

BOARD OF COMMISSIONERS

Meeting Highlights September 6, 2022



Ackerman Facility Improvements - Contract

As a reminder, ASFC improvements within the recently passed referendum include new 6,000 square-foot gymnastics, center, new first and second floor exercise and multipurpose studio, an improved customer service center, covered entry and expanded parking.

Staff is recommending the Architectural and Engineering services and Construction Management services both of Wight & Company to implement the project. The Glen Ellyn Park District has prior experience working with Wight as part of the facility master plan study, PARC Grant, Ackerman Park improvements and other projects.

- Wight & Company Professional Design Services (Schematic Design, Design Development, Construction Documents, Permitting): \$462,000
- Wight & Company as Designer-Builder (Pre-Construction Services, Cost Estimating, Bidding and Negotiation, Construction Management): Final Contract sum to be negotiated after design. Delivered as Guaranteed Maximum Price.

The draft copies of the agreement were provided and is subject to final review by counsel.

New Maintenance Facility Construction – Contract

Situated on two acres of land, the Frank Johnson Center was formerly an ice manufacturing facility. Originally constructed in c.1930 and most recently renovated in 2001. FJC has served as a recreation, administration, and maintenance facility prior to becoming the maintenance headquarters.

To ensure the facility continues to remain capable of serving the demands and needs of the community for years to come, the Glen Ellyn Park District has budgeted for the construction of a new facility at the same location. This was the outcome of a master planning facility study that deemed the existing buildings not worthy of renovation.

Staff is recommending the Architectural and Engineering services of FGM Architects and Featherstone, Inc. Construction Management to implement the project. The Glen Ellyn Park District has prior experience working with both as part of the facility master plan study and other projects.

- FGM Architects (Schematic Design, Design Development, Construction Documents, Permitting): \$463,903

- Featherstone (Pre-Construction Services, Cost Estimating, Bidding and Negotiation, Construction Management): \$520,169

The draft contracts subject to final review from the Park District Attorney were presented.

Lenox Road - Contract

As part of the approved 2022 referendum, planned improvements include: Up to six new pickleball courts, new community garden plots, improved trails, new outdoor education classroom, new interpretive signage, and a new boardwalk connecting the property with the Ackerman Sports & Fitness Center campus.

Staff is recommending the Architectural and Engineering services of Hitchcock Design Group to implement the project. The Glen Ellyn Park District has prior experience working with Hitchcock services for a successful OSLAD grant application for the Lenox Road property.

- Hitchcock Design Group Professional Design Services (Schematic Design, Design Development, Construction Documents, Permitting, wetland delineation, sub-contracted Engineering Services): \$75,800
- Bidding, Construction Administration and Project Management by GEPD staff.

The draft contract subject to final review from the Park District Attorney were presented.

Lake Foxcroft Park - Contract

Last improved in the 1970s, the highlight of Lake Foxcroft Park, a 10-acre park located within the south area of the Park District, is the 3-acre Lake Foxcroft. The green space serves as the Foxcroft community gathering spot and an ideal location for the Park District's regional Movies in the Parks and Family Fun in the Neighborhood events.

As part of the approved 2022 referendum, planned improvements include: new fishing stations, new waterless restroom, new playground, new adult fitness stations and improved pathways throughout.

Staff is recommending the Architectural and Engineering services of Hitchcock Design Group to implement the project. The Glen Ellyn Park District has prior experience working with Hitchcock services for a successful OSLAD grant application for the Lenox Road property.

- Hitchcock Design Group Professional Design Services (Schematic Design, Design Development, Construction Documents, Permitting): \$46,800
- Bidding, Construction Administration and Project Management by GEPD staff.

Churchill Park – Contract

Churchill Park is Glen Ellyn Park District’s largest natural area, with over twenty acres of woodland, prairie, and wetland habitats. Over the years, the park has become quite popular as patrons seek outdoor experiences. It was last improved in 2006.

