



PARK DISTRICT OF OAK PARK
Continued Regular Board Meeting from May 16, 2019

Hedges Administrative Center
218 Madison Street
Oak Park, Illinois

Thursday, June 6, 2019, 7:30pm

AGENDA

- I. Call to Order/Roll Call**
- II. Approval of Agenda**
- III. Old Business**
 - A. Recreation and Special Facilities Program Committee – None**
 - B. Parks and Planning Committee – Commissioner Wick**
 - 1. Carroll Park Contracts Approvals*
 - 2. Dole Center Flooring Contract Approval*
 - C. Administration and Finance Committee – None**
- IV. New Business**
- V. Closed Session**
- VI. Adjournment**

* Indicates information attached.

** Indicates information to be provided before or at the meeting.

In partnership with the community, we enrich lives by providing meaningful experiences through programs, parks and facilities.



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AGENDA COMMENTS

- I. **Call to Order/Roll Call**
- II. **Approval of Agenda**
- III. **Old Business**
 - A. **Recreation and Facility Program Committee – None**
 - B. **Parks and Planning Committee – Commissioner Wick**
 1. **Carroll Park Contracts Approval***
(Roll Call Vote) (III.B.1)
Commissioner Wick: Information will be brought to the Board for consideration and approval at the Continued Regular Board Meeting.
 2. **Dole Center Flooring Approval***
(Roll Call Vote) (III.B.2)
Commissioner Wick: I move that the Park Board of Commissioners give approval to Executive Director Arnold for the executing of the flooring agreement with Johnson Flooring, Countryside, Illinois, for the amount of \$57,620.
 - C. **Administration and Finance Committee – None**
- IV. **New Business**
- V. **Closed Session**
- VI. **Adjournment**

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Memo

To: Commissioner Wick, Chair, Parks and Planning Committee
Board of Park Commissioners

From: Chris Lindgren, Superintendent of Parks & Planning

Date: May 29, 2019

Re: Carroll Center Addition & Renovation Contracts Approvals



Statement

Acquired in 1916, the park is named after children's author Lewis Carroll and includes a center originally designed by John S. Van Bergen. The center has been significantly modified over the years. The northern part of Kenilworth Street was vacated by the Village in 1960 to expand the park and connect it to the Lincoln School grounds, creating roughly five acres of total open space.

The Carroll Park Master Plan was one of the first site plans developed after the passing of the 2005 Referendum. Altamanu was hired to complete that plan as well as the oversight of improvements in 2006 and 2014.

Discussion

School District 97 is currently expanding Lincoln School based on student growth. This expansion is partly occurring where the Park District and D97 had discussed building a gymnasium for joint use. Therefore, the Park District master plan was no longer current. A community meeting was held on October 17, 2018, to discuss the proposed changes to the master plan and facility.

The Park District proposed an expansion of the Carroll Center to help address the increasing need and community demand for preschool and afterschool. This expansion will allow both increased capacity in the Park District's afterschool program for students at both Lincoln and Longfellow Elementary Schools. The expansion will require both a building addition and a new playground. The addition will go where the current playground is located and a new playground will be located in the greenspace directly to the east of the existing building.

There currently is \$1,100,000 in the CIP for the Carroll project in 2019, and the playground's portion of the budget is \$200,000 including architectural and engineering fees. The playground's current lowest bidder is \$103,000, well below the estimated budget for the playground. The building renovation and addition went out to bid on February 13, and multiple bids were received on March 13, at 2:00pm. We have received half of the trades, leaving only five trades to complete the project. We are back out to bid for carpentry, concrete, masonry, landscaping and plumbing with bids due on May 30. Staff received an award letter for a \$577,800 Illinois Clean Energy Community Foundation Grant to build this facility as a passive, net zero facility.

Recommendation

Staff plans to present contracts for consideration and request approval at the June 6, Continued Regular Board Meeting.

Memo

To: Commissioner Wick, Chair, Parks and Planning Committee
Board of Park Commissioners

From: Chris Lindgren, Superintendent of Parks & Planning

Date: May 29, 2019

Re: Dole Center Flooring Contract Approval



Statement

Dole Learning Center was built in 1926 and donated to the Village of Oak Park (VOP) in 1939 by Andrew and Mary Dole, who also owned Cheney Mansion. The Village used it as a library branch for several decades and added recreational programming in the late 1970s. Dole Center underwent a major renovation in 2002, which made the building ADA accessible. In addition to the Village, the Oak Park Library and Park District occupy parts of Dole Center through an intergovernmental agreement and all three entities have contributed to a sinking fund for the utility costs, janitorial services, and maintenance of the building.

Discussion

The PDOP staff, with the assistance of legal counsel, engaged in conversation with VOP over the past twelve months. An agreement was reached to allow the PDOP to purchase the building for \$1. Additionally, the PDOP had to agree to abide by the tenants of the Deed and that if the Park District ever wanted to sell the facility that the Village of Oak Park would get right to first refusal.

The Park District has allocated \$250,000 in our 2019 CIP for repairs and upgrades to the Dole Center. The current condition of the facility is in poor repair with work needed in multiple areas. Staff have compiled a prioritized list and a schedule for the work needed. The flooring must be done first due to the need to close the facility down. This work is scheduled for June 22, to July 7, and staff have worked with the library on the impacts. The flooring was released for public bid on May 8, 2019, with one bid received on May 21. Johnson Flooring was a previous low bidder for the Barrie project this spring and provided quality craftsmanship on a very tight timeframe.

Recommendation

Staff recommends that the Park District Board of Commissioners authorize the Executive Director to sign a contract with Johnson Flooring, Inc. from Countryside, IL for an amount not to exceed \$57,620.