

**Glen Ellyn Park District  
Board of Commissioners  
Meeting  
September 6, 2022  
185 Spring Avenue**

**I. Call to Order**

President Durham called the meeting to order at 7:03 p.m.

**II. Roll Call of Commissioners**

Upon roll call, those answering present were Commissioners Ward, Weber, Stortz, Nephew, and President Durham. Commissioner Cornell participated remotely and joined at 7:15 p.m.

Staff members present were Executive Director Harris, Superintendent of Finance & Personnel Cinquegrani, Superintendent of Planning and Natural Resources Troia.

**III. Pledge of Allegiance**

**IV. Changes to the Agenda**

None

**V. Public Participation**

Dave Johnson, representative of the Friends of the East Branch DuPage Regional Bike Trail, provided an update on the efforts to plan and construct a bike trail from the Great Western Trail to the Prairie Path and eventually to the Morton Arboretum.

**VI. Voucher List of Bills**

Commissioner Stortz moved, seconded by Commissioner Ward, to approve the Voucher List of Bills totaling \$558,271.86.

*Roll Call: Aye: Commissioners Stortz, Ward, Weber, Nephew, and President Durham.  
Nay: None*

*Motion Carried*

**VII. Contract – Ackerman Facility Improvements**

Superintendent Troia reminded the Board as part of the approved 2022 referendum, planned expansion and improvements 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. Commissioners expressed their support of engaging experienced and reputable consultants. While certainly a cost to do so, we are confident that the professional fees were aligned with industry standards and will be invaluable regarding efficiencies for the project. Finally, it was highlighted that this contract and others that will be presented later were each negotiated and with consulting firms that the Glen Ellyn Park District had engaged previously.

Commissioner Stortz moved, seconded by Commissioner Weber, to authorize the approval of Professional Design Services and Construction Management to Wight and Company for the improvements at Ackerman Sports and Fitness Center

*Roll Call: Aye: Commissioners Stortz, Weber, Cornell, Ward, Nephew, and President Durham.  
Nay: None*

*Motion Carried*

#### **VIII. Contract– New Maintenance Facility Construction**

Troia summarized that the Frank Johnson Center is the maintenance headquarters for the Park District. Situated on 2 acres of land, the building 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. Additional Commissioner comments included implementing “green” elements where possible. Also, it was reiterated that the Johnson Center renovation was not part of the referendum and is being funded through operations and capital fund balances.

Commissioner Ward moved, seconded by Commissioner Stortz, to authorize the approval of Professional Design Services to FGM and Construction Management to Featherstone for the new maintenance facility construction

*Roll Call: Aye: Commissioners Ward, Stortz, Cornell, Weber, Nephew, and President Durham.  
Nay: None*

*Motion Carried*

### **IX. Contract – Lenox Road**

Troia stated that while the Park District acquired this property in 2007, the parcel of land along Lenox Road (near Ackerman Sports & Fitness Center) remains undeveloped and unusable by the community.

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.

Commissioner Nephew moved, seconded by Commissioner Ward, to authorize the approval of Professional Design Services to Hitchcock Design Group for the Lenox Road improvements

*Roll Call: Aye: Commissioners Nephew, Ward, Cornell, Weber, Stortz, and President Durham.  
Nay: None*

*Motion Carried*

**X. Contract – Lake Foxcroft Park**

Troia provided background on Lake Foxcroft Park. 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.

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

Commissioner Ward moved, seconded by Commissioner Stortz, to authorize the approval of Professional Design Services to Hitchcock Design Group for the Lake Foxcroft Park improvements

*Roll Call: Aye: Commissioners Ward, Stortz, Cornell, Weber, Nephew, and President Durham.  
Nay: None*

**XI. Contract – Churchill Park**

Troia reminded the Board that Churchill Park is Glen Ellyn Park District’s largest natural area, with over 20 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.

Commissioner Nephew moved, seconded by Commissioner Stortz, to authorize the approval of Professional Design Services to V3 for the Churchill Park improvements

*Roll Call: Aye: Commissioners Nephew, Stortz, Cornell, Ward, Weber, and President Durham.*  
*Nay: None*

## **XII. Contract – Sunset Pool Improvements**

Troia stated that 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. The Glen Ellyn Park District has prior experience working with both and FGM Architects did the Sunset Pool evaluation and master plan in 2019.

- 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.

The Commissioners also inquired regarding the applicable pool construction experience of W.B. Olson and was informed that the W.B. Olson had considerable pool experience including new construction and renovation.