As part of the approved 2022 referendum, planned improvements include: Upgraded trails and boardwalk, new access to ponds, new outdoor education classroom and small outdoor meeting space, interpretive signage, parking lot improvements, new waterless restroom, and major removal of invasive plant species throughout.

Staff is recommending the Architectural and Engineering services of V3 Companies to implement the project. The Glen Ellyn Park District has prior experience working with V3 Companies services for natural area management and consulting.

- V3 Design and Engineering Services (Schematic Design, Design Development, Construction Documents, Native Restoration Assessment, Engineering, Wetland Services, Permitting): \$74,000
- Bidding, Construction Administration and Project Management by GEPD staff.

The draft contract subject to final review from the Park District Attorney were presented.

Sunset Pool Improvements – Contract

Originally constructed in the 1950s, Sunset Pool has had no major improvements for more than 20 years. It is one of the most well attended facilities within Glen Ellyn and always rated as a highly valued community asset. Implementing periodic improvements will ensure the pool continues to serve our residents.

As part of the approved 2022 referendum, planned expansion and improvements include: Adding new water slide features, new splash pad, new zero-depth water play area, new family changing areas, new shade structures, and outdoor seating, upgrades to food service, entry improvements so individuals can easily access the pool without going through locker rooms. Unseen but important infrastructure upgrades—to benefit first-time swimmers and adult lap swimmers alike—include upgrades to pool pumps to keep pool water clean and safe.

Staff is recommending the Architectural and Engineering services of FGM Architects and W.B. Olson, Inc. Construction Management to implement the project.

- FGM Architects (Schematic Design, Design Development, Construction Documents, Permitting): 8.5% of construction costs.
- W.B. Olson, Inc. Pre-Construction Services, Cost Estimating, Bidding and Negotiation, \$30,000 lump sum. Construction Management at 3.75% of construction costs, plus General Conditions site management which will be negotiated and determined for services only needed, approximately 5-7% of construction costs.

Ackerman Park Hub Lights – Co-op Purchase

Ackerman Park Hub Lights are budgeted for 2022 for the upgrade of existing lights to LED lights for \$500,000. Staff engaged Musco Sports Lighting Inc. for a design plan that integrates with the existing Musco Control Link system and to match other lights in the District. Close attention was given to all options to reuse the existing poles, reducing costs.

Staff recommends purchasing the lights and installation through the qualified Sourcewell cooperative purchasing program for \$379,400. This project will qualify for a ComEd grant, while still in the approval process the savings are anticipated between \$60,000-\$70,000.

Lastly, during this process staff has been working closely to make this project Dark Sky compliant. That process is still in underway, but initial review was that this project would likely be fully certified.

Newton Park Concrete Bid

Newton Park was awarded an OSLAD Grant for site wide improvements from a master plan. Concrete sidewalks providing connectivity throughout the park, and ADA access to the baseball field were components of the Grant. Additionally, a proposed Lacrosse wall with a significant concrete footer was included as part of this bid.

On August 5th, staff publicly noticed invitations for bid, requesting contractors to provide proposals for Newton Park Concrete Improvements. The scope of work included Concrete sidewalk improvements, a free-standing masonry lacrosse practice wall, and associated restoration. The bid opening was conducted on August 26th, at which time (1) sealed bids were received, opened, and read aloud.

Schaefges Brothers, Inc. submitted the lowest lump sum bid of \$148,770. The submitted bid was vetted and found to be complete. Schaefges Brothers is a reputable concrete contractor including projects at Geneva Park District, Chicago Botanic Garden, Forest Preserve District of DuPage County, Wheaton Park District, and others.

