



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

Parks and Properties Committee Meeting

February 16, 2023

7pm or immediately following the Administration and Finance Committee Meeting
Joe Doud Administration Building, 545 Academy Drive

AGENDA

- I. Call to Order—Chair Curin; Members Goodman and Simon
- II. Recognition of Visitors
- III. Approval of Meeting Minutes
2/16.1 Parks and Properties Committee Meeting of November 14, 2022
- IV. Informational Items / Verbal Updates
 - A. District Well Motor and Pump Condition Update
 - B. “No Mow May” Pilot Program
 - C. Stonegate Park Renovation Project Component Cost and Budget Evaluation
 - D. Countryside Park Playground Replacement Project Cost and Budget Evaluation
- V. New Business
 - 2/16.2 Consider Countryside Park and Stonegate Park Playground Replacement, Bid #2239
 - 2/16.3 Consider Stonegate Park Playground Synthetic Safety Surface Replacement, Bid #2241
 - 2/16.4 Consider Stonegate Park Lighting and Electrical Upgrade, Bid #2242
 - 2/16.5 Consider District Asphalt, Sealcoating and Repair, Bid #2243
 - 2/16.6 Consider Heritage Oak Golf Club Golf Car Corral Fencing, Bid #2244
 - 2/16.7 Consider Oaklane Park Playground Equipment Purchase
 - 2/16.8 Consider Professional Services Agreements with FGMArchitects – Meadowhill Aquatic Center
- VI. Old Business
- VII. Move Into Closed Session To Discuss The Purchase of Real Property For The Use Of The Public Body, Including Meeting Held For The Purpose Of Discussing Whether A Particular Parcel Should Be Acquired.
5ILCS 120/2 (c)(5)
- VIII. Next Meeting – March 13, 2023 at 6:30pm, Joe Doud Administration Building, 545 Academy Drive
- IX. Adjournment

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: Parks and Properties Committee
From: Chris Leiner, Director of Parks and Properties
Agenda Item: V. 2/16.2 Consider Countryside Park and Stonegate Park Playground Replacements, Bid #2239
Date: February 10, 2023

Staff Recommendation:

Staff recommends the approval of the Countryside Park Playground Replacement Base Bid, Stonegate Park Playground Replacement Base Bid and Stonegate Park Alternate #1 from Hacienda Landscaping Inc. of Minooka, Illinois in the amount of \$351,022.50.

Background & Analysis:

In April and May 2022, residents of Northbrook voted and selected the Countryside Park and Stonegate Park playground equipment from the designs previously approved by the Board for public input.

This Bid includes removing and installing playground equipment at Countryside and Stonegate Parks. Also included is the installation of site amenities, concrete repairs and drinking fountain replacement. Alternate #1 includes removing and replacing the existing shade structure at Stonegate Park. These projects are included in the 2023 Capital Improvement Plan.

Based on the overall Stonegate Park Renovation budget, the staff recommends approving Alternate #1 for the new shade canopy. The District will purchase the shade canopy in the amount of \$20,437. The total to include Alternate #1 in the project is \$33,237.

The District received three qualified bids for this project:

Bidder	Countryside Park Playground Replacement Base Bid Total	Stonegate Park Playground Replacement Base Bid Total	Stonegate Park Alternate #1 - Remove Shelter & Add Shade Canopy Total	Total
Hacienda Landscaping Inc. 17840 Grove Road Minooka, Illinois 60447	\$124,425.50	\$213,797.00	\$12,800.00	\$351,022.50
Innovation Landscape, Inc. PO Box 505 Plainfield, Illinois 60544	\$162,682.60	\$306,268.30	\$17,000.00	\$485,950.90
D&J Landscape 25920 W. Black Road Shorewood, Illinois 60404	\$176,743.68	\$253,267.20	\$18,735.00	\$448,745.88

NORTHBROOK PARK DISTRICT

Hacienda previously completed the replacement of the Cedar Lane and Meadowhill Tot Lot playgrounds and staff recommends proceeding.

