



Board of Commissioners
Regular Business Meeting
910 N Gary Ave
Room 120

September 24, 2018
7:00 pm

1. **Call To Order**
2. **Roll Call – Pledge of Allegiance**
3. **Listening Post**
4. **Changes or Additions to the Agenda**
5. **Consent Agenda**

All items listed are included in the Consent agenda. There will be no separate discussion of these items. Members of the public may petition in writing that an item be removed from the Consent Agenda.

 - A. Approval of Regular Minutes: September 10, 2018
 - B. Approval of 2019 Board Meeting Schedule
6. **Discussion Items**
 - A. Weekly Happenings (oral)
7. **Action Items**
 - A. Approval: Pleasant Hill Trail Restoration Bid
 - B. Approval: FVRC Roof Repair Bid
8. **Closed Session**
9. **Action pertaining to closed session**
10. **Adjournment**



**Board of Commissioners
Regular Meeting
September 10, 2018
7:00pm**

1. Call to Order	Commissioner Sokolowski called the meeting to order at 7:00pm.						
2. Roll Call and Pledge of Allegiance	Present: Commissioners Powers, Gramann, Bird, Jaszka, Sokolowski and Del Preto and Jeffery. Staff: Executive Director Reuter, Directors Bachewicz and Rini, Foreman Anderson						
3. Listening Post	<ul style="list-style-type: none"> • Executive Director Reuter introduced three new staff members. Jason Arendt and Anthony Calabrese are Parks Specialists and Audrey Kedziora is our new ActivKids Coordinator. • Anna Quintanilla, a Woodlake Drive resident, addressed the board regarding concerns about the price for the all-inclusive membership to Fountain View Fitness. She also said the costs of the drop-in classes are high and the choices are limited. • Dave Creighton, Vice President of the Carol Stream Parks Foundation, reported that the Duck Race did very well with \$3,100 in duck sales. The final vacancy was filled; they have a very good, active board now. They are in the process of starting a youth bike project to teach kids how to recycle bikes. There are three more bike club trips scheduled for the season, with the final a destination ride up the Fox River Trail. The much anticipated Veterans Memorial Plaza groundbreaking is scheduled for Friday, September 21. Thanks for the continued partnership and having Park District Commissioners attend the Foundation's monthly board meetings. 						
4. Changes to the Agenda	None						
5. Consent Agenda	<p>Commissioner Powers made a motion to accept the consent agenda. Seconded by Commissioner Gramann.</p> <ul style="list-style-type: none"> A. Approval of Finance Committee Meeting Minutes: August 13, 2018 B. Approval of Regular Minutes: August 13, 2018 C. Approval of Special Meeting Minutes: August 20, 2018 D. Approval: Quarterly Treasurers Report E. Ratify August 2018 Bills F. Approval: Ordinance No. 524 Park District Surplus Property <p>Roll Call Vote:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Commissioner Powers: Aye</td> <td style="width: 50%;">Commissioner Sokolowski: Aye</td> </tr> <tr> <td>Commissioner Gramann: Aye</td> <td>Commissioner Jeffery: Aye</td> </tr> <tr> <td>Commissioner Bird: Aye</td> <td>Commissioner Del Preto: Aye</td> </tr> </table>	Commissioner Powers: Aye	Commissioner Sokolowski: Aye	Commissioner Gramann: Aye	Commissioner Jeffery: Aye	Commissioner Bird: Aye	Commissioner Del Preto: Aye
Commissioner Powers: Aye	Commissioner Sokolowski: Aye						
Commissioner Gramann: Aye	Commissioner Jeffery: Aye						
Commissioner Bird: Aye	Commissioner Del Preto: Aye						

