



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 Monday, April 19, 2021 in person and via electronic meeting in the Joe Doud Administration Building at 545 Academy Drive, Northbrook, Illinois.

CALL TO ORDER – The Meeting was called to order at 6:55pm by Chair Randel.

Executive Administrative Assistant Peterson announced that the Meeting was being recorded, called roll and visually recognized each participant.

Members Present via Electronic Meeting – Chair Randel; Members Chalem and Curin
Ex-Officio Member Present at the Joe Doud Administration Building – Commissioner Chambers
Ex-Officio Members Present via Electronic Meeting – Commissioners Schyman, Simon and Ziering
Staff Present at the Joe Doud Administration Building – Executive Director Hamer; Directors Dalton and Loftus; Executive Administrative Assistant Peterson; Specialist Scharp; Trades Manager Vest; Parks Division Manager Kosbab; Senior Human Resources Manager Bozarth
Staff Present via Electronic Meeting – Directors Baron, Munn and Scovic

RECOGNITION OF VISITORS

Mike Goodman, Northbrook resident (left the meeting at 7:50pm)

APPROVAL OF MINUTES

Commissioner Chalem moved to approve the Minutes of the Parks and Properties Committee Meeting of March 15, 2021. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

INFORMATIONAL ITEMS/VERBAL UPDATES

Activity Center Change Orders

Director Dalton provided a monthly update of Change Orders necessary for the Activity Center.

TPAC Net-Zero Update and Presentation

Trades Manager Vest provided an update on Net Zero energy at the Techny Prairie Activity Center. Manager Vest reviewed the commissioning process and building systems. Kilowatt hour consumption and generation for March and April was discussed. To fulfill a requirement of the Illinois Clean Energy Community Foundation grant, the District will begin the twelve-month proving period on May 1. Commissioners engaged in a question and answer session. Chair Randel thanked Manager Vest for his presentation.

Sports Center Renovation Update

Director Dalton provided an update on the Sports Center Renovation project. The contractor has started the roofing project. Director Dalton discussed an alternative to install a duct sox on the metal duct work to prevent the paint from peeling and falling onto the ice. The architect and construction manager have vetted the alternative. Commissioners

NORTHBROOK PARK DISTRICT

engaged in a question and answer session. Director Dalton asked for Board consensus to add the alternative as a change order to the project. Commissioners provided consensus to move forward with the change order.

UNFINISHED BUSINESS – None

OLD BUSINESS – None

NEW BUSINESS

Consider School District 30 Intergovernmental Agreement-Construction and Maintenance of a Storm Sewer

Director Dalton reviewed the Intergovernmental Agreement with School District 30 regarding construction and maintenance of a storm sewer and drainage easement at the southeast corner of Wescott Park and Fields. Director Dalton noted a request from School District 30 to begin this project prior to full Board approval. Director Dalton asked for the Board to provide consensus to grant School District 30 to begin the project. Commissioners engaged in a question and answer session. Chair Randel called for consensus and by voice vote Commissioners approved. Chair Randel called for additional questions. Hearing none, Commissioner Chalem moved to approve the Northbrook/Glenview School District 30 Intergovernmental Agreement – Storm Sewer and Drainage Easement to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider Ross Garfinkel Donation Agreement

Director Dalton was contacted by Matthew Chandler, Michael Feldman and Jonathan Bulwa regarding a memorial donation to the Park District to honor their friend Ross Garfinkel. The donation would be to rehabilitate and dedicate an outdoor basketball court in Mr. Garfinkel's name. Staff engaged the group and offered Indian Ridge basketball court. The District has worked with legal counsel to develop the Donor Agreement. Chair Randel called for questions. Hearing none, Commissioner Chalem moved to approve the Ross Garfinkel Donation Agreement to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider HVAC Services - All Buildings, Bid #2194

Director Dalton reviewed the three bids received for the HVAC Services – All Buildings, Bid #2194. The services involve preventative maintenance and inspections of the District's heating and cooling equipment at nine locations. Commissioners engaged in a question and answer session. Chair Randel called for additional questions. Hearing none, Commissioner Chalem moved to approve the HVAC Services – All Buildings, Bid #2194 base bid and Alternate 1 from The Stone Group of Chicago, Illinois in the amount of \$8,122.00 for one year with the option to renew up to two (2) one-year extensions to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider HVACR Services - Ice Refrigeration Equipment, Bid #2195

Director Dalton reviewed HVACR Services – Ice Refrigeration Equipment Northbrook Sports Center, Bid #2195. The services involve preventative maintenance of the ice rink ammonia refrigeration equipment and dehumidifiers at the Sports Center. Chair Randel called for questions. Hearing none, Commissioner Chalem moved to approve HVACR Services – Ice Refrigeration Equipment Northbrook Sports Center, Bid #2195 from F.E. Moran, Inc. Mechanical Services of Northbrook, Illinois for a base bid of \$26,086.68 for one year with the option to renew up to two (2) one-year extensions to the full Board for approval. Commissioner Curin seconded the motion.