Explanation:

1. Budgeted Cost: Stonegate Park Renovation Project Budget \$830,000
2. Budgeted Cost: Countryside Park Playground Replacement \$280,000
3. Budget Source: 2023 Capital Improvement Plan

Motion:

The Parks and Properties Committee Chair moves to award the Countryside Park Playground Replacement Base Bid, Stonegate Park Playground Replacement Base Bid and Stonegate Park Alternate #1 to Hacienda Landscaping Inc. of Minooka, Illinois in the amount of \$351,022.50 to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Chris Leiner, Director of Parks and Properties
Agenda Item: V.2/16.3 Consider Stonegate Park Playground: Synthetic Turf, Bid #2241
Date: February 10, 2023

Staff Recommendation:

Staff recommends the approval of the Stonegate Park Playground: Synthetic Turf, Bid #2241 Base Bid from Perfect Turf LLC, of Rolling Meadows, Illinois in the amount of \$150,200.00.

Background & Analysis:

The project includes installation of a synthetic safety surface at the Stonegate Park Playground. Based on the District's standard of installing synthetic safety surfaces at Community Parks with parking and dedicated Tot Lots, the Stonegate Park Playground project included budgeted funds for this element. The project is included in the 2023 Capital Improvement Plan.

The District received two qualified bids for this project:

Bidder	Base Bid – Stonegate Park Synthetic Turf Furnish & Installation
Perfect Turf LLC 5540 Meadowbrook Court Rolling Meadows, Illinois 60008	\$150,200.00
ForeverLawn Chicago 3426 Colony Bay Drive Rockford, Illinois 61109	\$205,042.00

Perfect Turf, LLC previously furnished and installed the synthetic safety surface at the Cedar Lane and Meadowhill Tot Lots and staff recommends proceeding.

Explanation:

- Budgeted Cost: Total Stonegate Park Renovation Project Budget \$830,000
- Budget Source: 2023 Capital Improvement Plan

Motion:

The Parks and Properties Committee Chair moves to approve the Stonegate Park Playground: Synthetic Turf, Bid #2241 Base Bid in the amount of \$150,200.00 from Perfect Turf, LLC. of Rolling Meadows, Illinois to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Chris Leiner, Director of Parks and Properties
Agenda Item: V. 2/16.4 Stonegate Park Site Lighting and Electrical Upgrades, Bid #2242
Date: February 10, 2023

Staff Recommendation:

Staff recommends the approval the Stonegate Park Site Lighting and Electrical Upgrades, Bid #2242 Base Bid from Jasco Electric of McHenry, Illinois in the amount of \$171,554.00.

Background & Analysis:

The project scope includes the replacement of site lighting at Stonegate Park consisting of replacing bollards, light poles and underground wiring. The Bid also includes the installation of electric receptacles in the shade structure and adjacent to the tennis court.

The District received four qualified bids for this project:

Bidder	Base Bid
Jasco Electric 5515 Wilmot Road McHenry, Illinois 60051	\$171,554.00
Anchor Electric Corporation 291 E. St. Charles Road Carol Stream, Illinois 60188	\$175,200.00
Kordick Inc. 2720 Dundee Road Suite 280 Northbrook, Illinois 60062	\$251,631.00
BP Construction and Remodelers, Inc 3705 N. Odell Avenue Chicago, Illinois 60634	\$347,800.00

Staff have previously worked with Jasco Electric and recommend proceeding.

Explanation:

1. Budgeted Cost: Total Stonegate Park Renovation Project Budget \$830,000
2. Budget Source: 2023 Capital Improvement Plan

Motion:

The Parks and Properties Committee Chair moves to approve the Stonegate Park Site Lighting and Electrical Upgrades, Bid #2242 base bid in the amount of \$171,554.00 from Jasco Electric of McHenry, Illinois to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
 From: Chris Leiner, Director of Parks and Properties
 Agenda Item: 2/16.5 District Asphalt Sealcoating and Replacement, Bid #2243
 Date: February 10, 2023

Staff Recommendation:

Staff recommends the approval of District Asphalt Sealcoating and Replacement, Bid #2243 Base Bid #1 Sealcoating, Crack Fill and Stripe and Base Bid #2 2" Mill and Overlay to Patriot Pavement Maintenance of Wheeling, Illinois in the amount of \$125,532. Staff also recommends the approval of Base Bid #3 Asphalt Remove and Replace to Advantage Paving Solutions, Inc. of Joliet, Illinois in the amount of \$239,876.90.

