



**Board of Park Commissioners
Parks and Properties Committee
Meeting Minutes**

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

MINUTES of the Parks and Properties Committee Meeting of the Northbrook Park District Board of Commissioners held Wednesday, May 18, 2016 in the Joe Doud Administration Building located at 545 Academy Drive, Northbrook, Illinois.

CALL TO ORDER – The meeting was called to order at 5:35pm by Chair Chambers

Members Present – Chair Chambers; Commissioners Randel and Slepicka

Members Absent – None

Ex-Officio Members – Executive Director Hanetho; Commissioners Simon, Ziering and Zima

Staff – Directors Baron, Dalton, Loftus, Munn, Trongnetpanya and Ziolkowski; Administrative Assistant Silvestri

RECOGNITION OF VISITORS – None

APPROVAL OF MINUTES

Parks and Properties Committee Meeting Minutes of March 16, 2016 were approved as presented.

UNFINISHED BUSINESS –

Director Loftus gave an update on the ceramics room project at the Leisure Center. She noted that staff met with a group of adult ceramics students who expressed their concerns regarding the move of the ceramics room from the east side of the building to the west side. Director Loftus confirmed that there are 18 total students who are enrolled in ceramics classes, including youth participants. She also confirmed that the project scope is not large and that staff will continue to work with the adult ceramics students to listen to their concerns and consider potential compromises where feasible.

NEW BUSINESS

Consider Prevailing Wage Ordinance 16-O-2

Director Dalton presented Prevailing Wage Ordinance 16-O-2 and called for any questions. Hearing none, the Committee forwarded Prevailing Wage Ordinance 16-O-2 adopting Prevailing Wages to be paid to Laborers, Mechanics and Other Workers Performing Construction of Public Works for the Northbrook Park District to the full Board for adoption.

Consider Surplus Ordinance, 16-O-3

Director Dalton presented Surplus Ordinance 16-O-3 and called for any questions. He confirmed with Commissioner Chambers that items included in the Surplus Ordinance go to auction or some are sold as scrap metal. The Committee forwarded Surplus Ordinance 16-O-3, Park District Equipment, to the full Board for adoption.

Consider Special Use Permit - Alcohol Sales in Village Green Park

Director Dalton gave a brief overview of the Special Use Permit for Northbrook Days at Village Green Park. He noted that the layout will stay the same as last year and that there were no issues with the expanded beer garden in 2015. The Committee forwarded the use of Village Green Park for the Northbrook Days Carnival and a Special Use Permit to allow the sale and consumption of beer and wine for the time period of August 3rd through August 7th, 2016 to the full Board for approval.

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Reject Northbrook Sports Center RTU #3 Replacement, Bid 2099

Director Dalton explained that numerous bids received for Bid 2099, RTU #3 Replacement, were missing required information. After reviewing the bids with the District's Legal Counsel, their recommendation was to reject all bids and rebid the project with a mandatory contractor bid meeting to review items that must be submitted in the bid. The Committee forwarded the rejection of all bids for the Northbrook Sports Center RTU #3 Replacement to the full Board for approval.

Consider Wood Oaks Green Park Light Pole Upgrades, Bid 2101

Director Dalton reviewed Bid 2101 and explained that the District plans to purchase the light poles separately to receive the warranty and avoid any defect issues. Kordick Electric was the only contractor that bid on the project but the District has used them for many projects in the past and was satisfied with their work. The Committee forwarded the Wood Oaks Green Park Light Pole Upgrades in the amount of \$90,803 from Kordick Electric Co., Inc. of Northbrook, Illinois and the direct purchase of poles from KSA Lighting in the amount of \$19,725 to the full Board for approval.

Consider Tennis and Basketball Court Repairs, Bid 2102

Director Dalton gave an overview of Bid 2102. He explained that staff recommend installation of GlasGrid 8501 Pavement Rehabilitation System to the entire surface of the north and south bank of tennis courts at Woods Green Park. He further noted that staff visited an Evanston park where U. S. Tennis Court Construction installed the GlasGrid product in 2008. The court has received no maintenance since and is still in good condition with minor cracking. The Committee forwarded the Tennis and Basketball Court Repairs in the amount of \$178,500 from U.S. Tennis Court Construction Co. of Lockport, Illinois for the repair of the Cedar Lane basketball court and Wood Oaks Green tennis courts to the full Board for approval.

Consider District-Wide Painting Projects, Bid 2103

Director Dalton gave a brief overview of Bid 2103, District-Wide Painting Projects, and called for any questions. Hearing none, the Committee forwarded Bid 2103, District-Wide Painting for \$33,948 from Muscat Painting & Decorating of East Dundee, Illinois to the full Board for approval.

