



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

Parks and Properties Committee Meeting

December 11, 2019

6pm or immediately following the Golf Operations Committee Meeting

[Joe Doud Administration Building, 545 Academy Drive](#)

Leisure Center Little Theatre, 3323 Walters Avenue, Northbrook, Illinois

AGENDA - AMENDED

- I. Call to Order—Chair Chambers; Members Chalem and Ziering
- II. Recognition of Visitors
- III. Approval of Minutes
12/11.44 Parks and Properties Committee Meeting of November 11, 2019
- IV. Informational Items / Verbal Updates
 - A. Activity Center Change Orders
 - B. Feasibility of a Third Sheet of Ice and Northbrook Sports Center
 - C. PARC Grant
 - D. Village Green Park Usage
- V. Unfinished Business
~~A. Feasibility of a Third Sheet of Ice and Northbrook Sports Center~~
- VI. New Business
12/11.45 Consider Surplus Ordinance Number 19-O-6, Park District Equipment
12.11.46 Consider Contract Amendment for Corporate Construction Service
12.11.47 Consider U.S Geological Survey Request
12.11.48 Consider Building Demolition Bid #2179
- VII. Next Meeting – January 13, 2020 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, The Northbrook Tower, 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.



MEMORANDUM

To: Parks and Properties Committee
From: Ed Dalton, Director of Parks and Properties
Agenda Item: 12/11.45 Consider Surplus Ordinance 19-O-6, Park District Equipment
Date: December 6, 2019

Staff Recommendation:

Staff recommends the approval of the following as surplus Park District equipment;

Golf

- (7)-Southwest Synthetic Turf range mats
- (6)-Tartan turf modular range mats
- (2,075)-Dozen Pinnacle range golf balls
- (15)-Range pyramid trays
- (1)- 33-piece apparel fixture
- (1)- 44-piece apparel fixture
- (1)-Equipment rack
- (3)-2-piece stackable lockers
- (1)-3-piece table set
- (4)-Merchandise Fixture
- (1)-Two-door Upright Refrigerator, Continental Model # 2T-SA-PT
- (1)-Freezer, True Model # TWT-27F
- (1)-Three door Counter type cooler-sandwich station, True Model #TSSU-72-18
- (1)-Charbroiler Grill, Magikitch'n Model #CM636
- (1)-Four burner Stovetop, Montague Grizly
- (1)-Two door Refrigerator under Charbroiler, True Model # TRCB-36
- (1)-Oven, Montague, Model #EK-15A
- (1)-Stainless Steel Prep Table
- (1)-Two-door under counter type cooler, Star Metal Model # R-15-F
- (1)-Deep Fryer, Frialator Model # 65-5
- (1)-Dishwasher, Jet Tech Model # F18DP
- (1)-Meat Slicer, Hobart Model # 2312

Administration/IT

- (1)-Sharp Compet QS-277OH Printing calculator
- (1)-Corporate Express CEBC17 crosscut media/paper Shredder
- (1)-Dukane 653 portable overhead projector
- (3)-Boxes Wiko ENX-5 86V-360W AV/photo lamp bulbs
- (11)-Stackable plastic inbox desk trays
- (5)-Wire file sorters
- (6)-Metal bookends
- (1)-White Desk fan, Living Accent
- (1)-Chicago Photograph Art in Matted 26.5"H x 22" W Black Frame
- (2)-Fellows plastic copy stands

NORTHBROOK PARK DISTRICT

Background & Analysis:

Staff recommends that the equipment listed above be declared surplus Park District equipment to be sold, traded or discarded of whichever is the best method of disposal.

Motion:

The Parks and Properties Committee Chair moves to approve Surplus Ordinance 19-O-6, Park District Equipment to the full Board for approval.