Background & Analysis:

The project scope includes:

- **Base Bid #1 Sealcoating, Crack Fill, and Stripe:** Includes sealing, crack fill and the striping of the Leisure Center Parking Lot, Heritage Oaks Golf Club Parking Lot and recently installed cart paths, Stonegate Park Parking Lot, Techny Prairie Activity Center Parking Lot and Anets Drive.
- **Base Bid #2 2" Mill and Overlay:** Perform a 2" Mill and Overlay of the walking path at Stonegate Park.
- **Base Bid #3 Asphalt Remove and Replace:** Repair and replace the walking path from 1605 Illinois Road/Meadowhill Park to the bridge connecting Meadowhill Park and Techny Prairie Park and Fields, including drainage, grading and natural area restoration.

Bidder	Base Bid 1- Sealcoat, Crack Fill and Stripe Location(s)	Base Bid 2 - 2" Mill and Overlay Location	Base Bid 3 - Asphalt Remove and Replace Location(s)	Alternate #1: Upgrade Sealcoat Locations to GRAPHENE ES Squeegee Sealcoating
Chicagoland Paving Contractors Inc. 225 Telsor Road Lake Zurich, Illinois 60047	\$74,850.00	\$72,000.00	\$228,000.00	\$33,525.00
Advantage Paving Solutions, Inc. 20502 S. Cherry Hill Road Joliet, Illinois 60433	\$77,517.00	\$86,280.00	\$239,876.90	\$34,950.00
Patriot Pavement Maintenance 165 W. Hintz Road Wheeling, Illinois 60090	\$47,532.00	\$78,000.00	\$300,700.00	\$95,164.00
Schroeder Asphalt Services, Inc. PO Box 831 Huntley, Illinois 60142	\$110,000.00	\$75,000.00	\$257,000.00	No Bid

NORTHBROOK PARK DISTRICT

Based on previous performance on Northbrook Park District projects and reference checks, staff recommends rejecting the Bid from Chicagoland Paving Contractors Inc. Legal counsel agrees with the recommendation.

Staff does not recommend proceeding with Alternate #1.

Legal counsel has approved combing Base Bid #1 and Base Bid #2 into one award. The next lowest qualified bidder for the combined Base Bid #1 and Base Bid #2 is Patriot Pavement Maintenance. The lowest qualified bidder for Base Bid #3 is Advantage Paving Solutions, Inc.

Staff has experience working with Patriot Pavement Maintenance and recommend proceeding. Staff performed reference checks on Advantage Paving Solutions, Inc. and recommend proceeding based on the results.

Total award amount is \$365,408.90.

Explanation:

1. Budgeted Cost: Asphalt Repair plus Park Pathway Repair TPF Budget \$473,000
2. Budget Source: 2023 Capital Improvement Plan
3. Legal Requirement: Legal Counsel Approved

Motion:

The Parks and Properties Committee Chair moves to approve District Asphalt Sealcoating and Replacement, Bid #2243 Base Bid #1 and Base Bid #2 to the lowest responsible bidder, Patriot Pavement Maintenance of Wheeling, Illinois in the amount of \$125,532 and Base Bid #3 to Advantage Paving Solutions, Inc of Joliet, Illinois in the amount of \$239,876.90 to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Chris Leiner, Director of Parks and Properties
Agenda Item: V. 2/16.6 Consider Heritage Oaks Golf Club: Golf Car Corral Fencing, Bid #2244
Date: February 10, 2023

Staff Recommendation:

Staff recommends the approval of the Heritage Oaks Golf Club: Golf Car Corral Fencing, Bid #2244 base bid from Peerless Fence of St. Charles, Illinois in the amount of \$46,610.00.

