

MINUTES OF THE REGULAR MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
February 9, 2016
7:00 p.m.

President Leno called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

President Leno led the audience in the Pledge of Allegiance.

ROLL CALL OF COMMISSIONERS

Commissioners Present

T. Gelinas
M. Leno
R. Nesvacil
W. Ploger

Commissioners Absent

M. Naughton

STAFF PRESENT: Steve Scholten, Executive Director; Brian Meyer, Director of Recreation and Facilities; Alann Petersen, Director of Parks and Planning; Donna Wilson, Director of Finance and Personnel; Cathy Puchalski, Superintendent of Special Facilities; Steve Neill, Division Manager of Recreation Facilities; Chris Nisbet, Heritage Tennis Club Manager; Chris Thompson, Heritage Tennis Club Assistant Manager; Kevin Keister, Camelot/Lake Arlington Supervisor

ALSO PRESENT: J. Tinaglia – Tinaglia Architects; M. Rink, Corporate Construction Services

MINUTES

The Minutes of the Regular Meeting of January 26, 2016 were presented.

Comr. Gelinas moved, seconded by Comr. Ploger, to approve the Minutes of the Regular Meeting of January 26, 2016 as presented. On voice vote the motion was approved 4-0.

CITIZENS TO BE HEARD

PARK USE APPLICATIONS

Staff has received a request from Great White North Communications Ltd. to have a beer garden at the Chicago International Dragon Boat Festival to be held at Lake Arlington on Saturday July 30, 2016. The event will run from 7am until 7pm with the beer garden being open from 11am until 7pm. Great White North will hire a catering company to run the beer garden who will have Basset trained staff in place and the proper licenses. The attached map shows the proposed placement of the beer garden.

The purpose of the beer garden would be to enhance the Chicago event with a component that they have at all of their other national events. The beer would be open to spectators for the entire time frame and participants once they have

finished competing for the day. Great White North will monitor bracelets to make sure no participants are being served during the competition.

Beers would be sold for between \$3 and \$4 and the proceeds would assist in covering the costs of the fencing, tables, chairs and police presence that is required when alcohol is served. Dependent on the park board's approval, Great White North would then have to seek approval by the Village of Arlington Heights to get a local liquor license and then comply with all state liquor requirements.

Comr. Gelinas moved, seconded by Comr. Nesvacil, to approve Great White North Communications, Ltd. permission to have a beer garden dependent on approval by the Village of Arlington Heights, being compliant with state liquor requirements and providing the proper certificate of insurance coverage prior to the event naming Arlington Heights Park District as an additional insured.

Roll was called with:

Ayes – Gelinas, Nesvacil, Ploger, Leno

Nays – None

Absent – Naughton

Ayes – 4-0; MOTION CARRIED

ACCOUNTS PAYABLE

The Invoice Register for January, 2016 was presented.

Comr. Ploger moved, seconded by Comr. Nesvacil to approve the Accounts Payable for the month of January, 2016 in the following amounts: for the General Fund in the amount of \$106,138.13; for the Recreation Fund in the amount of \$146,042.53; for the Pension Fund in the amount of \$132,409.51; for the Insurance Fund in the amount of \$65,788.71; for the Museum Fund in the amount of \$4,726.78; for the Land Dedication Fund in the amount of \$1,015.51; for the Nickol Knoll Golf Club Fund in the amount of \$4,303.97; for the Arlington Lakes Golf Club Fund in the amount of \$11,466.18; for the Forest View Racquet & Fitness Club Fund in the amount of \$11,914.52; for the Heritage Tennis Club Fund in the amount of \$10,591.66; for the Capital Improvements Fund in the amount of \$78,429.31; for a Grand Total of Disbursements in the amount of \$572,826.81. On voice vote the motion was approved 4-0.

Comr. Ploger moved, seconded by Comr. Nesvacil, to approve the payroll distribution for the month of January, 2016 in the amount of \$731,636.70. On voice vote the motion was approved 4-0.

CONSENT AGENDA

UNFINISHED BUSINESS

NEW BUSINESSHeritage Tennis Club Renovation – Construction Management Services

Staff recommends approval of a contract with Corporate Construction Services to provide Construction Management (CM) services for the renovation and the addition of the multipurpose room at the Heritage Tennis Club. The Park District's total budget for this project is \$2,423,750 including the value of these CM services. The Prime Contracts to be administered by the Construction Manager under this agreement are estimated at \$1,784,021.

This Construction Management contract, based on the Prime Contracts approved is:

- The Construction Management Fee portion establishes an 8.5% fixed fee of the construction costs (\$1,784,021) = \$151,650.
- A standard AIA Construction Manager contract will be utilized. Attorney Riordan will provide input for conformance.

Comr. Nesvacil moved, seconded by Comr. Ploger to approve the Construction Management proposal from Corporate Construction Services and to enter into a fixed fee agreement not to exceed \$151,650 for the Heritage Tennis Club renovations.

