

**Glen Ellyn Park District
Board of Commissioners
Regular Meeting Minutes
June 18, 2024
185 Spring Avenue**

I. Call to Order

President Stortz called the meeting to order at 7:07 p.m.

II. Roll Call of Commissioners

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

Roll Call: Aye: Commissioners Crickmore, Weber, Durham, and President Stortz.
 Nay: None

Motion Carried.

Staff members present were Executive Director Dave Thommes, Executive Deputy Director Cinquegrani, Director of Planning and Natural Resources Troia, Director of Recreation & Facilities Lim and Board Secretary & Directors' Assistant Dikker.

III. Pledge of Allegiance

President Stortz led the pledge of allegiance.

IV. Changes to the Agenda

None.

V. Public Participation

None.

VI. Consent Agenda

Commissioner Crickmore moved, seconded by Commissioner Durham, to approve the Consent Agenda including the Voucher List of Bills totaling \$887,833.04 and minutes from the May 21, 2024, Regular Meeting and minutes from the June 4, 2024, Workshop Meeting.

Roll Call: Aye: Commissioners Crickmore, Durham, Weber, and President Stortz
 Nay: None

Motion Carried.

VII. New Business

A. Proclamation – July as Park and Recreation Month

Executive Director Dave Thommes shared that the National Park and Recreation Association (NRPA) has celebrated Park and Recreation Month in July to promote the power parks and recreation plays in building strong, vibrant, and resilient communities. Thommes said the month of July is dedicated to recognizing and celebrating park and recreation employees and volunteers who maintain our parks. Staff would like the Board to formally adopt a Proclamation for July to be designated as Parks and Recreation Month.

The Park Board was very pleased to put this into motion and following the brief discussion, Commissioner Weber moved, seconded by Commissioner Crickmore, to adopt the Proclamation designating July as Park and Recreation Month. The Park Board signed the official Proclamation and along with staff took a photo to be shared with the District.

*Roll Call: Aye: Commissioners Weber, Crickmore, Durham, and President Stortz
Nay: None*

Motion Carried.

B. Frank Johnson Center – Featherstone, Inc. June payout

Director of Planning and Natural Resources Troia briefed the Board on the status of the Frank Johnson Center providing that this payout included construction to date, including installation of finishes and more. Troia shared that all is near completion, staff has moved most of everything over to the new maintenance center and Wi-Fi has now been installed. Staff is just waiting for the final occupancy permit.

The Park Board is excited to see the new space and following, Commissioner Weber moved, seconded by Commissioner Crickmore, to approve Featherstone's June payout request for the Frank Johnson Center construction in the amount of \$432,223.52 as the services identified within the payout request have been performed.

*Roll Call: Aye: Commissioners Weber, Crickmore, Durham, and President Stortz
Nay: None*

Motion Carried.

C. Sunset Pool – WB Olson May pay application

Director Troia presented the Sunset Pool May pay application stating that this includes construction and finishing of the slides, play equipment, new wading pool, bathhouse, and concessions. Troia shared that the pool has had tremendous turnout and concession sales have been very positive. Following, Commissioner Durham moved, seconded by Commissioner Weber, to approve the W.B. Olson May pay application for the Sunset Pool construction in the amount of \$691,642 as the services identified within the pay application have been performed.

*Roll Call: Aye: Commissioners Durham, Weber, Crickmore, and President Stortz
Nay: None*

Motion Carried.

D. Wight Pay Application #11

Director Troia stated that construction is going smoothly at the Ackerman Sports & Fitness Center and reviewed Wight payment application #11 for improvements in the amount of \$455,831.13. Troia stated this payout includes the construction of the gymnastics studio, including walls, floors, utilities, painting, and finishing.

Commissioner Weber moved, seconded by Commissioner Durham, to approve Wight Construction payout request #11 for the Ackerman addition and renovation in the amount of \$455,831.13.

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

Motion Carried.

E. Foxcroft Dredging Pay Application #2

Director of Planning and Natural Resources Troia shared that the dredging work at Lake Foxcroft is now complete and payout request #2, the final pay application, is due in the amount of \$50,000.00. This payout request is from EarthWerks, who is the contractor on the project. To date all is complete, with minimal disturbance to the area and the lake level has slowly returned to near normal.

Following, Commissioner Crickmore moved, seconded by Commissioner Weber to approve payout request #2, the final payout for EarthWerks for the Lake Foxcroft dredging, in the amount of \$50,000.00 as the services identified within the payout request have been performed.

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

Motion Carried.

VIII. Unfinished Business

A. 2023-2025 Project Update(s)

Director of Planning and Natural Resources Troia provided an update on the ongoing Capital Projects within the District. Troia shared that work has begun on the Frank Johnson Center Playground and should be completed within the next few weeks with hopes to have the playground equipment reinstalled as soon as possible after that.

Next Troia relayed that the Ackerman gymnastics equipment is being prepared for delivery. Commissioner Weber inquired about the flooring, to which Troia responded that they have been in communication with the manufacturer, architect and contractor. The manufacturer will be replacing many of the damaged planks and staff will assess the wear of the floor following the new installation. There has been a pause on the change order for the hallway area as staff continues to assess the durability of the new planks. Weber also asked on the timeline for the pickleball courts. Troia said 4 courts will be installed with the potential for 6, at the end of the

summer. Elements necessary for lighting will be installed should that be budgeted in the years ahead. Rough cost for electrical lighting would be \$300K. President Stortz asked about the video machines on the treadmills which staff shared that the TV service on the treadmills have been deactivated as the treadmills were placed by the televisions on the wall of the fitness center and have been well received in that new location. Lastly, Commissioner Durham inquired about the A/C units at Ackerman. Staff relayed that they are aware of the issues, and they are adjusting controls, working with the BAS manufacturer and are hoping the issues will be resolved shortly.

Commissioner Weber inquired on the pool's sound system, to which Executive Deputy Director Cinquegrani responded that replacement A/V equipment has been ordered and should be installed in the coming weeks ahead. Staff shared that the equipment was usable and working last year but this year has had numerous issues, and it was time for replacement.

Lastly Troia shared that Lake Ellyn Clay Courts is under construction this week and will be a tremendous asset for the District. Neighbors are excited and staff will begin planning for programming in late July. Commissioner Cornell inquired how many members there are currently which staff stated approximately 25 with hopes of continued growth in the years ahead.

IX. Staff Reports

A. Finance Report (For information only)

B. Staff Reports

Executive Director Thommes shared that staff has been directed to monitor the heat over the next week or so. Camps, Parks and Pool staff has all been alerted to monitor patrons, the heat, and take cautionary measures. The A/C unit at the concession stand will be installed this week as weather was not conducive to repair the day prior as it was in the attic of the building. An all staff meeting at the Frank Johnson Center will take place on Wednesday for staff and tours of the facility will be provided for those that have not seen the facility. Director of Recreation and Facilities Lim shared that the pool numbers have been tremendous with daily fees, memberships, and rentals up over last year, and staff is working on preparations for the Fourth of July. Commissioners should notify Board Secretary Dikker if tickets are needed for the fireworks or the Freedom Four race. Summer Break at the Lake will take place on June 28th and part of Lenox Rd. will be closed to allow for more room for the Food trucks. The Foundation will be present with a split pot raffle.

X. Commissioners' Reports

Commissioner Durham has been enjoying his time at Sunset Pool. Commissioner Crickmore has enjoyed walking her dog at Lake Ellyn where the cicadas have not been as bad as other areas. Crickmore has also enjoyed her time at the new wading pool at Sunset along with her grandson and commended the lifeguards. Commissioner Cornell looks forward to visiting the Frank Johnson Center in the weeks ahead.

XI. Adjourn to Executive Session

At 7:31 p.m., Commissioner Durham moved, seconded by Commissioner Weber to move into Executive Session under Section 2 (c) 21 discussion of minutes of prior executive session meetings, for the purpose of review, approval or release of such minutes and Section 2 (c) 5 discussion of the purchase or lease of real property for the use of the district, including discussion of whether a particular parcel should be acquired.

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

Motion Carried.

XII. Reconvene to Open Session

The Park Board reconvened open session at 7:49 p.m.

