



Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062
847-291-2960
nbparks.org

Parks and Properties Committee Meeting

March 14, 2017

6:00 pm

Joe Doud Administration Building, 545 Academy Drive

AGENDA

- I. Call to Order—Chair Chambers; Commissioners Chalem and Randel
- II. Recognition of Visitors
- III. Approval of Minutes
 - o Parks and Properties Committee Meeting of February 16, 2017
- IV. Unfinished Business
- V. New Business
 - A. Consider Sports Center Parking Lot Improvements, Bid 2123
 - B. Consider Custodial Maintenance Services Contract Renewal, Bid 2095
 - C. Consider HVAC Maintenance Services Contract Renewal, Bid 2073
 - D. Consider Bus Transportation Services Contract Renewal, Bid 2098
- VI. Informational Items/Verbal Updates
 - A. Capital Improvement Projects
 1. Northbrook Sports Center Pool
- VII. Next Meeting –April 17, 2017 at 6:00 pm, Joe Doud Administration Building
- VIII. Adjournment

Copies to: Park Board, Attorney, Directors, All Staff and Park District Facilities, Northbrook Star, Village of Northbrook,
Posted on Park District Website: nbparks.org

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact Eileen Loftus, the Park District's ADA Compliance Officer, at the Park District's Administration Building by mail at 545 Academy Drive, Northbrook, Illinois 60062, by phone at (847) 291-2960, Monday through Friday 8:30am until 5:00pm, or by email to eloftus@nbparks.org at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter generally require at least 5 business days advance notice. For the deaf or hearing impaired, please use the Illinois Relay Center voice only operator at (800) 526-0857.



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MEMORANDUM

To: Parks and Properties Committee
From: Eileen Loftus, Director of Leisure Services
Agenda Item: V. D. Consider Bus Transportation Services Contract Renewal, Bid 2098
Date: March 10, 2017

Staff Recommendation:

Staff recommends the approval of the Bus Transportation Services contract with First Student, Inc. of Naperville, Illinois in the amount not to exceed \$67,245 for the option of year two. The District will have the option to renew the contract for one additional year.

Background & Analysis:

The Park District contracts school bus transportation for summer day camps, Adventure Campus afterschool programs, days off school programming, related extended care programs, and occasional miscellaneous programs. The bid does not include specialty buses for senior center programming or synchronized skating travel to competitions. In these cases, comparative quotes are used to secure competitive pricing.

The Bus Transportation Services bid opening was held on Thursday, April 7, 2016 and proposals were received from two transportation companies. The companies submitting proposals include First Student, Inc. and Olson Transportation, Inc.; their proposals are listed below.

Company	2016		2017		2018	
	Daily	Hourly	Daily	Hourly	Daily	Hourly
First Student, Inc. Naperville, IL	\$245	\$42.50	\$250	\$43.75	\$257.50	\$45
Olson Transportation, Inc. Gurnee, IL	\$351	\$41	\$354	\$43	\$358	\$45

First Student, Inc. is currently providing transportation services to the District and staff has been satisfied with their performance.

Explanation:

1. Budgeted Cost: \$67,245
2. Budgeted Source: Leisure Services Program Budgets
3. Public/Customer Impact: N/A
4. Legal Requirement: N/A

Draft Motion:

The Parks and Properties Committee Chair moves to approve the contract for Bus Transportation Services from First Student, Inc. of Naperville, Illinois in the amount not to exceed \$67,245 for the option of year two to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Ed Dalton, Director of Parks and Properties
Agenda Item: V. A. Consider Sports Center Parking Lot Improvements, Bid 2123
Date: March 10, 2017

Staff Recommendation:

Staff recommends the approval of the Sports Center Parking Lot Improvements base bid in the amount of \$297,887.00, Alternate #3 in the amount of \$11,000.00, and Alternate #4 in the amount of \$5,900.00, for a total of \$314,787.00 from M & J Asphalt Company, Inc. of Cicero, IL.

