

MT. PROSPECT PARK DISTRICT  
1000 W. CENTRAL ROAD  
MOUNT PROSPECT, ILLINOIS 60056

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

MEMO TO: MT. PROSPECT PARK DISTRICT BOARD OF COMMISSIONERS  
PRESS  
PUBLIC

FROM: TIM DOHERTY  
PRESIDENT

DATE OF THIS NOTICE: MAY 9, 2014

RE: SPECIAL MEETING OF THE BOARD OF COMMISSIONERS  
  
MAY 14, 2014 - 6:00 P.M.  
CENTRAL COMMUNITY CENTER  
1000 W. CENTRAL ROAD, MT. PROSPECT, ILLINOIS

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A G E N D A

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENT

DISCUSSION ITEMS

- A. Review of Phase II Golf Course Renovation Bids – (Discussion only)
- B. Hole-by-Hole Review of Golf Course Renovation – (Discussion only)

NEW BUSINESS

- A. Golf Course Status 2014 Season - (Discussion & Potential Action)

ADOPTION ITEMS

**ORDINANCE 693** – AN ORDINANCE ESTABLISHING RULES GOVERNING AUDIO OR VIDEO PARTICIPATION AT MEETINGS OF THE BOARD OF PARK COMMISSIONERS OF THE MT. PROSPECT PARK DISTRICT, COOK COUNTY, ILLINOIS

ADJOURNMENT

# SPECIAL MEETING ITEMS – MAY 14, 2014

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## **DISCUSSION ITEMS**

### **A. Review of Phase II Golf Course Renovation Bids – (Discussion only)**

Both Nicholas & Associates and Dave Esler will be attending the meeting to review and answer questions about the bid results for Phase II.

Base bid totals for Phase II of the Golf Renovation Project came in at **\$8,614,184**. There were nine alternates in the bids that (if accepted) would lower the cost of the project by \$1,214,000. This would bring the total to cost of Phase II to **\$7,400,184**.

We attempted to negotiate a 10% reduction in the base bid package #1 (Wadsworth) to help bring the cost lower, but they would not provide any reduction in their base bid. Feedback we received from Wadsworth indicated the scope of the work and plan design for the renovation work is a major project, and to complete this work within the timeframe we specified contributed to their bid being as high as it is.

The attached golf renovation project budget summary page shows additional costs that would be associated with the golf course renovation. Based on the bids and other associated costs with the golf course renovation project, an \$8m bond issue would not adequately cover the cost of Phase II as designed & bid, and funds would not be available from the \$8m bond issue to use toward playgrounds at Dara James & Einstein.

### **Options for the Board to Consider**

#### **1. Approve bids & selected alternates - still begin project in summer 2014 per bids specifications and design....**

→ Additional bonds (estimate at \$1,000,000) would need to be sold in addition to \$8,000,000 to cover the cost of the current bids for Phase II, related expenses for the golf renovation (i.e. architectural-construction management-engineering fees, project contingency, internal service fund), and funding for replacement of two playgrounds.

#### **2. Re-bid a modified renovation plan in 2015 with changes in scope of work/design to lower costs...**

→ Depending on the extent of the renovation, timing to complete the project without closing the course completely for a full season may still drive costs higher.  
→ Construction market work seems to be increasing. Bid prices may still be increased.  
→ Cost of borrowing money will most likely be higher in 2015.  
→ Permitting process may need to start over.  
→ Additional professional fees (architect, engineering, construction management, etc.) would be incurred.

#### **3. Keep the same course layout as current, only replace irrigation system, drainage improvements (including bunkers), and build new greens - starting sometime in 2015....**

→ Expansion of driving range does not happen – existing course layout would remain as is.  
→ A very rough estimate to do this work only could range from \$4,000,000 to \$5,000,000 or higher.  
→ Course may still need to be closed for partial golf seasons to complete this work.  
→ New permit applications would need to be submitted.  
→ Additional professional fees (engineering, architect/consultant, etc.) would be incurred.

## SPECIAL MEETING ITEMS – MAY 14, 2014

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### **4. Keep the same course layout as current, only replace irrigation system, drainage improvements (including bunkers) - starting sometime in 2015....**

- Expansion of driving range does not happen – existing course layout would remain as is.
- A very rough estimate to do this work only could range from \$3,000,000 to \$4,000,000 or higher.
- Course may still need to be closed for partial golf seasons to complete this work.
- New permit applications would need to be submitted.
- Additional professional fees (engineering, architect/consultant, etc.) would be incurred.

*If option 2, 3 or 4 were chosen, no renovation work would be started in the 2014 golf season, and the course would be remain open for the 2014 season...*

-Golf Course Revenue would be drastically lower for 2014 (loss of league revenue, permanent tee times, reduced pass sales, etc.)