XIII. Semi-Annual Executive Session Minutes Review

Board Secretary and Directors' Assistant Dikker provided that the semi-annual review of closed session minutes has been completed and staff recommendations have been reviewed and three (3) motions have been provided.

Following, Commissioner Crickmore moved, seconded by Commissioner Weber, to approve and release the minutes from September 7, 2021, Executive Session Section 2 (c) 21, August 16, 2022, Executive Session Section 2 (c) 3, October 4, 2022, Executive Session Section 2 (c) 5 and 3, August 22, 2023, Executive Session Section 2 (c) 5 and the September 5, 2023, Executive Session Section 2 (c) 5.

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

Motion Carried.

Next, Commissioner Weber moved, seconded by Commissioner Crickmore, to approve and not release the minutes from November 16, 2021 Executive Session, February 15, 2022 Executive Session, March 15, 2022 Executive Session, April 19, 2022 Executive Session, May 17, 2022 Executive Session, June 7, 2022 Executive Session, June 21, 2022 Executive Session, July 12, 2022 Executive Session, August 16, 2022 Section 2 (c) 5 Executive Session, December 6, 2022 Executive Session, January 10, 2023 Executive Session, January 24, 2023 Executive Session, March 7, 2023 Executive Session, March 21, 2023 Executive Session, April 18, 2023 Executive Session, June 6, 2023 Executive Session, June 27, 2023 Executive Session, June 28, 2023 Executive Session, June 29, 2023 Executive Session, July 18, 2023 Executive Session, and the January 16, 2024 Executive Session.

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

Motion Carried.

Lastly, Commissioner Cornell moved, seconded by Commissioner Durham, to destroy all hard copy verbatim audio recordings, from the dates of November 12, 2019 – August 3, 2021.

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

Motion Carried.

XIV. Adjourn

There being no further business, Commissioner Durham moved, seconded by Commissioner Cornell to adjourn the June 18, 2024, Regular Meeting.

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

Motion Carried.



MEMO

July 16, 2024

TO: Park District Board of Commissioners
FROM: Nathan Troia, PLA, Director of Planning and Natural Resources
CC: Dave Thommes, Executive Director
RE: Frank Johnson Center Playground Remediation pay application

The playground has been temporarily closed as a proactive safety measure in response to the recent discovery of unsuitable soils at depth. Ensuring the well-being of our park's visitors is our utmost priority, and this decision has been made out of an abundance of caution.

Unsuitable soil was detected during testing conducted as part of the Frank Johnson Center (FJC) building reconstruction project. Fortunately, the detected soils were found 2-3 feet below the surface, and regular use of the park or playground would not have resulted in direct contact with the contamination.

The remediation project scope includes the removal of existing soil and importing of clay and new soil with systematic testing. Once the earthwork is complete the playground will be reinstalled.

Attached is pay application #1 for the Playground Remediation Improvements in the amount of \$69,063.75. This payout is from Bird, Inc., who is the excavation contractor for this project. This payout represents the work done in June. To date, the project is 35% complete, with the excavation complete and the importing of clay in progress.

With close coordination between staff, TSC Testing, and Dan Bird, the scope of the haul will be reduced. Additional refined testing was done on-site to refine the extents.

Recommendations: As the services identified within the payout request have been performed, staff recommends Board approval for Bird, Inc. pay application #1 for the FJC Playground Remediation project in the amount of \$69,063.75.

Motion: I make a motion to approve Bird, Inc.'s pay application #1 for the FJC Playground Remediation project in the amount of \$69,063.75.



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60515
P 630.737.1990 www.featherstoneinc.com

July 1, 2024

Mr. Nathan Troia
Glen Ellyn Park District
185 Spring Avenue
Glen Ellyn, IL. 60137

Re: Glen Ellyn Park District
Frank Johnson Center – Playground Remediation
Monthly Payment Report - #1

Dear Nathan,

Find attached is the contract payment summary report. This report includes the following:

1. Contract Summary Payment Report
 - Total Amount Due: \$ 69,063.75

If you should have any questions, please call.

Sincerely,


Tom Featherstone 



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT
 4610 Reilyn Road, Downers Grove, Illinois 60015
 P 630.737.1990 www.featherstoneinc.com

The Glen Eilyn Park District
 The Johnson Center
 Playground Remediation
 July 1, 2024
 Contract Payment Report #1 PG

Cont. #	Contract	Original Contract	Extra To Contract	Adjusted Contract	Work		Total Retained	Net Amount Earned	Previously Paid	Net Amount Due	Balance Due
					Completed To Date						
01	Earthwork (Playground Remediation) - Bird, Inc.	197,325.00	0.00	197,325.00	69,063.75		0.00	69,063.75	0.00	69,063.75	128,261.25
	Subtotal:	197,325.00	0.00	197,325.00	69,063.75		0.00	69,063.75	0.00	69,063.75	128,261.25
	Earthwork (Base Project) - Rierner, Inc.	0.00	165,934.30	165,934.30	165,934.30		0.00	165,934.30	165,934.30	0.00	0.00
	Subtotal:	0.00	165,934.30	165,934.30	165,934.30		0.00	165,934.30	165,934.30	0.00	0.00
100	General Conditions - Featherstone, Inc.	42,648.49	0.00	42,648.49	42,648.49		0.00	42,648.49	42,648.49	0.00	0.00
	Subtotal:	42,648.49	0.00	42,648.49	42,648.49		0.00	42,648.49	42,648.49	0.00	0.00
	Total Hard Cost:	239,973.49	165,934.30	405,907.79	277,646.54		0.00	277,646.54	208,582.79	69,063.75	128,261.25
101	Construction Manager - Featherstone, Inc.	20,553.00	0.00	20,553.00	20,553.00		0.00	20,553.00	20,553.00	0.00	0.00
	Subtotal Soft Cost:	20,553.00	0.00	20,553.00	20,553.00		0.00	20,553.00	20,553.00	0.00	0.00
	Total Project Cost:	260,526.49	165,934.30	426,460.79	298,199.54		0.00	298,199.54	229,135.79	69,063.75	128,261.25

Bird, Inc.
301 S Gary Ave
Carol Stream, IL 60188
(630)665-0685
mike@birdexcavating.com

INVOICE

BILL TO

Glen Ellyn Park District
185 Spring Ave
Glen Ellyn, IL 60137

INVOICE # 2026

DATE 06/26/2024

DUE DATE 07/26/2024

TERMS Net 30

P.O. NUMBER

Playground Remediation

DATE		QTY	RATE	AMOUNT
06/26/2024	Contract Work Excavate Playground, Haul Materials Offsite, and Backfill Site As Per Agreement \$197,325.00 x 35% complete	0.35	197,325.00	69,063.75

BALANCE DUE

\$69,063.75



MEMO

July 16, 2024

TO: Park District Board of Commissioners
FROM: Nathan Troia, PLA, Director of Planning and Natural Resources
CC: Dave Thommes, Executive Director
RE: Sunset Pool Improvements – June Pay Application

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, and 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.

Attached is the June Payment Application for the improvements in the amount of \$213,402. This pay application is from W.B. Olson, who is the Construction Manager for this project. This includes construction and finishing of the slides, play equipment, new wading pool, bathhouse, concessions and more.

Sunset Pool opened on time, on Memorial Day weekend.

Recommendations: As the services identified within the pay application have been performed, staff recommends Board approval for W.B. Olson June pay application for the Sunset Pool construction in the amount of \$213,402.

Motion: I make a motion to approve W.B. Olson June pay application for the Sunset Pool construction in the amount of \$213,402.