Background & Analysis:

The project consists of the removal and replacement of five inches of asphalt paving, reconstruction of handicap ramps to meet current ADA standards, portions of curb removal and replacement, installation of drainage structure finger drains, removal and replacement of selected drainage structures, installation of concrete drop off area, installation of concrete dumpster area (Alternate #4), sealcoating the remainder of parking lot (Alternate #3), restriping of the parking lot, installation of new concrete wheel stops, and landscape restoration.

Thirty contractors attended a pre-bid meeting with twelve contractors submitting the bids listed below.

Bidder	Total Base Bid	Alternate #1 - Steel Edging	Alternate #2 - Barrier Curb	Alternate #3 - Seal Coat Rest of Lot	Alternate #4 - Dumpster Area Concrete
M & J Asphalt Paving Company, Inc. Cicero, IL	\$297,887.00	\$6,000.00	\$15,800.00	\$11,000.00	\$5,900.00
Chadwick Contracting Company Lake in the Hills, IL	\$298,970.00	\$5,580.00	\$8,980.00	\$11,050.00	\$5,135.00
Allstar Asphalt, Inc. Wheeling, IL	\$322,000.00	\$2,650.00	\$14,000.00	\$10,500.00	\$4,600.00
A. Lamp Concrete Contractors, Inc. Schaumburg, IL	\$325,112.50	\$10,500.00	\$13,125.00	\$14,200.00	\$4,550.00
Accu-Paving Company Broadview, IL	\$342,740.00	\$8,000.00	\$12,000.00	\$19,000.00	\$5,700.00
Maneval Construction Company, Inc. Ingleside, IL	\$345,400.00	\$3,500.00	\$12,700.00	\$14,000.00	\$7,000.00
Orange Crush, LLC Hillside, IL	\$346,649.00	\$5,000.00	\$18,000.00	\$14,000.00	\$10,000.00
Chicagoland Paving Contractors, Inc. Lake Zurich, IL	\$347,900.00	\$5,900.00	\$17,900.00	\$10,000.00	\$5,900.00
Schroeder Asphalt Services, Inc. Huntley, IL	\$354,511.65	\$6,000.00	\$16,138.50	\$13,125.00	\$5,280.00

NORTHBROOK PARK DISTRICT

Bidder	Total Base Bid	Alternate #1 - Steel Edging	Alternate #2 - Barrier Curb	Alternate #3 - Seal Coat Rest of Lot	Alternate #4 - Dumpster Area Concrete
Brothers Asphalt Paving, Inc. Addison, IL	\$354,579.05	\$5,565.00	\$10,478.10	\$14,719.95	\$4,911.50
Evans & Son Blacktop, Inc. West Chicago, IL	\$358,600.00	\$5,020.00	\$13,600.00	\$11,000.00	\$8,000.00
Abbey Paving & Sealcoating Co., Inc. Aurora, IL	\$392,734.00	\$5,400.00	\$17,400.00	\$20,400.00*	\$11,400.00

M & J Asphalt Paving Company, Inc. references were checked and were all positive for quality of workmanship and materials. The references included the Indian Prairie School District 204 (via Engineer at STR-SEG), Wheaton Sanitary District, Chicago Park District (via All-Bry Construction), Walgreens Headquarters (via CBRE) and Ingredion.

Explanation:

1. Budgeted Cost: \$416,000
2. Budget Source: 2016-17 Capital Improvement Plan: 48000-5824-P0034
3. Legal Requirement: None

Draft Motion:

The Parks and Properties Committee Chair moves to approve the Sports Center Parking Lot Improvements for a total of \$314,787.00 from M & J Asphalt Company, Inc. of Cicero, IL to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Ed Dalton, Director of Parks and Properties
Agenda Item: V. B. Consider Custodial Maintenance Services Contract Renewal, Bid 2095
Date: March 10, 2017

Staff Recommendation:

Staff recommends the approval of the Custodial Maintenance Services – Various Buildings contract from Eco-Clean Maintenance, Inc. of Elmhurst, Illinois in the amount of \$31,705.00 for the option of year two. Staff recommends Eco-Clean based on the aggregate total over the three-year period.

Background and Analysis:

Contracted custodial services have been incorporated at the Joe Doud Administration Building, Village Green Center, Meadowhill Aquatic Center, Sportsman’s Country Club Clubhouse and Golf Maintenance Buildings. One vendor allows more efficient contract management by staff.