Pc: Molly Hamer, Executive Director

ORDINANCE NO. 19-O-6

NORTHBROOK PARK DISTRICT

**AN ORDINANCE DECLARING CERTAIN NORTHBROOK PARK DISTRICT
PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING SALE OR DISPOSAL**

* * *

WHEREAS, the Northbrook Park District, Cook County, Illinois (the "District") has accumulated certain personal property (the "Property") which has been used for various park and recreation purposes including:

Golf

- (7)-Southwest Synthetic Turf range mats
- (6)-Tartan turf modular range mats
- (2,075)-Dozen Pinnacle range golf balls
- (15)-Range pyramid trays
- (1)- 33-piece apparel fixture
- (1)- 44-piece apparel fixture
- (1)-Equipment rack
- (3)-2-piece stackable lockers
- (1)-3-piece table set (8)-2016 Southwest Synthetic Turf range mats
- (4)-Merchandise Fixture
- (1)-Two-door Upright Refrigerator, Continental Model # 2T-SA-PT
- (1)-Freezer, True Model # TWT-27F
- (1)-Three door Counter type cooler-sandwich station, True Model #TSSU-72-18
- (1)-Charbroiler Grill, Magikitch'n Model #CM636
- (1)-Four burner Stovetop, Montague Grizly
- (1)-Two door Refrigerator under Charbroiler, True Model # TRCB-36
- (1)-Oven, Montague, Model #EK-15A
- (1)-Stainless Steel Prep Table
- (1)-Two-door under counter type cooler, Star Metal Model # R-15-F
- (1)-Deep Fryer, Frialator Model # 65-5
- (1)-Dishwasher, Jet Tech Model # F18DP
- (1)-Meat Slicer, Hobart Model # 2312

Administration/IT

- (1)-Sharp Compet QS-277OH Printing calculator
- (1)-Corporate Express CEBC17 crosscut media/paper Shredder
- (1)-Dukane 653 portable overhead projector
- (3)-Boxes Wiko ENX-5 86V-360W AV/photo lamp bulbs
- (11)-Stackable plastic inbox desk trays
- (5)-Wire file sorters
- (6)-Metal bookends
- (1)-White Desk fan, Living Accent
- (1)-Chicago Photograph Art in Matted 26.5"H x 22" W Black Frame
- (2)-Fellows plastic copy stands

WHEREAS, the District has determined that the Property is beyond its useful service life; and

WHEREAS, Section 8-22 of the Illinois Park District Code provides as follows:

“Whenever a park district owns any personal property that in the opinion of three fifths of the members of the board then holding office is no longer necessary, useful to, or for the best interests of the park district, three-fifths of the park board then holding office, at any regular meeting or at any special meeting called for that purpose, by ordinance, may authorize the conveyance or sale of the personal property in any manner that they may designate, with or without advertising the sale”; and

WHEREAS, this ordinance is being considered at a regular meeting of the Board of Park Commissioners of the District.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE BOARD OF PARK COMMISSIONERS OF THE NORTHBROOK PARK DISTRICT AS FOLLOWS:

Section 1. It is hereby found and determined by the Board of Park Commissioners that the Property is no longer necessary, useful to, or for the best interest of the District.

Section 2. That the District hereby authorizes staff to sell, trade, transfer, donate or convey the Property as follows:

Golf

- (7)-Southwest Synthetic Turf range mats
- (6)-Tartan turf modular range mats
- (2,075)-Dozen Pinnacle range golf balls
- (15)-Range pyramid trays
- (1)- 33-piece apparel fixture
- (1)- 44-piece apparel fixture
- (1)-Equipment rack
- (3)-2-piece stackable lockers
- (1)-3-piece table set (8)-2016 Southwest Synthetic Turf range mats
- (4)-Merchandise Fixture
- (1)-Two-door Upright Refrigerator, Continental Model # 2T-SA-PT
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Administration/IT

- (1)-Sharp Compet QS-277OH Printing calculator
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Section 3. The Property shall be conveyed in “as is condition” without any warranties, express or implied at the time the benefactor takes possession of the Property.

Section 4. This Ordinance shall be effective immediately upon passage and approval by a three-fifths majority of the members of this Board of Park Commissioners.

Section 5. All prior ordinances, resolutions, motions, orders or policies in conflict herewith, be and the same hereby are, repealed to the extent the conflict herewith.

Section 6. If any clause or provision of this Ordinance shall be adjudged invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity of any other clause or provision, which shall remain in full force and effect.

