



**Board of Commissioners**

Dag Grada  
Brian Tobin  
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David Castro  
Doug Eaton

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1403 Sycamore Road • DeKalb, IL 60115 • (815) 758-6663 • [dekalbparkdistrict.com](http://dekalbparkdistrict.com)

**BOARD OF COMMISSIONERS MEETING**

Hopkins Community Center (1403 Sycamore Road)  
Thursday, October 3, 2024, 6:00 pm

- 1.0 Meeting**
  - 1.1 Call to Order
  - 1.2 Roll Call
  - 1.3 Pledge of Allegiance
  
- 2.0 Amendments/Approval of the Agenda**
  - 2.1 Amendments
  - 2.2 Approval of the Agenda
  
- 3.0 Public Comments**
  
- 4.0 Old Business**
  - 4.1 Action to declare Shroeder Asphalt in default for failing to undertake the work after the award and to award the work to the next lowest responsive and responsible bidder, BelRock in the amount of \$203,816.40.
  
- 5.0 New Business**
  - 5.1 Action to Approve AIA 201 Agreement with IHC
  - 5.2 Action to Approve Hopkins Park Pool Demolition Bid Packages
    - a. Site and Selective Demolition
    - b. Site and Building Plumbing and HVAC
    - c. Electrical
  
- 6.0 Communication**
  - 6.1 Board
  - 6.2 Director
  
- 7.0 Closed Session (Not Anticipated)**

Personnel: 5 ILCS 120/2(c)(1)  
Collective negotiation matters between the public body and its employee or their representatives: 5 ILCS 120/2(c)(2)  
Land Acquisition: 5 ILCS 120/2(c)(5)  
Litigation: 5 ILCS 120/2(c)(11)
  
- 8.0 Reconvene Open Meeting (Not Anticipated)**
  
- 9.0 Adjourn Public Meeting**

Date of Notice: October 1, 2024  
Date of Next Regular Board Meeting: October 24, 2024

The DeKalb Park District is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, should contact the Park District's ADA Coordinator at 815-758-6663 promptly to allow the Park District to make reasonable accommodations for those individuals.



## Board of Commissioners Meeting

**Agenda Item:  
October 3, 2024**

**SUBJECT:** Action to declare Shroeder Asphalt in default for failing to undertake the work after the award and to award the work to the next lowest responsive and responsible bidder, BelRock in the amount of \$203,816.40

**SUBMITTING DEPARTMENT:** Administration

**BACKGROUND INFORMATION:**

At the May 23, 2024 board meeting, the Board approved Shroeder Asphalt to complete paving projects at the Nature Trail and Boardman Park. Shroeder Asphalt signed the contract but failed to start the job and requested between \$18,000 - \$30,000 of change orders at various points in time due to “existing conditions” of the Nature Trail. Staff spent a considerable amount of time trying to work with Shroeder Asphalt to come to an amicable solution but it has become apparent that Shroeder Asphalt does not want to do the work at the price that they submitted. Pursuing the bid and/or the performance bond is a time-consuming process and it’s not guaranteed that the District would win in the long run when considering the amount of legal fees that may be required. Staff met with BelRock onsite and reviewed the project.

<b>2024 Paving Bid Tab</b>			
<b>Company</b>	<b>Nature Trail</b>	<b>Boardman</b>	<b>Total</b>
Shroeder Asphalt	\$108,000.00	\$65,000.00	\$173,000.00
O'Brien Civil Works	\$217,700.00	\$127,700.00	\$345,400.00
Provantage Systems	\$19,400.00	\$61,688.00	\$81,088.00
Maneval Construction	\$135,377.00	\$80,596.00	\$215,973.00
Elliott and Wood	\$158,000.00	\$93,000.00	\$251,000.00
BelRock	\$148,000.00	\$55,816.40	\$203,816.40