05-Jul-24

RE: GLEN ELLYN PARK DISTRICT
SUNSET POOL

GLEN ELLYN PARK DISTRICT
185 SPRING AVENUE
GLEN ELLYN, IL 60137
ATTN: NATHAN TROIA

INVOICE NO. 718 17

Work completed in JUNE 2024

Amount Due : \$ 213,402

Attached: Sworn Statement : # 17

cc:

Encl: G702
GENERAL CONSTRUCTION WAIVER

3235 Arnold Lane * Northbrook IL. 60062 * (847) 498-3800 * FAX 847 498-4896

CONTRACTOR'S APPLICATION FOR PAYMENT AND ARCHITECT'S STATEMENT

TO (Owner):
GLEN ELLYN PARK DISTRICT

PROJECT: SUNSET POOL
483 FAIRVIEW AVENUE
GLEN ELLYN IL 60137

APPLICATION NO: 17
PERIOD TO: JUNE 2024
ARCHITECT'S PROJECT NO:
CONTRACT DATE:
Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (Contractor)

VIA:

W. B. OLSON, INC.

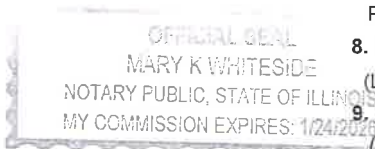
CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	41,362	0
Approved this Month		
Number	Date Approved	50,751
1		
2		
3		
4		
5		
TOTALS	50,751	0
Net change by Change Orders		92,113

The undersigned Contractor to the best of his knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid to him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: W. B. Olson, Inc.

By: [Signature] Date: 7/5/24
STEPHEN C. OLSON



Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$ 5,744,651
2. Net change by Change Orders	\$ 92,113
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 5,836,764
4. TOTAL COMPLETED & STORED TO DATE	\$ 5,765,342
(Column G on Continuation Sheet)	
5. Retainage	\$ 82,704
a. % of Completed Work (Column D + E on Continuation Sheet)	
b. % of Stored Materials (Column F on Continuation Sheet)	
Total Retainage (Line 5a + 5b or Total in Column I of Continuation Sheet)	
6. TOTAL EARNED LESS RETAINAGE	\$ 5,682,638
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS STATEMENTS FOR PAYMENT	\$ 5,469,236
PAYMENT (Line 6 from prior Statement)	
8. CURRENT PAYMENT DUE	\$ 213,402
(Line 3 less Line 6)	
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 154,126
(Line 3 less Line 6)	

State of: Illinois County of: Cook
Subscribed and sworn to before me 5th day of July 2024
Notary Public Mary K Whiteside
My Commission expires: 1/24/2025

ARCHITECT'S STATEMENT FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect states to the Owner that to the best of the Architect's knowledge, information and belief, the Contract Documents, and the Contractor is entitled to payment of the AMOUNT HEREIN STATED.

DS MS DS AQ

AMOUNT CONTRACTOR IS ENTITLED TO PAYMENT OF \$ 213,402

(Attach explanation if amount stated differs from the amount applied for.)

ARCHITECT: DocuSigned by: Nathan Troia Date: 7/10/2024
By: [Signature] D5FE30E80FBE4DD Date: _____

This Statement is not negotiable. the AMOUNT STATED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

GLEN ELLYN PARK DISTRICT
SUNSET POOL

PERIOD : JUNE 2024
CHANGE ORDERS : 1 - 4

CONTRACTOR TRADE	ADJUSTED CONTRACT	WORK COMPLETED	% CMPL	TOTAL RETAINED	PREVIOUS BILLINGS	AMOUNT DUE	BALANCE
ARTLOW SYSTEMS	98,147	98,147	100%	0	93,240	4,907	0
EPOXY FLOORING							
BIRD EXCAVATING	328,145	328,145	100%	0	311,738	16,407	0
EXCAVATION							
BREEZY HILL NURSERY	162,586	162,586	100%	0	146,327	16,259	0
LANDSCAPING							
DES PLAINES GLASS	59,950	59,950	100%	0	56,952	2,998	0
ALUMINUM & GLAZING							
ELLIOT CONSTRUCTION	426,063	426,063	100%	0	404,760	21,303	0
CONCRETE							
HAMILTON ELECTRIC	391,803	391,803	100%	5,000	372,213	14,590	5,000
ELECTRIC							
JAC MASONRY	102,109	102,109	100%	0	97,004	5,105	0
MASONRY							
JENSEN'S PLUMBING	195,164	195,164	100%	0	175,648	19,516	0
SITE UTILITIES							
JENSEN'S PLUMBING	109,995	109,995	100%	0	98,995	11,000	0
HVAC							
JOHLER DEMOLITION	112,863	112,863	100%	0	107,220	5,643	0
DEMOLITION							
MATAN GROUP	51,005	51,005	100%	0	48,455	2,550	0
PAINTING							
METALMASTER ROOFMASTER	102,764	102,764	100%	5,138	97,626	0	5,138
ROOFING							
PROLINE FENCE	83,778	83,778	100%	4,189	49,162	30,427	4,189
FENCING							
STAFFORD SMITH	43,309	43,309	100%	0	41,144	2,165	0
FOOD SERVICE							
STUCKEY CONSTRUCTION	1,501,181	1,501,181	100%	10,000	1,491,181	0	10,000
POOLS							
STUCKEY CONSTRUCTION	474,869	474,869	100%	5,000	469,869	0	5,000
SLIDES							
WARREN THOMAS PLUMBING	204,854	204,854	100%	0	194,611	10,243	0
BUILDING PLUMBING							
W B OLSON INC	379,547	354,945	94%	7,939	317,661	29,345	32,540
GENERAL TRADES							
GENERAL ALLOWANCES	11,062						11,062
UNAWARDED	1,002						1,002
CONSTRUCTION CONTINGENCY	20,000						20,000
W.B. OLSON, INC.							
WBO GENERAL CONDITIONS	505,619	493,015	98%	24,651	449,473	18,891	37,255
JOBSITE REQUIREMENTS	202,149	202,149	100%	10,107	192,042	0	10,107
CGL	53,057	53,057	100%	0	53,057	0	0
FEE	215,743	213,590	99%	10,680	200,858	2,052	12,833
TOTALS	5,836,764	5,765,342	99%	82,704	5,469,236	213,402	154,126

ORIGINAL CONTRACT: 5,744,651
 CHANGES: 92,113
 TOTAL CONTRACT: 5,836,764

0
 0
 0
 WORK COMPLETED: 5,765,342
 TOTAL RETAINED: 82,704
 PREVIOUS BILLINGS: 5,469,236
 AMOUNT DUE: 213,402

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS
COUNTY OF Cook

} SS

Gty # _____
Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by
to furnish

GLEN ELLYN PARK DISTRICT

General Construction

for the premises known as

SUNSET POOL

of which

GLEN ELLYN PARK DISTRICT

is the owner.

The undersigned for and in consideration of

\$213,402

Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es)

hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus, or machinery furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

Date 07/05/24

Company Name W. B. Olson, Inc.

Company Address 3235 Arnold Ln, Northbrook IL

Signature and Title *Stephen C Olson*

Stephen C Olson, CEO / Treasurer

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF Cook

} SS

TO WHOM IT MAY CONCERN:

THE undersigned,

Stephen C Olson

and says that he or she is the

CEO / Treasurer

of

W. B. Olson, Inc.

who is the contractor furnishing the

General Construction

work on the building

located at

483 FAIRVIEW AVENUE, GLEN ELLYN, IL

owned by

GLEN ELLYN PARK DISTRICT

That the total amount of the contract including extras* is

\$5,836,764

on which he has received payment of

\$5,469,236

prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there

is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts, for specific portions of said work or material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
See Appended Sworn Statement No	17	for Named	Parties		
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Date 07/05/24

Signature

Stephen C Olson

Stephen C Olson, CEO / Treasurer

Subscribed and sworn to before me this

5th

day of

July

2024

Mary K Whiteside

*Extras include but are not limited to change orders, both oral and written, to the contract. orders, both oral and written, to the contract.

OFFICIAL SEAL
MARY K WHITESIDE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 1/24/2026



MEMO

July 16, 2024

TO: Park District Board of Commissioners
FROM: Nathan Troia, PLA, Director of Planning and Natural Resources
CC: Dave Thommes, Executive Director
RE: Ackerman Sports and Fitness Center – June Payment Application 12

Ackerman Sports & Fitness Center has been Glen Ellyn Park District's most active facility since it opened in 2010. The center has something for everyone: whether it be recreational players, people with disabilities, elite athletes, seniors, families with young children, youth, or young adults, among others.

As part of the approved 2022 referendum, planned expansion and improvements include: a new 6,000 square-foot gymnastics center, a new first and second floor exercise and multipurpose studio, an improved customer service center, covered entry, and expanded parking.