NORTHBROOK PARK DISTRICT

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider Leisure Center Emergency Generator Replacement, Bid #2197

Director Dalton reviewed the Leisure Center Emergency Generator Replacement, Bid #2197. The project will consist of the replacement of the emergency generator and automatic transfer switch at the Leisure Center. Six contractors submitted bids. Chair Randel called for questions. Hearing none, Commissioner Chalem moved to approve the Leisure Center Emergency Generator Replacement, Bid #2197 from Anchor Electric of Carol Stream, Illinois in the amount of \$37,250.00 to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider Wood Oaks Green Park Shoreline Restoration Year 1, Bid #2198

Director Dalton reviewed the Wood Oaks Green Park Shoreline Restoration project. Due to the pandemic, the project was stopped in 2020. Seven contractors submitted bids. Staff recommends the approval of the Wood Oaks Green Park Shoreline Restoration Year 1, Bid #2198 to improve the shoreline of Lake Shermerville using Rosetta Outcropping Stone and path connections. Director Dalton would like to include Alternate #1 for the removal of the existing sheet metal wall underneath the existing bridge and to install Rosetta block. The addition of Alternate #1 would change the low bidder. Commissioners engaged in a question and answer session. Chair Randel called for additional questions. Hearing none, Commissioner Chalem moved to approve the Wood Oaks Green Park Shoreline Restoration Year 1, Bid #2198 to V3 Construction Group, LTD of Chicago, Illinois for a base bid in the amount of \$393,000.00 and Alternate #1 in the amount of \$43,500.00 for a total bid of \$436,500.00 to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider Northbrook Sports Center Replacements – Painting, Re-Bid #2199

Director Dalton reviewed the Northbrook Sports Center Replacements – Painting, Re-Bid #2199. On January 28, 2021 the Park District and Corporate Construction Services opened bids for the Sports Center Replacement project and did not receive a bid for painting. The scope of work for the project was reviewed and the package was re-bid. Three contractors submitted bids Chair Randel called for questions. Hearing none, Commissioner Chalem moved to approve the Contractor Agreement for Northbrook Sports Center Replacements – Painting, Re-Bid #2199 from Nedrow Decorating of Aurora, Illinois as presented to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider Purchase of a Toro Workman HDX Utility Cart

Staff recommends the purchase of a new Toro Workman HDX Utility Cart through the OMNIA Partners program from Reinders, Inc. of Franklin Park, Illinois. This equipment purchase will be used to pull the synthetic field groomer and function as a heavy-duty work vehicle for both the Parks and Golf Divisions. Chair Randel called for questions. Hearing none, Commissioner Chalem moved to approve the purchase of a Toro Workman HDX Utility Cart through OMNIA Partners program from Reinders, Inc. of Franklin Park, Illinois in the amount of \$25,516.43 to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

NORTHBROOK PARK DISTRICT

Consider Purchase of a Toro Groundsmaster 7200

Staff recommends the purchase of a Toro Groundmaster 7200 through the OMNIA Partners program from Reinders, Inc. of Franklin Park, Illinois. This equipment will be used year-round to both mow the grass and remove snow due to the versatility of the attachment which include a Trac kit with cab and a 48" V-plow to assist in snow removal at Techny Prairie Activity Center and Heritage Oaks Golf Club. Chair Randel called for questions. Hearing none, Commissioner Chalem moved to approve the purchase of one Toro Groundmaster 7200 through the OMNIA Partners program from Reinders, Inc. of Franklin Park, Illinois in the amount of \$36,060.03 to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Consider Bus Transportation Services Contract Renewal, Bid #2098

Director Loftus reviewed the Bus Transportation Services Contract Renewal, Bid #2098 with First Student, Inc. for a not-to-exceed amount of \$39,000 for the third year of a three-year option for June 2021 through December 2021. The proposed not-to-exceed amount represents an increase in anticipated camp participation and allows for strategic planning as COVID-19 guidelines change. Commissioners engaged in a question and answer session. Chair Randel called for additional questions. Hearing none, Commissioner Chalem moved to approve the contract for Bus Transportation Services from First Student, Inc. of Northbrook, Illinois in the amount not-to-exceed of \$39,000 for the third contract year to the full Board for approval. Commissioner Curin seconded the motion.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

MOVE INTO CLOSED SESSION TO DISCUSS COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES 5 ILCS 120/2(c)(1)

Chair Randel made a motion to move into Closed Session. The motion was seconded by Commissioner Chalem.

ROLL CALL: Chair Randel, Commissioner Chalem and Commissioner Curin voted aye.

Motion Passed: 3 ayes; 0 nays

Moved into Closed Session at 8:12pm.

Reconvened in Open Session at 8:44pm.

NEXT MEETING

The next Parks and Properties Committee Meeting was scheduled for May 17, 2021 at 6pm or immediately following the Golf Operations Committee Meeting, Joe Doud Administration Building, 545 Academy Drive.

ADJOURNMENT

With no further business, the Meeting was adjourned at 8:45pm.

Respectfully submitted,
NORTHBROOK PARK DISTRICT

/s/ Molly Hamer
Molly Hamer, Secretary
Board of Commissioners/wap