Call to Order
President Taylor called the Special Meeting to order at 7:00 p.m.

Roll Call of Commissioners
Upon roll call those answering present were President Taylor and Commissioners Dallman, Aubrey, Jourdan, and Schoen. Absent: Commissioners Hess and Minogue

Staff members present were Executive Director Atwell, Superintendent of Parks Scarmardo, Superintendent of Recreation Esposito, Superintendent of Finance & Personnel Woods, Marketing & Communications Supervisor Talenco, Executive Assistant Sesto. Attorney Adams was also present.

Award Bids Opened 9/2/2008 for Ackerman Park Sports Complex
Superintendent Scarmardo reported staff advertised the bid for the Ackerman Park Sports Complex on September 17. Bidding specifications were developed in conjunction with Ollman Ernest Architecture and Professional Building Services. Nineteen bid packages were picked up and on September 29 twenty-five bid proposals were received and opened publicly.

As reported at prior meetings the original bid package was split into sixteen divisions with thirty-nine subsections for trades. Twelve of the trades either received no bid or the bid was more than the architect’s estimate. The twelve trades rebid were site excavation, precast concrete, roofing, painting/decorating, conveying system, glazing, signage, flooring, playground surfacing, spray-on fireproofing, overhead doors and landscaping. Of these twelve items only two did not receive a bid. Those were the playground surfacing and overhead doors. Those items may be bid a third time but will not hold up the start of the project.

B&F Company reviewed the project plans on behalf of the Village and determined that the steel roof frame members require fireproofing as well as drywall fire protection for the ceilings and walls. The fireproofing will add an additional $193,000 to the project cost. That cost was included in the bid received from M. J. Fogarty. The additional drywall needed for the fire rating, as required by B&F, would escalate the cost to approximately $338,000. PBS has been working on an alternative cost savings measure to the spray on fireproofing.

Staff recommended the Board accept the low qualified bidders, as well as their alternates, for the Ackerman Park Sports Complex project in the amount of $1,645,032 which did not include $193,000 for fireproofing.

Commissioner Dallman pointed out that the cost of the project is $9.2 million, or $105 per square foot without contingencies. Staff has done a tremendous job with cost management and looking at all the options.
Commissioner Jourdan moved, seconded by Commissioner Schoen, to award the bid as well as the alternates to the qualified low bidders for the Ackerman Park Sports Complex in the amount of $1,645,032. The qualified low bidders are ThyssenKrupp Elevator $60,900, EarthWerks, Inc. for Excavation in the amount of $685,500, Bailey’s Carpet One $224,350 and alternate for $17,000; Landmark Signs for $23,994; McHenry County Glass & Mirror $249,200 and alternate for $1,200; Buffalo Painting $89,987 and alternate for $6,712; Buffalo painting for fluid applied flooring $7,950; Spancrete $82,615 for precast supply and installation; Korellis Roofing $32,274; EarthWerks Landscaping $171,000, and reject the bid from M. J. Fogarty for spray-on fireproofing in the amount of $193,000.

Roll Call: Aye: Commissioners Jourdan, Schoen, Dallman, Aubrey and President Taylor
Nay: None Motion Carried

Approve Ackerman Park Sports Complex Steel Change Orders

Change Order “F”

Superintendent Scarmardo explained that Change Order F was for the steel to erect a fire protection wall between the office and soccer areas. The change order is in the amount of $81,330. There will also be additional masonry and drywall costs but the total will be below the $193,000 cost for fireproofing required by the Village.

Mr. Bryan Reiser, Professional Building Services, explained that the architect came up with two options to satisfy the requirements of B&F for fireproofing. One option was $250,000 cheaper than the other. The option Ollman Ernst and PBS chose was to creating another column line that separates one building into two and taking a concrete block wall all the way up to the roof deck. Half the wall was already there so the wall just has to be made higher. That will classify the building as two structures but it will look like one structure. This option satisfies Village requirements and is a less costly option.

Director Atwell commented that if in the future the Park District wants to expand the building a wall will not have to be constructed.

Commissioner Jourdan moved, seconded by Commissioner Dallman, to approve Change Order F in the amount of $81,330 for the addition of fire rated wall section.

Roll Call: Aye: Commissioners Jourdan, Dallman, Aubrey, Schoen and President Taylor
Nay: None Motion Carried

Superintendent Scarmardo reported Change Order “D” will be a $10,000 credit due to the Park District choosing to go with stock colors for the steel. That change order will be presented to the Board when it is received.

Change Order A, B & C

Attorney Adams explained that the first contract awarded for the project was to T.A. Bowman for the structural steel. The logic behind that was originally was trying to figure out how to deliver the project in the most cost effective manner possible so the Park District did an advance order on the steel. The pricing was very volatile at that time that decision was made and it was a good business judgment to try to move forward with the steel bid at that time. The Park District was not able to actually order and commit to a very expensive steel order because of uncertainty on the project budget and the delay because of the extensive review and compliance the Park District had to go through with the Village to get a special use and variance for the project.

As a result of those uncertainties the Park District was required to enter into an amendment to the original contract that allowed the price to float somewhat based on the fact that it was past the contract date for T.A. Bowman to hold their price.
Change Orders A&B are architect driven design changes that were necessitated as the Park District got into details relating to the capacity of the floor above the batting cage. Change Order A, in the amount of $5,500, is for a change in the finish in the metal decking. Change Order B, in the amount of $1,035, is revise the 1 ½" 22 ga. Type B metal deck to 1 ½" 22 ga. Type VLI phosphatized top side and primed bottom side. Both were changes necessary to meet code requirements.

Change Order C, in the amount of $299,664, is a reflection in the change in the market cost of the raw materials for the steel since the original contract in April 2008. T. A. Bowman held their commitment well beyond what they were obligated to and the increase reflects the market price. The Park District will be receiving a credit for prepaying the engineering cost so were able to make the best of the situation because the steel order did not have to be re-engineered. That saved the Park District $42,000.

The total amount of Change Orders A, B and C is $306,258.79 and staff recommended approval.

Commissioner Dallman asked if the additional cost was included in the $9.2 million project cost and Superintendent Scarmardo said it was.

Commissioner Jourdan moved, seconded by Commissioner Dallman, to approve Change Orders A, B & C for the Ackerman Park Sports Complex structural steel contract in the amount of $306,258.79.

Roll Call: Aye: Commissioners Jourdan, Dallman, Aubrey, Schoen and President Taylor  
Nay: None  
Motion Carried

Adjourn to a Workshop Meeting
At 7:25 p.m. Commissioner Dallman moved, seconded by Commissioner Jourdan, to adjourn to a Workshop Meeting.  
Motion Carried

Respectfully submitted,

Jeanine Sesto
Board Secretary