Attached is a Payment Application for the work conducted in June, in the amount of \$207,561.39. This payout is from Wight Construction, who is the Construction Manager for this project.

This payout includes the construction of the gymnastics studio, including walls, floors, utilities, painting and finishing.

Recommendations: As the services identified within the payout request have been performed, staff recommends Board approval for Wight Construction June pay application request for the Ackerman addition and renovation in the amount of \$207,561.39.

Motion: I make a motion to approve Wight Construction June pay application for the Ackerman addition and renovation in the amount of \$207,561.39.

INVOICE



Wight Construction

2500 North Frontage Road
Darien, IL 60561

630.969.7000
accountspayable@wightco.com

To: Glen Ellyn Park District
185 Spring Avenue
Glen Ellyn, IL 60137

Attn: Nathan Troia, Director
(Ntroia@gepark.org)

Date: June 30, 2024
Project: Ackerman Center
Addition & Renovation

APPLICATION FOR PAYMENT NO. 12

WCS Project No. 220195

Net Due Upon Receipt

Partial billing for work completed on the above referenced project.

Original Lump Sum Contract Amount	\$	6,532,897.37
Modifications to Contract	\$	<u>150,000.00</u>
Total Adjusted Contract to Date	\$	6,682,897.37
Work Completed to Date	\$	5,749,950.46
Less: Retention	\$	315,490.52
Less: Previously Billed	\$	<u>5,226,898.55</u>
Total Amount Due This Invoice	\$	207,561.39

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Glen Ellyn Park District
185 Spring Avenue
Glen Ellyn, IL 60137

PROJECT: GLE002 - Ackerman Center Addition & Renovation
800 St. Charles Road
Glen Ellyn, IL 60137

APPLICATION NO.: 12
APP. DATE: Jun 30, 2024
PERIOD TO: Jun 30, 2024
PROJECT NO: 220195

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM Wight Construction Services, Inc.
CONTRACTOR: 2500 North Frontage Road
Darien, IL 60561

VIA ARCHITECT:

CONTRACT DATE : Jul 25, 2022

CONTRACT FOR: GLE002 - Ackerman Center Addition & Renovation

APPLICATION AND CERTIFICATE FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	6,532,897.37
2. Net change by change orders	\$	150,000.00
3. CONTRACT SUM TO DATE (Line1 +/- 2)	\$	6,682,897.37
4. TOTAL COMPLETED & STORED TO DATE	\$	5,749,950.46
<small>(Column G on G703)</small>		
5. RETAINAGE:		
<small>(Total retainage Column I of G703)</small>	\$	315,490.52
6. TOTAL EARNED LESS RETAINAGE	\$	5,434,459.94
<small>(Line 4 less Line 5 Total)</small>		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
<small>(Line 6 from prior Certificate)</small>	\$	5,226,898.55
8. CURRENT PAYMENT DUE	\$	207,561.39
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
<small>(Line 3 less Line 6)</small>	\$	1,248,437.43

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		150,000.00	0.00
APPROVED THIS MONTH			
Number	Date Approved		
Current Total:		0.00	0.00
Net Change by Change Orders		150,000.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Wight Construction Services, Inc.

By: Carol Rogh Date: 6.30.24

State of: Illinois

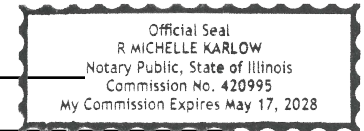
County of: DuPage

Subscribed and sworn to before

me this 30th day of June, 2024

Notary Public: R. Michelle Karlow

My Commission expires: 05.17.28



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Wight Construction Services, Inc.

CONTINUATION SHEET

Page: 2

Project: GLE002 - Ackerman Center Addition & Renovation
800 St. Charles Road
Glen Ellyn, IL 60137

APPLICATION NUMBER: 12
APPLICATION DATE: Jun 30, 2024
PERIOD TO: Jun 30, 2024
PROJECT NO: 220195

A	B		C			D		E	F	G	H	I	J
			SCHEDULED VALUE			WORK COMPLETED (D+E)							
			ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD						
010100	PreConstruction Services	Wight Construction Services, Inc.	25,000.00	0.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	0.00	0.00
010200	CM Services	Wight Construction Services, Inc.	193,731.92	0.00	193,731.92	162,947.92	3,739.02	0.00	166,686.94	86.04	27,044.98	0.00	3,739.02
011000	General Conditions	Midwest Wrecking Company	500,000.00	5,397.11	505,397.11	406,910.68	53,568.32	0.00	460,479.00	91.11	44,918.11	0.00	53,568.32
012100	Insurance	Wight Construction Services, Inc.	64,682.15	0.00	64,682.15	64,682.15	0.00	0.00	64,682.15	100.00	0.00	0.00	0.00
024100	Demolition	Midwest Wrecking Company	87,013.00	28,854.00	115,867.00	112,843.00	0.00	0.00	112,843.00	97.39	3,024.00	11,284.30	0.00
030100	Concrete Maintenance	Elliot Construction Corporation, Inc.	108,900.00	544.50	109,444.50	108,900.00	0.00	0.00	108,900.00	99.50	544.50	10,890.00	0.00
033100	Structural Concrete	Abbey Paving	271,950.00	20,838.80	292,788.80	292,788.80	0.00	0.00	292,788.80	100.00	0.00	29,278.88	0.00
042000	Masonry	Cyberdyne Masonry Corporation	47,950.00	0.00	47,950.00	47,930.00	0.00	0.00	47,930.00	99.96	20.00	2,396.50	0.00
051000	Structural Metal Framing	Tri-State Enterprises, Inc.	797,786.00	-38,705.00	759,081.00	759,081.00	0.00	0.00	759,081.00	100.00	0.00	0.00	37,954.05
051200-01	Structural Steel Framing	K&K Iron Works LLC	381,865.00	-60,388.00	321,477.00	321,477.00	0.00	0.00	321,477.00	100.00	0.00	0.00	0.00
061000-01	Rough Carpentry	R.B. Crowther Company	3,210.00	0.00	3,210.00	3,210.00	0.00	0.00	3,210.00	100.00	0.00	0.00	0.00
062200	Millwork	Heartland Cabinet Supply, Inc.	182,041.00	-10,972.00	171,069.00	171,069.00	0.00	0.00	171,069.00	100.00	0.00	17,106.90	0.00
076100	Sheet Metal Roofing	Metalmaster Roofmaster, Inc.	54,720.00	0.00	54,720.00	0.00	0.00	0.00	0.00	0.00	54,720.00	0.00	0.00
088000	Glazing	LS Glass LLC	186,000.00	1,620.00	187,620.00	187,620.00	0.00	0.00	187,620.00	100.00	0.00	18,762.00	0.00
090000	General Trades	Manusos General Contracting, Inc.	730,922.00	70,964.69	801,886.69	787,110.00	13,026.69	0.00	800,136.69	99.78	1,750.00	40,006.83	51,730.86
095100	Acoustical Ceilings	Just Rite Acoustics, Inc.	77,900.00	1,555.00	79,455.00	79,455.00	0.00	0.00	79,455.00	100.00	0.00	0.00	7,945.50
096000	Flooring	Central Rug & Carpet	115,000.00	48,155.00	163,155.00	107,125.00	15,400.00	0.00	122,525.00	75.10	40,630.00	12,252.50	13,860.00
096200	Specialty Flooring	Pinnacle Flooring Company, Inc.	83,700.00	0.00	83,700.00	83,700.00	0.00	0.00	83,700.00	100.00	0.00	0.00	0.00
099100	Painting	Oosterbaan & Sons Co.	108,300.00	0.00	108,300.00	0.00	0.00	0.00	0.00	0.00	108,300.00	0.00	0.00
105100	Lockers	Carroll Seating Company, Inc.	17,501.86	0.00	17,501.86	0.00	17,501.86	0.00	17,501.86	100.00	0.00	1,750.19	15,751.67
210700	Fire Suppression Systems Installation	Wilkin Insulation Co.	13,625.00	0.00	13,625.00	13,625.00	0.00	0.00	13,625.00	100.00	0.00	0.00	0.00
211300	Sprinkler Systems	Absolute Fire Protection, Inc.	71,950.00	0.00	71,950.00	62,370.00	5,942.00	0.00	68,312.00	94.94	3,638.00	6,831.20	5,347.80
220000	Plumbing	Jensen's Plumbing & Heating	98,960.00	-3,970.52	94,989.48	87,419.88	3,599.08	0.00	91,018.96	95.82	3,970.52	9,101.90	3,239.17
230000	Mechanical	Flo-Tech Mechanical Systems, Inc.	693,000.00	58,741.65	751,741.65	577,155.68	16,027.79	0.00	593,183.47	78.91	158,558.18	59,318.36	14,425.00
237000	Central HVAC Equipment	Temperature Equipment Corp.	87,812.00	7,904.00	95,716.00	95,716.00	0.00	0.00	95,716.00	100.00	0.00	0.00	0.00
251000	Automated Controls and Monitoring	Interactive Building Solutions	97,900.00	1,861.00	99,761.00	97,900.00	0.00	0.00	97,900.00	98.13	1,861.00	0.00	0.00
260000	Electrical	Prospect Electric Company	375,000.00	0.00	375,000.00	358,725.00	0.00	0.00	358,725.00	95.66	16,275.00	35,872.50	0.00

Wight Construction Services, Inc.

