



**AGENDA
REGULAR BOARD MEETING
Bresnan Meeting Center
706 Kenwood Road, Champaign, Illinois
Wednesday, July 08, 2020
7:00 p.m.**

REMOTE MEETING TELECONFERENCE AVAILABLE

(As permitted by Governor Pritzker's Executive Order 2020-07, 2020-33, 2020-39, 2020-44, and Public Act 101-0640)

Citizens may participate in the zoom meeting by going to the following web address:

<https://us02web.zoom.us/j/84904946682?pwd=b0dtNHNmelpYit1cTg1cXdISXRUZz09>

Meeting ID: 849 0494 6682

Password: 938149

One tap mobile

+13126266799,,84904946682#,,,0#,,938149# US (Chicago)

Citizens will be offered an opportunity to speak to the Board during the public comment portion. To facilitate this and not have individuals speaking over one another, the Park District kindly requests that individuals wishing to address the Board via the conference line during public comment notify the Park District via email, as noted below, of their intent to address the Board. Alternatively, citizens may submit public comments by email prior to the Board meeting, to be announced by the Park Board President during the public comment portion of the meeting. Email submissions (notice of intent to speak or comment via email) should be submitted by Noon on Wednesday, July 8, 2020, and sent to joe.deluce@champaignparks.org.

A. CALL TO ORDER

B. COMMENTS FROM THE PUBLIC: *Comments must be limited to not more than three (3) minutes.*

C. COMMUNICATIONS

D. TREASURER'S REPORT

1. Consideration of Acceptance of the Treasurer's Report for the Month of June 2020

E. EXECUTIVE DIRECTOR'S REPORT

1. General Announcements

F. COMMITTEE AND LIAISON REPORTS

1. Champaign Parks Foundation

G. REPORT OF OFFICERS

1. Attorney's Report
2. President's Report

H. NEW BUSINESS

1. Approval of Disbursements as of June 10, 2020
Staff recommends approval of the list of disbursements for the period beginning June 10, 2020 and ending July 8, 2020. **(Roll Call Vote)**

The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.

Regular Board Meeting

July 08, 2020

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2. Approval of Bid for Path Extension at Zahnd Park to Connect Existing Paths
Staff recommends awarding the construction contract to A and R Mechanical Services in the amount of \$49,074.93 and to authorize the Executive Director to enter into the contract. **(Roll Call Vote)**

I. OLD BUSINESS

1. Approval of Bids for Bicentennial Center CUSR Renovation
Staff recommends accepting the bids and authorizing the Executive Director to execute contracts with the respective lowest responsible bidders as follows: Bid Package 1 – Exterior General Trades: English Brothers, \$117,149, Bid Package 2 – Interior General Trades: Broeren Russo \$305,300, Bid Package 3 – Plumbing: Reliable Plumbing, \$39,880, Bid Package 4 – HVAC and Temperature Controls: Davis Houk Mechanical Inc, \$123,750, Bid Package 5: Aladdin Electric, \$112,967. The total cost of the five recommended bids for 2020 will be \$699,046 and funds will be allocated in the FY21 operating budget. **(Roll Call Vote)**
2. Approval of a Subrecipient Agreement between the City of Champaign and the Park District for the Community Matters Program
Staff recommends approving the Subrecipient Agreement between the City of Champaign and the Park District for the Community Matters Program and authorizing the Executive Director to execute the agreement. The term of the agreement is from July 1, 2020 through June 30, 2021. **(Roll Call Vote)**

J. DISCUSSION ITEMS

1. FY21 Annual Operating Budget
2. Dodds Park – 3-Plex Restroom

K. COMMENTS FROM COMMISSIONERS

L. ADJOURN



REPORT TO PARK BOARD

FROM: Joe DeLuce, Executive Director

DATE: July 2, 2020

SUBJECT: Zahnd Park Pathway Connection Bid Award

Background

As part of FYE 21 Capital Projects, a carryover of \$72,024 from the completed ADA General Projects—Zahnd Park Pathway project is to be used towards the path extension at Zahnd Park or the remodeling of the Bicentennial Center for CUSR future location.

