

Byron Park District Regular Meeting Minutes
Monday, May 4, 2020 at 6:00 p.m.
Byron Park District Conference Room (420 N. Colfax)

1.1 Commissioner Oracki called the Regular Meeting of the Board of Commissioners to order at 6:01 p.m.

1.2 On roll call, the following were:

PRESENT: Commissioners Boyle, Griffith, Jeffrey, Oracki, and Wilmarth.

ABSENT: None.

STAFF PRESENT: Director Paul Zepezauer, Nick Warrner, and Elaine Carow*.

GUESTS: Scott Sibley and Lindsay Eisentrout* with Russell Construction.

*Present via Zoom Meeting due to COVID-19

2.0 PUBLIC COMMENT: None.

3.1 BOARD AMMENDMENTS TO THE AGENDA: None.

3.2 STAFF AMMENDMENTS TO THE AGENDA: None.

3.3 APPROVAL OF THE AGENDA: Commissioner Wilmarth made a motion to approve the agenda as presented. Commissioner Boyle seconded the motion, which passed unanimously on voice vote 5-0.

4.1 FACILITY EXPANSION AND RENOVATION: Director Zepezauer provided an update on the Facility Expansion and Renovation, advising the budget trended higher over time. Reasons for the increase were related to the parking lot addition, finish selections, and estimate differences between the Architects, General Contractors, and Construction Manager. Discussion occurred. Director Zepezauer provided an overview of the budget outlining the timeline and adjustments that occurred. Director Zepezauer recommended approving the bids, and recommended alternate bids, with the expectation that it is likely a second long term bond will be issued in 2021 or 2022 for the Johnson Park project, playground surfacing at Blackhawk and Tiger Town, replenish the fund balance, and contribute to annual capital projects for the budget years 2021, 2022, and 2023. The final schedule will not be immediately finalized; however, Martin is available to start within two – three weeks. Interior work will extend into 2021 with those costs paid in the 2021 budget. A review of the Available Funds and 2020 Budget items was conducted. Director Zepezauer recommended against utilizing reserves from the general fund or recreation fund for capital improvements. He further advised upon completion of the PE Center Expansion, the Recreation Fund should consistently be in the black each year. Bid Package #1, Bid Package #2, and the alternate bids were reviewed. Discussion regarding allowances and change orders occurred. Director Zepezauer solicited questions; there were none. Director Zepezauer advised a decision to utilize some of the alternate bids did not need to occur immediately and could be revisited as the project progresses. Commissioner Oracki asked for clarification regarding the contingency allocation. Director Zepezauer advised he is being cautious. Mr. Sibley advised the major risk is getting in the ground and finding unanticipated unknowns. Commissioner Oracki sought clarification on the Pollution Insurance requirement. Mr. Sibley stated Russell Construction requires the policy but it could be looked at. Commissioner Jeffrey questioned how contractors are kept within budget. Mr. Sibley advised contractors cannot make changes without approval, noting safety, budget, and schedule are priorities. Commissioner Jeffrey made a motion to approve the Facility Expansion and

Renovation Project as presented. Commissioner Wilmarth seconded the motion which passed unanimously on voice vote 5-0.

4.2 APPROVAL OF CONTRACT WITH RUSSELL CONSTRUCTION: The Russell Construction Contract and guaranteed maximum price were reviewed. Commissioner Boyle made a motion to approve the contract with Russell Construction with an addendum to approve Director Paul Zepezauer to authorize and sign on behalf of the Park District. Commissioner Wilmarth seconded the motion which passed unanimously on voice vote 5-0.

4.3 APPROVAL OF CONCRETE AND BUILDING EXCAVATION BID: Commissioner Wilmarth made a motion to approve the Concrete & Excavation bid from Martin & Company up to \$295,192.00. Commissioner Jeffrey seconded the motion which passed unanimously on voice vote 5-0.

4.4 APPROVAL OF MASONRY BID: Commissioner Boyle made a motion to approve the Masonry bid from Rudolph Masonry up to \$627,045.00. Commissioner Griffith seconded the motion which passed unanimously on voice vote 5-0.

4.5 APPROVAL OF EXTERIOR IMPROVEMENTS BID: Commissioner Boyle made a motion to approve the Exterior Improvements bid from Martin & Co. up to \$471,203.00. Commissioner Griffith seconded the motion which passed unanimously on voice vote 5-0.

4.6 APPROVAL OF INTERIOR SYSTEMS BID: Commissioner Boyle made a motion to approve the Interior Systems bid from Koja and alternate 8, ceiling clouds, for a total of \$156,120.00. Commissioner Jeffrey seconded the motion which passed unanimously on voice vote 5-0.

4.7 APPROVAL OF GENERAL CARPENTRY: Commissioner Wilmarth made a motion to approve the General Carpentry bid from Sjostrom & Sons, alternate 4A, and alternate 5 for up to \$762,830.00. Commissioner Griffith seconded the motion which passed unanimously on voice vote 5-0.

5.1 APPROVAL OF ROOFING BID: Commissioner Boyle made a motion to approve the Roofing bid from Sterling Commercial Roofing up to \$196,190 and alternate 4A, acoustical deck for a total of \$204,440.00. Commissioner Griffith seconded the motion which passed unanimously on voice vote 5-0.

5.2 APPROVAL OF GLAZING BID: Commissioner Wilmarth made a motion to approve the Glazing bid from Rock Valley Glass up to \$218,420.00. Commissioner Jeffrey seconded the motion which passed unanimously on voice vote 5-0.

5.3 APPROVAL OF PAINTING BID: Director Zepezauer advised Executive pulled their bid. Commissioner Jeffrey made a motion to approve the Painting bid from Martin up to \$57,074.60. Commissioner Boyle seconded the motion which passed unanimously on voice vote 5-0.

5.4 APPROVAL OF FLOORING BID: Commissioner Jeffrey made a motion to approve the Flooring bid from Boss Carpet One up to \$175,780.00. Commissioner Wilmarth seconded the motion which passed unanimously on voice vote 5-0.

5.5 APPROVAL OF TILING BID: Commissioner Boyle made a motion to approve the Tiling bid from Northern Illinois Terrazzo & Tile up to \$37,699.00. Commissioner Griffith seconded the motion which passed unanimously on voice vote 5-0.

5.6 APPROVAL OF FIRE PROTECTION BID: Commissioner Jeffrey made a motion to approve the Fire Protection bid from Nelson Fire Protection up to \$42,317.00. Commissioner Griffith seconded the motion which passed unanimously on voice vote 5-0.

5.7 APPROVAL OF PLUMBING BID: Commissioner Boyle made a motion to approve the Plumbing bid from MOST Plumbing and Mechanical up to \$174,875.00. Commissioner Wilmarth seconded the motion which passed unanimously on voice vote 5-0.

5.8 APPROVAL OF HVAC BID: Commissioner Wilmarth made a motion to approve the HVAC bid from Total Plumbing & Heating up to \$186,990.00. Commissioner Jeffrey seconded the motion which passed unanimously on voice vote 5-0.

5.9 APPROVAL OF ELECTRICAL BID: Commissioner Boyle made a motion to approve the Roofing bid from Engel Electric up to \$420,338.00. Commissioner Griffith seconded the motion which passed unanimously on voice vote 5-0.

6.0 EXECUTIVE SESSION: None.

7.0 ADJOURNMENT: Commissioner Griffith made a motion to adjourn at 6:54 p.m. Commissioner Jeffrey seconded the motion which passed unanimously on voice vote 5-0.

Rachel Charli 5-19-20
Signature Date

Jeff Wilmarth 5-19-20
Signature Date