

**BARTLETT PARK DISTRICT
BOARD MEETING MINUTES
TUESDAY, AUGUST 23, 2011**

Call to Order

President Eckelberry called the meeting to order at 7:30pm.

Roll Call

President Eckelberry called for the roll. Commissioners answering present were: Stephen M. Eckelberry, Lori A. Palmer, James A. Mansfield, Theodore J. Lewis, Marianne Cordell, and Susan M. Stocks. Commissioner Kenneth N. Woods arrived later in the meeting at 7:35pm.

Staff members present were Executive Director/Board Secretary Rita Fletcher, Superintendent of Revenue Facilities Steven Karoliussen, Superintendent of Parks and Planning Jon Carlson, Superintendent of Recreation Kimberly Dasbach, Superintendent of Business Services Susan Leninger, and Superintendent of Villa Olivia Peter Pope.

Also present were residents Dale and Margaret Erdman and Marilyn and Bob Perri, plus representatives from Williams Architects and Williams Construction Management.

Recording Secretary Patricia Russell took the minutes.

Pledge of Allegiance

President Eckelberry led the Pledge of Allegiance.

Approval of Minutes

Mr. Mansfield moved to approve the minutes of the 07/26/11 Regular Board Meeting, and the 08/09/11 Committee Workshop Meeting, seconded by Ms. Cordell. **Motion carried.**

Resident Comments

None.

Correspondence

None.

Monthly Treasurer's Report, Mr. Mansfield Treasurer

Mr. Mansfield presented the July Treasurer's Report and asked for a motion to approve. Ms. Cordell moved to approve the Monthly Treasurer's Report for July 2011, seconded by Ms. Stocks. **Motion carried.**

Finance Committee Report, Mr. Mansfield Chairperson

Ordinance 11-08, Closure of the Leiseberg Park Fund

Mr. Mansfield noted that staff had tried to locate members of the Leiseberg family when Leiseberg Park was renovated, but were unsuccessful. The Finance Committee had recommended adopting the ordinance to close the fund, and he so moved, seconded by Mr. Lewis.

ROLL CALL VOTE:

AYES: Commissioners Eckelberry, Palmer, Mansfield, Lewis, Cordell, and Stocks.

NAYS: None.

ABSENT: Woods

Motion Passed and Approved.

Purchase Orders Over \$2,500 to \$10,000

Mr. Mansfield indicated the Finance Committee had recommended acceptance of the list of purchase order from June 1st to July 30th, and he so moved, seconded by Ms. Cordell. **Motion carried.**

(At this point in the meeting, Mr. Woods arrived.)

Planning Committee Report, Ms. Palmer Chairperson***BAC Renovation***

Ms. Palmer indicated that the BAC renovation is being discussed and representatives from Williams Construction Management and Williams Architects are present to discuss the bid results including 11 alternates. Mr. Tom Tristano gave an overview of what has happened since they last met with the Board. They solicited bids for site work and building requirements. They had 12 bid packages and 60 bidders, so it was a good response. The average was four bids per package. From their standpoint they had good coverage. They talked about the forecast of the budget and when the bids came in they sat down and qualified the bidders. The base bid came in at \$5.8 million and it aligns with what they had expected it to be. Over the last couple of months they discussed with the Board and staff regarding the amenities, alternates, and wish list items.

The bid alternates were listed. Alternate 1 is for body flume slide A which is off the new tower and is 25' tall and includes the underground piping to the new slide. Alternate 2 is for body flume slide B which is 16' tall and off the existing building and goes into the existing plunge pool. Alternate 3 is for the waterfall feature that is 6' high and 30' wide and as you enter the water it is a visual amenity that would give some spray effect for the lazy river. Alternate 4 is for the enhanced spray play feature that is larger in scale than the base bid. Alternate 5 is for the zip line which includes deep water and a longer pool at 12 feet at the deepest part and 6 feet at the shallowest part, is 20 feet wide and 70 feet long. If it was just for the drop slides it would be 40 feet long; the width would stay the same. Alternate 6 is for the bathhouse addition that would include remodeling the existing storage area and adding a family changing area, staff room and isle corridor to get into the pool area. Alternate 7 is for the concession expansion that would remodel the storage area into the concession stand and the existing concession area as staff space. Alternate 8 is for the sundeck addition which is turf now, but the terrain would stay the same. It is slightly elevated. Alternate 9 is for the railing repair. Alternate 10 is for exhaust fans. Alternate 11 is for resinous flooring.