Prior Board Action

April 22, 2020 Special Board Meeting—Board approved FYE 21 Capital Budget.

Bid Results

Sealed bids were opened 10:30am Thu 2 Jul 2020 with results as shown:

| Bidding Contractor | Bid (\$) |
|--------------------------------------|-----------------|
| A and R Mechanical Services | 49,074.93 |
| A and A Concrete | 56,928.14 |
| Mid Illinois Concrete and Excavating | 65,065.00 |
| Stark Excavating | 79,900.00 |
| Midwest Asphalt | 81,850.00 |
| Cross Construction | 83,837.55 |
| Petry Kuhne | 84,150.00 |
| Feutz Contractors | 92,847.00 |

Budget Impact

Carry over from Project Number 180002 (ADA General Projects - Zahnd Park Pathway) is \$72,024.

Recommendation

Staff recommends awarding the construction contract to A and R Mechanical Services in the amount of \$49,074.93 and to authorize the Executive Director to enter into the contract.

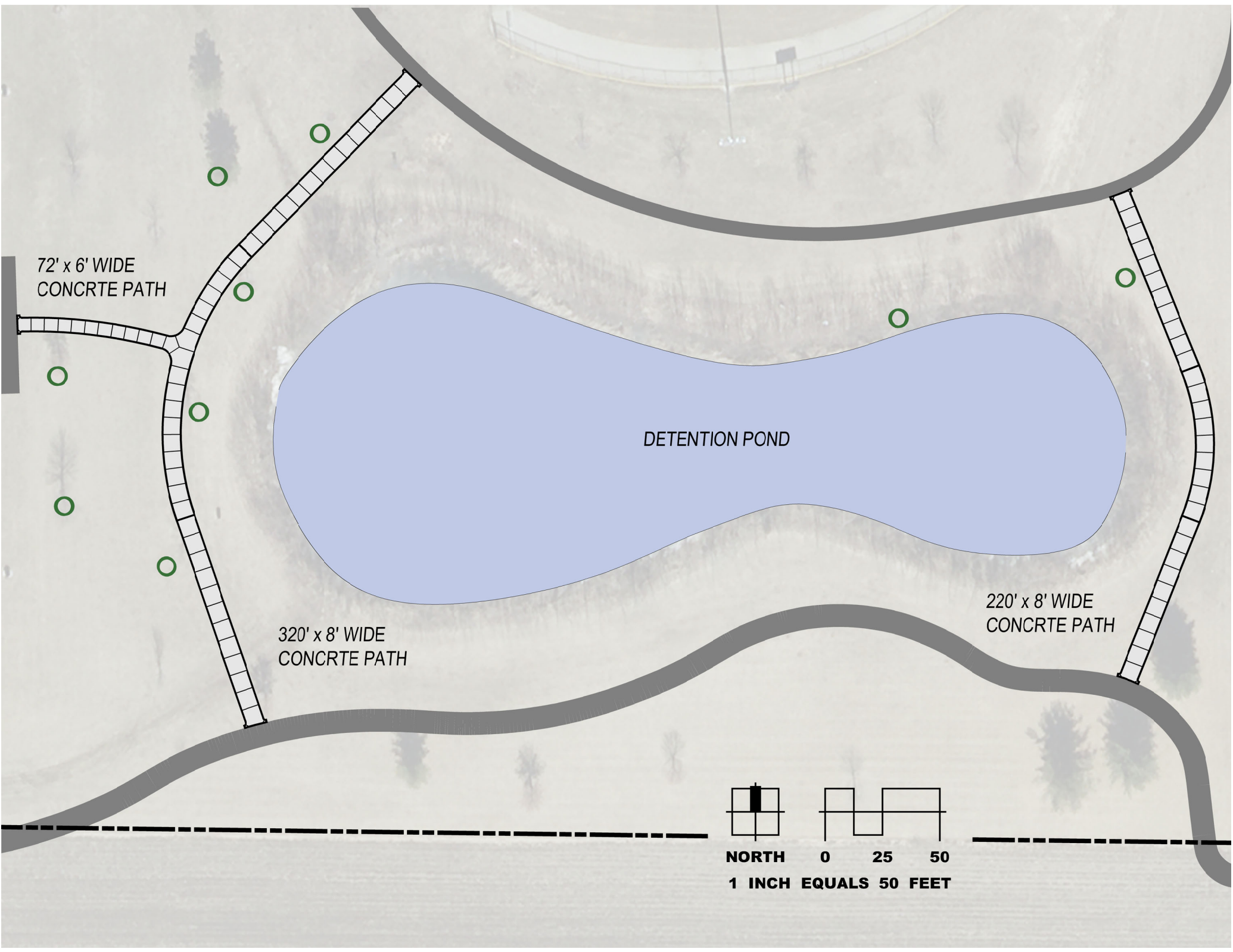
Timeline—start construction in July with project completion in August 2020.