Commissioner Weber moved, seconded by Commissioner Nephew, to authorize the approval of Professional Design Services to FGM Architects and Construction Management to W.B. Olson for the Sunset Pool improvements for the Churchill Park improvements

*Roll Call: Aye: Commissioners Weber, Nephew, Cornell, Ward, Stortz, Weber, and President Durham.  
Nay: None*

### **XIII. 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.

Commissioner Stortz moved, seconded by Commissioner Ward, to award the Sourcewell cooperative purchase of the Ackerman Park Hub lights to Musco Sports Lighting, INC.

*Roll Call: Aye: Commissioners Stortz, Ward, Cornell, Weber, Nephew, and President Durham.  
Nay: None*

### **XIV. Newton Park Concrete Bid**

Troia reminded the Board that 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 a 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.

Schaeffges Brothers, Inc. submitted the lowest lump sum bid of \$148,770. The submitted bid was vetted and found to be complete. Schaeffges 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.

The Board inquired about the overall budget of the project. Staff presented a breakdown and showed areas that cost savings were achieved. As a result, the project is underbudget slightly. Please keep in mind that the district did add the synthetic turf surface which was not budgeted within the scope of the project.

Commissioner Ward moved, seconded by Commissioner Stortz, to award the Newton Park Concrete bid to Schaeffges Brothers, Inc. for \$148,777

*Roll Call: Aye: Commissioners Ward, Stortz, Cornell, Weber, Nephew, and President Durham.  
Nay: None*

**XV. Ackerman Park Softball Fields #5&6 Improvement Bid**

Troia reminded the Board that at the April 19<sup>th</sup> 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 for 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.

While the bid was over budget, the District did incur significant savings in the Ackerman Park Hub lights improvements. With the cost savings achieved there, the increase cost for field 5 and 6 improvements are offset. While commissioners obviously would prefer the projects to come within budget, they also are aware of the challenges with materials and supply and believe it is important to complete as much of the Ackerman Park master plan as possible. After these improvements, the parking lot and the Lenox Road project will be the remaining elements.

Commissioner Stortz moved, seconded by Commissioner Ward, to award the Ackerman Park Fields 5 &6 improvement bid to Hacienda Landscaping for \$451,900

*Roll Call: Aye: Commissioners Stortz, Ward, Cornell, Weber, Nephew, and President Durham.  
Nay: None*

#### **XVI. Sunset Park Playground Installation Bid**

Troia reviewed the Sunset Playground history, stating 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 16<sup>th</sup> Board meeting for \$92,829. This playground is unique in that all components are made from 50-100% recycled ocean waste. KOMPAN has made it their responsibility to create environmentally friendly play spaces where kids can play for decades to come. Modern recycling methods now allow the tons of trashed fishing nets, used textiles, food packaging waste, plastic bags, and other materials to be recycled in various ways, including children's playground equipment.

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.



Commissioner Ward moved, seconded by Commissioner Nephew, to award the Sunset Park Playground installation bid to E. Hoffman Inc. for \$143,547.

*Roll Call: Aye: Commissioners Ward, Nephew, Cornell, Weber, Stortz, and President Durham.*  
*Nay: None*

#### **XVII. 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.

Commissioner Cornell moved, seconded by Commissioner Nephew, to approve the attached “Resolution of Authorization 22-04” specific to the OSLAD grant application for improvements to Lake Foxcroft

*Roll Call: Aye: Commissioners Cornell, Nephew, Ward, Weber, Stortz, and President Durham.*  
*Nay: None*

### **XVIII. Staff Reports**

Director Harris acknowledged the last day of the pool was Labor Day. He was complimentary of the entire staff and recognized Superintendent Lim who assumed direct responsibility mid-June with no notice or advance preparation. Under Lim's direction, the pool was safe, well run while providing outstanding aquatic opportunities. Harris also stated that the Lake Ellyn Park shoreline improvements was about 95% complete, thanks to Superintendent Troia for his efforts to design and manage the project. Also, he recognized Superintendent Cinquegrani for his continued oversight of the Park District finances and acknowledge the added responsibilities due to the referendum. Finally, Harris introduced and welcomed Amanda Blanco as the new Administrative and Special Services Supervisor. One of Amanda's duties will be serving as Board Secretary.

### **XIX. Commissioners' Reports**

Commissioner Stortz was excited about the upcoming few years and the many improvements that will be implemented within the Park District Commissioner Nephew inquired about the floating islands at Lake Ellyn. President Durham was very appreciative of the efforts of the staff over the past summer

### **XX. Adjourn**

There being no further business, Commissioner Weber moved, seconded by Commissioner Ward to adjourn the Meeting at 8:50 p.m.

*Roll Call: Aye: Commissioners Weber, Ward, Cornell, Stortz, Nephew and President Durham  
Nay: None*

*Motion Carried.*

Respectfully submitted,

Dave Harris  
Board Secretary