CONTINUATION SHEET

Page: 3

Project: GLE002 - Ackerman Center Addition & Renovation
 800 St. Charles Road
 Glen Ellyn, IL 60137

APPLICATION NUMBER: 12
 APPLICATION DATE: Jun 30, 2024
 PERIOD TO: Jun 30, 2024
 PROJECT NO: 220195

A ITEM NO.	B DESCRIPTION OF WORK		C SCHEDULED VALUE			D E WORK COMPLETED (D+E)		F MATERIAL PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PERCENT COMPLETED	H BALANCE TO FINISH	I RETAINAGE	J NET AMOUNT DUE
			ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD						
262000	Low Voltage Distribution	Timco Technology Contractors	6,320.00	0.00	6,320.00	0.00	0.00	0.00	0.00	6,320.00	0.00	0.00	
310000	Earthwork	Hoppy's Landscaping, Inc.	465,741.00	0.00	465,741.00	426,643.59	0.00	0.00	426,643.59	91.61	39,097.41	42,664.36	0.00
329000	Landscaping	Hoppy's Landscaping, Inc.	194,741.00	0.00	194,741.00	179,741.00	0.00	0.00	179,741.00	92.30	15,000.00	17,974.10	0.00
991000	Contingency	Wight Construction Services, Inc.	522,680.30	-181,383.74	341,296.56	0.00	0.00	0.00	0.00	0.00	341,296.56	0.00	0.00
992000	Unlet Subcontracts	Wight Construction Services, Inc.	-133,004.86	198,983.51	65,978.65	0.00	0.00	0.00	0.00	0.00	65,978.65	0.00	0.00
Project Total:			6,532,897.37	150,000.00	6,682,897.37	5,621,145.70	128,804.76	0.00	5,749,950.46	86.04	932,946.91	315,490.52	207,561.39



MEMO

July 16, 2024

TO: Park District Board of Commissioners
FROM: Nathan Troia, PLA, Director of Planning and Natural Resources
CC: Dave Thommes, Executive Director
RE: Spring Avenue Recreation Center (SARC) HVAC Proposal

Spring Avenue Recreation Center is heated and cooled by rooftop units. For the 2024 Budget, unit replacements were included for \$72,000. This was part of a replacement schedule. All units are at least 23 years old and have come past their useful life.

Attached is a proposal for the purchase of (4) new units and their installation by Midwest Mechanical, which will be conducted through the National Cooperative Purchasing Alliance (NCPA) purchasing cooperative. The total cost of this purchase and installation is \$83,210.

The work will be coordinated with SARC Staff and ongoing classes, and the installation is expected to take just one day.

The HVAC units at the Main Street Recreation Center, which were previously approved in April, came in \$15,290 under budget. This surplus will help offset the overage for the SARC units.

Recommendations: Park District staff recommends the cooperative purchase agreement to Midwest Mechanical for (4) RTU replacements for Spring Avenue Recreation Center for the amount of \$83,210.

Motion: I make the motion to approve the cooperative purchase agreement to Midwest Mechanical for (4) RTU replacements for Spring Avenue Recreation Center for the amount of \$83,210.

Spring Avenue Recreation Center

HVAC Assessment & Replacement Plan

7/10/2024

		Heat, Cooling, Both	TON	Area Served*	INSTALL DATE
1	YORK	BOTH	5	Admin Office	2018
2	YORK	BOTH	6.5	Admin Office	2018
3	YORK	BOTH	6	Admin Office	2000
4	YORK	BOTH	4	Admin Office	2018
5	YORK	BOTH	6	Admin Office	2000
6	YORK	BOTH	6	Preschool	2023
7	YORK	BOTH	6	Preschool	2000
8	YORK	BOTH	6	Preschool	2023
9	YORK	BOTH	6	Preschool	2017
10	YORK	BOTH	6	Preschool	2000
11	YORK	BOTH	5	Craft Lab	2016
12	YORK	BOTH	7.5	Admin Office	2023
13	YORK	BOTH	7.5	Preschool	2017
14	CARRIER	BOTH	10	Theater	2016
Boiler	RBI	HEAT	n/a	All	2010

* Needs to be Verified



June 4rd, 2024

Stacey Lim & Paul Pitts
Glen Ellyn Park District
185 Spring Ave
Glen Ellyn, Illinois 60137

RQN Proposal #: 2024060300
185 Spring Ave - SARC

Dear Stacey & Paul,

Midwest Mechanical was successful in winning a HVAC contract, by being selected through a national competitive process driven by a Request for Proposal. This contract is administered through the National Cooperative Purchasing Alliance (NCPA) purchasing cooperative which was transferred to OMNIA Partners. All Public entities are able to utilize our contract to purchase HVAC and related services; made possible through the Illinois Joint Purchasing Act (30 ILCS 525).

Midwest Mechanical proposes the repairs and replacement of RTU's that are located at 185 Spring Ave, Glen Ellyn, Illinois 60137 for the Glen Ellyn Park District.

General

- Project Billing will include a 50% mobilization billing at the time of project booking.
- Provide necessary Project and Construction Management and coordinate all site activities associated to the project.
- Provide necessary stamped engineering drawings if required. Securing of permit is the responsibility of the Park District
- Provide equipment submittals for Park District's review.
- Provide Off-site disposal for demolished equipment and materials.
- Provide necessary technical check-out, start-up, commissioning and testing of new equipment to ensure proper operation.
- Provide project close-out paperwork including warranty letters and Operations and Maintenance Manuals on all equipment.
- Provide Start-Up and testing of the new equipment.
- Moving, storage, floor protection, equipment protection, and security of existing building furnishings, equipment, as needed to accommodate project, will be the responsibility of the School District.
- This project includes a one-year warranty on the labor and installation on replacement. Repairs carry a 30-day warranty.
- This price is guaranteed with no change orders, unless there is an owner directed scope change.

Repair of RTU's

- RTU-3: Replace blower shaft, wheel and bearings and compressor contactor.
- RTU-10: Replace Blower shaft and bearings, blower motor sheave, compressor contactor and heat exchanger.



RTU-3 Repair Price..... \$3,157.00 Accepted: _____
 RTU-10 Repair Price..... \$7,179.00 Accepted: _____

Replacement of RTU's

- Disconnect the electrical, controls and gas piping on two or four RTU's.
- Provide the required helicopter to lift the equipment. We will need shut down the parking area for a few hours to perform this work.
- Provide two or four York RTU's with the following features:
 - **Units are currently in stock. Subject to change.**
 - Two stages of cooling / Intellispeed VFD (variable frequency drive)
 - Economizer with barometric relief
 - **Hail guards**
 - One (1) year warranty on the complete unit
 - Five (5) year warranty on the compressors
 - Ten (10) year warranty on the heat exchangers
- Provide new disconnects.
- Reconnect the electrical, controls and gas piping.