Prepared by:

Reviewed by:

Andrew Weiss
Director of Planning

Joe DeLuce
Executive Director

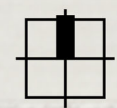


72' x 6' WIDE
CONCRTE PATH

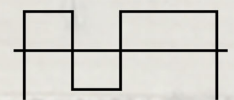
DETENTION POND

320' x 8' WIDE
CONCRTE PATH

220' x 8' WIDE
CONCRTE PATH



NORTH



0 25 50

1 INCH EQUALS 50 FEET



OLD BUSINESS FROM 6/10/20
FOR REFERENCE PURPOSES

REPORT TO PARK BOARD

FROM: Joe DeLuce, Executive Director

DATE: June 10, 2020

SUBJECT: Bicentennial CUSR Renovation

Introduction

The Bicentennial Center, built in 1976, has remained relatively unchanged through its forty-four year history. It was previously dedicated as the original Patricia Leonhard Recreation Center and for the last six years has been under lease by "The Cage", with the primary use of educating baseball and softball players of all ages. That lease ended at the end of April 2020.

Previously, the Spalding Recreation Center was the primary location for much of the Champaign Urbana Special Recreation (CUSR) programming. In 2018, that building was turned over to the Unit 4 school district and demolished for renovation of the Champaign Central Baseball field. Since that time, CUSR has made use of various locations for their programming.

Examination of Bicentennial Center as space for CUSR began in late 2019. Engineers examined the building as well as soil around and under the building and it was found to be suitable as a new home for CUSR.

Several companies have already been selected to partner in this renovation project. Broeren Russo, Inc. was chosen to be the Construction Manager. This is the first time that CPD has used a construction manager on a project. Architectural Expressions LLP was chosen as the architect.

The renovations target asset protection, ADA, and projects providing access and comfortability to patrons. The main components of the bid include ADA remodel, HVAC replacement and addition, and roof work.

Prior Board Action

The Board approved the project in the FY 2019 Capital budget.

Bid Results

A total of five bid packets were issued for the renovation. An invitation to bid was published in *The News-Gazette* and distributed directly to known contractors in the area. The bids were opened and read aloud on May 27, 2020. All low and responsible bidders were contacted to ensure that they knew the entire scope of the project and could complete the work as stated. The bid results for each bid packet are tabulated on attached pages.

Budget Impact

A total of \$806,000 was budgeted for construction from the Special Recreation Levy. We have verified that \$100,000 in discretionary funding has been allotted in the state budget by Senator Scott Bennett, for this project. We have applied for a DCEO Fast Track Grant for \$800,000. Award notification is forthcoming.

The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.