PASSED: This 11th day of December 2019

APPROVED: This 11th day of December 2019

RECORDED: This 11th day of December 2019

VOTES: Ayes: Nays:

Absents:

ATTEST:

Secretary, Board of Park Commissioners
Northbrook Park District
Cook County, Illinois

President, Board of Park Commissioners
Northbrook Park District
Cook County, Illinois

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MOLLY HAMER, DO HEREBY CERTIFY that I am the duly elected, qualified and acting Secretary of the Northbrook Park District and of the Board of Park Commissioners of the Northbrook Park District; and that I have access to and am custodian of the official Minutes of the Meetings of the Board of Park Commissioners and of the Northbrook Park District.

I DO FUTHER CERTIFY that the above and foregoing is a true and correct copy (duplicate) of a certain Ordinance entitled:

ORDINANCE NO. 19-O-6

NORTHBROOK PARK DISTRICT

**AN ORDINANCE DECLARING CERTAIN NORTHBROOK PARK DISTRICT
PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING SALE OR DISPOSAL**

That the foregoing was passed by the Board of Park Commissioners of said Northbrook Park District on the 11th day of December, 2019, and was on the same day executed by the President; that it was filed and recorded in the office of the Secretary of the Northbrook Park District, of which the foregoing is a true copy (duplicate) and is now on file in the office of such Secretary.

GIVEN under my hand and seal of the Northbrook Park District this 11th day of December 2019.

Secretary
Northbrook Park District
Cook County, Illinois

(SEAL)



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MEMORANDUM

To: Parks and Properties Committee
From: Ed Dalton, Director of Parks and Properties
Agenda Item: 12/11.46 Consider Contract Amendment with Corporate Construction Services
Date: December 6, 2019

Staff Recommendation:

Staff recommends the approval of the Contract Amendment for construction management services with Corporate Construction Services of Downers Grove, Illinois.

Background & Analysis:

Upon the scope change after the Golf Master Plan concept provided by Martin Design Partnership, Ltd was rejected, the Agreement between the Park District and Corporate Construction Services needed to be amended. The Construction Manager-As Advisor fee is based on the construction cost of a new clubhouse, civil site improvements and course improvements.

Explanation:

1. Budgeted Cost: \$12,750,000
2. Budget Source: 2018-20 Capital Improvement Plan
3. Public / Customer Impact: Improved Patron Experience
4. Legal Requirement: None

Motion:

The Parks and Properties Committee Chair moves to approve the Contract Amendment with Corporate Construction Services of Downers Grove, Illinois for construction management services 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: 12.11/47 Consider U.S. Geological Survey Request
Date: December 6, 2019

Staff Recommendation:

Staff recommends granting the Agreement for the installation and maintenance gaging station at Stonegate Park to the U.S. Geological Survey.

Background and Analysis:

We were recently contacted by Kevin Johnson of the U.S. Geological Survey (USGS) requesting access and permission to install and operate a rain gage at Stonegate Park, south of the Mission Sanitary District building. Their formal request letter and description of the program along with photos of the equipment they would like to install is attached as Exhibit A. I have also included a U.S. Department of Interior Agreement document (Exhibit B) that is standard use by USGS for the installation and maintenance of the gaging station for your review. There are some edits that need to be made such as identifying us as the Northbrook Park District verses Northbrook Parks Department along with others and Nicole Karas will provide the required edits and changes.

The gaging station will need approximately 15 square feet (3'x5') and is solar powered. The proposed location is in the far northwest corner of the park and is away from any programmed area of the park.

Motion:

The Parks and Properties Committee Chair moves to approve the Agreement with the U.S. Geological Survey regarding the installation of a gaging station at Stonegate Park 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: 12/11.48 Consider Building Demolition Bid #2179
Date: December 6, 2019

Staff Recommendation:

Staff recommends the approval of the Building Demolition base bid in the amount of \$98,450 plus Alternate #2 in the amount of \$8,200 and Alternate #5 in the amount of \$9,300 for a combined total of \$115,950 from Fowler Enterprises, LLC of Elgin, Illinois.

Background & Analysis:

This project will include the demolition of the Outdoor Education Center (OEC) at Meadowhill Park and the Clubhouse, Cart Barn and Range Building at Sportsman's Country Club.