Roll was called with:

Ayes – Nesvacil, Ploger, Gelinas, Leno

Nays – None

Absent – Naughton

Ayes — 4-0; MOTION CARRIED

Heritage Tennis Club Renovation/Addition Construction Bids

Staff has been working for the past year on the plan development and specifications with Tinaglia Architects, FGM Architects and Corporate Construction Services on the Heritage Tennis Club (HTC) renovation project and the multi-purpose room addition. In addition to the overall renovation/improvements to the facility; the project also addresses ADA accessibility items such as the main entrance, accessible bathrooms/ locker rooms and installation of an accessible ramp to the indoor tennis courts.

At a September 2015 Board meeting; staff and Corporate Construction presented to the Park Board initial construction estimates on the renovation of approximately \$2,463,861. The Park Board approved/ directed staff to complete the bidding process on this project.

A pre-bid meeting was held at HTC on January 15, 2016. The pre-bid meeting was well attended by contractors of the various trade packages. On Wednesday,

January 20, 2016 bids were due, opened and read aloud at a public bid opening at the Park District Administration Center.

The bid opening held on January 20, 2015 provided favorable pricing; please see attached overall apparent low bidder results and the results by the twelve trade packages from the bid process. There were no alternates on this project. The landscaping portion of the project will be completed by Park District staff.

Corporate Construction met with all the low apparent bidders to confirm their pricing and confirm the scope of the project based on their trade.

The total cost for the twelve trade packages is \$1,784,021, add to this amount, a 10% construction contingency, owner soft costs (which include architect, interior designer and construction manager fees, FF&E, and miscellaneous site work items); the total renovation/ addition of the multipurpose room project estimated cost is \$2,423,750.

Comr. Nesvacil moved, seconded by Comr. Gelinas to approve the Heritage Tennis Club renovation and multi-purpose room addition project for the total estimated cost of \$2,423,750 and to engage in contracts with the various lowest, responsible bidders as identified in this board summary in the amount of \$1,784,021.

Roll was called with:

Ayes – Nesvacil, Gelinas, Ploger, Leno

Nays – None

Absent – Naughton

Ayes — 4-0; MOTION CARRIED

Electricity Procurement

In 2009, The Park District was spending \$550,000 per year on electricity. The Park District has been working with consultant Hans Herrmann of Alternative Utility Services, Inc. (AUS). In the past five years, electricity costs have been approximately \$380,000 per year. Last year electric costs were trending slightly higher and it was decided to go with a one-year contract \$.064/kWh.

We received the quotes on February 3, 2016. Direct Energy is the low quote at \$.0571/kWh. Based on these quotes and current estimated consumption the Park District will save \$36,000 (15%) in electricity costs for each of the next two years.

Current Provider - Direct Energy	0.06400	\$ 324,640
Difference		\$ 36,015
Estimated Annual Consumption	kWh	5,072,501

Roll was called with:

Nays –

Absent –

Ayes — 4-0; MOTION CARRIED

The Park District uses on average 300,000 therms per year of natural gas. Our current two-year natural gas contract expires at the end of April 2016. Alternative Utility Services, Inc. (AUS) provides the review and solicits quotes at no charge. They receive a commission from the suppliers. AUS has received quotes from various suppliers. The best available rate is 33.6 cents per therm for 24 months. Our current rate is 53.2 cents per therm. Prices for electricity and gas are substantially lower at this time.

Interstate Gas Supply submitted the lowest price for both 12- and 24-month term options.

Current Provider - Interstate Gas Supply	0.53200	\$ 158,859
Difference		\$ 59,423
Estimated Annual Consumption	kWh	298,608

Natural gas market prices have decreased substantially since 2014. This new contract provides a savings of \$59,500 per year for each of the next 2 years.

Comr. Gelinas moved, seconded by Comr. Nesvacil to: approve a contract with Interstate Gas Supply (IGS) for natural gas and locking the rate at 33.6 cents per therm for the period of June 2016 through May 2018.

Roll was called with:

Ayes – Gelinas, Nesvacil, Ploger, Leno

Nays – None

Absent – Naughton

Ayes — 4-0; MOTION CARRIED

LEGAL - None

APPROVAL OF PURCHASES - None

PARK FOUNDATION - None

MATTERS FROM EXECUTIVE DIRECTOR - Discussed the approaching CAP registration.

MATTERS FROM COMMISSIONERS - None

ADJOURNMENT

Comr. Nesvacil moved, seconded by Comr. Ploger, to adjourn at 7:45 p.m. On voice vote the motion was approved 4-0.

Maryfran H. Leno, President
Board of Commissioners
Arlington Heights Park District

Stephen C. Scholten, Secretary
Board of Commissioners
Arlington Heights Park District

February 23, 2016
Date Approved