We estimate fees, testing and contingencies for the project to be \$208,617 as shown below.

| | |
|--|------------------|
| AE Fees (6% @ minimum \$800,000 budget per contract) | \$48,000 |
| Permit Fee (0.5%) | \$ 3,599 |
| General Conditions (5.3% @ min. \$800,000 budget) | \$42,400 |
| CM Fee (4% @ min. \$800,000 budget) | \$32,000 |
| MEP Contingency (10% of MEP bids) | \$27,826 |
| Contingency (7.5%) | \$53,992 |
| Asbestos Testing | \$ 800 |
| TOTAL FEES | \$208,617 |

Recommended Action

Staff recommends accepting the low, responsible bidder for each of the following bid packages:

Bid Package 1 – Exterior General Trades.

| | |
|--|------------------|
| Accept English Brothers base bid of | \$121,049 |
| and the voluntary alternate deduction of | \$ - 3,900 |
| for a total contract price of | \$117,149 |

Bid Package 2 – Interior General Trades.

| | |
|--|------------------|
| Accept Broeren Russo base bid of | \$187,460 |
| and alternate 1 (Action synchro flooring gym and halls) for | \$ 69,000 |
| and alternate 3 (Wall build and insulation gym) for | \$ 2,600 |
| and alternate 4 (Paint existing interior windows, doors, frames) for | \$ 3,900 |
| and alternate 5 (Paint in six rooms) for | \$ 7,700 |
| and alternate 6 (Paint CMU walls in room 103) | \$ 7,400 |
| and alternate 7 (Ceiling tile in walkway along room 103) | \$ 7,500 |
| and alternate 8 (Gym divider curtain) | \$ 19,740 |
| for a total contract price of | \$305,300 |

Bid Package 3 – Plumbing.

| | |
|--------------------------------------|-----------|
| Accept Reliable Plumbing base bid of | \$ 39,880 |
|--------------------------------------|-----------|

Bid Package 4 – HVAC and Temperature Controls.

| | |
|---|-----------|
| Accept Davis Houk Mechanical Inc. base bid of | \$123,750 |
|---|-----------|

Bid Package 5 – Electric and Fire Alarm.

| | |
|---|------------------|
| Accept the Aladdin Electric base bid of | \$ 79,885 |
| and alternate 1 (LED lights in 11 interior rooms and exterior) for | \$ 20,265 |
| and alternate 2 (Deduct for non-vandal proof lights in three rooms) for | \$ -1,660 |
| and 3 (Data work per drawings) for | \$ 14,477 |
| for a total contract total of | \$112,967 |

| | |
|--|------------------|
| Making a Total Bid Package Price of | \$699,046 |
|--|------------------|

Prepared by:
Daniel Olson
Director of Operations

Reviewed by:
Joe DeLuce
Executive Director

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Bicentennial Center Bid Tab for Bid Package 1 – Exterior General Trades

| Bidder | Base Bid | Voluntary Alternate |
|-------------------------|------------------|--------------------------------|
| Petry Kuhne Co. | \$148,400 | -- |
| Felmley Dickerson | \$210,000 | -- |
| English Brothers | \$121,049 | -\$3,900 Leave flashing |
| Commercial Builders | \$166,215 | \$3,000 New landscape wall |
| Broeren Russo | \$134,260 | -\$3,900 Leave flashing |

Bicentennial Center Bid Tab for Bid Package 2 – Interior General Trades

| Bidder | Base Bid | Alt. 1 Action Synchro Floor | Alt. 2 Dex-O- Tex Floor | Alt. 3 Stud wall gym | Alt. 4 Paint existing windows doors, frames | Alt. 5 Paint six rooms | Alt. 6 Paint room 103 | Alt. 7 Ceiling tile replace hall | Alt. 8 Gym curtain | Alt. 9 Deduct for no CMU repair in 2 rooms |
|------------------------|-----------------|--|--|-------------------------------------|--|---------------------------------------|--------------------------------------|---|-----------------------------------|---|
| D. Joseph Construction | \$274,000 | \$79,000 | -- | \$11,000 | \$24,000 | \$13,000 | \$24,500 | \$19,000 | \$16,000 | \$0 |
| Petry Kuhne Co. | \$238,000 | \$77,100 | \$69,800 | \$14,800 | \$7,300 | \$5,325 | \$9,500 | \$22,800 | \$15,300 | -\$1,200 |
| English Brothers | \$178,000 | \$77,380 | \$198,000 | \$6,600 | \$6,050 | \$12,100 | \$8,500 | \$6,700 | \$19,500 | -\$340 |
| Commercial Builders | \$237,000 | \$75,215 | \$74,190 | \$12,400 | \$7,200 | \$3,370 | \$2,380 | \$11,220 | \$15,260 | -\$1,259 |
| Broeren Russo | \$187,460 | \$69,000 | \$65,590 | \$2,600 | \$3,900 | \$7,700 | \$7,400 | \$7,500 | \$19,740 | -\$1,180 |

