation, 678 Broadway, Suite 100 Libertyville, IL 60048 ("Consultant") make this Contract as of [Date of Contract] and hereby agree as follows:

ARTICLE I - THE SERVICES

1.1 Performance of the Services

Consultant shall, at its sole cost and expense, provide, perform, and complete all of the following professional architectural services, all of which is referred to in this Agreement as the "Services":

- A. Professional Services. Provide, perform, and complete, in the manner described and specified in this Contract, all professional services necessary to accomplish the "Project," as defined in Attachment A, in accordance with the Scope of Services attached hereto as Attachment B.
- B. Approvals. Procure and furnish all approvals and authorizations specified in Attachment A.
- C. Insurance. Procure and furnish all required certificates and policies of insurance specified in Attachment A.
- D. Standard of Performance. Provide, perform, and complete all of the foregoing in full compliance with this Contract, in a professional manner, and in accordance with the standards of professional practice, care, and diligence in existence at the time of performance of the Services applicable to recognized and qualified consulting firms in the Chicago Metropolitan Area (the "Standard of Performance").

1.2 Commencement and Completion Dates

Consultant shall commence the Services not later than the "Commencement Date" set forth in Attachment A, and shall diligently and continuously prosecute and carry out the Services at such a rate as will allow the Services to be fully provided, performed and completed in full compliance with this Contract not later than the "Completion Date" or, if the Services are to be performed in separate phases, the "Completion Dates," set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the "Contract Time."

1.3 Required Submittals

A. **Submittals Required.** Consultant shall submit to Owner all reports, documents, data, and information required to be submitted by Consultant under this Contract ("Required Submittals").

B. **Time of Submission and Owner's Review.** All Required Submittals shall be provided to Owner no later than the time, if any, specified in Attachment A, or otherwise in this Contract. If no time for submission is specified for any Required Submittal, then that Submittal shall be submitted within a reasonable time in light of its purpose and, in all events, in sufficient time, in Owner's opinion, to permit Owner to review that Submittal same prior to the commencement of any part of the Services to which that Submittal may relate. Owner shall have the right to require such corrections as may be necessary to make any Required Submittal conform to this Contract. No Services related to any Required Submittal shall be performed by Consultant until Owner has completed review of such Required Submittal with no exception noted. Owner's review and approval of any Required Submittal shall not relieve Consultant of the entire responsibility for the performance of the Services in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner. The Consultant shall not be held liable for claims of delay caused by the Owner's failure to timely review and approve any Required Submittal.

C. **Responsibility for Delay.** Consultant shall be responsible for any delay in the Services resulting from Consultant's, or its Sub-consultant's, delay in providing Required Submittals conforming to this Contract.

1.4 Review and Incorporation of Contract Provisions

Consultant represents and declares that it has carefully reviewed, and fully understands, this Contract, including all of its Attachments, all of which are by this reference incorporated into and made a part of this Contract.

1.5 Financial and Technical Ability to Perform

Consultant represents and declares that it is financially solvent, and has the financial resources necessary, and has sufficient experience and competence, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the Services in full compliance with, and as required by or pursuant to, this Contract.

1.6 Time

Consultant represents and declares that the Contract Time is sufficient time to permit completion of the Services in full compliance with, and as required by or pursuant to, this Contract for the Contract Price.

1.7 Consultant's Personnel and Sub-Consultants

A. **Consultant's Personnel.** Consultant shall provide all personnel necessary to complete the Services, including without limitation, the "Key Project Personnel" identified in Attachment C. Consultant shall provide to Owner telephone numbers at which the Key Personnel can be reached on a 24-hour basis. Consultant and Owner may, by mutual agreement, make changes and additions to the designations of Key Project Personnel. Consultant shall have no claim for a Change Order, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination, reassignment, resignation, or substitution of Key Project Personnel.

B. Approval and Use of Sub-Consultants. Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All sub-consultants and subcontracts used by Consultant shall be acceptable to, and approved in advance by, Owner. Owner's approval of any sub-consultant or subcontract shall not relieve Consultant of full responsibility and liability for the provision, performance, and completion of the Services in full compliance with, and as required by or pursuant to, this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Consultant. Every reference in this Contract to "Consultant" shall be deemed also to refer to all sub-consultants of Consultant. Every subcontract shall include a provision binding the sub-consultant to all provisions of this Contract.

C. Removal of Personnel and Sub-Consultants. If any personnel or sub-consultant fails to perform the part of the Services undertaken by it in compliance with this Contract or in a manner reasonably satisfactory to Owner, Consultant, immediately upon notice from Owner, shall remove and replace such personnel or sub-consultant. Consultant shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such removal or replacement.

1.8 Owner's Responsibilities

Owner shall, at its sole cost and expense: (i) designate in writing a person with authority to act as Owner's representative and on Owner's behalf with respect to the Services except those matters that may require approval of Owner's Board of Commissioners; (ii) provide to Consultant all criteria and full information as to Owner's requirements for the Project or work to which the Services relate, including Owner's objectives and constraints, schedule, space, capacity and performance requirements, and budgetary limitations relevant to the Project; (iii) provide to Consultant all existing studies, reports, and other available data relevant to the Project; (iv) arrange for access to and make all provisions for Consultant to enter upon public and private property as reasonably required for Consultant to perform the Services; (v) provide surveys describing physical characteristics, legal limitations, and utility locations for the Project and the services of geotechnical engineers or other consultants when such services are reasonably requested by Consultant and are necessary for the performance of the Services, and are not already provided for in this Contract; (vi) provide structural, mechanical, chemical, air and water pollution tests, test for hazardous materials, and other laboratory and environmental tests, inspections, and reports required by law to be provided by Owner in connection with the Project; (vii) review Required Submittals and other reports, documents, data, and information presented by Consultant as appropriate; (viii) except as otherwise provided in Attachment A, provide approvals from all governmental authorities having jurisdiction over the Project when such services are reasonably requested by Consultant; (ix) attend Project related meetings; and (x) give prompt written notice to Consultant whenever Owner observes or otherwise becomes aware of any development that affects the scope or timing of the Services, provided, however, that failure to give such notice shall not relieve Consultant of any of its responsibilities under this Contract.

