



Joe Doud Administration Building  
545 Academy Drive  
Northbrook, IL 60062  
847-291-2960  
[nbparks.org](http://nbparks.org)

## Parks and Properties Committee Meeting

June 18, 2018

5:30pm

Joe Doud Administration Building, 545 Academy Drive

### AGENDA

- I. Call to Order—Chair Chambers; Commissioners Chalem and Ziering
- II. Recognition of Visitors
- III. Approval of Minutes
  - A. Parks and Properties Committee Meeting Minutes of June 6, 2018
  - B. Closed Session Minutes of May 14, 2018
  - C. Closed Session Minutes of June 6, 2018
- IV. Unfinished Business
- V. New Business
  - A. Reject District Painting, Bid #2155
  - B. Consider District Asphalt Additions, Replacement and Repairs, Bid #2156
  - C. Consider Professional Services with RATIO Architects, Inc.
- VI. Informational Items / Verbal Updates
  - A. Energy Report
- VII. Next Meeting – July 18, 2018 at 5:30 pm., Joe Doud Administration Building
- VII. 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](http://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](mailto: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: Ed Dalton, Director of Parks and Properties  
 Agenda Item: V. A. Reject District Painting, Bid #2155  
 Date: June 15, 2018

**Staff Recommendation:**

Staff recommends the rejection of all bids received for District Painting based on legal counsel’s opinion to disqualify the low bidder and re-bid the project, if we believe this is in the best interest of the District.

**Background & Analysis:**

This future project will consist of the painting of MAC slide tower and stairs, Greenfield #19N, Indian Ridge, and Wescott #13 - backstops, sideline fencing & support rails, Leisure Center parking pot light poles, and MAC Children’s Pool.

Three contractors submitted bids for District Painting. It was discovered during the reference check process that: 1) the low bidder did not provide any references with comparable experience; and 2) the low bidder has little experience dealing with public entities. We plan to re-bid the MAC Pool Painting separately, so the District may receive more competitive bids for both portions of the work.

Three contractors submitted the bids listed below.

Bidder	Total Base Bid: 3323 Walters Ave.	Total Base Bid: 1820 Western Ave.	Total Base Bid: 1479 Maple Ave.	Total Base Bid: 2950 Harbor Ln.	Add Alternate #1: Meadowhill Aquatic Center Children's Pool - Shell w/ Ramuc	TOTAL BASE QUOTE - ALL SITES COMBINED
Great Lakes Property Logistics 41055 N. IL RT 83 Antioch, IL 60002	\$7,551.00	\$4,232.00	\$18,519.00	\$4,389.00	\$7,766.00	\$42,457.00
Pecover Decorating Services, Inc. 1033 Oliver Ave. Aurora, IL 60506	No Bid	No Bid	\$42,500.00	No Bid	\$3,000.00	\$45,500.00
CertaPro Painters of the North Shore 1816 Johns Dr. Glenview, IL 60025	\$15,443.00	\$7,378.00	\$51,123.00	\$6,865.00	\$708.00	\$81,517.00

# NORTHBROOK PARK DISTRICT

**Explanation:**

1. Budgeted Cost: \$35,000; \$45,000
2. Budget Source: 2018 Capital Improvement Plan: 1050-6515-PARKS03-18; 1053-6505-MAC02-18
3. Legal Requirement: None

**Draft Motion:**

The Parks and Properties Committee Chair moves to reject all bids for District Painting to the full Board for rejection.

**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 District Asphalt Additions, Replacement & Repairs, Bid #2156  
Date: June 15, 2018

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## Staff Recommendation:

Staff recommends the approval of the District Asphalt Additions, Replacement & Repairs base bid in the amount of \$135,000 plus Alternate #1 (\$5,000), Alternate #2 (\$2,500), Alternate #3 (\$500), Alternate #4 (\$1,900) and Alternate #5 (\$25,000), for a combined total of \$169,900 from Chicagoland Paving Contractors, Inc. of Lake Zurich, IL.

## Background & Analysis:

The project consists of the: (A) Installation of new accessible routes & bleacher pads at Indian Ridge Park and Wescott Park, (B) asphalt sealcoating and repairs at the Administration Building (Parking Lot), Coast Guard Park (Parking Lot), Greenview Park (Pathways), Meadowhill Park (Drive, Parking Lot, Pathways & Bleacher Pads), Stonegate Park (Parking Lot, Pathways & Bleacher Pads), Techny Prairie Park and Fields (NW Parking Lot, Anets Drive, Pathways, NE Basin Loop, & Anets Pathways), Sportsman's Country Club Maintenance (Parking Lot and Access Drive), and (C) asphalt pathway resurfacing at Village Green.