Bicentennial Center Bid Tab for Bid Package 3 – Plumbing

| Bidder | Base Bid |
|-------------------|-----------------|
| A & R Mechanical | \$68,227 |
| Davis Houk | \$66,000 |
| United Mechanical | \$62,850 |
| Reliable Plumbing | \$39,880 |

Bicentennial Center Bid Tab for Bid Package 4 – HVAC and Temperature Controls

| Bidder | Base Bid | Alt. 1 Deduct for different RTU's (not Carrier) |
|------------------------------|------------------|---|
| A & R Mechanical | \$197,730 | -\$3,000 |
| Davis Houk Mechanical | \$123,750 | \$0 |
| United Mechanical | \$179,560 | -\$7,200 |
| Reliable Plumbing | \$234,280 | -- |

Bicentennial Center Bid Tab for Bid Package 5 – Electric and Fire Alarm

| Bidder | Base Bid | Alt 1 LED Lights throughout | Alt 2 Deduct for non-vandal proof lights in three rooms | Alt 3 Data conduit/lines as drawn | Deduct Alt 3 Running only data conduit |
|---------------------|-----------------|--|--|--|---|
| Aladdin Electric | \$79,885 | \$20,265 | -\$1,660 | \$14,477 | -\$5,570 |
| Remco Electric | \$107,640 | \$33,960 | -\$1,680 | \$24,820 | -\$6,470 |
| Davis Electric | \$107,900 | \$23,055 | -\$1,660 | \$25,205 | -\$7,502 |



OLD BUSINESS FROM 6/24/20
FOR REFERENCE PURPOSES

REPORT TO PARK BOARD

FROM: Joe DeLuce, Executive Director

DATE: June 18, 2020

SUBJECT: Community Matters Agreement with City of Champaign

Background

Since the summer of 2007, the Park District has been partnering with City of Champaign Neighborhood Services along with the City of Champaign Police Department as well as other Community Partners, to address the issues with various criminal incidents in the Garden Hills area involving young people. Our partnership over the years has assisted with improving the neighborhood infrastructures by providing recreation activities as alternatives to criminal activities for these young people.

The Park District responded by creating a series of events and activities on six Thursday nights throughout the summer. The Summer Thrills at Garden Hills was created as a series of special events for all ages. These events included movie nights, concerts, sports activities, and a variety of other fun events. The response from the neighborhood was fantastic and they wanted to see more activities and events in the park.

The Garden Hills area (West of Prospect Avenue, South of Bloomington Road, East of Mattis Avenue and North of Bradley Avenue) currently has over 700 students in elementary, middle school and high school. The Garden Hills area has very little park space or access to indoor recreation opportunities, therefore the need for something for these young people to do was great.

The City of Champaign, Champaign Unit 4 Schools, and the Park District discussed various possibilities and came up with an idea to create year-round programming for the Garden Hills residents based out of the Garden Hills Elementary School and park. A committee of staff members from the City, Unit 4, the United Way of Champaign County, and Park District met to create a pilot year-round program that met the needs of residents of the Garden Hills community.

City officials have been very pleased with the success of the programs offered during the past eleven years for the Garden Hills Neighborhood. The programs have been a true win-win partnership for the City, Park District, and Unit 4. The residents also are very excited about continuing the programs and have voiced their support.

During the summer of 2019, the committee of staff members were able to assist 255 children/youth from the targeted areas of Bristol, Garden Hills and Douglass Park.