1.9 Owner's Right to Terminate or Suspend Services for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, at any time and for its convenience, to terminate or suspend the Services in whole or in part at any time by written notice to Consultant. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Consultant shall, as and to the extent directed, stop Services under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Services under existing orders and subcontracts, and cancel any outstanding orders or subcontracts that may be canceled.

B. Payment for Completed Services. In the event of any termination pursuant to Subsection 1.9A above, Owner shall pay Consultant (i) such direct costs, including overhead, as Consultant shall have paid or incurred for all Services done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination; and (ii) such other costs pertaining to the Services, exclusive of overhead and profit, as Consultant may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights, if any, to withhold and deduct as provided in this Contract.

ARTICLE II - CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes to the timing or scope of the Services to be provided pursuant to this Contract (a "Services Change Order"). When a Change Order causes an increase or decrease in the amount of the Services, an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Services caused by any Change Order shall entitle Consultant to make any claim for damages, anticipated profits, or other compensation. Consultant shall not undertake any change in the Services without receipt of an executed Change Order from Owner.

2.2 Delays

For any delay resulting from a cause that Consultant could not reasonably avoid or control, Consultant, upon timely written application, shall be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Services.

2.3 No Constructive Change Orders

No claims for equitable adjustments in the Contract Price or Contract Time shall be made or allowed unless embodied in a Change Order. If Owner fails to issue a Change Order including or fully including an equitable adjustment in the Contract Price or Contract Time to which Consultant claims it is entitled or, if Consultant believes that any requirement, direction, instruction, interpretation, determination or decision of Owner entitles Consultant to an equitable adjustment in the Contract Price or Contract Time that has not been included or fully included in a Change Order, then Consultant shall submit to Owner a written request for the issuance of or revision of a Change Order including the equitable adjustment or the additional equitable adjustment in the Contract Price or Contract Time that Consultant claims has not been included or fully included in a Change Order. Such request shall be submitted before Consultant proceeds with any Work for which Consultant claims an equitable adjustment is due and shall, in all events, be submitted no later than two (2) business days after receipts of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination or decision. Notwithstanding the submission of any such request, Consultant shall, unless otherwise directed by Owner within two (2) business days after receipt by Owner of such request, proceed without delay to perform the Work in compliance with the Change Order or as required, directed, instructed, interpreted or decided by Owner, and shall, pending a final resolution of the issue, keep a daily record of such Work. Unless Consultant submits such a request within two (2) business days after receipt of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination or decision, Consultant shall be conclusively deemed (i) to have agreed that such Change Order, requirement, direction, instruction, interpretation, determination or decision does not entitle Consultant to an equitable adjustment in the Contract Price or Contract Time; and (ii) to have waived all claims based on such Change Order, requirement, direction, instruction, interpretation, determination or decision.

ARTICLE III - CONSULTANT'S RESPONSIBILITY FOR DEFECTIVE SERVICES

3.1 Representation of Compliance

A. Scope of Representation. Consultant shall perform all Services in conformance with this Contract, free from defects and flaws in design, and in accordance with the Standard of Performance (the "Representation of Compliance").

B. Opinions of Cost. It is recognized that neither Consultant nor Owner has control over the costs of labor, material, equipment or services furnished by others or over competitive bidding, market or negotiating conditions, or construction contractors' methods of determining their prices. Accordingly, any opinions of probable Project costs or construction costs provided for herein are estimates only, made on the basis of Consultant's experience and qualifications and represent Consultant's best judgment as an experienced and qualified professional, familiar with the industry. Consultant does not guarantee that proposals, bids or actual Project costs or construction costs will not vary from opinions of probable cost prepared by Consultant.

3.2 Corrections

Consultant shall be responsible for the quality, technical accuracy, completeness and coordination of all Services under this Contract. Consultant shall correct and remedy all of its errors, omissions, and negligent acts related to the Services, promptly and without charge.

3.3 Risk of Loss

The Services shall be provided, performed, and completed at the risk and cost of Consultant. Consultant shall be responsible for any and all damages to property or persons as a result of Consultant's errors, omissions, or negligent acts and for any losses or costs to repair or remedy any work undertaken by Owner based on the Services as a result of any such errors, omissions, or negligent acts. Notwithstanding any other provision of this Contract, Consultant's obligations under this Section 3.3 shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Consultant, to indemnify, hold harmless, or reimburse Consultant for such damages, losses, or costs.

ARTICLE IV - INSURANCE; INDEMNIFICATION

4.1 Insurance

Contemporaneous with Consultant's execution of this Contract, Consultant shall provide certificates and policies of insurance evidencing at least the minimum insurance coverage and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. Such policies shall be in a form reasonably acceptable to Owner and from companies with a general rating of A-, and a financial size category of Class V or better, in Best's Insurance Guide and otherwise reasonably acceptable to Owner. Such insurance shall provide that no change to or cancellation of any insurance, nor any reduction in limits or coverage or other modifications affecting this Agreement, shall become effective until the expiration of thirty (30) days after written notice thereof shall have been given by the insurance company to Owner. Consultant shall, at all times while providing, performing, or completing the Services, including without limitation at all times while providing corrective Services pursuant to Section 3.2 of this Contract, maintain and keep in force, at Consultant's expense, at least the minimum insurance coverage and limits set forth in Attachment A.