Ackerman Park Softball Fields #5&6 Improvement Bid

The Board was reminded that at the April 19th Board Meeting, discussions were held on potential improvement projects at Ackerman Park, funded by the Rebuild Illinois Grant, administered by the Department of Commerce and Economic Opportunity (DCEO). The total amount funded at this time to the Glen Ellyn Park District is \$323,600. As a reminder, the Glen Ellyn Park District was appropriated over \$900,000 in 2019 but also unfunded. In addition to the recently funded portion, \$611,000 remains appropriated but unfunded. As a result, improvements to Fields #5&6 were given priority for improvements.

On August 12th, staff publicly noticed invitations for bid, requesting contractors to provide proposals for Ackerman Park Fields 5&6 Improvements. The scope of work included the installation of new ballfield fencing, backstop, dugouts, concrete sidewalks, and new infield mix.

The bid opening was conducted on August 31st, at which time (1) sealed bid was received, opened, and read aloud.

Hacienda Landscaping submitted the lowest lump sum bid of \$451,590. The submitted bid was vetted and found to be complete. Fencing pricing remains to be remarkably at an all-time high, which was a significant factor in the high bid. Staff has already identified some items to value engineer out of the project to negotiate a lower final cost.

Fall installation will be the most beneficial time to complete this project, ahead of spring games. Hacienda has experience installing ballfields, although the fencing will be done through the same subcontractor that did the other Ackerman fields. Hacienda also installed Co-Op Park, Newton Park, and other various projects for the District.

Sunset Park Playground Installation Bid

Sunset Park Playground was built in 1993 and is on the Playground Replacement Plan for Budget Year 2022 in the amount of \$200,000. The playground equipment from KOMPAN, Inc. was approved for purchase at the August 16th Board meeting for \$92,829. This playground is unique in that all components are made from 50-100% recycled ocean waste.

With the loss of the large shade tree next to the playground, use of the space by camps, and public input received at a public open house, a shelter will also be purchased for this park for \$21,066.

On August 12th, staff publicly noticed invitations for bid, requesting contractors to provide proposals for Sunset Park Playground Improvements at Sunset Park. The scope of work included select demolition of existing playground and sidewalks, installation of new playground, shelter, and concrete sidewalks.

Kids Around the World was contacted and the existing playground was deemed not viable for donation due to the condition. The bid opening was conducted on August 31st, at which time (7) sealed bids were received, opened, and read aloud. Overall, the bids were competitive and are comparable to project estimates. E. Hoffman Inc. submitted the lowest lump sum bid of \$143,547. The submitted bid was vetted and found to be complete. While E. Hoffman has no prior experience performing work for the Park District, their references were outstanding.

OSLAD Resolution – Lake Foxcroft Park Improvement Project

In anticipation of the Glen Ellyn Park District possibly implementing significant improvements to Lake Foxcroft beginning in 2023, the Park District will be submitting an OSLAD grant application for elements within the proposed project. Funds have been appropriated for the Open Space Land Acquisition and Development Grant (OSLAD) during the next state budget. Following is some background on the program:

The District has received several OSLAD grants in past years including Village Green, Lake Ellyn Park, Ackerman Park, Newton Park, and Lake Foxcroft.

Based on Boards direction and community interest, the District will compile an application and submit by the deadline of September 30, 2022, on behalf of the Lake Foxcroft project. The application will be formulated to include elements consistent with the Referendum Master Plan – path improvements, shelter, adult exercise, waterless restroom, and shoreline improvements. Most likely, the District will seek out the maximum matching amount of \$400,000. This is an excellent means to supplement/subsidize the project. While it is a competitive process and there is no guarantee, the Lake Foxcroft project has many redeeming qualities including, a public process, funding, and a wide variety of recreational and environmental elements.

As part of the grant requirement, the Glen Ellyn Park District must approve a “Resolution of Authorization” including affirming that the Park District has the necessary funds for the project and that the Park District must comply with the conditions, terms, and regulations of the OSLAD program should the District be fortunate to be selected as a grant recipient. The Resolution was presented at the time of the meeting. This by no means commits the District to the project should we successfully receive the grant and choose not to move forward with the project.