#### **Notes:**

- Phase I of the renovation (golf maintenance building) would still need to be re-evaluated/replaced in future years.
- Depending on which option is chose, funding the cost of playground replacements at Dara James & Einstein Park would need to be determined.

### **B. Hole-by-Hole Review of Golf Course Renovation – (Discussion only)**

Hole-by-hole drawings are included in your packet for the course design that we received bid on. Dave Esler will be able to review these during the meeting if desired.

## **NEW BUSINESS**

### **A. Golf Course Status 2014 Season - (Discussion & Potential Action)**

This is listed as an agenda item Pending discussion on the bids for Phase II and options above.

## **ADOPTION ITEMS**

**ORDINANCE 693 – AN ORDINANCE ESTABLISHING RULES GOVERNING AUDIO OR VIDEO PARTICIPATION AT MEETINGS OF THE BOARD OF PARK COMMISSIONERS OF THE MT. PROSPECT PARK DISTRICT, COOK COUNTY, ILLINOIS**

Ordinance 693 sets-forth the rules for a Board Member to attend a park board meeting by audio or video conference.

# Mt. Prospect Golf Club - Golf Renovation Project - Phase II Bid Results Summary DRAFT

May 9, 2014

**Bid Package 1**      **Apparent Low Bid**

Excavation/Seed&Sod/Irrigation & Demolition

Bids Received	Base Bid
Ryan	7,209,000
<b>Wadsworth</b>	<b>6,699,052</b>

### Potential Alternates to be Accepted

#### Alternates

2	4	5	6	7	8	9	10	11	24	26	Total
(175,000)	(9,400)	(55,000)	(30,000)	(9,000)	(102,000)	(305,000)	(205,000)	(30,000)	(16,000)	(83,000)	6,272,600
<b>(195,000)</b>	(9,400)	0	<b>(33,000)</b>	<b>(20,000)</b>	<b>(195,000)</b>	<b>(465,000)</b>	<b>(290,000)</b>	<b>(31,000)</b>	<b>(50,000)</b>	<b>(90,000)</b>	<b>5,620,052</b>

Alternates Total  
**(1,079,000)**

**Bid Package 2**

Landscaping

Bids Received	Base Bid
<b>Sebert</b>	<b>129,485</b>
Breezy Hill	147,122

#### Alternates

3	Total
(129,485)	<b>129,485</b>
(147,122)	0

**Bid Package 3**

Site Utilities

Bids Received	Base Bid
<b>Advance Giannini</b>	<b>770,000</b>
Berger	1,121,000

#### Alternates

1	Total
10,000	<b>770,000</b>
	1,121,000

**Bid Package 4**

Asphalt Paths

Bids Received	Base Bid
Superior Paving	399,000
J.A. Johnson	561,600
Glander	624,424
<b>Accu-Paving</b>	<b>454,454</b>

#### Alternates

6	25	Total
0	0	399,000
(173,000)	(59,780)	328,820
(171,000)	(58,017)	395,407
<b>(135,000)</b>	0	<b>319,454</b>

**(135,000)**

**Bid Package 5**

General Trades

Bids Received	Base Bid
R.B. Construction	564,000
<b>Monarch Const.</b>	<b>561,193</b>

#### Alternates

1	3	13	14	Total
120,600	(21,600)	0	210,000	564,000
136,000	(21,600)	4,458	209,099	<b>561,193</b>

Total of all Base Bids-Low Bidder	8,614,184
Less Alternates	<b>(1,214,000)</b>
<b>Total</b>	<b>7,400,184</b>

**Alternate Bid Proposals**

The following alternate describe labor or materials which shall be provided in a like manner as those specified and /or indicated on the drawings. The Owner reserves the right to accept any and all alternates independently of each other and independently of the base bid and /or in any order or combination with the base bid. For each alternate, state the amount to be added to or deducted from the base bid should the Owner decide to proceed with the portion of the work identified as alternates.

**Alternate #1:** To provide all work associated with the new restroom. The new water service & RPZ remains in the Base Bid.  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #2:** Deduct for USGA change to California Greens Construction.  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #3:** Deduct for elimination of Concrete Range Tee Pad  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #4:** Deduct for all PVC Piping & Fittings  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #5:** Deduct for 4" bunker sand instead of 6" depth.  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #6:** Deduct for elimination of 60,000 sf of new cart path.  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #7:** Deduct for NOT saving & re-spread existing bunker sand to approach areas, existing bunker sand would be mixed with existing topsoil.  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #8:** Deduct for replacing ALL sod with Futera Blanket  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #9:** Deduct for Topsoil only Tee Construction.  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #10:** Deduct for Topsoil Tee Construction & 2" of Sand.

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #11:** Deduct for ALL Tree Clearing 10" and Larger/ disposal (To be by Owner)

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #12:** Deduct for ALL Tree Plantings (To be by Owner)

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #13:** Deduct to use Douglas Fir Wood Post in lieu of Powder Coated Steel Post for Netting.

