

BOARD OF COMMISSIONERS

Workshop Meeting Highlights October 5, 2021



FGM – PRESENTATION JOHNSON CENTER DISCUSSION

Parks Project Manager Troia reviewed that the District has engaged FGM Architects in developing a long-range master plan for the Johnson Center site and facility. Dan Nicholas, Principal of FGM Architects presented two (2) conceptual designs following an onsite charrette process that took place earlier this summer.

Mr. Nicholas discussed two (2) concepts for renovation of the maintenance center. Concept #1 would be a complete redevelopment of the existing site with a new all in one maintenance, administration, and storage facility. Estimated cost is approximately \$5.5 million including an allowance for contingencies. Concept #2 would include renovating/repurposing the existing Frank Johnson Center as a cold storage building while also constructing a new maintenance facility on site that would be smaller in size than Concept #1. This 2nd concept cost would be approximately \$4.45 million. The repurposed Johnson Center would have a life of 15 years at which time it would likely have to be replaced which was estimated to be \$2.75 million. Other improvements for both concepts include site development, parking, security, and exterior storage. The green space to the north of the site would remain including the playground.

The Park Board had a lengthy discussion on site development costs, building expense, details of the layout and funding sources. Superintendent of Finance & Personnel Cinquegrani reviewed several options available for funding this project including issuance of non-referendum bonds, issuance of alternative revenue bonds, and funding through a referendum process

Staff stated this is a preliminary discussion and the Johnson Center information should be included with upcoming strategic discussions regarding the other large-scale potential projects including the pool and ASFC. Most likely the Park District could likely only fund one large improvement project within the next 5-10 years. Further discussion will continue during the budgeting process and at the Park Board's Strategic planning session.

NEWTON PLAYGROUND EQUIPMENT BID DISCUSSION

Project Manager Troia discussed that as Newton Park was awarded an OSLAD grant for site improvements one of the first phases includes renovation of the playground.

Troia stated that staff publicly noticed invitations for bid on September 9th for the playground improvements which would include installation of play equipment, concrete sidewalks, benches, tables, bike racks, and a small shade structure. The bid opening was held on September 24th and four (4) bids were received and found to be competitive and comparable to project estimates. Troia stated Hacienda Landscaping, Inc. submitted the lowest lump sum bid of \$199,061. Troia

said Hacienda has most recently completed the Co-Op Park playground renovation and has been thoroughly vetted.

The Park Board had a brief discussion of the project, specifically the playground surface. Troia stated that the playground surface can be finalized at a later date but said additional funds would be needed. The Park Board agreed that the artificial turf surface would provide greater accessibility.

Following, the Park Board awarded the Newton Playground Improvements bid to Hacienda Landscaping, Inc. as the lowest responsive and responsible bid for the amount of \$199,061.

SUNSET POOL SHADE STRUCTURE BID DISCUSSION

Project Manager Troia stated that as part of the FY 2021 Budget, a shade structure was to be added to the plaza adjacent to the concessions building at Sunset Pool. This would provide not only shade but create additional recreation areas near the pool for rentals and/or gatherings.

Invitations for bids were publicly noticed on September 10th and the bid opening was conducted on September 28th, at which time seven (7) sealed bids were received, opened, and read aloud with all being competitive and comparable to project estimates. Hacienda Landscaping, Inc. submitted the lowest lump sum bid of \$45,400. Troia stated that this contractor has completed prior projects within the District and has been vetted.

Following a very brief discussion, the Park Board of Commissioners awarded the Sunset Shade Canopy Improvements bid to Hacienda Landscaping, Inc. as the lowest responsive and responsible bid for \$45,400.

PLACE 2021 TAX LEVY ON FILE

Superintendent of Finance and Personnel Cinquegrani stated that consistent with previous years, staff is recommending approving a Tax Levy Ordinance for 2021 that encompasses the amount of tax dollars allowed under the Property Tax Extension Limitation Law (PTELL). Staff recommended an increase of 4.95% and after a brief discussion the Board approved Resolution 21-01 "Truth in Taxation Law" and approved placing the 2021 Tax Levy on file.