Staff suggests that we approve the District Asphalt Additions, Replacement & Repairs for the base bid of \$135,000. In addition, staff also suggests we approve Alternate #1 - Admin Building Remove & Replace Concrete Apron (\$5,000), Alternate #2 - Admin Building Remove 144 SF of Asphalt & Replace with 144 SF of Concrete (\$2,500), Alternate #3 - Admin Building Garage Door Sensor Control Remove & Replace (\$500), Alternate #4 - Admin Building Remove & Replace 110 SF of Asphalt at Manhole, and Alternate #5 - Meadowhill Park 1" Mill and Overlay of 11,100 SF of Pathways (\$25,000).

**One** contractor submitted the bid listed below.

Bidder	Total Base Bid: Crack Filling, Non- Coat Tar Seal Coating & Striping	Total Base Bid: 1" Mill & Overlay	Total Base Bid: Installation of New ADA Pathways & Bleacher Pads	TOTAL BASE QUOTE - ALL SITES COMBINED
Chicagoland Paving Contractors, Inc. 225 Telser Rd. Lake Zurich, IL 60047	\$95,000.00	\$25,000.00	\$15,000.00	\$135,000.00

# NORTHBROOK PARK DISTRICT

Bidder	Alternate #1: Administration - Remove & Replace 360 SF Concrete Apron (VIF)	Alternate #2: Administration - Remove 144 SF of Asphalt & Replace with 144 SF of Concrete (garage door sensor control cable remove and replace by owner)	Alternate #3: Administration - Garage Door Sensor Control Cable Remove & Replace	Alternate #4: Administration - Remove & Replace 110 SF of Asphalt at Manhole	ADD Alternate #5: Meadowhil l Park - Pathways 1" Mill & 1" Overlay (Aprx. 11,100 SF)	ADD Alternate #6: Meadowhil l Park - Pathways 1" Mill & 1" Overlay (Aprx. 5,486 SF)
Chicagoland Paving Contractors, Inc. 225 Telser Rd. Lake Zurich, IL 60047	\$5,000.00	\$2,500.00	\$500.00	\$1,900.00	\$25,000.00	\$10,000.00

The references for Chicagoland Paving Contractors, Inc., were checked and were all positive for quality of workmanship and materials. The references included the McClure Engineering Associates, Inc., Gewalt Hamilton Associates, Christopher B. Burke Engineering, Ltd., the Glenview Park District, Village of Romeoville, Hitchcock Design Group of Naperville, and the Elk Grove Park District. Chicagoland Paving also completed our District Paving and Repairs project in 2017.

**Explanation:**

1. Total Budgeted Cost: \$201,000 [ADA Facility Requirements (\$12,500), Asphalt Sealcoating (\$91,500) and Village Green Pathways Asphalt Resurfacing (\$97,000)]
2. Budget Source: 2018 Capital Improvement Plan: 1029-6505-ADA01-18; 1025-6505-PARKS02-18; 1025-6505-VG01-18
3. Legal Requirement: None

**Draft Motion:**

The Parks and Properties Committee Chair moves to approve the District Asphalt Additions, Replacement & Repairs for a combined total of \$169,900 from Chicagoland Paving Contractors, Inc. of Lake Zurich, 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.C. Consider Professional Services with RATIO Architects, Inc.  
Date: June 15, 2018

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## **Staff Recommendation:**

Staff recommends the approval of the professional services contract for architectural services with RATIO of Chicago, Illinois for architectural services at a fixed fee of \$79,790, with a not to exceed amount of \$3,800 for reimbursable expenses.

## **Background & Analysis:**

As a continuation of the Meadowhill Park Master Plan, this is the first phase we discussed proceeding forward with at the October Board Retreat.

The original plan was to redesign the bathhouse (Project A). The overall project scope has changed slightly, taking advantage of economy of scale and architectural services, to include the consideration to design or renovate a splashpad/children's play area.

Scope of Project A - MAC pool bathhouse:

- The addition of universal changing rooms.
- Improvement of the functionality of the existing pool managers' office, first aid lifeguard break room, lifeguard locker area and storage.
- Improvement of the functionality of the existing admissions area.
- Addressing all existing ADA compliance issues in these spaces.
- Addressing the concession area and improvements to accommodate food vendors.

Scope of Project B - MAC splash pad/water playground:

- Investigate options for the water playground area.
- Addressing exterior concrete deck aesthetic issues.

## **Explanation:**

1. Budgeted Cost: \$34,000
2. Budget Source: 2018 Capital Improvement Plan
3. Public/Customer Impact: None
4. Legal Requirement: None

## **Draft Motion:**

The Parks and Properties Committee Chair moves to approve the contract for professional services with RATIO, Chicago, Illinois for architectural services to the full Board for approval.

**Pc:** Molly Hamer, Executive Director