	<p>Commissioner Jaszka: Aye Motion Passes 7 - 0 - 0</p> <p>Commissioner Jeffery made a motion to approve the consent agenda. Seconded by Commissioner Del Preto.</p> <p>Roll Call Vote:</p> <p>Commissioner Powers: Aye Commissioner Gramann: Aye Commissioner Bird: Aye Commissioner Jaszka: Aye</p> <p>Commissioner Sokolowski: Aye Commissioner Jeffery: Aye Commissioner Del Preto: Aye</p> <p>Motion Passes 7 - 0 - 0</p>
<p>6. Discussion Items</p>	<p>A. Wayne Township Intergovernmental Agreement Update</p> <p>Executive Director Reuter reported that the District's use of Wayne Township's parking lot adjacent to Red Hawk Park increased over the years. Township Supervisor Ramey requested an update of the Intergovernmental Agreement; we have been in discussions with our Counsel and Wayne Township Counsel as we try to renegotiate some of the terms. We use the parking lot and provide reciprocal grounds maintenance. Our agreement also specifies that we pay a percentage of repair and resurfacing of the parking lot. The last meeting resulted in a new diagram of the parking lot with restrictions on a multitude of parking spots. Questions were directed to Counsel and we are waiting for a response. We will negotiate the best IGA and bring it to the Board for consideration and approval. Commissioner Gramann noted we are good neighbors and the use of the parking lot is important to the success of the programs at Red Hawk Park. Executive Director Reuter will keep the Board updated.</p> <p>B. Weekly Happenings</p> <ul style="list-style-type: none"> • Commissioner Powers congratulated Administration and Managers for cooperating with Glenbard North's active shooter drill. Unfortunately, the drill was cancelled due to rain. • Commissioner Powers heard from patrons of the Bark Park. There is concern about muddy areas and a construction fence. Executive Director Reuter agreed that the rain has run off into the lowest points in the park. The construction fence is keeping those areas off limits. We will be putting in a drain and plan to add native plants in those areas. We also sent staff to the Bark Park over a two week time frame from 5 – 8 pm to check passes, chat with patrons and collect data from the dog owners regarding their usage of the Bark Park. One interesting result of the survey is that most of the participants interviewed joined because they saw the park from North Avenue. As a result, we will develop new signage. • Commissioners Jaszka and Jeffery mentioned vandalism that occurred at Armstrong and McCaslin Parks. • Commissioner Del Preto asked if staff has considered an event to get new



	people to come visit Fountain View Recreation Center for a fun family day. Director Bachewicz responded with thoughts on doing something like that, but was thinking of having it at Simkus Recreation Center.
7. Action Items	None
8. Closed Session	Commissioner Del Preto made a motion to move into closed session. A. Sale or Lease of Property, Section 2(c)(6) Seconded by Commissioner Powers. Entered into closed session at 7:36 pm. Arose from Closed Session at 8:34 pm.
9. Action Pertaining to Closed Session	None
10. Adjournment	Commissioner Powers made a motion to adjourn the board meeting. Seconded by Commissioner Bird. Voice Vote taken. Motion passed 7-0-0. Meeting adjourned at 8:36 pm.

 President
 Brian Sokolowski

 Secretary
 Jim Reuter

September 24, 2018
 Date



849 W. Lies Road, Carol Stream, IL 60188
630-784-6100 (main) • 630-289-1972 (fax)

The Carol Stream Park District Board of Commissioners
2019 Schedule of Regular Board Meetings

Board Meetings will be held at
Carol Stream Park District
Fountain View Recreation Center
910 North Gary Avenue
Carol Stream, IL 60188

on the second and/or fourth Monday of the month (unless noted)
following a schedule adopted by the Board of Commissioners.

Following are the dates for all Board Meetings for the year of 2019.

<u>Second Monday</u>	<u>Fourth Monday</u>
January 14	January 28
February 11	February 25
March 11	No meeting
April 8	April 22
May 13	No meeting
June 10	June 24
July 8	No meeting
August 12	August 26
September 9	September 23
October 15 *	October 28
November 12 *	No meeting
December 9	No meeting

*2nd Tuesday to accommodate Columbus Day - October 14 and Veteran's Day - November 11.

To: Board of Commissioners
From: Shane Hamilton, Director of Parks & Facilities
Date: September 17, 2018
Approval: Pleasant Hill Trail Restoration **Agenda Item #: 7A**

Issue

Should the Board award the bid to Evans & Sons Blacktop, Inc., West Chicago, IL, for the Pleasant Hill Trail Restoration Project, with the addition of Alternate #1.

