

Cary Park District
Board of Commissioners
Special Meeting
April 29, 2021
7:00 PM
Community Center
255 Briargate Rd.
Cary, Illinois

MINUTES

Call to Order

President Frangiamore called the meeting to order at 7:00 PM.

Roll Call

Upon roll call the following Commissioners answered present:

Mr. Frangiamore, Mr. Stanko, Mrs. Victor, Mr. Murphy, and Mr. Renner.

Mrs. Victor participated in the meeting by phone conference per Policy 1-005j, Remote Attendance at Board or Committee Meeting.

Staff Present

Sara Kelly, Deputy Director; David Raica, Director of Planning and Development; Dan Jones, Executive Director.

Guests Present

Ian Lamp and Tom McGrath, Lamp Inc.; Frank Parisi and Joe Humman, Williams Architects; Commissioner Elect Jill Carasso; Rob Marnigan.

Matters from the Public, Commissioners and Staff

Rob Marnigan stated that he had moved to Cary and wanted to stop by and introduce himself to the Board.

There were no matters from Commissioners.

Jones updated the Board on a sewer line break at Foxford Hills Golf Club.

Action Items

Consider – R-2020-21-06, A Resolution Recognizing Michael Murphy’s Service on the Board of Commissioners of the Cary Park District.

Murphy joined Jones as the front of the room. Jones read aloud the resolution and presented him with a small keepsake to remember his time on the Board.

Frangiamore asked for a motion.

Renner moved to approve Resolution R-2020-21-06, A Resolution Recognizing Michael Murphy’s Service on the Board of Commissioners of the Cary Park District. Second by Stanko.

Voice Vote: Yes – 4, No – 0, Abstain – 1. Motion carried.

Consider – Bids Received April 15, 2021, Outdoor Aquatic Facility, Cary-Grove Park

Jones introduced Tom McGrath and Ian Lamp of Lamp, Inc. and Frank Parisi and Joe Humman of Williams Architects. Jones reviewed the results of the bids including the staff recommendation to accept the withdrawal of two bids who were found to be irregular or out of scope by Lamp, acceptance of 18 of 19 trade package bids and review and discussion on alternates bid numbers received.

McGrath reviewed the bidding process and bid results for the Board. Frangiamore asked for discussion by the Board prior to a motion.

Stanko asked about rebidding certain trade packages later in the year. Lamp replied that this would be an assuming too much risk due to market volatility and he would not recommend that strategy. Stanko stated that overall he was pleased with the bid results.

Renner inquired about rising material costs and what would occur if bidders backed out of their commitment later in the project due to this. Lamp stated that the purpose of the performance and payment bonds is to provide security for the Park District should something like that occur. Renner inquired about the roofing material. Parisi responded that it is a pvc roof system. Renner asked about Alternates 18 and 19. Parisi responded that these alternates were added late in the bid process to get unit costs on these items should they be needed as a result of permit comments received from the Village of Cary.

Frangiamore inquired about the roofing system and the use of pvc. McGrath clarified that certain parts of the roof are of metal including the soffits and other features.

Hearing no more questions or discussion, Frangiamore asked for a motion.

Renner moved to accept the request of Concept Plumbing, Inc and Manusos General Contracting to withdraw their bids. Second by Murphy.

Roll Call: Yes – Renner, Victor, Murphy, Stanko, Frangiamore. No – None. Motion carried.

Renner moved to accept the lowest responsible and responsive base bids as follows:

- **Building Concrete** in the amount of \$302,764 from Miller Concrete Construction, Inc
- **Pool Concrete** in the amount of \$864,000 from Stuckey Construction Complany, Inc
- **Masonry** in the amount of \$345,000 from Rasco Masonry, Inc
- **General Trades** in the amount of \$1,328,000 from RB Construction, Inc.
- **Aluminum, Glass and Glazing** in the amount of \$156,000 from Northern Glass, Inc
- **Painting** in the amount of \$33,650 from Nedrow Decorating, Inc
- **Food Service Equipment** in the amount of \$128,135 from Boelter Contracting, LLC
- **Aquatic Equipment** in the amount of \$1,729,000 from Stuckey Construction Company, Inc
- **Plumbing** in the amount of \$515,200 from Jensen’s Plumbing & Heating, Inc
- **HVAC** in the amount of \$168,000 from MG Mechanical Contracting, Inc
- **Electrical** in the amount of \$597,685 from Ridgeview Electric
- **Excavation** in the amount of \$759,950 from Alessio & Sons Company
- **Asphalt Paving** in the amount of \$271,500 from Champion Paving Corporation

- **Site Concrete – Flatwork** in the amount of \$377,500 from Herrera Construction
- **Site Concrete – Curbs, Other** in the amount of \$98,604 from Chadwick Contracting Company.
- **Fencing** in the amount of \$232,084 from Northern Illinois Fence
- **Landscaping** in the amount of \$320,904 from Winters Landscape
- **Site Utilities** in the amount of \$546,700 from Alessio & Sons Company

Second by Victor.

Roll Call: Yes – Renner, Victor, Murphy, Stanko, Frangiamore. No – None. Motion carried.

Additional discussion was held on Alternates. Jones requested the Board have discussion on Alternates 15A and B (Flume Slides). Jones requested direction from the Board on its desire to include these Alternates in the project and that if this was a desire of the Board for direction to investigate a funding source for these items as they exceed the current budget for the project.

Victor stated that she would like the flume slides included in the project.

Stanko stated that not having the flume slides could impact the operational pro forma that was done which included these features. He stated that he would like the flume slides included in the project.

Murphy stated that he would lean in favor of the flume slides for the same reasons expressed by others.

Renner asked what age group would best be targeted with the flume slides and if teens would be one of those age groups. Parisi replied that teens and pre teens would be heavy users of the flume slides. Renner stated he was in favor of including the flume slides.

Frangiamore stated that he could not envision the project without the flume slides and he is in favor of including them if they can be afforded.

Frangiamore stated that based on the discussion of the Board, staff is directed to look at means to fund this alternate and bring the outcome of that work back to the Board for further evaluation and direction.

Stanko requested discussion by the Board on other Alternates. Jones walked the Board through each alternate and the timing necessary for the inclusion of each. He also pointed out which Alternates would be easier to add later in the project if funds allowed via a change order versus others where there no inclusion from the start would make them difficult to add later.

Victor asked for an update from Jones on the status of his discussion with School District 155 on a cost share for two of the Alternates. Jones updated the Board on this item. Victor requested that Jones speak again with School District 155 on their interest in partnering on the Alternates and provide that information to the Board.

Stanko inquired if footings for the shade sail feature could be included now and the shade sail added later. Lamp stated that this would require additional engineering from the manufacturer and if leave support features at grade would level that would impact users, he stated this would not work well. Stanko inquired whether concrete could be added in the future to expand the entry plaza area if desired. Jones replied that yes this could be done in the same manner concrete could be added to any location, it would require site prep and the pouring of the concrete.

Frangiamore asked if there was additional discussion, hearing none, he asked for a motion to adjourn.

Motion by Victor to adjourn. Second by Stanko.

Voice vote: Yes – 5. No – None. Motion carried.

Meeting adjourned at 8:28 PM.



Daniel C. Jones, Secretary
Park District Board of Commissioners