



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

## Parks and Properties Committee Meeting

May 15, 2019

6pm or immediately following the Administration & Finance Meeting  
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  
5/15.20 Parks and Properties Committee Meeting of April 17, 2019
- IV. Unfinished Business  
5/15.21 Review of Meadowhill Park Master Plan Concept
- V. New Business  
5/15.22 Wood Oaks Green Park Seawall Concept presentation  
5/15.23 Consider Techny Prairie Park and Fields Synthetic Turf Field Replacement
- VI. Informational Items / Verbal Updates
  - A. Activity Center
- VII. Next Meeting – June 19, 2019 at 6pm or immediately following the Administration and Finance Committee Meeting, Joe Doud Administration Building, 545 Academy Drive
- 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](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.



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

# MEMORANDUM

To: Parks and Properties Committee  
From: Ed Dalton, Director of Parks and Properties  
Agenda Item: 5/15.21 Review Meadowhill Park Master Plan  
Date: May 10, 2019

---

In 2017, RATIO Architects was hired to update the Meadowhill Park Master Plan. At the July 2017 Parks and Properties Committee meeting, RATIO gathered input from the Board that helped set the direction for future improvements to this park. Later that year at the Board Staff Workshop, concepts were presented with updates and improvements. Staff were directed to refine the plan and Meadowhill Park improvements was added to the New Places to Play initiative.

Since that time there have been several revisions by staff and RATIO, leading us to the current concept (attached). Eli Lechter of RATIO will review the overall Master Plan and provide an opinion of costs and phasing opportunities.

After adjustments from your input, staff will bring the final draft Master Plan to the May 22 Board meeting for approval.

**Pc:** Molly Hamer, Executive Director



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

# MEMORANDUM

To: Parks and Properties Committee  
From: Ed Dalton, Director of Parks and Properties  
Agenda Item: 5/15.22 Wood Oaks Green Park Seawall Concept Presentation  
Date: May 10, 2019

---

The replacement of the deteriorating sheet piling at Wood Oaks Green Park has been identified for several years and listed in our Capital Improvement Plan. Earlier this year, Gewalt Hamilton & Associates was contracted to begin developing an engineer's opinion of probable cost for the Lake Shermerville shoreline restoration and stabilization project.

Don Matthews of Gewalt Hamilton & Associates will present our options for the replacement of the sheet piling, the projected costs (see attachments) and the option of phasing the project. After the presentation, staff will be looking for a consensus regarding how to instruct Gewalt Hamilton & Associates to begin developing the engineering drawings.

**Pc:** Molly Hamer, Executive Director



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

# MEMORANDUM

To: Parks and Properties Committee  
From: Ed Dalton, Director of Parks and Properties  
Agenda Item: 5/15.23 Consider Techny Prairie Park and Fields Synthetic Turf Field Replacement  
Date: May 10, 2019

---

**Staff Recommendation:**

Staff recommends the approval of the Techny Prairie Park and Fields Synthetic Turf Field Replacement in the amount of \$880,000 from Field Turf of Calhoun, Georgia.

**Background & Analysis:**

The synthetic turf field at Techny Prairie Park and Fields was installed and opened in 2006. The turf field consists of Field Turf's patented 3-layer system, which has performed 5 years beyond the warranty period and expected useful lifecycle.

It was suggested to staff to investigate other synthetic turf field products before deciding on Field Turf as our replacement field. With the assistance of Gewalt Hamilton & Associates we developed comparable specifications and also looked at alternates.

Three contractors submitted the bids listed below.

Bidder	Infill	<u>2-Layer</u> Infill System	TOTAL CO-OP PRICE
<b>Field Turf</b> <i>175 N Industrial Blvd NE Calhoun, GA</i>	Reuse Existing	Fieldturf XT-50 2" Slit-Film Synthetic Turf System 30 oz	\$726,637.98
<b>Midwest Sport and Turf Systems</b> <i>101 S. Bode Street, Unit E Plainfield, IL</i>	New	Greensfield Allsport XP 2" Slit-Film Synthetic Turf System 30 oz	\$727,870.00
<b>Kiefer USA</b> <i>2910 Falling Waters Blvd Lindenhurst, IL</i>	New	Mondoturf PF4150 2" Slit-Film Synthetic Turf System 41 oz	\$708,490.00

# NORTHBROOK PARK DISTRICT

Bidder	Infill	<u>3-Layer</u> Infill System	TOTAL CO-OP PRICE
<b>Field Turf</b> <i>175 N Industrial Blvd NE Calhoun, GA</i>	Reuse Existing	Fieldturf FTHD-2 Slit-Film Synthetic Turf System 30 oz	\$796,554.37
<b>Midwest Sport and Turf Systems</b> <i>101 S. Bode Street, Unit E Plainfield, IL</i>	N/A	N/A	N/A
<b>Kiefer USA</b> <i>2910 Falling Waters Blvd Lindenhurst, IL</i>	N/A	N/A	N/A

Bidder	Infill	<u>Partial or 100% Non-Rubber</u> Infill System	TOTAL CO-OP PRICE
<b>Field Turf</b> <i>175 N Industrial Blvd NE Calhoun, GA</i>	COOL PLAY as topcoat (over reused rubber)	Fieldturf FTHD-2 Slit-Film Synthetic Turf System 30 oz	\$880,000.00
<b>Midwest Sport and Turf Systems</b> <i>101 S. Bode Street, Unit E Plainfield, IL</i>	HALO TPE (100% Non-rubber)	Greensfield Allsport XP Slit-Film Synthetic Turf System 30 oz	\$1,066,864.00
<b>Kiefer USA</b> <i>2910 Falling Waters Blvd Lindenhurst, IL</i>	ECOfill with FTS Shock Pad (100% Non-rubber)	Mondoturf S4 2" Slit-Film Synthetic Turf System 41 oz	\$1,204,005.00

With both Recreation and Park Maintenance staff's familiarity with the 3-layer system, as well as its lasting performance, we believe Field Turf's 3-layer system that the District originally invested in is the best value. We also recommend replacing the top layer with COOL PLAY which is an organic cork material that helps lower the surface temperature; this will add a benefit to our summer campers that will be housed at the new Activity Center in the near future.

We are also receiving the National Joint Purchasing Agreement (NJPA) discount. Legal counsel has reviewed the cooperative purchasing agreement and it meets all the public purchasing requirements.

**Explanation:**

1. Budgeted Cost: \$880,000
2. Budget Source: 2019 Capital Improvement Plan: 1053-6505-TPPF04-19
3. Legal Requirement: None

**Motion:**

The Parks and Properties Committee Chair moves to approve the Techny Prairie Park and Fields Synthetic Turf Field Replacement for \$880,000 from Field Turf of Calhoun, Georgia to the full Board for approval.

**Pc:** Molly Hamer, Executive Director