4.2 Indemnification

Consultant, without regard to the availability or unavailability of any insurance, either of Owner or Consultant, shall, to the fullest extent permitted by law, indemnify, save harmless, and reimburse Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including reasonable attorneys' fees, that may arise or be alleged to have arisen out of or in connection with Consultant's negligent acts, errors, or omissions, except only to the extent caused by the negligence of Owner.

ARTICLE V - PAYMENT

5.1 Contract Price

Owner shall pay to Consultant, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Consultant shall accept in full satisfaction for providing, performing, and completing the Services, the amount or amounts set forth in Attachment A ("Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes, Benefits and Royalties

The Contract Price includes applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits and all costs, royalties, and fees arising from the use on or the incorporation into the Services of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions. Consultant waives and releases any claim against Owner arising from the payment of any such tax, contribution, premium, benefit, cost, royalty, or fee.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in installments in the manner set forth in Attachment A ("Progress Payments").

B. Pay Requests. Consultant shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner an invoice accompanied by such receipts, vouchers, and other documents as may be necessary to reasonably establish Consultant's prior payment for all labor, material, and other things covered by the invoice and the absence of any lien or other interest of any party in regard to the Services performed under this Contract. In addition to the foregoing, such invoice shall include (i) employee classifications, rates per hour, and hours worked by each classification, and, if the Services are to be performed in separate phases, for each phase; (ii) total amount billed in the current period and total amount billed to date, and, if the Services are to be performed in separate phases, for each phase; (iii) the estimated percent completion, and, if the Services are to be performed in separate phases, for each phase; and (iv) Consultant's certification that all prior Progress Payments have been properly applied to the Services with respect to which they were paid. Owner may, by written notice to Consultant, designate a specific day of each month on or before which pay requests must be submitted.

5.4 Final Acceptance and Final Payment

The Services or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by Owner of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed. The Services or each phase of the Services, as the case may be, shall be deemed accepted by Owner if not objected to in writing within sixty (60) days after submission by Consultant of the Services or such phase of Services for final acceptance and payment plus, if applicable, such additional time as may be considered reasonable for obtaining approval of governmental authorities having jurisdiction to approve the Services, or phase of Services, as the case may be. Within thirty (30) days after final acceptance, Owner shall pay to Consultant the balance of the Contract Price or, if the Services are to be performed in separate phases, the balance of that portion of the Contract Price with respect to such phase of the Services, after deducting therefrom charges, if any, against Consultant as provided for in this Contract ("Final Payment"). The acceptance by Consultant of Final Payment with respect to the Services or a particular phase of Services, as the case may be, shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, or demands for further payment of any kind for the Services or, if the Services are performed in separate phases, for that phase of the Services.

5.5 Deductions

A. **Owner's Right to Withhold.** Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any pay request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract, such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (i) Services that are defective, damaged, flawed, unsuitable, nonconforming or incomplete; (ii) damage for which Consultant is liable under this contract; (iii) liens or claims of lien, regardless of merit; (iv) claims of Sub-consultants, suppliers or other persons, regardless of merit; (v) delay in the progress or completion of the Services; (vi) inability of Consultant to complete the Services; (vii) failure of Consultant to perform any of its obligations under this Contract; (viii) any other failure of Consultant to perform any of its obligations under this Contract; (ix) the cost to Owner including attorneys' fees and administrative costs of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.1 of this Contract.

B. **Use of Withheld Funds.** Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.5A above until Consultant shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Consultant under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees and administrative expenses incurred, suffered or sustained by Owner and chargeable to Consultant under this Contract.

5.6 Accounting

Consultant shall keep accounts, books, and other records of all its billable charges and costs incurred in performing the Services in accordance with generally accepted accounting practices, consistently applied, and in such manner as to permit verification of all entries. Consultant shall make all such material available for inspection by Owner, at the office of Consultant during normal business hours during this Contract and for a period of three years after termination of this Contract. Copies of such material shall be furnished, at Owner's expense, upon request.

ARTICLE VI - REMEDIES

6.1 Owner's Remedies

If it should appear at any time prior to Final Payment that Consultant has failed or refused to prosecute, or has delayed in the prosecution of the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this contract, or has attempted to assign this Contract or Consultant's rights under this contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused or delayed to perform or satisfy any other requirement of this Contract, or has failed to pay its debts as they come due ("Event of Default"), and has failed to cure any such Event of Default within five (5) business days after Consultant's receipt of written notice of such Event of Default, Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

- A. Owner may require Consultant, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Services that are defective, damaged, flawed, unsuitable, nonconforming or incomplete to accelerate all or any part of the Services, and to take any or all other action necessary to bring Consultant and the Services into strict compliance with this Contract.
- B. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete or dilatory Services as part thereof and make an equitable reduction in the Contract Price.
- C. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.
- D. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Consultant any and all costs including attorneys' fees and administrative expenses incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.
- E. Owner may recover any damages suffered by Owner.

6.2 Terminations and Suspensions by Owner Deemed for Convenience

Any termination or suspension by Owner of Consultant's rights under this Contract for an alleged Event of Default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.9 of this Contract.

ARTICLE VII - LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding on Owner and Consultant and on their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Contract shall be construed (i) to create the relationship of principal and agent, partners, or joint ventures between Owner and Consultant or (ii) to create any relationship between Owner and any sub-consultant of Consultant.