Two (2) RTU's Price..... \$49,555.00 Accepted: _____
 Four (4) RTU's Price..... \$83,210.00 Accepted: _____

The proposed scope of work does not include the following:

- Any permits or associated fees. Midwest will support the Park District in supplying necessary documentation (equipment submittals, shop drawings, etc).
- Any HVAC related work in the Park District facilities or on equipment not listed above.
- Painting.
- Asbestos abatement.
- The project does not include tax.
- Any work done on premium time.
- Structural review
- Test and Balance.
- Landscaping repairs.

Midwest Mechanical greatly appreciates our opportunity to work with Glen Ellyn Park District and look forward to exceeding your expectations throughout the project. Please contact me if you have any questions or concerns.

Thank you for your consideration.

Sincerely,

Chad W. Powell, P.E., LEED AP
Project Sales Engineer

Accepted By: _____
 Date: _____



MEMO

July 16, 2024

TO: Park District Board of Commissioners
FROM: Nathan Troia, PLA, Director of Planning and Natural Resources
CC: Dave Thommes, Executive Director
RE: Main Street Recreation Center (MSRC) Roof Repair Proposal

Main Street Recreation Center roof repair was anticipated in the 2024 budget for \$135,000. Over the last year, an investigation has occurred to determine the roof's condition and improvements needed moving forward. The roof was originally installed in 1991 with repairs in 2016.

The highest priority is the southeast section of roof, which actively contains moisture. A complete tear-off and replacement is warranted for this section.

Attached is a proposal for the removal and replacement of the southeast roof and associated work by Garland/DBS, Inc., which will be conducted through the OMNIA purchasing cooperative. The total cost of this purchase and installation is \$121,820.

The work will be coordinated with MSRC Staff and ongoing classes, and the installation is expected to take 1-2 weeks.

Recently Garland performed the roof installation at Spring Avenue Recreation Facility with no issues. This system comes with a 30-year warranty.

Recommendations: Park District staff recommends the cooperative purchase agreement to Garland/DBS, Inc. for roof improvements at Main Street Recreation Center for the amount of \$121,820.

Motion: I make the motion to approve the cooperative purchase agreement to Garland/DBS, Inc. for roof improvements at Main Street Recreation Center for the amount of \$121,820.

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

ROOF REMOVE
AND REPLACE



Terms and Conditions

1. Midwest Mechanical Group warrants that the workmanship, equipment and materials furnished and installed under this agreement shall be free from defects for one year (365 days) from date of replacement or 30 days from date of repair.
2. Customer shall permit Midwest Mechanical Group free and timely access to areas and equipment and allow Midwest Mechanical Group to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during Midwest Mechanical Group's normal working hours.
3. Customer will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty (30) days or more delinquent, Midwest Mechanical Group may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
5. Any alteration to, or deviation from, this Agreement involving extra work, cost of material or labor will become an extra charge (fixed-price amount to be negotiated or on a time-and material basis at Midwest Mechanical Group's rates then in effect) over the sum stated in this Agreement.
6. In the event Midwest Mechanical Group must commence legal action in order to recover any amount payable under this Agreement, Customer shall pay Midwest Mechanical Group all court costs and attorneys' fees incurred by Midwest Mechanical Group.
7. Any legal action relating to this Agreement, or the breach thereof, shall be commenced with one (1) year from the date of the work.
8. Midwest Mechanical Group shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Midwest Mechanical Group's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
9. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Midwest Mechanical Group, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to reasonable attorneys' fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.
10. Customer shall make available to Midwest Mechanical Group's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.
11. Midwest Mechanical Group expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility.
12. Midwest Mechanical Group's obligation under this proposal and any subsequent Agreement does not include the identification, abatement or removal of any asbestos products or other hazardous substances. In the event such products or substances are encountered Midwest Mechanical group's sole obligation will be to notify the Customer of the existence of such products and materials. Midwest Mechanical Group shall have the right thereafter to suspend its work until such products or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the Agreement price equitably adjusted.
13. Under no circumstances, whether arising in contract, tort (including negligence), equity or otherwise, will Midwest Mechanical Group be responsible for loss of use, loss of profit, increased operating or maintenance expenses, claims or customer's tenants or clients, or any special, indirect or consequential damages.



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Glen Ellyn Park District
Main Street Recreation Center
501 Hill Ave
Glen Ellyn, Illinois 60137

Date Submitted: 06/06/2024
Proposal #: 25-IL-240674
MICPA # PW1925

ILLINOIS General Contractor License #: 104.015673

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: BASE BID #1 – SOUTH EAST ROOF (30 Year Warranty System)

1. Tear off existing roof systems down to the existing vapor barrier over the structural deck (There are two roofs currently).
2. If existing vapor barrier is fully adhered, leave in place. Prime substrate at a rate of 0.5 GAL/SQ.
3. Install HPR Torchbase directly to substrate as a new vapor barrier.
4. Install 1/8":12" tapered polyisocyanurate in insulation adhesive with 6" ribbon pattern. Install 1/4":12" 4'X4' sump at all drains.
 - Install 1/4":12" tapered saddles between drains as needed. Extend new saddles past existing to ensure proper drainage.
 - Curbs and electrical conduit may need to be raised based on new roof height to achieve the minimum 8" from roof requirement.
5. Install one layer of 1/2" Dens Deck Prime with insulation adhesive with 6" ribbon pattern at perimeter and 6" ribbon pattern in the field.
6. Adhere 1x Ply of HPR SA Base directly to Densdeck recovery board (1.0 SQ Roll)
7. Adhere 1x Ply of Stressply IV directly to Base sheet, staggering seams (0.75SQ Roll).
8. Apply two coats of Garla-Brite reflective coating to field and flashing membrane at a rate of 1gal/SQ.
9. Coordinate with Mason installing new through wall flashing on North lower roof area.
10. Install new lead flashing around all soil vent stacks.
11. Install new walkway pads at all ladder access, door ways, or other egress points on roof.

12. Replace all splash blocks at downspouts draining on to roof.
13. Replace all plastic, broken, or missing existing drains and rings with Cast Iron equivalent to Zurn Z 100 (Paint drain baskets "Safety Red" with oil based enamel).
14. Install Pitch pans around all curtain wall supports with stainless steel metal cap, sealed at the top with clamp ring and Tuff Stuff.
15. Paint all gas lines "Safety Yellow" with oil based enamel.
16. Follow NRCA fire watch guidelines.
17. Clean system and haul away debris.

BASE BID #1 – SOUTH EAST ROOF

Garland/DBS Price Based Upon Local Market Competition:

1 DCG Roofing Solutions	\$ 121,820
2 Riddiford Roofing	\$ 129,254
3 R.B. Crowther	\$ 191,381

Unit Cost:

Drain Replacement	\$ 3,420.00	Each
Decking Replacement	\$ 34.20	per Sq. Ft.
12" x 12" x 1" Wood Deck Repair	\$ 11.40	per Sq. Ft.
Metal Coping Installation	\$ 29,111.04	Total

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
4. Interior Temporary protection is excluded.
5. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Jarod Miller

Jarod Miller
Garland/DBS, Inc.
(216) 430-3606



MEMO

July 11, 2024

TO: Park District Board of Commissioners
FROM: Nathan Troia, PLA, Director of Planning and Natural Resources
CC: Dave Thommes, Executive Director
RE: Referendum and Capital Projects Updates

The Glen Ellyn Park District referendum request for \$15.9 million to repair, improve and expand facilities, upgrade four park properties throughout the district, and purchase additional land for parks, was approved in June of 2022. Additionally, there are other significant projects, including the Frank Johnson Center replacement which is currently in progress.

All referendum projects are expected to be completed by 2026 and staff have begun the process of implementation. To keep the Board informed of progress, a brief update will be provided on the projects and a contingency report will be provided.

During the presentation, staff will be available for questions and comments.