Background/Reasoning

- The bid was advertised on BHFPlanroom.com on August 27, 2018.
- The base bid includes 1,154 feet of trail re-construction.
- Alternate #1 includes an additional 272 feet of trail re-construction.
- Eight companies bid on the project.
- Evans & Sons Blacktop, Inc. has performed work for the District, as well as the Village of Carol Stream, in the past. The work has been of high quality, on budget and on schedule.
- Community Unit School District 200 and CSPD will split the total bid.

Cost

- Total Base Bid for 1,154 feet of trail reconstruction is \$48,881.87.
- Alternate #1 for 272 additional feet of trail reconstruction is \$11,521.51.
- Total bid of \$60,403.38.
- Budget source: Capital Fund Account #42-5-00-00-704.
- Park District portion will be \$30,201.69.

Public/Customer Impact

- The Pleasant Hill bike/pedestrian trail is failing throughout its' entirety and is in need of reconstruction.

Recommendation

- That the Board approve a base contract and alternate #1 with Evans & Sons Blacktop, Inc., West Chicago, IL, for the Pleasant Hill Trail Reconstruction Project totaling \$60,403.38, with Carol Stream Park District portion totaling \$30,201.69.

To: Jim Reuter, Executive Director Carol Stream Park District
From Steven Ravanese, SMR Impresa LLC
Date: September 17, 2018
Re: Pleasant Hill Park Trail – Bid Recommendation

Dear Mr. Reuter

I have examined 8 bid proposals from the bid opening for Pleasant Hill Park opened and read out loud at 2pm September 12, 2018. The bids ranged from the low bid submitted by Evans & Sons Blacktop, Inc. in the amount of \$60,403.38 (Base Bid + Alternate Bid), to the second lowest bidder of \$63,404.20, to the highest bidder at \$124,595.00.

While mathematical errors exist on the bid tabulation submitted by Evans and Sons Blacktop, Inc. they only add up to \$13.50 and do not impact the low bidder results. I have also checked Evans and Sons documentation, signatures, insurance certificates and bid bonds and they are all in compliance with the Carol Stream Park District.

Evans and Sons Blacktop, Inc has worked on many projects for the Carol Stream Park District, Village of Carol Stream and many surrounding communities. Their work has been of high quality, on budget and on schedule.

I recommend that the Carol Stream Park District award the Pleasant Hill Trail Reconstruction project to Evans and Sons, Blacktop Inc. in the amount of \$48,881.87 (Base Bid) + \$11,521.51 (Alternate Bid) for a **Total Bid of \$60,403.38**

Community Unit School District 200

Administration & School Service Center



May 17, 2018

Jim Reuter, Executive Director
Carol Stream Park District
849 West Lies Road
Carol Stream, IL 60188

Dear Jim,

Please let this letter serve as our intent to partner with the Carol Stream Park District on the asphalt path project behind Pleasant Hill Elementary School. As we previously discussed, the Carol Stream Park District will put this work out to bid, and CUSD 200 will share in half of the cost. We appreciate the partnership and the ability to make the necessary improvements to the paths that are mutually beneficial to both taxing bodies.

Sincerely,

A handwritten signature in black ink, appearing to read "WR Farley".

William R. Farley
Ass't. Sup't. for Business Operations

To: Board of Commissioners
From: Shane Hamilton, Director of Parks & Facilities
Date: September 17, 2018
Approval: Fountain View Recreation Center Roof Repair Bid Award
Agenda Item #: 7B

Issue

Should the Board award the bid to RB Crowther Company, Morris, IL, for the Fountain View Recreation Center Roof Repair.

Background/Reasoning

- The bid was advertised on September 3, 2018.
- The base bid includes power wash substrate, addition of sump drains, lowering of existing drains, application of White Knight Primer, application of White Knight coating liquid membrane, installation of poly soft fabric re-enforcement on all valleys and seams within project scope, application of White Knight Plus Top Coat and the installation of walkway pads under downspouts.
- Three companies bid on the project with RB Crowther Company being the lowest bidder.
- RB Crowther Company has performed work for Garland/DBS, Inc. in the past. The work has been of high quality, on budget and performed in a timely manner.