Six contractors submitted the bids listed below.

Bidder	Base Bid #1: Demo of 1 Building at 1471 Maple Ave.	Base Bid #2: Demo of 3 Buildings at 3535 Dundee Rd.	TOTAL BASE BID - ALL SITES COMBINED
Fowler Enterprises LLC 41W691 Russell Road Elgin, IL 60124	\$19,200.00	\$79,250.00	\$98,450.00
Milburn, LLC 620 28th Avenue Bellwood, IL 60104	\$17,500.00	\$158,700.00	\$176,200.00
KLF Enterprises, Inc. 2044 W. 163rd Street, Unit 2 Markham, IL 60428	\$21,223.57	\$155,343.67	\$176,567.24
Omega III LLC 31W566 Spaulding Road Elgin, IL 60120	\$202,700.00	\$23,849.00	\$226,549.00
Alpine Demolition Services, LLC 3515 Stern Avenue St. Charles, IL 60174	\$32,250.00	\$220,000.00	\$252,000.00
AGAE Contractors, Inc. 4549 N. Milwaukee Avenue Chicago, IL 60630	\$56,815.80	\$221,785.20	\$278,601.00

NORTHBROOK PARK DISTRICT

Bidder	Alternate #1 Crush Foundation Concrete to IDOT CA-6	Alternate #2 Handle & dispose of loose block wall fill in Cart Barn as asbestos	Alternate #3 Handle and dispose of CMU block in Cart Barn as lead free.	Alternate #4 Handle and dispose of CMU block in OEC as lead free.	Alternate #5 Remove & replace damaged asphalt at OEC	Alternate #6 Perform a 2" grind & replace of damaged asphalt at OEC
Fowler Enterprises LLC 41W691 Russell Road Elgin, IL 60124	Add \$20,000	Add \$8,200	Add/Deduct \$0	Add/Deduct \$0	Add \$9,300	Add \$9,300
Milburn, LLC 620 28th Avenue Bellwood, IL 60104	Deduct \$7,500	Add \$20,000	Add/Deduct \$0	Add/Deduct \$0	No Bid	No Bid
KLF Enterprises, Inc. 2044 W. 163rd Street, Unit 2 Markham, IL 60428	Add \$5,000	Add \$3,000	Add/Deduct \$0	Add/Deduct \$0	Add \$21,500	Add \$12,500
Omega III LLC 31W566 Spaulding Road Elgin, IL 60120	Add \$6,900	Add \$32,500	Deduct \$2,400	Add/Deduct \$0	Add \$24,000	Add \$24,000
Alpine Demolition Services, LLC 3515 Stern Avenue St. Charles, IL 60174	Add \$10,000	Add \$7,500	Add/Deduct \$0	Add/Deduct \$0	Add \$21,000	Add \$12,600
AGAE Contractors, Inc. 4549 N. Milwaukee Ave. Chicago, IL 60630	Add \$10,955	Add \$22,322	Add \$14,135	Included w/ Base Bid	Add \$34,631	Add \$22,263

Alternate #2 provides an extra layer of worker safety due to the make-up of the materials in the building. The testing agency stated they would recommend the materials be treated like asbestos. Alternate #5 is for the repair of the pathway to the OEC. It was determined that the weight of the demolition equipment would damage the pathway during the demolition process so we planned for its repair.

Fowler Enterprises, LLC recent project references were checked and were all positive for quality of workmanship and materials. The references included Batavia Park District, City of Harvard and the Village of Winfield.

Explanation:

1. Budgeted Cost: OEC \$60,000 and SCC Buildings \$118,920 (total of \$178,920)
2. Budget Source: 2020 Capital Improvement Plan
3. Legal Requirement: None

Motion:

The Parks and Properties Committee Chair moves to approve the Building Demolition base bid in the amount of \$98,450 plus Alternate #2 in the amount of \$8,200 and Alternate #5 in the amount of \$9,300 for a combined total of \$115,950 from Fowler Enterprises, LLC of Elgin, Illinois to the full Board for approval.

Pc: Molly Hamer, Executive Director