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #14:** Cost to provide expandable steel post for netting.

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #15:** To use Rain Bird Irrigation Equipment in Lieu of Toro Equipment.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #16:** Provide the Rainbird GSP 5 Year Support Package in lieu of the Standard 1 Year Support

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #17:** Provide Toro 5 in 1 NAN National Support Network, in lieu of Standard 1 Year Support.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #18:** Supply Rainbird Spare Tools and Parts to include 2 – SRP Snap Ring Pliers, 2 – SR70 Snap Ring Pliers, 12 – E61 SVK Key, 12 – SH-2 Hose Swivels, 2 – VT-700 Insertion Tool, 12 – 7K Acme Quick Coupler Keys, 9 – DR-SVK-7 Keys, 3 – DR-SVK-18 Keys, 2 Each of 700, 750, 900 and 950 sprinklers.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #19:** Supply Toro Spare Tools and Parts to include 2 – 995-07 Pliers, 5 – 995-15 Wrenches, 12 – QC Keys, 2 – 995-10 Insertion Tools, 2 – 995-82 Wrenches, 2 – 996-06 Snap Removal Pliers, 12 – Hose Swivels, 2 Each of 1" FC, 1" PC, 1.5" FC, and 1.5" PC Sprinklers.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #20:** Provide the quantity and installation of HDPE pipe and fittings to replace the specified PVC mainline pipe and fittings.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #21:** Provide the Rainbird I/C syste min lieu of the specified Rainbird Par + ES Satellites.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #22:** Provide decoder system in lieu of the specified Toro VP Satellites.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #23:** Removal of old sprinklers and controllers from the course.

\_\_\_\_\_ Add/Deduct Dollars (\$\_\_\_\_\_)

**Alternate #24:** Deduct all cost related to the demolition of the existing Maintenance Building.

\_\_\_\_\_ Add/Dollars (\$\_\_\_\_\_)

**Alternate #25:** To reduce asphalt paths to 7' and "wideouts" to 10' in lieu of the 8' & 12' as shown.

\_\_\_\_\_ Deduct Dollars (\$\_\_\_\_\_)

**Alternate #26:** Deduct for changing all Waupaca Sand & Solutions "7:2:1" mix on ALL Teeing surfaces (including driving range tees) to USGA spec straight sand(no blended additives) to design depths. (Contractor must provide report from an accredited soils lab that the proposed sand and its installed depth will provide a successful construction method and stable & suitable growing medium.)

\_\_\_\_\_ Deduct Dollars (\$\_\_\_\_\_)

**Golf Course Renovation Project - Budget Summary**

5/8/2014

**Phase II Project Costs**

<b>Phase 2 Base bids Totals (all Packages)</b>	8,614,184	
<b>-Less Potential Alternates</b>	<u>1,214,000</u>	
<b>Estimated Bid Totals</b>		<b>7,400,184</b>

-Estimated Remaining Architect Fees (as of May 1, 2014)		160,000
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-Estimated Engineering Fees required during construction		40,000
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-Estimated Remaining Const. Management Fees (as of May 1, 2014)		240,000
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-Project Contingency (3%)		222,006
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-Internal Service Costs - MPPD employees work completed on Capital Project		400,000
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--(used to reimburse park district labor costs for portions of this capital project to be completed by park district employees in lieu of a contractor)

<b>Sub-Total</b>		<b>8,462,190</b>
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Other Capital Projects from Bond Sale - not related to Golf Course

**Playground Replacement**

2014 - Dara James (partial cost-other funds would also be used-budget total \$255,000)		130,000
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2015 - Einstein park renovation (partial cost-other funds would also be used-budget total \$300,000)		<u>175,000</u>
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<b>Total</b>		<b>8,767,190</b>
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ORDINANCE NO. 693

MT. PROSPECT PARK DISTRICT

AN ORDINANCE ESTABLISHING RULES GOVERNING AUDIO OR VIDEO PARTICIPATION AT MEETINGS OF THE BOARD OF PARK COMMISSIONERS OF THE MT. PROSPECT PARK DISTRICT, COOK COUNTY, ILLINOIS

WHEREAS, Public Act 094-1098 amended the Illinois Open Meetings Act (5 ILCS 120/1.01 *et seq.*) [the "Act"] to permit attendance at a meeting of a public body by a member or members thereof by audio or video conference under certain circumstances; and

WHEREAS, the Board of Park Commissioners ("Board") of the Mt. Prospect Park District is a "public body" as defined in the Act; and

WHEREAS, Section 2 (c) of the Act provides, in relevant part, that "a majority of the public body may allow a member to attend a meeting by audio or video conference only in accordance with and to the extent allowed by rules adopted by the public body"; and

WHEREAS, the Board wishes to permit attendance at meetings of the Board by a member or members of the Board by audio or video conference and further wishes to adopt rules to govern a member's or members' attendance at meetings of the Board by audio or video conference.

