

**CHAMPAIGN PARK DISTRICT  
MINUTES OF THE STUDY SESSION  
BOARD OF PARK COMMISSIONERS**

**January 6, 2021**

The Champaign Park District Board of Commissioners held a Study Session on Wednesday, January 6, 2021 at 6:00 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, and online due to President Hays' determination that an in-person meeting or a meeting conducted pursuant to the Open Meetings Act was not practical or prudent because of the COVID-19 disaster. The Special Board Meeting occurred pursuant to published notice duly given.

President Hays presided over the meeting. The three individuals identified below were physically present at the meeting with appropriate social distancing. Citizens were given the opportunity to participate in the teleconference at the web address:

<https://us02web.zoom.us/j/89438812005?pwd=bIVFTkVyKzVOcHk4bkhOS3hFK3N3dz09> or by calling 312-626-6799. Citizens were also offered the opportunity to submit comments or questions by email prior to the meeting. Those comments were to be announced by President Hays during the public comment portion of the meeting. Email submissions were solicited from the public through a notice of intent to speak or comment to be submitted by noon on Wednesday, January 6, 2021 to the Executive Director of the Park District at: [joe.deluce@champaignparks.org](mailto:joe.deluce@champaignparks.org). There were no email comments or questions submitted by citizens for consideration by the Board.

Present in person: President Craig W. Hays, Joseph DeLuce, Executive Director, and Jarrod Scheunemann, Assistant to the Executive Director / Secretary.

Present electronically: Vice President Kevin J. Miller, Commissioners Barbara J. Kuhl, Jane L. Solon, Timothy P. McMahon; Attorney Guy C. Hall, and Treasurer Brenda Timmons.

Staff present electronically: Andrea Wallace, Director of Finance, Andrew Weiss, Director of Planning, Dan Olson, Director of Operations, Jameel Jones, Director of Recreation, Jimmy Gleason, Director of Revenue Facilities, and Bret Johnson, Grounds & Maintenance Supervisor.

Ed Scopel and Ryan Hinz from RATIO Architects, Jean Flood from the League of Women's Voters, and Brett Peugh also attended the meeting electronically.

### **Call to Order**

President Hays called the meeting to order at 6:00 p.m.

### **Comments from the Public**

None.

### **Discussion**

#### **1. Martens Center Bids.**

Mr. DeLuce reported that bids were received for the construction of the Martens Center on December 16, 2020. Upon review with RATIO Architects, the apparent low bidder was Broeren Russo Builders. Broeren Russo Builder's base bid including six alternates totaled \$9,504,800.

Mr. DeLuce stated he had met with Ryan Hinz from RATIO Architects and Jim Lopez from Broeren Russo Builders to review three items: installation of the Porter Athletic equipment, testing fees, and builder's risk insurance.

Mr. Hinz clarified the builder's risk insurance and cost of the installation of the Porter Athletic equipment. The bid specifications would be reviewed to address payment for testing fees. Discussion and clarifications ensued.

Commissioner Solon requested that only certified professionals install the Porter Athletic equipment and that this stipulation be agreed upon in writing prior to signing a contract.

Mr. DeLuce and Mr. Scopel confirmed that Broeren Russo agreed to have its staff certified or it would contract with a certified third party for the installation.

Commissioner Kuhl requested more information about the related expenses and whether or not the total base bid price would be impacted.

Mr. Scopel responded that estimated cost for the builder's risk insurance would range between \$15,000 to \$20,000. He stated that RATIO would itemize the testing expenses and would provide a report on the totals.

Mr. Hinz presented a report highlighting the features and expenses of the six alternates to the Martens Center bid. Mr. DeLuce noted that the Board and staff had shown interest in moving forward with alternates 1, 2, 3, 5, and 6, but were unsure about alternate 4 for integral color concrete paving in the parking lot. Discussion ensued.

Commissioner Kuhl highlighted the contrast and style of integral color concrete.

Commissioner Solon addressed her prior experiences with integral color concrete. She shared concerns about addressing future change orders.

Commissioner Miller added that he would forgo approval of alternate 4 and requested more information on the expected lifespan of the metal shrouds in alternate 1. Mr. Hinz responded that the metal shrouds would be expected to last the lifespan of the building with routine painting needed every 10 to 20 years.

Mr. Scopel addressed the integral color concrete performance.

Commissioner McMahon stated he would support the consensus for alternate 4.

Commissioner Hays shared concerns about alternate 4 as well.

Mr. DeLuce indicated that staff would not include alternate 4 for approval.

Commissioner Solon departed the meeting at 6:33 p.m.

Ms. Wallace presented a report on the financing for the Martens Center. She highlighted the pledges, total anticipated cash flow, total project expenses, and contingencies. Ms. Wallace projected that \$2,644,177.748 would be needed to complete the project. This number did not include verbal donation commitments, pending land grant acquisition funds, and the state grant to Don Moyer Boys and Girls Club through the Illinois State Capital Budget. Discussion ensued.

The Commissioners directed the staff to seek the Board's approval for the Martens Center construction bid at the next regular Board meeting.

### **Comments from Commissioners**

Commissioners Kuhl, Miller, and McMahon thanked RATIO for its efforts. The Commissioners also shared their appreciation to RATIO for working responsibly within budget.

Commissioner Hays noted the perseverance of the Board during the process. He thanked the Commissioners for their dedication and highlighted Commissioner Kuhl's service. He noted that the

Martens Center will further the mission of the Park District by reaching underserved populations.

Mr. Scopel commented about alternate 4 and change order expenses. He also offered his thanks and appreciation to the Park District and the Board.

**Adjourn**

There being no further business to come before the Board, Vice President Miller made a motion to adjourn the meeting. The motion was seconded by Commissioner Kuhl. Upon roll call vote, the vote was as follows: Commissioner McMahon – yes; Commissioner Miller – yes; President Hays – yes; and Commissioner Kuhl – yes. The motion passed 4-0 and the meeting was adjourned at 6:47 p.m.

Approved

---

Craig W. Hays, President

---

Jarrod Scheunemann, Secretary