



HOMEWOOD-FLOSSMOOR PARK DISTRICT
Special Meeting of the Board of Park Commissioners

Goldberg Administration Center
3301 Flossmoor Road, Flossmoor, IL 60422

Minutes of June 28, 2022

The Special Meeting of the Board of Park Commissioners was called to order at 6:04 p.m. by Vice President Dennison. Commissioners Collins, Johnson, Ojode and Dennison were present. Also present were Executive Director Debbie Kopas, Superintendent of Finance & Administration Karen Garrity, Superintendent of Parks & Planning Doug Boehm, Racquet & Fitness Club Manager Eileen Rohrer, Ice Arena Manager Lyndsay Harwell, H-F Chronicle Reporter Marilyn Thomas, John Emser and Chris Powell from W. B. Olson and Secretary Anne Brabec. Commissioner Bachus was absent.

CHANGE IN AGENDA – The Executive Session was not needed, so Item 7 Executive Session and Item 8 New Business were removed from the agenda.

COMMENTS FROM VISITORS – Executive Director Kopas introduced John Emser and Chris Powell from W.B. Olson. Both introduced themselves with background information and discussed with Commissioners the unprecedented times effecting the bids for the Ice Arena work as well as their efforts to cut costs.

OLD BUSINESS

a. Ice Arena Mechanical Bids

Director Kopas explained that five bids were received, with the lowest coming in at \$40,000 or 3.6% over budget. Chris Powell and his team have reviewed references, the bid and the scope of work and recommend the low bid from Key West Mechanical be accepted.

Commissioner Collins moved to accept the bid from Key West Mechanical for the mechanical scope of work at the Ice Arena in the amount of \$1,144,000 and authorize the Executive Director to sign an agreement for the same, subject to attorney final review and approval. Commissioner Ojode seconded the motion. Roll call vote with vote with Ayes: Collins, Johnson, Ojode and Dennison. Nays: none. Motion approved.

b. Ice Arena Plumbing Bids

Director Kopas indicated there were four bidders for the plumbing work, and the low bid received from Reichhelt Plumbing was \$20,800 or 10.8% over budget. W.B. Olson has not worked with Reichhelt, but they do a lot of work in the area, especially with school districts. Powell has spoken with them and they understand the project and are excited to work together on this project.

Commissioner Johnson moved to accept the bid from Reichhelt Plumbing for the plumbing scope of work at the Ice Arena in the amount of \$212,800 and authorize the Executive Director to sign an agreement for the same, subject to attorney final review and approval. Commissioner Ojode seconded the motion. Roll call vote with vote with Ayes: Collins, Johnson, Ojode and Dennison. Nays: none. Motion approved.

c. Ice Arena Demolition/Excavation Bids

Director Kopas explained that this bid is more for excavation than demolition; the demolition is of the earth inside the rink area to prepare it for pipes and concrete. Three bids were received, with the lowest \$22,130 or 21% over budget. The bids received for this work were very different, so Chris Powell did extra work to make sure the low bid from Baumgartner included everything necessary.

W.B. Olson does a lot of work with this company, and they are reputable and stand by their work and their price.

Commissioner Collins moved to accept the bid from Baumgartner Construction for the demolition/excavation scope of work at the Ice Arena in the amount of \$127,730 and authorize the Executive Director to sign an agreement for the same, subject to attorneys final review and approval. Commissioner Ojode seconded the motion. Roll call vote with vote with Ayes: Collins, Johnson, Ojode and Dennison. Nays: none. Motion approved.

d. Ice Arena Site Utility Bids

Director Kopas reported that site utilities had previously been bid, however since only one bid was received, that bid was rejected. The company that had submitted that bid did not bid again because they had reached their project capacity in the time between bids. This time, two bids were received, with the low bid coming in at \$27,000 or 20% over budget from Alessio & Sons, a company that W.B. Olson has worked with in the past.

Commissioner Ojode moved to accept the bid from Alessio & Sons Company for the site utilities scope of work at the Ice Arena in the amount of \$161,400 and authorize the Executive Director to sign an agreement for the same, subject to attorney final review and approval. Commissioner Collins seconded the motion. Roll call vote with vote with Ayes: Collins, Johnson, Ojode and Dennison. Nays: none. Motion approved.

e. Ice Arena Site Electrical Bids

Director Kopas referenced a letter from Chris Powell identifying the items that changed in the electrical scope of work that contributed to the substantial increase in cost over what had been budgeted. Meany Electric, a company that Superintendent Boehm works with for many park district projects, was the low bidder; however, that bid was \$168,900 or 209% over budget. Powell answered Commissioner's questions to explain further the reasons for the higher price.

Commissioner Ojode moved to accept the bid from Meany Electric for the electrical scope of work at the Ice Arena in the amount of \$249,900 and authorize the Executive Director to sign an agreement for the same, subject to attorney final review and approval. Commissioner Collins seconded the motion. Roll call vote with vote with Ayes: Collins, Johnson, Ojode and Dennison. Nays: none. Motion approved.

With these bids approved, Chris Powell will be able to work with the awarded companies to see where costs can be lowered, as he is doing with the previously approved bids.

John Emser and Chris Powell left the meeting following the Ice Arena bids discussion.

COMMITTEE APPOINTMENTS

Commissioners decided upon their committee appointments for 2022-2023:

Recreation & Park District Advisory
Racquet & Fitness Club
Ice Arena
Irons Oaks
Golf

Deb Dennison and Dallas Collins
Dallas Collins and Deb Dennison
Steve Johnson and Linda Ojode
Dallas Collins and Brent Bachus
Linda Ojode and Steve Johnson

DIRECTOR'S REPORT AND COMMISSIONERS' COMMENTS

Executive Director Kopas

- Shared emails with Homewood Police Chief Bob Grabowski regarding replacing the Irwin Center tent.

Commissioners had no additional comments.

Director Kopas recognized retiring Racquet & Fitness Club Manager Eileen Rohrer with a toast and gift of a 1990 Roland Garros lithograph, a duplicate of one that hangs at the RFC and is from the year that Rohrer first started working there. Kopas read comments from Commissioner Bachus, who was sorry he was not able to be there to acknowledge Rohrer's contributions in person. Rohrer thanked everyone, indicating the park district will always be in her heart.

ADJOURNMENT – Commissioner Collins moved to adjourn the meeting at 6:58 p.m. Commissioner Ojode seconded the motion. On a voice vote, the motion was approved.

Respectfully submitted,

Debbie Kopas

Deborah Kopas, Secretary