7.3 No Collusion

Consultant hereby represents and certifies that Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Consultant is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of the tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq. Consultant hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Consultant has, in procuring this Contract, colluded with any other person, firm, or corporation, then Consultant shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

Consultant hereby represents and warrants that neither Consultant nor any person affiliated with Consultant or that has an economic interest in Consultant or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism, and neither Consultant nor any person affiliated with Consultant or that has an economic interest in Consultant or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is, directly or indirectly, engaged in, or facilitating, the Work on behalf of any such person, group, entity or nation.

7.4 Assignment

Consultant shall not (i) assign this Contract in whole or in part, (ii) assign any of Consultant's rights or obligations under this Contract, or (iii) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Consultant.

7.5 Confidential Information

All information supplied by Owner to Consultant for or in connection with this Contract or the Services shall be held confidential by Consultant and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Services.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate or approval by Owner, nor any order by Owner for the payment of money, nor any payment for or use, occupancy, possession or acceptance of the whole or any part of the Services by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming or incomplete Services, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Consultant or of any requirement or provision of this Contract or of any remedy, power or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation (other than Owner and Consultant) shall be made or be valid against Owner or Consultant.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in the United States mail, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to Owner shall be addressed to, and delivered at, the following address:

NAME: Lake County Forest Preserve District
ADDRESS: 1899 West Winchester Road
CITY STATE: Libertyville, Illinois 60048
Attention: Pat Bovill, Superintendent of Construction

Notices and communications to Consultant shall be addressed to and delivered at the following address:

NAME: The Hezner Corporation
ADDRESS: 678 Broadway, Suite 100
CITY STATE: Libertyville, Illinois 60048
Attention: Scott Hezner, Vice President

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section 7.8, Owner and Consultant each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address or addressee shall be effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Consultant under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

Consultant shall perform, or cause its Sub-consultants to perform, the Services in accordance with all required governmental permits, licenses, or other approvals and authorizations, and with applicable statutes, ordinances, rules, and regulations. This requirement includes, but is not limited to, compliance with the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with applicable conditions of any federal, state, or local grant received by Owner or Consultant with respect to this Contract or the Services.

Consultant shall be liable for any fines or civil penalties that may be imposed or incurred by a governmental agency with jurisdiction over the Services as a result of Consultant's or its sub-consultants' improper performance of, or failure to properly perform, the Services or any part thereof.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Ownership of Documents

Consultant and Consultant's sub-consultants shall be deemed the original authors and owners respectively of materials produced pursuant to this Contract and shall retain all common law, statutory and other reserved rights, including copyrights. Consultant hereby grants and conveys to Owner perpetual, irrevocable non-exclusive rights and license to use all Required Submittals and other materials produced under this Contract for District purposes and no other purposes. The Owner agrees to defend and hold the Consultant and the Consultant's sub-consultants harmless from any causes of action, claims, losses, damages and expenses of any nature whatsoever, including reasonable attorney's fees, resulting from any unauthorized re-use of the Consultant's and Consultant's sub-consultants' materials.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Consultant with respect to the accomplishment of the Services and the payment of the Contract Price therefore, and there are no other understandings or agreements, oral or written, between Owner and Consultant with respect to the Services and the compensation therefore.

7.16 Amendments

No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Consultant.

IN WITNESS WHEREOF, Owner and Consultant have caused this Contract to be executed as of the day and year first written above.

(SEAL)

Attest/Witness

By: _____
Julie Gragnani
Title: Board Secretary

LAKE COUNTY FOREST PRESERVE DISTRICT

By: _____
Alex Ty Kovach
Title: Executive Director

Attest/Witness

By: _____
Title: _____

THE HEZNER CORPORATION

By: _____
Scott Hezner
Title: Vice President

ATTACHMENT A - SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

1. Project: Provide Architectural services for ADA Assessment and Facility Accommodation Planning, which services include:

- 1) ADA considerations for the Adlai E. Stevenson II Historic Home
- 2) ADA considerations for the Adlai Stevenson Service Building and
- 3) ADA considerations for the Home and Service Building working in concert.

The Services include, but are not limited to, all of the Services provided in Consultant's detailed Scope of Work. See Attachment B.

2. Approvals and Authorizations:

Consultant shall obtain the following approvals and authorizations from the following governmental bodies on or before the following dates:

<u>Approval/Authorization</u>	<u>Date</u>
N/A	

3. Commencement Date:

March 2, 2026

4. Completion Date:

June 19, 2026

5. Insurance Coverage:

- A. Worker's Compensation and Employer's Liability with limits not less than:

- (1) Worker's Compensation: Statutory
- (2) Employer's Liability:
 - a. \$1,000,000 injury-per-occurrence
 - b. \$500,000 disease-per-employee
 - c. \$500,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

- B. Comprehensive Motor Vehicle Liability with limits for vehicles owned, non-owned or rented, not less than:

- (1) Bodily Injury:
 - a. \$ 500,000 - per person
 - b. \$1,000,000 - per occurrence
- (2) Property Damage:
 - a. \$ 500,000 - per occurrence
 - b. \$ 1,000,000 - aggregate

All employees shall be included as insured's.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

- (1) General Aggregate: \$2,000,000.00
- (2) Bodily Injury: \$2,000,000.00 per person
\$2,000,000.00 per occurrence
- (3) Property Damage: \$2,000,000.00 per person
\$2,000,000.00 aggregate

Coverages shall include:

- ❖ Broad Form Property Damage Endorsement
- ❖ Blanket Contractual Liability (must expressly cover the indemnity provisions of the Contract)

D. Professional Liability Insurance with a limit of liability of not less than \$1,000,000.00 per claim and aggregate, and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out of the Contract.

