



## **Parks and Facilities Committee Meeting Minutes**

February 1, 2021

6:00 –pm

**Present:** Commissioners Gramann, Bird, Del Preto, Sokolowski, Jaszka, Jeffery and Powers  
Staff: Executive Director Reuter, Directors Hamilton, Bachewicz, Superintendent Quinn,  
Division Manager Kenny and Executive Assistant Greninger

**Topic:** **Community Park Master Plan RFQ Review**

Board President Gramann called the meeting to order at 6:00 pm. This meeting was scheduled to review the top four proposals for the Community Park Master Plan Request for Qualifications sent out in December. The four firms are Hitchcock Design Group, Gewalt Hamilton Associates, Planning Resources Incorporated and Wight & Company. Each firm will have 30 minutes to review their proposal and qualifications with a short question and answer period.

Director Hamilton introduced Steve Konters, Senior Principal, and Andy Howard from Hitchcock. Also managing the project, but not present, would be Lacey Lawrence, Project Manager. They have over 20 years of experience. Their approach is to create memorable, unique and environmentally sound projects, making use of natural areas, incorporating walking trails and the nearby lake. They want to engage the park users with new play equipment, natural space, areas for sports, and gardening. Mr. Konters said they have a 92% success rate in receiving OSLAD grant awards, as well as with Community Development Block Grants, Lake and Storm Water Management. They would form a task force to get feedback from the community. They would send out flyers and schedule open houses, providing interpreters for those who need it. The Master Plan will have phases to allow for the pursuit of grants and annual budgeting.

Next up was Michael Shrake, President of Gewalt Hamilton Associates and Greg Petry, consultant and previous Waukegan Executive Director. Carissa Smith, Senior Engineer and grant expert would also lead the team. With nearly 40 years of experience, Mr. Shrake promised honesty and commitment to excellence. The existing conditions of Community Park, being on a flood plain with aging equipment and hardscapes would be the first phase of improvements. They would bring in interpreters to engage the community, depending on the pandemic, for in-person or online feedback. They are highly recommended, collaborative and form great relationships with our reviewers and contractors.

Darrel Garrison, President of Planning Resources Incorporated and Dwayne Gillian, Senior Project Manager at V3 Companies presented next. Mr. Garrison invited us to consider how this park can bring people together, but be pandemic minded as well, to keep people apart. They envision a sustainable and conservative Master Plan. They would work with our Marketing Department to reach out through social media to engage the neighbors of Community Park. The design would be put together by all staff

at the firm with the goal to WOW us. They self-perform key components of the plan to project cost estimates using bid software and in-house estimates.

The last to present was Bob Ijams and Patty King of Wight & Company. Also introduced were Scott Randall, Engineer and Lara Remitz, Designer, and Randy Jardine, Estimator by video. Wight would align with the Carol Stream Park District mission and the diverse demographics in this area to develop the park to its full potential with drop off and pick up areas for sports, updated play spaces, native play areas, sensory or raised gardens to engage the seniors, trails and gathering areas for passive recreation. A microsite was presented to link residents for involvement in the community with a say in what is planned there. Ms. King envisions easy access for neighbors using the shapes of nature. The project would be put together to roll out in phases and would encourage further use of existing partnerships.

After all four presentations, the group discussed how to score them. Staff will tally the score sheets and email the Board with the results. Commissioner DelPreto noted Gewalt and Planning Resources did not talk about grants. Commissioner Sokolowski added he does not think there will be grants available in 2021. Commissioner Bird has worked with GHA, Hitchcock and Wight. Each has their strengths. He asked if we can sit on the master plan to wait for grant money to become available. Executive Director Reuter agreed that the first step is developing the master plan so we have something to present when grants become available. This community really needs a nice park, but the surrounding areas will see it and they will come too. Commissioner Jeffery noted that the neighbors will take ownership of it and take pride in it. Commissioner Jaszka is eager to get the community input. Commissioner Gramann commended Director Hamilton for planning this meeting. We got a lot done tonight.

Commissioner Powers made a motion to adjourn the meeting at 9:20pm Seconded by Commissioner Del Preto. All in favor. Meeting adjourned.

Respectfully submitted,

Shane Hamilton  
Director of Parks & Facilities