NOW, THEREFORE, be it and the same is hereby ORDAINED by the Board that the following rules are hereby adopted by the Board and shall govern audio or video attendance at meetings of the Board by a member or members thereof, pursuant to Section 7 (c) of the Act:

1. Open Meetings. A quorum of the members of the Board must be physically present at the location of an open meeting of the Board. Other members of the Board who are not physically present at an open meeting of the Board may participate in the meeting by means of a video or audio conference, subject to the provisions of Section 4 hereof.

2. Closed Meetings. A quorum of the members of the Board must be physically present at the location of a closed meeting of the Board. Other members of the Board who are not physically present at a closed meeting of the Board may not participate in the meeting by means of a video or audio conference because under such circumstances the confidentiality of the deliberations of the Board could be inadvertently compromised or inhibited.

3. Minutes. The minutes of all meetings of the Board, whether open or closed, shall indicate whether the members were physically present or present by means of audio or video conference.

4. Attendance by Means other than Physical Presence. Subject to the provisions hereof, if a quorum of the members of the Board is physically present as required by Section 1 above, the Board shall allow a member or members of the Board to attend an open meeting of the Board by video or audio conference if the member or members cannot physically attend because of (i) personal illness or disability where such disability is not a legal disability (ii) employment purposes or the business of the Board, or (iii) a family or other emergency. The minutes of the meeting shall record which of (i), (ii) or (iii) above is applicable. The explanation of the member or members attending the meeting by audio or video conference as to the reason for such attendance shall be recorded in the minutes of the meeting. If a member or members of the Board attend an open meeting thereof by audio or video conference, he or she shall orally acknowledge, as soon as practical after the commencement of such meeting, his or her full name. All members of the Board attending the open meeting by audio or video conference shall orally acknowledge whether they are able to clearly hear the other members of the Board physically present at the location of the meeting or attending the meeting by audio or video participation. Before proceeding further with the meeting the Board shall first determine whether the voices of members of the Board attending the meeting by audio or video conference are clearly audible throughout the room in which the meeting is held and whether those members of the Board attending the meeting by audio or video conference are able to hear comments from the audience. If it is determined by the members of the Board physically present at the location of the meeting that voices are not sufficiently audible then the Board shall not permit attendance at the meeting by audio or video conference and no member of the Board shall accrue any right or cause of action on account thereof.

5. Notice. If a member or members of the Board wish to attend an open meeting of the Board by audio or video conference the member must notify the recording secretary of the Board before the meeting, unless advance notice is impractical. If advance notice is not given then it shall be conclusively presumed that advance notice was impractical.

6. Repealer. Any ordinance, resolution, policy, rule, regulation or order heretofore adopted by the Board which is in conflict or inconsistent herewith is hereby, to the extent of such conflict or inconsistency, expressly repealed.

7. Effective. This ordinance shall be effective upon the adoption hereof by the affirmative votes of not less than a majority of all members of the Board.

ADOPTED this 14th day of May, 2014.

VOTES:

Ayes:

Nays:

Absent:

ATTEST:

\_\_\_\_\_  
Secretary  
Board of Park Commissioners  
Mt. Prospect Park District

\_\_\_\_\_  
President  
Board of Park Commissioners  
Mt. Prospect Park District

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF C O O K     )

I, BILL STARR, DO HEREBY CERTIFY that I am the duly elected, qualified and acting Secretary of the Mt. Prospect Park District and of the Board of Park Commissioners of the Mt. Prospect Park District; and that I have access to and am custodian of the official Minutes of the Meetings of the Board of Park Commissioners and of the Mt. Prospect Park District.

I DO FURTHER CERTIFY that the above and foregoing is a true and correct copy (duplicate) of a certain ordinance entitled:

ORDINANCE NO.

MT. PROSPECT PARK DISTRICT

AN ORDINANCE ESTABLISHING RULES GOVERNING AUDIO OR VIDEO PARTICIPATION AT MEETINGS OF THE BOARD OF PARK COMMISSIONERS OF THE MT. PROSPECT PARK DISTRICT, COOK COUNTY, ILLINOIS

That the foregoing was passed by the Board of Park Commissioners of said Mt. Prospect Park District on the 14th day of May, 2014, and was on the same day approved by the Secretary of the Mt. Prospect Park District; that it was filed and recorded in the office of the Secretary of the Mt. Prospect Park District of which the foregoing is a true copy (duplicate) and is now on file in the office of such Secretary.

GIVEN under my hand and seal of the Mt. Prospect Park District this 14th day of May, 2014.

\_\_\_\_\_  
Secretary  
Mt. Prospect Park District  
Cook County, Illinois

(SEAL)