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ADDENDUM #2

Forest Preserve District of Cook County Request for Expressions of Interest For Reuse of Former Watchman Residence 1826 W. 91st Street in Dan Ryan Woods

Project No. 22-80-23 Solicitation No. 22-80-007808

June 22, 2022

This addendum forms a part of the posted documents and modifies the original Request for Expressions of Interest as noted below. Acknowledge receipt of the addendum in the space provided in the issued form (*form was issued with Addendum 1*) and include the form in your submitted expression of interest.

This addendum consists of two (2) typed pages.

ITEM #1

The optional Pre-Submittal Conference was held on Wednesday June 15, 2022, in person at the site and via Zoom and the following questions were asked by participants and answered:

- Are there currently any requirements for Historic Preservation (like providing a slate roof to replace shingles if slate was the original) that proposers need to consider when thinking about renovations?
 - The building is not currently “Landmarked” or a designated Landmark building so those requirements would not apply.
- What is the lot size associated with the Property?
 - The house is on a larger parcel owned by the Forest Preserves but the area surrounding the building within the existing fence and streets is the expected area to be addressed in submittals. However, if additional area was desired, proposer should note this as part of the submittal.
- Is there asbestos containing materials in the basement?
 - Please refer to the EGSL report with an environmental review of the building, but there are identified materials that require environmental remediation throughout the building including the basement.
- Is there air conditioning?
 - No, there is no air conditioning and no existing ductwork. The building only had central heating provided by a gas-fired boiler with radiators and exposed piping.

- Are the rotted floor joists noted in the report?
 - Yes, the report notes conditions of the existing structure including notes on the condition of the joists.

- What codes govern renovation of this project? Will this be reviewed by the City of Chicago?
 - Cook County Building & Zoning is the permitting agency and International Building Code as modified with local amendments is the code with which new work would need to comply.

- Are photos of the west exterior elevation available at the DropBox Link?
 - Photos for all four elevations have been added to the DropBox link in the 'Photo' directory.

- Are there hardwood floors underneath any of the current flooring?
 - This is not known at this time.

- Could the building be used as a small nature center?
 - No. The RFEI notes that this idea was raised in the past and was rejected primarily because of the building's small size and difficult access.

- Could the building be used for storage?
 - The Forest Preserve District does not need storage at this location.

- Can I buy the house?
 - Not under current Forest Preserve law. Current law only authorizes the sale of isolated surplus parcels. The Forest Preserves could, however, enter into a long-term license.

- If someone wanted to buy the structure and move it off site, would the ordinance allow this?
 - Forest Preserve law currently prohibits the sale of land unless it meets the criteria for surplus property, but we are open to proposals that include transfer of the structure.

The deadline for submission of additional questions is July 29, 2022. Submit questions to Tom.Conlon@cookcountyil.gov and reference RFEI #2280-007808 Reuse of Former Watchman Residence in the subject line.

END OF ADDENDUM #2