**RECOMMENDED ACTION:** Staff recommends the Board of Commissioners declare Shroeder Asphalt in default for failing to undertake the work after the award and to award the work to the next lowest responsive and responsible bidder, BelRock in the amount of \$203,816.40

	Motion	Second	Yes	No
Commissioner Castro				
Commissioner Krmeneč				
Commissioner Tobin				
Commissioner Eaton				
President Grada				



## Board of Commissioners Meeting

**Agenda Item:  
October 3, 2024**

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**SUBJECT:** Action to Approve AIA 201 Contract with IHC

**SUBMITTING DEPARTMENT:** Administration

**BACKGROUND INFORMATION:**

In May, 2023, the District approved an AIA 133 Contract with IHC which primarily focuses on the financial agreement but not an AIA A201 which outline the general conditions for construction which set the agreements for the actual delivery of the work being performed. The general conditions need to be established and agreed upon before contractors can bid on the job. Scott Puma and Derke Price of Ancel-Glink represented the District in negotiating the contract with IHC. Larson & Darby was also involved to ensure that the contract did not contradict anything in the District's existing contract with Larson & Darby.

**RECOMMENDED ACTION:** Staff recommends the Board of Commissioners approve the AIA A201 Contract with IHC.

	Motion	Second	Yes	No
Commissioner Castro				
Commissioner Kremenec				
Commissioner Tobin				
Commissioner Eaton				
President Grada				



## Board of Commissioners Meeting

**Agenda Item:  
October 3, 2024**

**SUBJECT:** Action to Approve Hopkins Park Pool Demolition Bids

**SUBMITTING DEPARTMENT:** Administration

**BACKGROUND INFORMATION:**

The demolition bid date had to be pushed back twice due to the delay with the AIA 201 IHC General Conditions contract. Bids were received on Monday, September 30, 2024. IHC completed scope reviews and qualified the contractors on Tuesday, October 1 & Wednesday, October 2. There are 3 different bid packages: Site and Selective Demolition, Site & Building Plumbing & HVAC, and Electrical.

<b>Package: 02A Site &amp; Selective Demolition</b>	<b>Base Bid</b>
Northern Illinois Service Co.	\$ 289,373
Omega III LLC	\$ 314,500
Alpine Demolition Services	\$ 389,000
Break Thru Enterprises	\$ 398,000
Midwest Wrecking Company	\$ 492,882
<b>Construction Manager's Estimate</b>	<b>\$ 507,000</b>

<b>Package: 022A Plumbing &amp; HVAC</b>	<b>Base Bid</b>
DeKalb Mechanical	\$ 105,000 (Bid Withdrawn, missed site utilities)
MOST Plumbing & Mechanical	\$ 150,000
Helm Group	\$ 162,850
Brandenburger Plumbing Inc.	\$ 224,975
<b>Construction Manager's Estimate</b>	<b>\$ 246,000</b>
DeFranco Plumbing	\$ 269,000

<b>Package: 026A Electrical</b>	<b>Base Bid</b>
Helm Electric	\$ 46,530
McWilliams Electric	\$ 55,400
Swedberg Electric	\$ 64,025
<b>Construction Manager's Estimate</b>	<b>\$ 76,000</b>

**RECOMMENDED ACTION:** Staff recommends the Board of Commissioners approve the following bids pending successful qualification of each contractor.

a. Site and Selective Demolition – Northern Illinois Service - \$289,373

	Motion	Second	Yes	No
Commissioner Castro				
Commissioner Krmeneč				
Commissioner Tobin				
Commissioner Eaton				
President Grada				

b. Site and Building Plumbing & HVAC – MOST Plumbing & Mechanical - \$150,000

	Motion	Second	Yes	No
Commissioner Castro				
Commissioner Krmeneč				
Commissioner Tobin				
Commissioner Eaton				
President Grada				

c. Electrical – Helm Electric - \$46,530

	Motion	Second	Yes	No
Commissioner Castro				
Commissioner Krmeneč				
Commissioner Tobin				
Commissioner Eaton				
President Grada				