Glen Ellyn Park District

Investment Report

June 30, 2024

	Prior Year June 2023	3rd Quarter September 2023	4th Quarter December 2023	1st Quarter March 2024	Current Year June 2024
Bank Balances					
Glen Ellyn Bank & Trust	\$ 559,534.89	\$ 451,464.26	\$ 1,146,257.13	\$ 498,848.40	\$ 733,739.60
Illinois Funds - 9347	5,219,374.80	12,436,579.76	12,699,461.75	10,438,951.43	7,069,985.03
Illinois Park District Liquid Asset Fund	218,839.05	221,693.67	224,644.69	227,560.43	230,489.29
Illinois Metropolitan Investment Fund	25,411,696.60	19,551,105.77	10,556,203.05	8,679,944.15	9,504,692.15
Total Bank Balance	\$ 31,409,445.34	\$ 32,660,843.46	\$ 24,626,566.62	\$ 19,845,304.41	\$ 17,538,906.07
Interest Rates					
Illinois Funds - 9347	5.18%	5.51%	5.46%	5.40%	5.43%
Illinois Park District Liquid Asset Fund	4.94%	5.24%	5.26%	5.17%	5.15%
Illinois Metropolitan Investment Fund	4.55%	4.83%	5.03%	5.01%	5.07%
Interest (1)					
Illinois Funds - 9347	\$ 22,143.37	\$ 56,085.09	\$ 58,626.29	\$ 52,439.27	\$ 33,807.87
Illinois Park District Liquid Asset Fund	884.76	950.19	996.46	991.68	969.09
Illinois Metropolitan Investment Fund	99,044.84	74,501.02	53,994.41	36,774.70	34,658.32
Total Interest	\$ 122,072.97	\$ 131,536.30	\$ 113,617.16	\$ 90,205.65	\$ 69,435.28

(1) Interest shown is for only the month stated.



General Ledger
 Consolidated Budget By
 Account Type



User: ncinquegrani
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 Period 06 - 06
 Fiscal Year 2023 - 2024

Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
Revenue				
Property Tax Receipts	3,752,327.88	5,888,721.00	3,894,123.50	7,400,256.00
Other Taxes	281,153.19	576,000.00	157,119.09	328,000.00
Charges for Services	1,169,404.70	1,867,300.00	1,338,139.73	2,225,900.00
Program Fees	4,494,652.37	4,859,773.00	4,961,218.01	5,593,245.00
Rentals	545,928.86	846,800.00	632,817.14	866,300.00
Concessions	33,013.11	78,000.00	59,482.20	81,950.00
Product Sales	20.00	0.00	40.00	0.00
Interest Income	561,800.24	302,000.00	500,719.39	564,000.00
Licenses & Permits	11,675.00	20,275.00	18,480.00	18,010.00
Grants & Donations	9,020.00	1,135,720.00	333,701.65	1,086,350.00
Debt Proceeds	0.00	5,000,000.00	1,360,935.00	6,457,395.00
Miscellaneous Income	140,663.16	41,500.00	20,376.70	66,500.00
Transfers Received	0.00	7,598,674.00	0.00	4,655,673.00
Chargeback Revenue	0.00	571,977.00	0.00	589,058.00
Revenue	10,999,658.51	28,786,740.00	13,277,152.41	29,932,637.00

General Ledger
 Consolidated Budget By
 Account Type



User: ncinquegrani
 Printed: 7/11/2024 8:44:10 AM
 Period 06 - 06
 Fiscal Year 2023 - 2024

Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
Expense				
Salaries & Wages	1,786,026.17	3,894,444.00	1,963,593.84	4,690,566.00
Salaries & Wages - Programs	337,200.05	861,624.00	367,948.77	881,915.00
Contractual Labor	0.00	12,000.00	9,579.33	10,000.00
Contractual Services - Other	222,417.35	616,807.00	243,677.60	702,714.00
Contractual Services- Programs	936,804.41	1,830,233.00	1,043,166.82	2,367,451.00
Materials & Supplies	202,292.52	493,150.00	205,214.41	579,650.00
Materials & Supplies -Programs	228,966.29	465,998.92	175,341.51	516,463.00
Computer SoftHardware Equip.	3,447.80	46,500.00	9,249.64	55,000.00
Other Equipment	2,408.38	133,500.00	45,452.33	358,500.00
Building & Landscaping	24,660.77	124,975.00	42,847.91	137,600.00
Insurance Expenses (PCL)	64,472.94	187,800.00	82,017.10	197,900.00
Employment Expenses	464,835.63	1,245,720.00	531,507.99	1,335,533.00
Utilities	148,757.39	475,800.00	210,566.35	588,185.00
Capital	2,802,039.60	16,738,610.00	9,512,773.23	15,408,119.00
Debt Service	265,000.00	1,491,815.00	398,800.00	2,695,065.00
Miscellaneous Expenses	236,406.26	484,550.00	267,779.37	561,582.00
Transfers Out	0.00	7,598,674.00	0.00	4,655,673.00
Chargebacks & Indirect Expense	0.00	533,482.00	0.00	589,058.25
Expense	7,725,735.56	37,235,682.92	15,109,516.20	36,330,974.25

General Ledger
 Consolidated Budget By
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 Period 06 - 06
 Fiscal Year 2023 - 2024

Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
Revenue Total	10,999,658.51	28,786,740.00	13,277,152.41	29,932,637.00
Expense Total	7,725,735.56	37,235,682.92	15,109,516.20	36,330,974.25
Grand Total	3,273,922.95	-8,448,942.92	-1,832,363.79	-6,398,337.25

General Ledger
Consolidated Budget By
Account Type



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Period 06 - 06
Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
10	Corporate Fund				
10	Revenue				
10	Property Tax Receipts	1,228,617.10	2,095,053.00	1,184,275.77	2,254,600.00
10	Other Taxes	140,576.59	288,000.00	78,559.54	164,000.00
10	Interest Income	146,877.98	84,000.00	104,844.60	130,000.00
10	Miscellaneous Income	7,924.30	5,000.00	4,497.20	7,500.00
10	Transfers Received	<u>0.00</u>	<u>106,000.00</u>	<u>0.00</u>	<u>104,983.00</u>
10	Revenue	1,523,995.97	2,578,053.00	1,372,177.11	2,661,083.00
10	Expense				
10	Salaries & Wages	654,316.18	1,485,806.00	696,904.33	1,631,454.00
10	Contractual Labor	0.00	12,000.00	9,579.33	10,000.00
10	Contractual Services - Other	124,766.92	309,100.00	83,841.16	314,025.00
10	Materials & Supplies	72,197.57	197,800.00	73,680.62	223,550.00
10	Computer SoftHardware Equip.	1,211.54	29,000.00	341.28	33,000.00
10	Other Equipment	0.00	3,300.00	0.00	5,000.00
10	Building & Landscaping	22,312.51	112,500.00	39,597.01	125,000.00
10	Insurance Expenses (PCL)	64,472.94	187,800.00	82,017.10	197,900.00
10	Employment Expenses	205,529.32	555,000.00	207,508.50	585,000.00
10	Utilities	17,355.40	47,700.00	19,574.35	48,350.00
10	Miscellaneous Expenses	21,194.09	49,900.00	30,041.86	66,650.00
10	Transfers Out	<u>0.00</u>	<u>327,374.00</u>	<u>0.00</u>	<u>2,374.00</u>
10	Expense	1,183,356.47	3,317,280.00	1,243,085.54	3,242,303.00
Revenue Total		1,523,995.97	2,578,053.00	1,372,177.11	2,661,083.00
Expense Total		1,183,356.47	3,317,280.00	1,243,085.54	3,242,303.00
Grand Total		340,639.50	-739,227.00	129,091.57	-581,220.00
10	Corporate Fund	340,639.50	-739,227.00	129,091.57	-581,220.00