E. Umbrella Policy. The required coverages may be in any combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage of underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

F. Other Parties as Additional Insured. In addition to Owner, the following parties shall be named as Additional Insured on the following policies:

Additional Insured	Policy or Policies
<u>N/A</u>	<u>N/A</u>

6. Schedule of Prices - Lump Sum

For providing, performing and completing all Services, the total Contract Price of:

EIGHTY-TWO THOUSAND FIVE HUNDRED Dollars and ZERO Cents
 (in writing)

\$82,500 Dollars and 00 Cents
 (in figures)

Lump sum amount includes all travel, living and direct project expenses including printing, postage and handling. There shall be no additional costs.

7. Payments:

Regardless of whether the Contract Price is based upon hourly rates or a lump sum, Consultant shall, not later than ten (10) days after execution of the Contract and before submitting its first pay request, submit to Owner a schedule showing the value of each component part or phase of the Services in form and with substantiating data acceptable to Owner ("Breakdown Schedule"). The sum of the items listed in the Breakdown Schedule shall equal the lump sum Contract Price or the not to exceed Contract Price, as the case may be. An unbalanced Breakdown Schedule providing for overpayment of Consultant on component parts or phases of the Services to be performed first will not be accepted. The Breakdown Schedule shall be revised and resubmitted until acceptable to Owner. No payment shall be made for Services until Consultant has submitted, and Owner has approved, an acceptable Breakdown Schedule. When a component or phase of the Services, as identified in the Breakdown Schedule, is complete, Owner will pay Consultant the value of such component or phase as provided in the Breakdown Schedule; however, Owner shall not be required to make payments more frequently than once per month.

All pay requests from Consultant shall be made using the pay request format supplied by Owner.

Owner may require that the approved Breakdown Schedule be revised based on developments occurring during the provision and performance of the Services. If Consultant fails to submit a revised Breakdown Schedule that is acceptable to Owner, Owner shall have the right either to suspend Progress and Final Payments for Services or to make such payments based on Owner's determination of the value of the Services completed.

ATTACHMENT B - CONSULTANT'S SCOPE OF WORK

Lake County Forest Preserve District - 01/06/2026

Proposal

For

Architectural Services

Involving the

**ADA Assessment & Facility
Accommodation Planning**

And

Building Shell Rehabilitation

For the

**Adlai E. Stevenson II Home
and Service Building**

**25200 St. Mary's Road
Mettawa, Illinois 60048**

**THE HEZNER CORPORATION
ARCHITECTURAL / ENGINEERING SERVICES**

Hezner

LCFPD

Project Approach

Executive Summary:

The Hezner Corporation acknowledges that the following Scope of Services shall be included with, but not be limited by, the scope required to provide Architectural Services involving the ADA Assessment and Facility Accommodation Planning for the Lake County Forest Preserve District (LCFPD) at the Adlai E. Stevenson II Home and Service Building, 25200 St. Mary's Road, Mettawa, IL 60048. The approach will focus on:

1. Analyzing both buildings for current accessibility and code compliance.
2. How to provide opportunities for accessibility and code compliance for all who visit.
3. Operational, technical, and functional components associated with accessibility and code compliance.
4. Maintaining the general historical nature of the buildings where possible, with new accommodations that are sensitive to the mission of upholding the character and original intent of the buildings, alongside new LCFPD education focused uses moving forward.
5. Working with projected education programming to establish focused access for all who visit.
6. Defining opinions of probable construction costs involved with bringing the facilities forward to offer safe and accessible educational environments for the Lake County Forest Preserve District.
7. Historic building shell rehabilitation and stabilization.

The Hezner Corporation (Hezner) will work with all entities involved to accomplish these goals. Services shall include those outlined in this Architectural Services Proposal and as discussed with the LCFPD representatives. All planning, design and coordination will be provided as required to reach the preferred solutions that best serve the LCFPD as they seek to establish long term facility and educational goals for the Adlai E. Stevenson estate, and how it works within the regional fabric of the LCFPD. A/E service descriptions include:

Project initiation - General

1. Initiate facility surveys to establish current condition information for both structures.
 - a. Establish a photographic library for both buildings
 - i. Exterior
 - ii. Interior
 - b. Confirm current floor and ceiling plans and dimensions.
 - i. Room dimensions
 - ii. Ceiling heights
 - iii. Door openings
 - iv. Window locations, types and sizes
 - v. Etc.

Architectural Services

For:

***Lake County Forest preserve
District***

Involving:

***ADA Assessment and Facility
Accommodation Planning***

And

Building Shell Rehabilitation

For the:

***Adlai E. Stevenson II Home and
Service Building***

25200 St. Mary's Road

Mettawa, IL 60048

LCFPD

Project Approach

- c. Itemize current material and fixture applications
 - i. Floors
 - ii. Walls
 - iii. Ceilings
 - iv. When available, Hezner will coordinate with LCFPD representatives regarding their intent for positioning Furniture, Displays and Kiosks.
 - d. Assess current condition of Mechanical, Electrical, Plumbing and Fire Protection Systems
 - e. Confirm current programming occurring in both buildings
 - f. Establish current condition narratives for each building
 - i. Exterior
 - ii. Interior
2. Establish current computer models for each building.
- a. Make any refinements needed to the existing Stevenson home electronic building model created during the previous building shell rehabilitation project.
 - b. Create the electronic building model for the service building to work from moving forward.

Focus of Studies:

Of the "Five Titles of the Americans with Disabilities Act" Hezner will focus on the aspects of titles I, II, & III that relate to facility access accommodation for staff and visitors. Each study will include a summary of what is needed if:

- There is no office/desk staffing at the facility
- Only part-time staff assignments at the facility
And if,
- There is full-time staff assignment to one or both facilities.