Eleven contractors attended the mandatory pre-bid meeting on February 11, 2016 with five submitting the bids listed below.

Company	Base Year 1	Year 2 Option	Year 3 Option	Total Aggregate
Eco-Clean Maintenance, Inc Elmhurst, IL	\$31,705.00	\$31,705.00	\$31,705.00	\$95,115.00
Unlimited Service, Inc. Elk Grove Village, IL	\$31,680.00	\$31,680.00	\$31,997.00	\$95,357.00
MSCH Janitorial Wheeling, IL	\$49,348.00	\$50,289.00	\$51,344.00	\$150,981.00
Palacios Marine Industrial Oregon, IL	\$56,362.00	\$58,898.29	\$64,534.49	\$179,794.78
Quality Maintenance Systems Hoffman Estates, IL	\$59,998.00	\$61,798.00	\$63,662.00	\$185,458.00

Eco-Clean Maintenance, Inc. has been the District's custodial service contractor for the past three years and has been the most responsible and reliable custodial contractor we have had during the past five to six years.

Explanation:

1. Budgeted Cost: Varies per facility
2. Budgeted Source: 2016-17 Operating Budgets – Various
3. Public/Customer Impact: Provide quality environments for patrons and staff
4. Legal Requirement: None

Draft Motion:

The Parks and Properties Committee Chair moves to approve the contract for Custodial Maintenance Services – Various Buildings from Eco-Clean Maintenance, Inc. of Elmhurst, Illinois in the amount of \$31,705.00 for the option of year two to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Ed Dalton, Director of Parks and Properties
Agenda Item: V. C. Consider HVAC Maintenance Services Contract Renewal, Bid 2073
Date: March 10, 2017

Staff Recommendation:

Staff recommends the approval of year three of the HVAC Maintenance Services – Various Locations contract with Northern Weathermakers HVAC, Inc. of Northbrook, Illinois in the amount of \$32,808.00. This is the final year available.

Background and Analysis:

The services involve preventative maintenance and repairs of HVAC and refrigeration equipment at all facilities except Sports Center.

Thirteen contractors attended the mandatory pre-bid meeting on March 26, 2015 with six submitting the bids listed below.

Company	Base Year 1	Option Yr 2	Option Yr 3	Total 3 Yrs
Northern Weathermakers HVAC Northbrook, IL	\$32,808.00	\$32,808.00	\$32,808.00	\$98,424.00
Oak Brook Mechanical Services Elmhurst, IL	\$33,144.00	\$34,200.00	\$35,220.00	\$102,564.00
Bedco Mechanical Glenview, IL	\$40,200.00	\$41,406.00	\$43,484.94	\$125,090.94
Westside Mechanical Services Rolling Meadows, IL	\$85,032.00	\$87,624.00	\$90,372.00	\$263,028.00
RMC, Inc. Bensenville, IL	\$87,240.00	\$89,868.00	\$92,568.00	\$269,676.00
F.E. Moran Mechanical Services Northbrook, IL	\$225,456.00	\$223,340.00	\$241,404.00	\$690,200.00

Northern Weathermakers HVAC, Inc. references were checked and were all positive for quality and timeliness of the work performed. The references included the Village of Northbrook, IL; the City of Zion, IL; and the Highland Park Library, IL. Northern Weathermakers has also performed well over the past two years of this contract.

Explanation:

1. Budgeted Cost: Varies per location
2. Budgeted Source: 2017 Operating Budgets – Various
3. Public/Customer Impact: Consistent operating temperatures provide a productive work environment for staff and comfortable experience for participants. Effective preventative maintenance improves equipment operation and extends equipment lifespan.
4. Legal Requirement: None

NORTHBROOK PARK DISTRICT

Draft Motion:

The Parks and Properties Committee Chair moves to approve the contract for HVAC Maintenance Services – Various Locations from Northern Weathermakers HVAC, Inc. of Northbrook, Illinois in the amount of \$32,808.00 for the option of year three to the full Board for approval.

Pc: Molly Hamer, Executive Director