Proposal for the Summer 2020 - Summer Youth Program (formerly called Camps)

The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.

The Champaign Park District has requested funding through the Community Matters grant program for the 2020-2021 fiscal year in the following ways:

- Ten (10) total spots per week for our Douglass Summer Youth Program at the Douglass Community Center (BTW) for a total of seven (7) weeks;
- Ten (10) total spots per week at the Leonhard Recreation Center for a total of seven (7) weeks, and
- Ten (10) total spots for the Summer Youth Program held at the Springer Cultural Center for a total of seven (7) weeks.

Douglass (BTW), Leonhard, and Springer's Summer Youth Programs are designed for youth ages 6 to 13. 2020 camp dates have been scheduled (per approved guidelines) to be hosted June 22, 2020 – August 7, 2020. The Summer Youth Program will run Monday through Friday, 9am-3:30pm. The locations that our Summer Youth Program will serve includes the following neighborhoods/park areas: Beardsley, Bristol, Douglass Park, Grammercy Park, Countrybrook Apts., Towncenter and Garden Hills.

Our weekly themes will remain the same, however, activities will be adjusted to meet social distancing guidelines as established by CU Public Health. The guidelines also require an intense and thorough daily cleaning and disinfecting schedule for each site. Due to this fact, staff will be hired to exclusively serve in this role to meet established guidelines.

Back to School Bash

In addition to providing funding for our Summer Youth Program, staff also requested funding for one (1) community engagement focused special event at Douglass Park. CPD's annual event called *Champaign-Urbana Days* has been canceled for this year and a very important aspect of this event included providing resources to families and children in the community who are preparing to go back to school. Staff would like to host a two (2) hour event in August 2020 to be able to provide services, school supplies and potentially school/athletic physicals for students in the community. Staff will work cooperatively with Unit 4, local health care providers, and other identified partners to host this event for as many families that CPD is able to serve.

Fine Arts Program

The Champaign Park District has partnered with Jenette Jurczyk, creative director of That's What She Said, on building a That's What Teens Say program. That's What Teens Say is a three-day workshop intended to build confidence, communication, and empowerment in young women. During the three-day intensive workshop, the young women develop, write, and perform their own personal story with the assistance of mentors from the community. The final product of the stories are then performed on stage with the support and encouragement of their friends, family, and fellow teens. CPD hosted the workshop in November 2018, March 2019, and in February of 2020, the program was hosted at the Historic Virginia Theatre! We continue to work with our community partners and supporters to grow the program. Tentative dates for this coming year are in November 2020 and February 2021.

Budget Impact

The City will provide funding through the Community Development Block Grant (CDBG) for the summer day camp programs at Douglass Park/BTW, Springer Cultural Center and the Leonhard Recreation Center; a community focused event, and a Fine Arts program in the amount of \$47,910 from July 1, 2020 through June 30, 2021. The funds will be allocated as follows: \$42,910 for 30 children/youth to attend the Summer Youth Program location of their choice each week; \$3,000 for a community focused special event/back to school bash; and \$2,000 for the Fine Arts Program. Any funds remaining in the current budget from the City will be carried over from FY21.22 to the summer day camp program.

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Recommended Action

Staff recommends approval of the Subrecipient Agreement between the City of Champaign and the Park District for the Community Matters Program. The term of the agreement is from July 1, 2020 through June 30, 2021.

Prepared by:

Reviewed by:

Jameel Jones, CGSP
Director of Recreation

Joe DeLuce, CPRP
Executive Director



REPORT TO PARK BOARD

FROM: Joe DeLuce, Executive Director

DATE: July 8, 2020

SUBJECT: Dodds 3-Plex Restroom and Concession Building

Introduction

Included in the FY21 Capital Budget is \$153,800 for the design and renovation of the Dodds 3-plex Restroom. Reifsteck and Reed Architects were hired to design construction documents to renovate the Dodds 3-plex Restrooms and Concessions Building.