Mr. Tristano suggested ignoring the last three alternates as he felt those are relatively small dollar amounts and there would be money left over that could be added to the scope of work. There is \$320,000 for contingencies, which is the project's money. As they start moving dirt they will have a better indication of what those costs will be.

Mr. Steve Mihelich indicated that they are asking the Board tonight to look at the base bid and alternates and select the ones they felt would fit into the budget so they can move forward on the project. Mr. Tristano suggested thinking about what would be the best value for the community. The base bid of \$5.8 million includes the construction contingency, construction management fees, and owners' soft costs. It also includes the lazy river, a deep hopper with two drop slides, a 25' tube slide, a new filter building to accommodate the lazy river, a smaller filter building to support the spray pad, slide tower, platforms, bridge, etc. The bridge and island are still there but the character of the island has been filled in a little more. A lengthy discussion ensued.

Ms. Palmer indicated there was some discussion about the bridge and the twisting and turning ramp. Mr. Mihelich indicated they tried to make it at grade, and it has been more compacted and minimized.

Mr. Mansfield asked on the equipment, particularly the slides, what sort of warranty they would have. Mr. Tristano indicated all the specifications call for a one-year warranty from the manufacturer

from the date of substantial completion. The concrete work is warranted for three years. He noted the slides finishes are warranted for five years, but they might fade if they are not waxed every year. Mr. Carlson indicated his staff had to recoat the water slide one time in 11 years and they wax it every year. Mr. Mihelich indicated the tower and all parts of the slide are one source of responsibility. Mr. Mansfield asked if there are different grades of equipment out there. Mr. Mihelich noted that Whitewater will do the slides and they are a nationwide company. Mr. Lewis mentioned that the one-year warranty should be on a complete cycle of the pool...the initial filling and opening of the pool, draining and closing it after the season is over, going throughout the winter, and to another opening in the spring. Mr. Tristano noted in the scope of the work the specs call for the start-up, fill and testing, and shutdown. Mr. Lewis mentioned that he would like to make sure everything is fine for start-up the next year following the winter. He wants it to run on one complete pool cycle, not just based on the calendar.

Mr. Bob Perri, resident, asked if they could get an extended warranty from the manufacturer for 3, 4, or 5 years. Mr. Tristano noted if there was a system that needed it they could ask for that, but they are good manufacturers that are responsible in the industry and he has not seen any problems. If there were any, they would stand behind it. He would rather add any extra money to the project. Mr. Mihelich noted that the clock doesn't expire on the warranties. A month before they expire, Williams would go through the project with the owner to see if everything is working well. Mr. Perri indicated that one year is not a long time with the amount of money being spent on this. Even though they may have a good track record, what is the cost of it breaking down in a year or in 2-3 years. Mr. Tristano noted that some things will break. They are looking at a \$6 million project that has hundreds of man hours into it. They have the experience on the systems and those are warranty or punch-list items. He didn't feel it was worth getting an extended warranty. They will identify the systems that need to be maintained and would work with staff so they are properly trained on how to maintain them. Ms. Palmer indicated that the Park District staff is competent and will make sure they are up on all the systems. Ms. Fletcher indicated the good news is this is not the District's first pool. They have great staff that knows how to open and close pools and have done so for the past 19 years. The lazy river is new, but staff will be trained on how to operate and maintain it. Mr. Eckelberry indicated they spent three times as much on the Community Center with the same one-year warranty and it has worked out well.

Ms. Margaret Erdman, resident, asked why the pool is extended for the zip line. Mr. Mihelich indicated they have to have a certain amount of lineal footage to have it operate properly. Ms. Cordell asked how deep that pool would be. Mr. Mihelich said 6' deep at the far end and 12' deep at the beginning. They would have a 10' high platform. At the end of the zip line there's a stop that is adjustable and the person using the zip line will end up in the water. Ms. Palmer noted that this feature has been used in other locations very successfully. Mr. Mihelich said they are all over the country. They did one in Udina, MN that has a great safety record. The pool depth for the zip line is the same for the drop slide and the clearances between the rides are all well documented. Mr. Dale Erdman, resident, asked if the pump facility for the slides is the same for the pool. Mr. Mihelich said they are within the pump capacity for both. Mr. Woods asked if the pumps for the lazy river circulation are variable speed. Mr. Mihelich said they had variable drives.