General Ledger
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Account Type



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Period 06 - 06
Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
20	Recreation Fund				
20	Revenue				
20	Property Tax Receipts	966,807.58	1,719,853.00	941,742.25	1,779,900.00
20	Other Taxes	140,576.60	288,000.00	78,559.55	164,000.00
20	Charges for Services	1,169,404.70	1,867,300.00	1,338,139.73	2,225,900.00
20	Program Fees	4,494,652.37	4,859,773.00	4,961,218.01	5,593,245.00
20	Rentals	545,928.86	846,800.00	632,817.14	866,300.00
20	Concessions	33,013.11	78,000.00	59,482.20	81,950.00
20	Product Sales	20.00	0.00	40.00	0.00
20	Interest Income	146,413.89	84,000.00	114,751.27	130,000.00
20	Licenses & Permits	11,675.00	20,275.00	18,480.00	18,010.00
20	Grants & Donations	9,020.00	38,500.00	10,101.65	30,250.00
20	Miscellaneous Income	14,951.14	8,500.00	15,184.50	29,000.00
20	Chargeback Revenue	0.00	571,977.00	0.00	589,058.00
20	Revenue	7,532,463.25	10,382,978.00	8,170,516.30	11,507,613.00
20	Expense				
20	Salaries & Wages	1,105,016.16	2,363,638.00	1,246,950.00	3,009,112.00
20	Salaries & Wages - Programs	337,200.05	861,624.00	367,948.77	881,915.00
20	Contractual Services - Other	97,650.43	282,707.00	159,836.44	363,689.00
20	Contractual Services- Programs	936,804.41	1,830,233.00	1,043,166.82	2,367,451.00
20	Materials & Supplies	130,094.95	295,350.00	131,533.79	356,100.00
20	Materials & Supplies -Programs	228,966.29	465,998.92	175,341.51	516,463.00
20	Computer SoftHardware Equip.	2,236.26	17,500.00	8,908.36	22,000.00
20	Other Equipment	2,408.38	18,200.00	1,748.21	28,500.00
20	Building & Landscaping	2,348.26	12,475.00	3,250.90	12,600.00
20	Employment Expenses	253,713.10	672,470.00	318,000.06	734,783.00
20	Utilities	131,401.99	428,100.00	190,992.00	539,835.00
20	Miscellaneous Expenses	215,212.17	434,650.00	237,737.51	494,932.00
20	Transfers Out	0.00	2,268,300.00	0.00	1,342,283.00
20	Chargebacks & Indirect Expense	0.00	533,482.00	0.00	589,058.25
20	Expense	3,443,052.45	10,484,727.92	3,885,414.37	11,258,721.25
Revenue Total		7,532,463.25	10,382,978.00	8,170,516.30	11,507,613.00
Expense Total		3,443,052.45	10,484,727.92	3,885,414.37	11,258,721.25
Grand Total		4,089,410.80	-101,749.92	4,285,101.93	248,891.75
20	Recreation Fund	4,089,410.80	-101,749.92	4,285,101.93	248,891.75

General Ledger
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 Account Type



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 Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
45	Debt Service Fund				
45	Revenue				
45	Property Tax Receipts	1,120,923.89	1,338,815.00	1,352,325.24	2,585,756.00
45	Interest Income	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>
45	Revenue	1,120,923.89	1,341,815.00	1,352,325.24	2,588,756.00
45	Expense				
45	Debt Service	265,000.00	1,341,815.00	385,350.00	2,588,750.00
45	Transfers Out	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>
45	Expense	265,000.00	1,344,815.00	385,350.00	2,591,750.00
Revenue Total		1,120,923.89	1,341,815.00	1,352,325.24	2,588,756.00
Expense Total		265,000.00	1,344,815.00	385,350.00	2,591,750.00
Grand Total		855,923.89	-3,000.00	966,975.24	-2,994.00
45	Debt Service Fund	855,923.89	-3,000.00	966,975.24	-2,994.00

General Ledger
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 Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
55	Special Recreation Fund				
55	Revenue				
55	Property Tax Receipts	<u>435,979.31</u>	<u>735,000.00</u>	<u>415,780.24</u>	<u>780,000.00</u>
55	Revenue	435,979.31	735,000.00	415,780.24	780,000.00
55	Expense				
55	Salaries & Wages	26,693.83	45,000.00	19,739.51	50,000.00
55	Employment Expenses	5,593.21	18,250.00	5,999.43	15,750.00
55	Capital	<u>189,313.42</u>	<u>1,000,638.00</u>	<u>191,185.00</u>	<u>820,518.00</u>
55	Expense	221,600.46	1,063,888.00	216,923.94	886,268.00
Revenue Total		435,979.31	735,000.00	415,780.24	780,000.00
Expense Total		221,600.46	1,063,888.00	216,923.94	886,268.00
Grand Total		214,378.85	-328,888.00	198,856.30	-106,268.00
55	Special Recreation Fund	214,378.85	-328,888.00	198,856.30	-106,268.00

General Ledger
 Consolidated Budget By
 Account Type



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 Period 06 - 06
 Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
85	Asset Replacement Fund				
85	Revenue				
85	Grants & Donations	0.00	32,500.00	0.00	32,500.00
85	Miscellaneous Income	0.00	8,000.00	0.00	10,000.00
85	Transfers Received	0.00	<u>2,492,674.00</u>	0.00	<u>1,242,674.00</u>
85	Revenue	0.00	2,533,174.00	0.00	1,285,174.00
85	Expense				
85	Contractual Services - Other	0.00	25,000.00	0.00	25,000.00
85	Other Equipment	0.00	112,000.00	43,704.12	325,000.00
85	Capital	687.00	65,000.00	5,225.55	99,500.00
85	Transfers Out	0.00	<u>5,000,000.00</u>	0.00	<u>950,000.00</u>
85	Expense	687.00	5,202,000.00	48,929.67	1,399,500.00
Revenue Total		0.00	2,533,174.00	0.00	1,285,174.00
Expense Total		687.00	5,202,000.00	48,929.67	1,399,500.00
Grand Total		-687.00	-2,668,826.00	-48,929.67	-114,326.00
85	Asset Replacement Fund	-687.00	-2,668,826.00	-48,929.67	-114,326.00

General Ledger
 Consolidated Budget By
 Account Type



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 Period 06 - 06
 Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
94	Capital Improvements Fund				
94	Revenue				
94	Interest Income	268,508.37	130,000.00	281,123.52	300,000.00
94	Grants & Donations	0.00	1,064,720.00	323,600.00	1,023,600.00
94	Debt Proceeds	0.00	5,000,000.00	1,360,935.00	6,457,395.00
94	Miscellaneous Income	49,984.00	0.00	695.00	0.00
94	Transfers Received	0.00	5,000,000.00	0.00	3,308,016.00
94	Revenue	318,492.37	11,194,720.00	1,966,353.52	11,089,011.00
94	Expense				
94	Capital	2,585,666.91	15,562,972.00	9,308,900.47	14,231,101.00
94	Debt Service	0.00	150,000.00	13,450.00	106,315.00
94	Transfers Out	0.00	0.00	0.00	2,358,016.00
94	Expense	2,585,666.91	15,712,972.00	9,322,350.47	16,695,432.00
Revenue Total		318,492.37	11,194,720.00	1,966,353.52	11,089,011.00
Expense Total		2,585,666.91	15,712,972.00	9,322,350.47	16,695,432.00
Grand Total		-2,267,174.54	-4,518,252.00	-7,355,996.95	-5,606,421.00
94	Capital Improvements Fund	-2,267,174.54	-4,518,252.00	-7,355,996.95	-5,606,421.00

General Ledger
 Consolidated Budget By
 Account Type



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 Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
96	Cash In Lieu of Land Fund				
96	Revenue				
96	Interest Income	0.00	1,000.00	0.00	1,000.00
96	Miscellaneous Income	67,803.72	<u>20,000.00</u>	0.00	<u>20,000.00</u>
96	Revenue	67,803.72	21,000.00	0.00	21,000.00
96	Expense				
96	Capital	26,372.27	<u>110,000.00</u>	7,462.21	<u>257,000.00</u>
96	Expense	26,372.27	110,000.00	7,462.21	257,000.00
Revenue Total		67,803.72	21,000.00	0.00	21,000.00
Expense Total		26,372.27	110,000.00	7,462.21	257,000.00
Grand Total		41,431.45	-89,000.00	-7,462.21	-236,000.00
96	Cash In Lieu of Land Fund	41,431.45	-89,000.00	-7,462.21	-236,000.00

General Ledger
 Consolidated Budget By
 Account Type



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 Period 06 - 06
 Fiscal Year 2023 - 2024

Fund	Description	2023 End Bal	2023 Budget	2024 End Bal	2024 Budget
Revenue Total		10,999,658.51	28,786,740.00	13,277,152.41	29,932,637.00
Expense Total		7,725,735.56	37,235,682.92	15,109,516.20	36,330,974.25
Grand Total		3,273,922.95	-8,448,942.92	-1,832,363.79	-6,398,337.25