



PARK DISTRICT of OAK PARK

**Park District of Oak Park
Continued Regular Board Meeting from January 15, 2026
Hedges Administrative Center
218 Madison Street
Oak Park, Illinois 60302**

Thursday, February 5, 2026, 7:00pm

AGENDA

I. Call to Order/Roll Call

II. Approval of Agenda

III. Old Business

A. Cheney Mansion HVAC Geothermal Rebid Contract Approval*

IV. New Business

V. Closed Session

VI. Adjournment

* Indicates information attached.

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

Update/Recap 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) 725-2017 or via email at karen.gruszka@pdop.org.

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



AGENDA COMMENTS

Continued Regular Board Meeting from January 15, 2026

Thursday, February 5, 2026, 7:00pm

I. Call to Order/Roll Call

II. Approval of Agenda (Voice Vote)

No additions to the Agenda are anticipated at this time.

III. Old Business

A. Cheney Mansion HVAC Geothermal Rebid Contract Approval*

Commissioner Worley-Hood: I move that the Board approve a contract with AMS Industries for an amount not to exceed \$736,617.00 for the Cheney HVAC Geothermal Rebid Project to include the Base Bid and Alternate #1 and to authorize the Executive Director to sign the contract.

IV. New Business - None

V. Closed Session – None

VI. Adjournment

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Memo

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

From: Bill Hamilton, Superintendent of Properties & Planning

CC: Jan Arnold, Executive Director

Date: February 2, 2026

Re: Cheney HVAC Geothermal Rebid Project



Statement

Cheney Mansion, designed in 1913 by Charles E. White, Jr., has been a historical property of the Park District of Oak Park (PDOP) since 1975. The mansion is a unique venue for recreation programs, special activities and community events for the enjoyment of Oak Park residents and a distinctive locale for private meetings and celebrations. The greenhouse was built in 1914 and renovated in 2014. In May of 2024, the Park District entered into a MEP Design Contract with local consultant, Architectural Consulting Engineers (ACE) to design a Geothermal HVAC System for historic Cheney Mansion. The system would replace in part or in whole the existing HVAC system. The project was bid in two parts to limit impact to the facilities program and rental schedule. The first part of the project, installation of Geothermal Wells bid in early 2025, with a contract awarded and the work completed in April of 2025. The HVAC Geothermal Project was first bid in October of 2025. All bids received at that time were substantially over budget. ACE redesigned the system that is similar to the Pleasant Home Geothermal System, which is a simpler system than the original design and in theory less expensive. The Park District also increased the budget from \$600,000 to \$750,000.

Discussion

The project went out to bid on December 29, 2025. Bid specifications and project manual were available to potential bidders for download on the Demandstar Website. The bid included a Base Bid for the 1st floor system, Alternate #1 for the 2nd floor system and Alternate #2 for the 3rd floor system. The project team were confident that at least the base bid and Alternate 1 could be achieved financially with the budget allotted. A pre-bid walk-through was held January 9, 2026. The bid opening was held on January 28, 2026, at 10am at 218 Madison Street. Four Bids were received, the highest bid was an outlier and was more than double the budget. The three other bids were in-line with each other and were as follows:

	Base Bid	Alternate #1	Alternate #2
MG Mechanical Consulting Inc.	\$572,000.00	\$306,000.00	\$208,000.00
Amber Mechanical	\$636,000.00	\$209,500.00	\$151,000.00
AMS Industries	\$479,000.00	\$257,617.00	\$260,703.00

The bid from AMS Industries is the only bid that provided a partial project within the Capital Improvement Project Budget of \$750,000. The Base Bid and Alternate #1 total \$736,617. The Park District has prior experience with AMS industries. AMS installed the Geothermal HVAC system at Pleasant Home, a very similar system and we are satisfied with their work and ability to provide a quality project.

Recommendation

Staff recommend contract approval with AMS Industries for an amount not to exceed \$736,617.00 for the Cheney HVAC Geothermal Rebid Project to include the Base Bid and Alternate #1 and to authorize the Executive Director to sign the contract. Work will begin by the end of February with completion of the first floor by May 15. Second floor work to be completed by December 1, to avoid program and rental conflicts.