Mr. Lewis asked if the 5% contingency fund was enough. If they added another \$400-500,000 to the project, would that number increase. Mr. Tristano indicated that Williams has done 35 aquatic centers and part of that is the level of confidence and how they write the scope of the work. The lazy river is new and the two filter buildings are new, and they have to get through the winter and spring, but they are confident that the dollar value has been adequate. They are hoping to have some left over.

Ms. Palmer indicated the Board should say what they think is important in the way of alternates. Discussion ensued. Ms. Palmer indicated her favorite alternates were Alternate 5 for the zip line, Alternate 4 for the enhanced spray play feature, and Alternate 1 for the 25' body flume slide. She

felt those were the best bang for the buck that the visitors will see and use. Mr. Woods noted that the District could do the sun deck at a later date. Mr. Mihelich said the grade for that will change regardless. Ms. Palmer noted that she liked having it green. Mr. Lewis indicated the most important thing is the zip line. If they can have the body flume slide as well it would upgrade the facility. The bathhouse addition would be nice, but it wouldn't stand out like the water features. Mr. Woods noted that the waterfall feature would be nice, but it's all visual. Ms. Cordell indicated the facility is going to add a lot more people but the concession stand doesn't handle the people now. Ms. Fletcher noted that the District needs to take back the operation. Staff feels they can do a better job running it in-house. When they met with a food consultant they said the hot new thing is to bring in a new grill and cook hotdogs outside the building.

Mr. Eckelberry noted that if the Board did want to add more than just the zip line there is some possibility for using ADA funds or other capital funds. Mr. Woods indicated there are certain things the Board wants to do that would be important and if they are wrapping up things, now is the time to do it. Ms. Fletcher noted that she did look at the money and felt the District was on very solid ground with the reserves. They have the money to do it, if that is what the Board decides. Ms. Palmer asked if the Board feels comfortable using capital funds. If they chose the three suggested alternates the project budget would be \$258,165 over the \$6 million budget. Mr. Eckelberry thought it is important to do it right. Ms. Cordell stated that they should make it a great place to go; it's what they set out to do.

Ms. Palmer moved to approve the base bid as presented and to add Alternates 1, 4, and 5 for a total of \$6,258,165.00, seconded by Ms. Stocks. Some further discussion ensued.

Mr. Lewis asked how much off were the low bidders from the other bidders. One of the Williams staff noted that some of the bids were 25% higher from the low bid to the high bid. On average the other bids were 10% higher than the low bid. Mr. Mansfield indicated the concern he has is for the taxpayers. He asked if they could have the contractors give a letter of good standing, as the District needs to protect and reassure that the right contractor is on the job so we don't waste the taxpayer's money. Mr. Tristano noted the biggest concern is when the job will start. They would like to start moving dirt in two weeks and they have two months to do the prep work. If they don't get the permit until January they could still do the concrete in the winter with blanket wraps. It's a variable and the contract is based on starting in a couple of weeks and finishing by next summer. If it doesn't happen like that it may affect the contract. Mr. Woods asked if the pool could open at the regular time next year. Mr. Tristano noted that the existing facility will not be shut down. Ms. Fletcher noted that the District still needs to appear before the Village and they are on the schedule to appear in September and on October 20th before the Village Board. Their concern is the permits. In addition, the Illinois Department of Health has to approve the project and issue a permit, and they had a great meeting with them in Springfield last week.

There being no further discussions, a vote was taken on the motion. **Motion carried.**

Building and Grounds Committee Report, Mr. Lewis Chairperson

Thorguard Update

Mr. Lewis indicated that the Building and Grounds Committee had recommended approval of the upgrade to the lightning prediction system for Apple Orchard Golf Course in the amount of \$10,250 to Thorguard, Inc., and he so moved, seconded by Mr. Woods. **Motion carried.**

Ski Hill Lighting

Mr. Lewis indicated that the Building and Grounds Committee had recommended approval of the purchase of 10 Musco Sportscluster Green 1500W Metal Halide lights with mounting, ballasts and controls for the Villa Olivia ski hill in the amount of \$33,000 from the U.S. Communities Joint Purchasing Program, and he so moved, seconded by Mr. Mansfield. **Motion carried.**

Villa Olivia Chair Lift Removal

Mr. Lewis noted that the Building and Grounds Committee had reviewed proposals to remove the existing chair lift and all its components at Villa Olivia and recommended awarding the removal project to Alpine Demolition in the amount of \$21,900, and he so moved, seconded by Ms. Stocks. **Motion carried.** Ms. Cordell asked when it will be coming down. Mr. Carlson said before October 1st.