Hezner feels the LCFPD should focus on all Titles, I, II, III, IV & V with regards to overall general and specific staff and visitor use and accommodation.

LCFPD

Project Approach

ADA Titles: (Brief Summaries)

1. Title I - Employment

a. Equal Employment Opportunity for Individuals with Disabilities:

Title I of the ADA helps people with disabilities to have the same employment opportunities and benefits available to people without disabilities. This includes things such as recruitment, hiring, promotions, training, pay, and social activities. Employers must provide reasonable accommodations to qualified applicants or employees.

Reasonable accommodation is any modification or adjustment to a job or the work environment that allows an applicant or employee with a disability to participate in the application process or to perform essential job functions.

Applies to: private employers that have 15 or more employees, state and local government agencies, employment agencies, and labor unions. This title is enforced by the Equal Employment Opportunity Commission.

This Title is considered applicable for Hezner Studies and LCFPD accommodations.

2. Title II - State and Local Government

a. Government Nondiscrimination on the basis of Disability in State and Local Government Services:

Title II of the ADA applies to all services, programs, and activities of state and local governments.

State and local governments must provide people with disabilities an equal opportunity to benefit from all their programs, services, and activities. Public transit systems must provide people with disabilities an equal opportunity to benefit from their services.

The ADA applies to: State and local governments of any size or that receives money from the federal government. Examples of state and local government activities are public education, transportation, recreation, health care, social services, courts, voting, emergency services, and town meetings.

This title is enforced by the U.S. Department of Justice and Department of Transportation.

This Title is considered applicable for Hezner Studies and LCFPD accommodations

LCFPD

Project Approach

3. Title III – Accommodations

a. Nondiscrimination on the basis of Disability by Public Accommodations and in Commercial Facilities:

Title III of the ADA directs private businesses to make "reasonable modifications" to their usual ways of doing things to equally serve people with disabilities. It also requires that they take the steps necessary to communicate effectively with customers with vision, hearing, and speech disabilities, and prohibits private places of public accommodation from discriminating against individuals with disabilities.

This title also sets the minimum standards for accessibility for alterations and new construction of facilities. Examples of businesses and nonprofits: restaurants, hotels, retail stores, movie theaters, private schools, (including housing), doctors' offices, hospitals, daycare centers, gyms, organizations offering courses or examinations, and privately operated transit (examples: taxis, intercity and charter buses, hotel shuttles, airport shuttles).

Commercial facilities must comply with the requirements of the ADA 2010 Standards for Accessible Design. Examples of commercial facilities include office buildings, warehouses, and factories. This title is enforced by the Department of Justice.

This Title is considered applicable for Hezner Studies and LCFPD accommodations.

4. Title IV – Telecommunications

a. Covers telecommunication companies.

This Title is not considered applicable for the Hezner Studies, and is not included in this proposal:

5. Title V – Miscellaneous Provisions

This Title is not considered applicable for the Hezner Studies, and is not included in this proposal:

LCFPD

Project Approach

Historic properties: (Brief Summary)

6. ADA Applications

For the purposes of the ADA, historic properties are those that are either listed on, or eligible to be listed on, the National Register of historic Places. The ADA only recognizes properties with significant historical, architectural or artistic value or importance who meet this definition.

According to the ADA's Accessibility Guidelines, historic properties must, at a minimum, meet the following accessibility requirements. These minimum requirements are exceptions from the ADA's general requirements, which require a higher level of access.

- There must be at least one accessible route from a site access point (like a parking lot) to an accessible entrance
- There must be at least one accessible public entry. If there is no public entry that can be made accessible then a non-public, unlocked entry may be provided, with directional signage provided at the public entries.
- If toilets are provided, at least one must be on an accessible route. A unisex privacy restroom may be used for this purpose.
- An accessible route must be provided to all public spaces at the level of the accessible entry. Access to all levels of the building is not required, but must be provided where practical.
- Displays and written information must be viewable by a seated person, including horizontal displays at a maximum height of 44 inches.

LCFPD

Project Approach

Areas of Study, Reporting, and Resolution

Study No.1: Adlai Stevenson Home ADA

Study, Reporting and Program Development

1. The Adlai E. Stevenson II home is listed on the National Register of Historical Places.
2. Review the historical significance of the property and identify character defining features.
3. Confirm goals for the building
 - a. Will there be guided tours or only independent navigation
 - b. Will there be group presentations/discussions
 - c. Will there be special events during the day or also after hours
 - d. How will the building be staffed by LCFPD
4. Assess the property's existing, required and preferred level of accessibility.
5. Evaluate accessibility options within a preservation context.
6. Confirm all elevational changes in the building including locations and extent.
7. Establish what parts of the building are important for visitors to see / experience.
8. Modifications to improve accessibility should generally be based on the following priorities:
 - a. Making the main or prominent public entrance and primary public spaces accessible, including a path to the entrance delineated by LCFPD Landscape Architects
 - b. Providing access to goods, services, and programs
 - c. Providing accessible toilet room facilities if toilet room facilities are available.
 - d. Creating access to amenities and secondary spaces that are available to the public.
9. Assess all door openings, floor conditions and thresholds at openings.
10. Consider viewing angles to, and within, rooms and displays.
11. Review and address building signage.

Study Resolution: (Duration to Execute – 4 to 6 weeks)

Interior Planning, Modifications, and Cost Opinions:

1. When concurrence is reached with the LCFPD representatives regarding the extent of modifications preferred / required to bring the building into compliance and functional operation, Hezner will establish planning solutions delineating intended floor plan and building modifications with associated opinions of probable project costs for the building modifications.

