



Board of Park Commissioners Special Board Meeting

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

June 14, 2021

Northbrook Leisure Center Little Theatre, 3323 Walters Avenue, Northbrook, Illinois
5:30pm

SPECIAL BOARD MEETING AGENDA

- I. Call to Order and Roll Call
- II. Recognition of Visitors
- III. Approval of Agenda
- IV. New Business
 - 6/14.37 Consider Resolution 21-R-3 Authorizing Emergency Expenditure of Funds for Mold Remediation
- V. Next Meeting
 - a. Regular Board Meeting, June 23, 2021, 7pm, Joe Doud Administration Building, 545 Academy Drive
- VI. Adjourn

Copies to: Park Board, Attorney, Directors, All Staff and Park District Facilities, Daily Herald, 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.



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MEMORANDUM

To: Board of Commissioners
From: Ed Dalton, Director of Parks and Properties
Agenda Item: IV. 6/14.38 Consider Resolution 21-R-3, A Resolution Authorizing Emergency Expenditure of Funds for Mold Remediation
Date: June 11, 2021

Staff Recommendation:

Staff recommends approving Resolution 21-R-3, A Resolution Authorizing the Emergency Expenditures of Funds for Mold Remediation Services.

Background & Analysis:

In the memo dated June 9, 2021, it was stated that a Resolution would need to be approved by the Board to authorize the emergency expenditure of funds and the execution of a contract for the remediation of mold found at the Sports Center. Included in this packet is a copy of the draft Resolution. The name of the contractor and cost have been left blank as we acquire additional estimates. Staff has requested additional proposals from three (3) firms and will present the information at the Special Board Meeting.

Pc: Molly Hamer, Executive Director

**NORTHBROOK PARK DISTRICT
RESOLUTION NO. 21-R-3**

**A RESOLUTION AUTHORIZING THE EMERGENCY EXPENDITURE
OF FUNDS FOR MOLD REMEDIATION SERVICES**

WHEREAS, the Northbrook Park District (“Park District”) owns and operates the Northbrook Sports Center, at 1730 Pfingsten Road, Northbrook, Illinois (the “Sports Center”), a recreational facility which provides the public use of and access to indoor ice rinks, an outdoor swimming pool, a dance room, party rooms, a pro shop and various related ice, pool and dance programs offered by the Park District and its affiliated organizations; and

WHEREAS, the Park District has commenced a project to design and construct substantial repairs and upgrades to the Sports Center (the “Project”), and is presently under contract with an architect to design certain repairs and upgrades to the Sports Center, a construction manager to administer construction of the Project and various trade contractors to construct the Project; and

WHEREAS, the Sports Center is closed to the public for the duration of the Project, which commenced on April 5, 2021, and is scheduled to be substantially complete on or before September 17, 2021, with the Sports Center resuming normal operations on or before October 1, 2021; and

WHEREAS, certain contractors performing work on the Project discovered mold on the ceiling of the Sports Center, the presence of which was unknown to the Park District prior to commencement of the Project, and which has the potential to create health risks during the Project, and substantially delay the schedule and completion of the Project if not immediately remediated; and

WHEREAS, the delay that would be occasioned by following the competitive bidding process outlined in Section 8-1(c) of the Illinois Park District Code to hire a new contractor to complete remediation of the mold at the Sports Center (“Remediation Services”) will cause: (i) prolonged exposure to material health risks within the Sports Center contrary to public health and safety; (ii) substantial delay of Project completion and corresponding delay in resumption of Sports Center operations; (ii) interference with the Park District’s delivery of essential recreational services and programming to the public; (iii) a material financial loss to the Park District from further delay and cancellation of various programming scheduled to resume at the Sports Center following completion of the Project (iv) additional construction manager and architect fees to complete the Project; and (v) additional expense and inconvenience to the public and the District’s affiliated organizations; and

WHEREAS, the interests of the Park District and the community are best served by the Park District’s immediate engagement of a specialized contractor to perform the Remediation Services

as soon as possible to mitigate health, safety and welfare concerns, minimize Project completion delay, prevent program delivery failure, and avoid material loss of revenue and additional Project expenses; and

WHEREAS, Park District staff has obtained detailed price proposals from _____ reputable companies to perform the Remediation Services, based on uniform specifications, schedule, quality, and serviceability requirements; and

WHEREAS, the Park District has determined that the proposal to perform the necessary Remediation Services from _____ (“_____”), attached hereto as **Exhibit A**, is the lowest responsive proposal received from a responsible company; and

WHEREAS, the Illinois Park District Code authorizes the Park District to contract for an emergency expenditure without competitive bidding upon the approval of ¾ of the members of the Park Board.

WHEREAS, procuring the Remediation Services on an emergency is permissible pursuant to Section 8-1(c) of the Park District Code [70 ILCS 1205/8-1(c)].

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Northbrook Park District Board of Park Commissioners (the "Board") as follows:

Section 1. The Board finds that all of the recitals contained in the preamble and all of the Exhibits attached to this Resolution are true and correct and are hereby incorporated into this Resolution by this reference.

Section 2. The Board finds and declares that procuring the necessary Remediation Services under the aforementioned conditions requires an emergency expenditure of funds without competitive bidding, as authorized in Section 8-1(c) of the Park District Code. 70 ILCS 1205/8-1(c).

Section 3. The Park Board authorizes and directs the Park District President and Board Secretary to execute a contract with _____ to furnish the labor, materials, equipment necessary to complete the Remediation Services in general accordance with the scope of work outlined in _____ June ____, 2021 proposal for a sum not to exceed \$ _____. Said contract shall be subject to attorney’s review and approval prior to execution.

Section 4. This Resolution shall be in full force and effect from and after its adoption as provided by law.

Adopted this ____ day of June ____, 2021 by roll call vote:

AYES:

NAYS:

ABSENT:

Mary Ann Chambers
President, Board of Park Commissioners

ATTEST:

Molly Hamer
Secretary, Board of Park Commissioners

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SECRETARY'S CERTIFICATE

I, Molly Hamer, do hereby certify that I am the Secretary of the Board of Park Commissioners of the Northbrook Park District, Cook County, Illinois, and as such official, I am keeper of the records, ordinances, resolutions, files and seal of said Park District; and,

I HEREBY CERTIFY that the foregoing instrument is a true and correct copy of:

**A RESOLUTION AUTHORIZING THE EMERGENCY EXPENDITURE
OF FUNDS FOR MOLD REMEDIATION SERVICES**

adopted at a duly called Regular Meeting of the Board of Park Commissioners of the Northbrook Park District, held at Northbrook, Illinois at 7:00 p.m. on the 23rd day of June, 2021.

I FURTHER CERTIFY that the deliberations of the Board on the adoption of said resolution were conducted openly, that the vote on the adoption of said resolution was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Park District Code of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

IN WITNESS WHEREOF I hereunto affix my official signature at Northbrook, Illinois, this _____ day of _____, 2021.

Molly Hamer, Secretary
Board of Park Commissioners
Northbrook Park District

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