Background & Analysis:

The project includes the installation of a fully enclosed fence for the golf car corral at Heritage Oaks Golf Club. The fence aims to protect and secure the golf car fleet. On multiple occasions during the 2022 season, the golf car fleet security cable was cut, resulting in unauthorized after-hours use of the golf cars with minor damage to the golf course. Adding a fence to the car corral will reduce the risk of unauthorized use or theft of the fleet. The project is included in the 2023 Capital Improvement Plan.

The District received two qualified bids for this project:

Bidder	Base Bid - Montage Plus Genesis	Add Alternate #1 - Upgrade to Montage II Genesis
Peerless Fence 200 W. River Drive St. Charles, Illinois 60174	\$46,610.00	\$22,320.00
Taza Construction 16940 Vincennes Ave South Holland, Illinois 60473	\$69,890.00	No Bid

The staff has experience working with Peerless Fence and recommends proceeding.

Explanation:

- Budgeted Cost: \$55,000
- Budget Source: 2023 Capital Improvement Plan

Motion:

The Parks and Properties Committee Chair moves to approve the Heritage Oaks Golf Club: Golf Car Corral Fencing, Bid #2244 from Peerless Fence of St. Charles, Illinois in the amount of \$46,610.00 to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Chris Leiner, Director of Parks & Properties
Agenda Item: V. 2/16.7 Consider Oaklane Park Playground Equipment Purchase
Date: February 10, 2023

Staff Recommendation:

Staff recommends the approval of the Oaklane Park playground equipment purchase in the amount of \$89,065.99 from PlayPower LT Farmington, Inc. of Monett, Missouri through the Sourcewell Cooperative Purchasing Network.

Background & Analysis:

In 2019, residents of Northbrook voted and selected the playground equipment concept #R0309232029 (attached) manufactured by Little Tikes furnished by PlayPower LT Farmington, Inc. from the designs previously approved by the Board for public input.

PlayPower LT Farmington, Inc. of Monett, Missouri was the vendor selected via the Sourcewell Cooperative Purchasing Network Contract #42265. The District is a member of this Cooperative Purchasing Network as approved by legal counsel. Delivery will take place in 2023.

This project was originally scheduled for construction in 2020 however it was deferred due to COVID-19 and the delay in the announcement of the Illinois Department of Natural Resource (IDNR) Open Space Land Acquisition and Development Grants (OSLAD). The project commenced upon the award of the OSLAD Grant in 2022. Construction is currently out to bid.

Explanation:

1. Budgeted Cost for Play Equipment (only): \$90,000
2. Budget Source: 2023 Capital Improvement Plan
3. Legal Requirement: Cooperative Purchase Network Contract Approved by Legal Counsel

Motion:

The Parks and Properties Committee Chair moves to approve the Oaklane Park playground equipment purchase in the amount of \$89,065.99 for the Little Tikes playground equipment proposal #R0309232029 from PlayPower LT Farmington, Inc. of Monett, Missouri through the Sourcewell Cooperative Purchasing Network to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: Chris Leiner, Director of Parks & Properties
Agenda Item: V. 2/16.8 Consider Professional Services Agreements with FGMArchitects – Meadowhill Aquatic Center
Date: February 10, 2023

Staff Recommendations:

Staff recommends the approval of the Professional Services Agreement with FGMArchitects (FGMA) of Oak Brook, Illinois for architectural services for updates and repairs at the Meadowhill Aquatic Center for a fee of \$173,000 and an amount not to exceed \$8,000 for Reimbursable Expenses for a total amount of \$181,000.

Staff recommends the approval of the Professional Services Agreement with FGMA of Oak Brook, Illinois for architectural services for the development and submission of FY2024 Open Space Land Acquisition and Development (OSLAD) Grant for Meadowhill Aquatic Center for a fee of \$30,000 and an amount not to exceed \$1,000 for Reimbursable Expenses for a total of \$31,000.