Consider Green Roof Shelter Purchase

Director Dalton explained that a green roof shelter is a single source item and is only available from Parkreation, Inc. After a brief discussion on the proposed location, Director Dalton confirmed that he would provide an aerial photo of the location in the upcoming Board packet to clarify questions. He then confirmed with Commissioner Zima that maintenance of the shelter would include annually removing weeds with a trimmer; however, the vegetation included is drought tolerant and does not require additional maintenance. The Committee forwarded the purchase of the 15ft x 20ft Green Roof Shelter by Icon Shelters, Inc. for the amount of \$24,642 from Parkreation, Inc. of Prospect Heights, Illinois to the full Board for approval.

Consider HVAC Services— Sports Center Renewal

Director Dalton noted that staff recommend the renewal of HVAC Services at the Sports Center with RMC for an additional two years. Hearing no questions, the Committee forwarded the contract renewal with RMC, Inc. of Bensenville, Illinois for Option Year 2, Fiscal Year 2016-17 (\$68,504) and Option Year 3, Fiscal Year 2017-18 (\$70,560) to the full Board for approval.

Consider HVAC Services— Various Locations Renewal

Director Dalton explained that Northern Weathermakers HVAC, Inc. expressed some concern related to the amounts they bid for the optional 2 years of the contract, noting that they may have underbid the project. After further discussion; however, they chose to move forward with a one-year contract renewal. The Committee

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forwarded the contract renewal with Northern Weathermakers HVAC, Inc. of Northbrook, Illinois for a cost of \$32,808 for a second year to the full Board for approval.

INFORMATIONAL ITEMS/VERBAL UPDATES

Capital Improvement Projects

1. 180 Anets Response Letter

Director Dalton provided the Committee with an update on the 180 Anets site and the District's efforts to receive a No Further Remediation Letter. He noted that the District received a response letter from the Illinois Environmental Protection Agency (IEPA) denying the No Further Remediation at the 180 Anets site until the items included in the letter are resolved.

The outstanding concerns were grouped into three categories including: shallow ground water, soil testing for metals and pesticides, and indoor inhalation standards. Director Dalton explained that there is no longer shallow ground water as indicated in the letter, however; testing must take place to prove it is not there. Iron is also listed in the letter as showing above average levels; however, iron is high throughout the state of Illinois. In response to the iron levels, the District proposes that as long as testing shows the iron levels are below a certain amount, this is in line with the levels throughout the state and should be acceptable to the IEPA. The indoor inhalation standards suggest the use of a building technology control or barrier. The District is proposing to use three soil gas samples to show that there is no need for the barrier. The District is currently drafting another letter to the IEPA to lay out these recommendations and request confirmation that, if this information is provided, a No Further Remediation Letter will be issued.

Director Dalton also explained that Executive Director Hanetho met with Representative Elaine Nekritz to discuss the District's ongoing efforts for No Further Remediation at the 180 Anets site since January 2012. He explained that Representative Nekritz has contacts at the IEPA and also works with the IEPA Legislative Liaison. In their meeting, Representative Nekritz asked that the Park District provide a timeline and costs associated with the project. She suggested that the District draft this information and then she would reach out to her contacts to provide a further recommendation on next steps.

Director Dalton noted that it may still be appropriate to have a staff member and Board representative meet with someone in Springfield face-to-face; however, the District will wait to hear feedback from the information submitted to Representative Nekritz before moving forward with this option.

2. Village Green, Memorial Park Renovation— Concept A & B

Director Dalton gave an overview of the Memorial Park Renovation at Village Green Park. He explained that the primary difference between the two concepts provided is that Concept A uses man-made retaining block while in Concept B, real limestone is used to replicate the limestone theme throughout the rest of the park (Centennial Fountain, playground seat wall, Village Green Center patio seat wall, retaining wall surrounding the gazebo and outcroppings of limestone along the river pathway). In addition, Concept B requires the removal of most of the existing evergreens that are currently located between Shermer Road and the asphalt pathway. After a brief discussion, the Committee recommended the District move forward with Concept B.

3. Bocce Court Location Consideration

Director Dalton explained that staff met to discuss and design the proposed bocce courts for Crestwood Park; however, after further review of the site, limitations were discovered. The main limitations include poor pedestrian access from the senior housing facility, due to the steep embankment, potential parking conflicts being created at the senior housing facility by park users wanting to park closer to the courts, and greater challenges in providing programming opportunities and equipment rental. He then noted that additional research led staff to investigate moving the bocce court project from Crestwood Park to Indian Ridge Park at the Leisure Center. The Leisure Center/Indian Ridge Park site provides suitable parking and easy access to the courts, the ability to engage our active adults with new programming opportunities, the ability to rent or

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check out bocce equipment from the Leisure Center, and a flat site that would be less expensive to develop. After a brief discussion, the Committee consensus was to move the project from Crestwood Park to Indian Ridge Park at the Leisure Center.

NEXT MEETING

The next Committee meeting was scheduled for June 14, 2016 at 6:00pm at the Joe Doud Administration Building, 545 Academy Drive.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:20pm.

Respectfully submitted,
NORTHBROOK PARK DISTRICT

/s/ Richard A. Hanetho
Richard A. Hanetho, Secretary
Board of Commissioners/aps