Recreation Committee Report, Ms. Stocks Chairperson

No report.

Revenue Facilities Committee Report, Mr. Woods Chairperson**LIFECENTER Equipment Purchase Order**

Mr. Woods noted that the Revenue Facilities Committee had recommended approval for a purchase order to Direct Fitness Solutions in the amount of \$14,971 for the purchase of new health club equipment, and he so moved, seconded by Ms. Cordell. **Motion carried.**

Villa Olivia Committee Report, Ms. Cordell Chairperson

No report.

Mr. Mansfield asked regarding the pond at Villa Olivia, what did they think was going on out there. Mr. Pope indicated it is an issue with water circulation. They will relocate more aerators to that pond and look at putting in a new fountain feature to move the water. With the cooler nights it has subsided and has gotten better. They will go through the fall with it as-is and address it in the spring. They could put in one fountain feature and supplement it with bubblers or aerators.

Personnel Committee Report, Ms. Cordell Chairperson**Part-Time Wage Range Addition**

Ms. Cordell mentioned that the Personnel Committee had recommended approval to add the new position of Basketball Official to the Part-Time Wage Range at the range of \$28-38 per game, and she so moved, seconded by Ms. Stocks. Some discussion ensued. Mr. Lewis asked how many games a referee does for a junior league on a week night. Ms. Fletcher said usually 2-3 games. They do get tired so they want to rotate them out. There being no further discussion, a vote was taken on the motion. **Motion carried.**

Community Relations and Legislative Issues Committee Report, Mr. Eckelberry Chairperson

No report.

Executive Director's Report, Ms. Fletcher**Bill List**

Ms. Fletcher asked for approval of the August 2011 Bill List. Mr. Woods moved to approve the Bill List as presented, seconded by Ms. Cordell. **Motion carried.**

Special Board Meeting

Ms. Fletcher reported that during the next meeting the District needs to have a special Board meeting to approve bids for Beaver Pond so that project can start moving forward with construction.

Superintendent of Revenue Facilities Report, Mr. Karoliussen**Special Events**

Mr. Karoliussen indicated that two special events are coming up. The Twilight Golf Outing is on September 16th to benefit the Bartlett Parks Foundation. It's always a fun event. The second annual Woofstock event is on September 18th from 11am-3pm at Riley's Run Park where the Parks Foundation will donate their newest statue to the Bartlett Park District.

Superintendent of Parks and Planning Report, Mr. Carlson

DCEO Lighting Retrofit Incentive Program

Mr. Carlson noted that the Illinois Department of Commerce and Economic Opportunity has a rebate program for installing energy-efficient lighting. The District has been notified that it will receive almost 75% back for \$9,400 in lighting upgrades, or \$6,998. The District is phasing out the T12 lamps with T8's. The T8's are smaller in diameter and are much more energy efficient.

Superintendent of Recreation Report, Ms. Dasbach

Fall House Soccer

Ms. Dasbach mentioned that Fall Soccer is underway and the first games start on Saturday. Because the District has a partnership with Challenger Sports coaches have free access to online coaching resources.

Superintendent of Business Services Report, Ms. Leninger

Telephones at Villa Olivia

Ms. Leninger noted that the phone system at Villa Olivia is very old and will no longer be under contract. Staff has been investigating temporary and permanent phone systems for the phone system if something were to happen with it before the renovation of the facility.

Superintendent of Villa Olivia Report, Mr. Pope

New Chair Lift Orientation

Mr. Pope mentioned that with the new chair lift going in, Doppelmayr provided travel and orientation for two staff members who flew out to Salt Lake City for 2-1/2 days. They got their first hard look at that system and what will be involved for repairing and maintaining the system. It was a good experience and very helpful. They were excited to learn about the chair lift and at their factory they saw the product with the Villa Olivia tag on it.

SPRA Golf Outing

Mr. Pope mentioned that Villa Olivia hosted the Suburban Parks and Recreation Association golf outing for the first time. It seemed to be a good day and they had a nice lunch afterwards. SPRA plans to continue coming back to Villa Olivia for many years to come.

Old Business

None.

New Business

None.

Adjournment

There being no further business, Ms. Stocks moved to adjourn the meeting, seconded by Mr. Lewis.

Motion carried at 8:44pm.

Minutes Approved by the Board on 09/27/2011.

By: _____
Rita Fletcher, Board Secretary