Background & Analysis:

Year 2 (2023), Goal 2 (Maintain Existing Assets) of the 2021 Comprehensive Master Plan Update reflects the funding and initial implementation of improvements to Meadowhill Aquatic Center. Accordingly, project engineering and architectural services were included in the 2023 Capital Improvement Plan.

Maintenance & Repairs:

FGMA was engaged in 2022 to provide an Existing Conditions Assessment of Meadowhill Aquatic Center. FGMA previously completed the renovation of the Northbrook Sports Center Pool. Upon a detailed inspection and data gathering process, FGMA found the facility to be well maintained, however, several areas of concern were noted:

1. Mechanical filtration and circulation equipment is at the end of its useful life.
2. Repairs are necessary to the pool tanks and gutter system.
3. A fire suppression system in the facility may be required with mechanical renovation.
4. Select areas of the pool deck are in poor condition.
5. Various ADA improvements are required to meet code.
6. There are floor drainage issues in the locker rooms.
7. The shingle roof is at the end of its useful life.

As discussed at the October 2022 Parks and Properties Committee Meeting, staff recommends moving forward and addressing the conditions identified in the assessment to ensure the continued operation of Meadowhill Aquatic Center. The first recommended contract of \$181,000 represents a full process from the schematic design phase through construction for the items listed above with a planned start of construction in August 2024.

NORTHBROOK PARK DISTRICT

Improved Functions & User Experience:

After initial dialogue with the Illinois Department of Natural Resources (IDNR) grant staff, Meadowhill Aquatic Center has been identified as an OSLAD-eligible project. Staff recommends developing an OSLAD grant scope with plans to submit this project next year for the FY2024 OSLAD grant cycle. The maximum award amount is currently \$600,000. However, it is unlikely that the District will be awarded an OSLAD grant for a maintenance-only scope. Therefore, staff is recommending the grant scope include additions, modifications or replacements to improve function and user experience that were identified in the assessment process.

The development of the additional concepts and submission of an FY2024 OSLAD are included in a separate agreement for \$31,000. In this agreement, FGMA will develop the concept plan and act as the prime consultant, and Hitchcock Design will complete and submit the OSLAD grant application as a sub-consultant.

The list below was identified in 2022 when FGMA was engaged for initial assessment and staff has confirmed the scope for the concept plan to include:

1. Family changing room(s).
2. Addition of UV filtration to improve water quality.
3. Renovation of concession area depending on need and determined use.
4. Additional/replacement shade structures on pool deck.
5. Additional items not identified after further evaluation

The District would match the OSLAD grant with forward-facing improvements with existing funds spent on maintenance items. Upon completion of the concept plan associated with the grant scope, elements could be added to the project based on Board direction, with or without the grant.

In 2024, the Sports Center Pool would be open Memorial Day to Labor Day. Similar to the schedule for renovation of the Sports Center Pool, Meadowhill Aquatic Center would close in mid-August and re-open in mid-June. The scope proposed in this memo would not require a seasonal closure of the pool.

Explanation:

1. Budgeted Cost: \$250,000
2. Budget Source: 2023 Capital Improvement Plan

Motion:

The Parks and Properties Committee Chair moves to approve the Professional Services Agreement with FGMArchitects of Oak Brook, Illinois for architectural services for updates and repairs at the Meadowhill Aquatic Center for a fee of \$173,000 and an amount not to exceed \$8,000 for Reimbursable Expenses for a total amount of \$181,000 to the full Board for approval.

The Parks and Properties Committee Chair moves to approve the Professional Services Agreement with FGMArchitects of Oak Brook, Illinois for architectural services for the development and submission of FY2024 Open Space Land Acquisition and Development (OSLAD) Grant for Meadowhill Aquatic Center for a fee of \$30,000 and an amount not to exceed \$1,000 for Reimbursable Expenses for a total amount of \$31,000 to the full Board for approval.

Pc: Molly Hamer, Executive Director