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**E L M H U R S T P A R K D I S T R I C T**  
**B O A R D O F P A R K C O M M I S S I O N E R S**  
**M E M O R A N D U M**

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**DATE:** April 10, 2023

**TO:** Board of Park Commissioners

**FROM:** James W. Rogers, Executive Director  
Angela Ferrentino, Director of Facilities

**RE: DEMOLITION OF STRUCTURES AT 220 S. COTTAGE HILL (FORMER LIZZADRO MUSEUM) AND 0S761 OLD YORK RD (MANAGER'S OFFICE)**

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**ISSUE**

This project entails full demolition, disposal, and site restoration of the District-owned buildings at 220 S. Cottage Hill (former Lizzadro Museum) and the former manager's office at 0S761 Old York Road. The project scope includes complete demolition of the structures with its related external and internal components followed by site restoration to include fill, compaction, and grading.

**DISCUSSION**

**220 S. Cottage Hill (former Lizzadro Museum)**

The demolition of the building situated on the southeast corner of Wilder Park will provide additional green space and future development opportunities (e.g., new park amenities, reconfigure park options, expand horticulture work space). Eliminating the structure will decrease utility costs to maintain the vacant building; the District has been spent more than \$4,000 annually on ongoing expenses (e.g, natural gas, electric, alarm system, elevator and phone line). A pre-demolition inspection and testing for asbestos and hazardous materials has been completed followed by removal in accordance to regulations. After receipt of a certificate of clearance for asbestos remediation issued by Midwest Environmental, the demolition project can begin as scheduled.

**0S761 Old York Road (former manager's office)**

In preparation for the development of the dog park at 0S761 Old York Road in 2024, the former manager's office must be demolished. As part of the bid package, staff included an alternate to demolish the 1,500 sqft structure located at 0S761 Old York Road .

In an effort to garner favorable quotes and make the package desirable to multiple contractors, staff let a bid for both demolition projects together with 0S761 Old York Road listed as an alternate. Plans and specifications for the project were developed and a legal ad was placed in a local newspaper on March 10, 2023 announcing the availability of bid packets and specifications for pick up at the Administrative Office and made available electronically. Eleven (11) contractors attended the mandatory pre-bid meeting on March 20, 2023 and eight (8) sealed bids were returned, opened and read publicly on April 4, 2023. The lowest responsible bidder was Johler Demolition of Arlington Heights with a

combined amount of \$107,250 for both demolition projects – \$84,750 for 220 S. Cottage Hill (former Lizzadro Museum) and \$22,500 for 0S761 Old York Road (former Manager’s Office) (bid tally attached).

Staff has contacted references for the low bidder, Johler Demolition, and is satisfied Johler is a reputable demolition firm that can successfully complete the work in accordance with the required specifications and schedule. In addition, staff checked with the Illinois Department of Labor (IDOL) where no warning notices were found.

Positive references for Johler Demolition were received from the Town of Cicero and Remsing Construction. Both references, supplied by Johler Demolition, pertained to projects equal to or larger in scope than the District’s project as described in the bid. Staff is confident Johler Demolition is a reliable company with the experience and capabilities to successfully complete the work in accordance with the required specifications and proposed schedule of August 7 – September 8, 2023.

Funds in the amount of \$160,000 were allocated in the Capital Improvement Budget for demolition of 220 S. Cottage (former Lizzadro Museum) and based on available funds, staff recommends accepting the alternate to demolish the former manager’s office at 0S761 Old York Road to prepare the site for the 2024 construction of the District’s first ever dog park.

**RECOMMENDATION**

That the Board of Park Commissioners (1) award the demolition bid of the building at 220 S. Cottage Hill to Johler Demolition of Arlington Heights, IL for the amount of \$84,750, (2) accept the bid alternate to demolish 0S761 Old York Road in the amount of \$22,500; and (3) authorize the Executive Director to execute said contract accordingly.

Thank you.

Attachment: Bid Tally Sheet

**FORMER LIZZADRO MUSEUM BUILDING DEMOLITION  
 BID OPENING TUESDAY, APRIL 4, 2023 10:00 AM**

Contractors attended a Mandatory Pre bid meeting on Monday, March 20, 2023 at 9:30 am

No.	Bond	Addendum 1	Demolish Former Lizzadro 220 S. Cottage Hill	Demolish OS761 Old York Rd.
1	✓		\$ 131,779	\$ 33,525
2	✓		\$ 88,800	\$ 24,400
3				
4	✓	✓	\$ 90,000	\$ 23,000
5				
6	✓	✓	\$ 84,750	\$ 22,500
7	✓		\$ 133,775	\$ 27,400
8				
9	✓	✓	\$ 104,500	\$ 19,500
10	✓	✓	\$ 167,400	\$ 35,800
11	✓	✓	\$ 112,450	\$ 16,250

Witness: *Asbury* Date: 4-4-2023

Assistant Treasurer: *Calclaps* Date: 04/04/2023