LCFPD

Project Approach

Also associated with this work:

2. LCFPD will have the building interior investigated and tested for hazardous materials with reports being prepared to memorialize results.
3. Remediation recommendations should be provided with opinions of probable costs associated with the recommendations.

Study No.2: Adlai Stevenson Service Building ADA

1. The Service Building is also included on the National Register of Historic Places so it can be looked upon in a similar way as the Stevenson home.
2. Review the historical significance of the property and identify character defining features.
3. Confirm goals for the building
 - a. Will there be guided tours or only independent navigation
 - b. Will there be group presentations/discussions
 - c. Will there be special events during the day or also after hours
 - d. How will the building be staffed by LCFPD
4. Assess the property's existing, required and preferred level of accessibility.
5. Evaluate accessibility options within a preservation context.
6. Confirm all elevational changes in the building including locations and extent.
7. Establish what parts of the building are important for visitors to see / experience.
8. Modifications to improve accessibility should generally be based on the following priorities:
 - a. Making the main or prominent public entrance and primary public spaces accessible, including a path to the entrance.
 - b. Providing access to goods, services, and programs
 - c. Providing accessible toilet room facilities if toilet room facilities are available.
 - d. Creating access to amenities and secondary spaces that are available to the public.
9. Assess all door openings and floor conditions and thresholds at openings.
10. Consider viewing angles to, and within, rooms and displays.
11. Review and address building signage

LCPFD

Project Approach

Study Resolution: (Duration to Execute – 4 to 6 weeks)

Interior Planning, Modifications, and Cost Opinions:

1. When concurrence is reached with the LCPFD representatives regarding the extent of modifications preferred / required to bring the building into compliance and functional operation, Hezner will establish planning solutions delineating intended floor plan and building modifications with associated opinions of probable project costs for the building modifications identified.

Also associated with this work:

2. LCPFD will have the building interior investigated and tested for hazardous materials with reports being prepared to memorialize results.
3. Remediation recommendations will be provided with opinions of probable costs associated with the recommendations.

Study No.3: ADA Accommodation for Both Home and Service Building working together

This process component will involve investigations, planning, and developing preferred solutions for the Adlai Stevenson Home and Service building working in concert to offer a collective educational experience utilizing both buildings.

Applying information developed in Studies No.1 & No.2, planning concepts will be developed for both facilities working together, and when concurrence is reached with LCPFD representatives regarding the extent of modifications preferred / required to bring both buildings into compliance and functional operation, Hezner will establish solutions with planning and building modifications, and associated opinions of probable project costs for the building modifications identified.

Study Resolution: (Duration to Execute – 4 to 6 weeks)

LCFPD

Project Approach

Study No.4: Building Shell for Service Building

We can look upon this in 2 different ways:

If the LCFPD intends to pursue grant

Then funding will likely come from the State of Illinois Department of Commerce and Economic Opportunity (DCEO). The Cultural Resource Protection program within the Illinois State Historical Preservation Office (SHPO) uses a digital submission and review process. To the best of our knowledge the following is the minimum that will be required:

Cover Letter: (submit on our letterhead)

1. Project's county, street address, and municipality.
2. Confirmation that the Structure is included in the "National Register of Historic Places Registration Form".
3. Complete description of the project, including any ground-disturbing activity. In the case of this project, ground-disturbing activities will be minimal.
4. Names of state and/or federal agencies and entities that are providing funding, licenses, permits, or approvals for this project.
5. Names, email addresses, phone numbers, and mailing addresses of the project contacts.
6. Assigned SHPO Log numbers associated with this project, if they exist. If they don't exist, they will need to be created. Previously, for the Stevenson Home rehabilitation effort, the information included:
 - a. DCEO-HD220198
 - b. SHPO Log #004030823
7. The total acreage involved in the project.
8. Year of original construction for each structure involved with the project.
9. Description of any prior non-agricultural ground disturbance in the project area.
10. Any known historical information, architectural significance, significance to community, or association with a significant individual for any cultural resources within the project area. It is our presumption that for the LCFPD to have secured a grant for this work, many of those items have been previously submitted or organized. Adlai Stevenson is a known historical figure in Illinois and US history.

LCFPD

Project Approach

Maps & Images:

1. Map showing the project's location.
2. As this project does not propose any ground disturbances of any significance, we do not anticipate having to provide USGS 7.5-minute topographic maps. We likely will be required to provide aerial imagery with project limits clearly indicated.
3. Color photos taken within the past 6 to 9 months of all structures in the project area or area of potential effect. Photos must show the buildings' exterior and elevations. Images must be appropriately named, high resolution "jpg" or "pdf" files.
 - a. It has been confirmed that photographs of every modified element on the structure, organized by elevation, complete with a description of what the current condition is, what the condition will be when restored or rehabilitated, and what the anticipated plan of action will be to restore or rehabilitate the element to reach the accepted result.
4. Representative interior photos of any structures over 40 years old.
 - a. This project will be focusing on the building shell, but we will anticipate some formal representation of some kind identifying either general interior conditions, or more specifically, any interior conditions that will be affected by the work occurring with the building shell.
5. We do not anticipate a need for any high-resolution digital scans of relevant historic photographs or previously prepared architectural plans.
6. We do anticipate following the Secretary of the Interior's Standards for Rehabilitation.

Archaeological survey, testing, or mitigation reports:

We do not anticipate that archaeological survey, testing, or mitigation reports associated with the project will be necessary due to this being a "Exterior Rehabilitation" effort. But if something is required, we will have to provide each category in the format they prefer.

Study Resolution: (Duration to execute – 8 weeks)

LCFPD

Project Approach

If a grant is not being pursued.....

If a grant is not being pursued Hezner can proceed as follows.