Cost

- Total Base Bid for roof restoration is \$113,382.
- Budget source: Capital Fund Account #42-5-00-00-723.

Public/Customer Impact

The Fountain View Recreation Center roof, as stated in a presentation at the July 9, 2018 Board Meeting, is in need of immediate repair. The roof has multiple drainage concerns and holes throughout the existing membrane.

Recommendation

- That the Board approve a base contract with RB Crowther Company, Morris, IL, for the Fountain View Recreation Center Roof Repair totaling \$113,382.



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



ROOFING MATERIAL AND SERVICES PROPOSAL

**Carol Stream Park District
Fountain View Fitness Center
910 N. Gary Ave
Carol Stream, IL 60188**

**Date Submitted: 09/12/2018
Proposal #: 25-IL-180967
MICPA # 14-5903**

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 Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work:

1. Power Wash Substrate with Garland's B-Clean
2. Roof Section A-1, Sump drain and over flow drain to obtain positive drainage
3. Lower drains in Section A-1
4. Cut plastic inserts on over flow drains
5. Apply Garlands White Knight Primer at a rate of .25 gal per square
6. Apply Garlands White Knight Plus coating liquid membrane at a rate of 2 gal per 100 square feet
7. At all valleys and seams install Garlands grip poly soft fabric reinforcement
8. Immidiatly embed reinforcement with 1 gal per 100 sq ft with white knight plus
9. Allow 24-48 hrs. for flashing
10. Apply Garland's White Knight Plus Top Coat at a rate of 2 gal per 100 square feet
11. Install Walkway Pads under downspouts

Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
15.21	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : ELASTOMERIC RESTORATIVE COATING FOR METAL ROOF SYSTEMS Power Wash & Clean with TSP; Use Portable Blowers to Clear Roof of Moisture; Prime, then Install Base Coat / Top Coat as Specified Elastomeric Restorative Coating (2 Gallons per Sq.); Rust Inhibitive Primer (Primer 1/2" Gallon to 1 Gallon per Sq.)	\$ 5.38	8880	SF	\$ 47,774
15.24	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : LINEAR FOOT COST - REINFORCE SEAMS OF UREATHANE RESTORATION SYSTEM Add/Deduct for Reinforcing the Seams when Using an Elastomeric Urethane Coating; Seams Need 2 1/2" Gallons per Sq. w/ Reinforcement.	\$ 2.72	15000	LF	\$ 40,800
Sub Total Prior to Multipliers					\$ 88,574
PWM	Prevailing Wage Multiplier - DuPage County Roofer = \$55.31	26.10%	1	EA	\$ 23,118
22.45	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 5,000 SF, BUT LESS THAN 10,000 SF Multiplier Applied when Roof Size is Less than 10,000 SF, but Greater than 5,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	30.00%	1	EA	\$ 26,572
22.21	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF HEIGHT IS GREATER THAN 2 STORIES EQUAL TO OR LESS THAN 5 STORIES Multiplier Applied when the Roof Height Exceeds 2 Stories, but is Equal to or Less than 5 Stories. Situation Creates the Need for Additional Safety Protection and Increased Crane Work.	25.00%	1	EA	\$ 22,144
Sub-Totals After Multipliers					\$ 160,408

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 160,408

Proposal Price Based Upon Market Experience: \$ 113,382

Garland/DBS Price Based Upon Local Market Competition:

R.B. Crowther CO.	\$	113,382
Van Doorn Roofing	\$	116,753
Knickerbocker Roofing & Paving Co., Inc.	\$	165,676

Unforeseen Site Conditions: R.B. Crowther Co.

Drain Replacement (EA)	\$	4,560
Gutter Replacement (LF)	\$	28.50
Insulation Replacemant (BDFT)	\$	4.39

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. Proposal pricing valid 60 Days from date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Temporary protection is excluded.
7. Prevailing Wages are included.
8. 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 the number listed below.

Respectfully Submitted,

Joe Mullen

Joe Mullen
Garland/DBS, Inc.
(216) 430-3635