



PARK DISTRICT of OAK PARK

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

**PARK DISTRICT OF OAK PARK
Committee of the Whole Meeting
Hedges Administrative Center
218 Madison**

Thursday, July 7, 2022 at 6:30pm

AGENDA

- I. **Call to Order/Roll Call**
- II. **Public Comment**
- III. **Recreation and Facility Program Committee** – Commissioner Wollmuth: Chair
 - A. Rehm Pool Boiler Update
- IV. **Parks and Planning Committee** – Commissioner Worley-Hood: Chair
 - A. Conservatory North Wall Contract*
 - B. 228-230 Parking Lot Contract*
 - C. 2023-2027 Capital Improvement Plan Update
- V. **Administration and Finance Committee** – Commissioner Wick: Chair
 - A. D200/PDOP Field Collaboration IGA Update
- VI. **New Business**
- VII. **Closed Session**
- VIII. **Adjournment**

* Indicates information attached.

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

Update indicates verbal report provided at meeting no materials attached

The Park District of Oak Park welcomes the opportunity to assist residents and visitors with disabilities. If you need special accommodations for this meeting, please call 708-725-2050 or email Chris.Lindgren@pdop.org.



Memo

To: Jake Worley-Hood, Chair, Parks & Planning Committee
Board of Park Commissioners

From: Chris Lindgren, Superintendent of Parks & Planning

CC: Jan Arnold, Executive Director

Date: July 7, 2022

Re: Oak Park Conservatory North Wall Restoration Contract Update



Statement

In 1970, a drive to preserve the Conservatory occurred to save this unique resource due to significant facility needs. In 1986, the Friends of the Oak Park Conservatory (FOPCON) were incorporated to provide fundraising, educational programs, and other volunteer support. In June of 2000, the Conservatory Center addition was opened to provide expanded space and facilities for educational programming, operations, and public events. In 2004, the Oak Park Conservatory was designated an Oak Park landmark, and was added to the National Register of Historic Places in 2005.

Discussion

This Nationally Historic Conservatory is showing its age and is due for repairs to the north wall of the showrooms. The side vents and windows are failing and the wood decay has led to some of the vents inoperable and not able to be repaired. Also, the existing metal structural framing is deteriorated in many spots, specifically below the gutter level.

The Park District engaged Prospiant earlier this year to review the greenhouse and provide bid specs and drawings for recommended repairs. This firm specializes in historic greenhouses and has the experience required for making these specific repairs needed to ensure structural and operational guidelines are met.

The District went out to bid on June 15th with 11 firms downloading the plan documents. We held a non-mandatory pre-bid meeting on June 22nd with two firms in attendance. The bids are due on July 7th with our plan to complete all work in 2022. There is \$300,000 budgeted in the Museum Fund and \$100,000 in our Capital Improvement Plan (CIP) for this work.

Conclusion

The Parks and Planning Committee will bring a low bidder that meets the qualifications to do this historic repair work to the Park Board of Commissioners for a contract approval at the July 21st Regular Board Meeting.



Memo

To: Jake Worley-Hood, Chair, Parks & Planning Committee
Board of Park Commissioners

From: Chris Lindgren, Superintendent of Parks & Planning

CC: Jan Arnold, Executive Director

Date: July 7, 2022

Re: 228-230 Madison Lot Improvements Contract Update



Statement

The Park District purchased the building at 228-230 Madison in 2019. The condition of building led us to its demolition in Fall of 2021. Our plans are to provide much needed parking relief for busy times during the Community Recreation Center's (CRC) usage and also provide parking space for our buses and large parks vehicles.

The lot was fenced off in Spring of 2022 per the Village's request until the project was complete. The Park District engaged Terra Engineering in March for the lot design and engineering as they are also working across the street, on the CRC project.

Discussion

Due to the loss of the parking area for our buses, parks' lift, and dump trucks, we had an agency need to have parking nearby for program staff to bus children for the many district programs. This lot will also mainly provide overflow parking for the Community Recreation Center.

In our current design, there would be 14 parking stalls along with bike parking for 16 bicycles, native plantings, pavers for drainage, a new approach driveway, privacy wall for PDOP vehicles and future public art, lighting, and our first EV charging stations. PDOP staff will be handling the plantings, EV chargers, and lighting work to save on cost. The current construction market is very high, so forecasting cost is difficult. This project will be bid in multiple scopes, in an effort to target smaller firms and also allow for contractors to pick multiple packages to potentially drive cost down.

The District went out to bid on June 27th and have an on-site pre-bid meeting on July 1st at 11:00am. The bids are due on July 13th and our plan is to complete all bid work in 2022. We have identified \$200,000 in the Capital Improvement Plan (CIP) for this project. If the bid amounts are too high, staff recommend we rebid in December, and have the work completed in spring 2023.

Recommendation

Staff will bring the lowest responsive and responsible bidder(s) to the Park Board of Commissioners for consideration at the July 21st Regular Board Meeting.