LCFPD Requirements:

1. Building Surveys and Research:

- a. Comprehensive building surveys to confirm current conditions and existing dimensions.
- b. On-site inventory of the existing structure and building components.
- c. Confirmation of all associated conditions influencing the building envelope.
- d. Confirmation of code requirements for the project being considered.
- e. Confirmation of project limits to define the limits of the project for clear scope delineation.

2. Design Development:

- a. Determine preferred newer technology materials for the basis of scope delineation for building envelope component replacement.
- b. Identify any alternate building component applications for pricing purposes.
- c. Research the preferred building component materials as they will apply to specific conditions identified in the existing building envelope.
- d. Confirm how outside influences can be accommodated by construction detailing.
- e. Anticipate structural conditions that may require attention and research solutions.

Project information:

LCFPD will provide: (if necessary)

- A Topographical Alta Survey update if needed.
- Any/all drawings and specifications of the original project and all past work completed on the building after that time. This will help us communicate with the State Historical Preservation office regarding historical references.

Study Resolution: (Duration to execute – 8 weeks)

LCPFD

Services, Costs & Fees

The Hezner Corporation has developed this proposal to provide Professional Architectural / Engineering Services.

Architectural Services Study No.1: (Duration to execute, 4-6 weeks)

Adlai Stevenson Home ADA

1.) Building Surveys and Research: Base fee	\$ 2,000.00
2.) Planning and Design: Base fee	\$ 6,100.00
3.) Opinions of probable project costs: Base fee	\$ 5,600.00
4.) Meetings, Revisions, Presentations	\$ 4,000.00
5.) Energy Modelling: Base fee	\$ TBD
Subtotal:	\$17,700.00

Note:

The extent of preferred energy modeling work will be determined during the study process, and costs to develop the preferred approach will be determined at that time.

Architectural Services Study No.2: (Duration to execute, 4-6 weeks)

Adlai Stevenson Service Building ADA

1.) Building Surveys and Research: Base fee	\$ 5,000.00
2.) Planning and Design: Base fee	\$10,000.00
3.) Opinions of probable project costs: Base fee	\$ 5,600.00
4.) Meetings, Revisions, Presentations	\$ 4,000.00
Subtotal:	\$24,600.00

Architectural Services Study No.3: (Duration to execute, 4-6 weeks)

Adlai Stevenson Home & Service Building ADA-Working Together

1.) Building Surveys and Research: Base fee	\$ 0.00
2.) Planning and Design: Base fee	\$ 7,000.00
3.) Opinions of probable project costs: Base fee	\$ 5,600.00
4.) Meetings, Revisions, Presentations	\$ 4,000.00
Subtotal:	\$16,600.00

LCPFD

Services, Costs & Fees

Architectural Services Study No.4: (Duration to execute, 8 weeks)

Building Shell for Service Building

- | | |
|--------------------------------------------------------|--------------|
| 1.) Building Surveys and Research: Base fee | \$ 5,000.00 |
| Or, \$ 0.00 if Study No.2 listed above is accepted. | |
| 2.) Schematic Design for Cost Opinion Development..... | \$ 14,000.00 |
| 3.) Opinions of probable project costs: Base fee | \$ 5,600.00 |
| 4.) Meetings, Revisions, Presentations: Base fee | \$ 4,000.00 |
| 5.) Energy Modelling: Base fee | \$ TBD |

Subtotal: \$ 28,600.00

Note:

The extent of preferred energy modeling work will be determined during the study process, and costs to develop the preferred approach will be determined at that time.

Basic Fee Structures do not include:

- ❖ Site Planning and Design
- ❖ Site Engineering for Site Improvements
- ❖ Preparation of Site Survey up-dates
- ❖ A/E Construction Documentation preparation
- ❖ Bidding and Negotiation and Construction Services
- ❖ Environmental exploration reports
- ❖ Any legal work required by the process

Reimbursable costs for printing and presentation materials will be billed at 1.10 x cost.

Proposed Timeline:

If all 4 Studies can be addressed simultaneously then the duration to execute all studies can be 16 to 18 weeks.

LCFPD

Services, Costs & Fees

Summary of Fees:

The work described in this proposal shall be considered base Architectural / Engineering Services and includes all submittals and communication with the State Historical Preservation Office for compliance with "Exterior Rehabilitation" guidelines and requirements if needed.

Base compensation shall be completed for a fee of:

Study No.1.....	\$17,700.00
Study No.2.....	\$24,600.00
Study No.3.....	\$16,600.00
Study No.4.....	\$28,600.00

(study No.4 is \$ 23,600.00 if Study No.2 is accepted)

LCFPD

Services, Costs & Fees

By my signature, I indicate that I understand and am in agreement with the information listed above and authorize The Hezner Corporation to proceed with the Architectural/Engineering Services work outlined in this proposal, dated January 6, 2026.

Mr. Daniel Stearns

Date:

Director of Facilities, Lake County Forest Preserve District



Mr. Scott K. Hezner:

Date: 01 / 06 / 2026

Vice President, The Hezner Corporation

ATTACHMENT C - KEY PERSONNEL

1. KEY PROJECT PERSONNEL – OWNER

NAME	TITLE	TELEPHONE NUMBER OFFICE	TELEPHONE NUMBER MOBILE	EMAIL
Patrick Bovill	Superintendent of Construction and Building Trades	847-968-3281	847-276-6937	pbovill@LCFPD.org

2. KEY PROJECT PERSONNEL – CONSULTANT

NAME	TITLE	TELEPHONE NUMBER OFFICE	TELEPHONE NUMBER MOBILE	EMAIL
Scott Hezner	Vice President	847-918-3800 Ext. 111		scotth@hezner.biz