Background

Update from Reifsteck Reed Architects on the cost estimate increases:

The Civil engineer noticed that the pavement slopes to the west of the building are also too steep and need to be reworked. This added about another \$10,000, taking us to about \$193,000. The results of our OPC (Opinion of Probable Cost). As Reifstack and Reded discussed, the OPC for the study came in at \$117,000. Our 50% CDs OPC is at \$182,500. Here is a breakdown of how the costs increased:

\$182,500 – 50% CDs OPC

\$11,500 (CPD design changes since Study, includes coiling door, more CMU, additional doors, lintels, new sill, grouted jambs, demo, etc.)

\$32,000 (Civil work not included in Study, consultant just added)

\$7,000 (Plumbing costs increase from Study, consultant just added, Study costs were based on SF)

\$9,500 (Ventilation work, not included in Study, consultant just added)

\$5,500 (Electrical costs increase from Study, consultant just added, Study costs were based on SF)

\$117,000 – Study OPC

The Study included a 15% contingency and this has been reduced to 5%.

As mentioned, in the Study, a civil engineer would need to look at the slopes from the parking lot to the facility. You're aware that they found areas that were greater than 2%. When I send you the 50% CDs drawings on Monday, you'll be able to see the extent of what needs to be re-graded.

Also mentioned with the OPC for the Study, the costs for MEP disciplines were based on square footage costs from RS Means. Now that we have consultants on board, we have more specific costs and they have come in a little higher. In the Study, we mention assuming that we would maintain natural ventilation for the restrooms, and that we hadn't included any ventilation system costs. So, the \$9,500 for ventilation is all new. And this cost is mainly attributed to installing an exhaust system for the restrooms. This is GHR Engineers recommendation and is what they have done on a few other similar projects. The exhaust system is not required, but is recommended.

When we reduced the contingency, this brought money back into the pot, so to speak. We hoped it would offset any design changes, but we discovered a couple of issues related to the roof and ceiling framing. The existing ceiling joists are 2x4s and span from the north exterior wall to the south exterior wall. While these joists aren't designed as a bottom chord for the rafters, our engineer says they are resisting some of the outward thrust of the rafters. Unfortunately, 2x4s are not adequate to span the 22' from exterior wall to exterior wall, as a ceiling. As a result, the ceiling joists are actually bearing on the interior CMU walls, which is very unusual. Since we've moved walls around, the joists over the storage room are spanning too far and we need to reinforce them (perhaps by sintering on larger 2xs). And since we've moved (load bearing) walls, the code compels us to resolve any structural inadequacies of the roof/ceiling. The second issue is that because the ceiling is bearing on interior walls, thickened slabs will be required under the new interior bearing walls. In fact, all interior walls will probably need thickened footings. This is because our structural engineer doesn't have any information on the soil bearing capacity. As a result, he has to use a low code prescribed bearing capacity. If the soil was tested, it's possible thickened footings wouldn't be necessary. However, the cost of testing may cost as much as the footings. In the end, modifications to the ceiling joists and removing more concrete slab for thickened footings was not originally anticipated in the Study OPC. Costs for these have been included in the 50% CDs OPC. Another consequence of the oddly designed ceiling joists is that the existing plywood ceilings are helping resist the outward thrust of the rafters. As a result, if we use gypsum board ceilings in the restrooms, we'll have to do more modifications to the ceiling joists. The best solution is to go back with new plywood ceilings.

Budget Impact

The capital budget allocated for this project is \$152,800, which includes design and construction. We have paid the architects \$12,296.25 for schematic and design development and construction documents to date. If we continue the project, there are \$14,903.75 remaining architectural fees in the contract.

Discussion

Should the District end the contract with Reifstack and Reed at this point and make some cosmetic improvements to the Dodds 3-plex restroom and concessions building or do we move forward and complete the project with additional funds? Another option would be to demolish the current facility and build a new restroom concession stand in the future.

Prepared by:

Joe DeLuce
Executive Director

Reviewed by:

Andrew Weiss
Director of Planning