

**URBANA PARK DISTRICT BOARD OF COMMISSIONERS
MINUTES - SPECIAL BOARD MEETING
TUESDAY, MARCH 28, 2023
7:00 PM
PLANNING AND OPERATIONS FACILITY
1011 E. KERR AVENUE
URBANA, ILLINOIS 61802**

A special meeting of the Urbana Park District Board of Commissioners was held Tuesday, March 28, 2023, at the Planning and Operations Facility, 1011 E. Kerr Avenue, Urbana, IL at 7:00 p.m. The notice and agenda of the meeting were posted at the park district administrative office and at the location of the meeting. Copies of the notice and agenda were received by each commissioner of the district and by local newspapers, radio, and television stations at least forty-eight hours before the meeting in compliance with the Open Meetings Act of the State of Illinois. A copy of the notice and agenda is attached to the minutes. Also available for inspection are all documents that were reviewed or approved at the meeting. UPTV taped the meeting for future airing.

COMMISSIONERS	PRESENT	ABSENT
President Michael Walker	X	
Vice-President Meredith Blumthal		X
Commissioner Nancy Delcomyn	X	
Commissioner Roger Digges	X	
Commissioner Cedric Stratton	X	

Also present were Tim Bartlett, Executive Director;
Corky Emberson, Superintendent of Recreation;
Laura Orcutt, Business Manager;
Derek Liebert, Superintendent of Planning and Operations;
Andy Rousseau, Project Manager;
Mark Shultz, Marketing and Public Information Manager;
Joel Baum, CORE Construction;
Nicole Shelton, CORE Construction;
Scott Burge, Farnsworth Group;
Allison Jones served as Recorder.

- I. **Call to Order**
President Walker called the meeting to order at 6:33 PM.
 - A. Remote Attendance
There was no remote attendance requested at this time.
- II. **Accept Agenda**
COMMISSIONER DIGGES MADE A MOTION WITH A SECOND BY COMMISSIONER STRATTON TO ACCEPT THE AGENDA AS PRESENTED. A ROLL CALL VOTE WAS TAKEN, ALL SAID "AYE."
- III. **Public Comment**

There were no comments from members of the public.

IV. **New Business**

A. Health and Wellness Facility Financing Discussion

Director Bartlett noted staff's excitement to finally be presenting this information and moving forward with finalizing the budget for the Health & Wellness project. He thanked staff, Board, UPDAC, Urbana Parks Foundation, donors, Urbana residents, local and state agencies, and planning, fundraising, and construction professionals for making this possible. He noted it would be an artistically and culturally oriented project that will have a great impact on the community.

Staff presented the final bid numbers and recommendations to the Board. They reviewed funding sources, total budget, cashflow needs, timeline, and borrowing process and turnaround time. Staff's recommendation is to front load the project with current dollars on hand and do any debt servicing later if needed in order to minimize interest and during of borrowing. Board and staff discussed the financial needs of the project and draft timeline for construction.

B. Action to Approve Health and Wellness Facility Guaranteed Maximum Price

Andy Rousseau presented the details of the received bids for the project. He reviewed the bid packages, winning bids, extra contingency, construction service costs, and bid package irregularities. Nicole with CORE Construction noted that if approved, next steps for contracts and bid submittals would begin immediately. Staff also noted they will be working with contractors to keep signage up to date and promotion and other information flowing to the community and stakeholders. Staff and contractors noted a good working relationship.

COMMISSIONER DELCOMYN MADE A MOTION WITH A SECOND BY COMMISSIONER STRATTON TO WAVE BID IRREGULATIREIS ON PACKAGES 1, 2, 5, 8, 9, 10 AND AWARD 2ND LOW BIDDER ON BID PACKAGE 11 AS CITED IN CORE'S BID RECCOMENDATION LETTER DATED 3/16/2023. A ROLL CALL VOTE WAS TAKEN, ALL SAID "AYE."

COMMISSIONER DIGGES MADE A MOTION WITH A SECOND BY COMMISSIONER DELCOMYN TO APPROVE THE GUARANTEED MAXIMUM PRICE AMENDMENT FOR CONSTRUCTION MANAGER SERVICES TOTALING \$13,834,953, AND AUTHORIZING UP TO AN ADDITIONAL 1.5% PARK DISTRICT CONTINGENCY, FOR THE INDOOR HEALTH & WELLNESS CENTER TO CORE CONSTRUCTION SERVICES OF ILLINOIS INC. OF PEORIA, IL. A ROLL CALL VOTE WAS TAKEN, ALL SAID "AYE."

V. **Comments from Commissioners**

President Walker commented on this as an historic moment, as it is the highest expense project the UPD has ever embarked on.

Commissioner Stratton noted his excitement for the project and the confidence in staff to make it work.

Commissioner Delcomyn stated how pleased she was with the \$1.8 million in donations from the community, which shows great support for the project. She also thanked the Urbana Parks Foundation for all their hard work, as well as City, County, and State partners.

Commissioner Digges noted how much of an impact this project will have on the community.

VI. **Adjourn**

President Walker adjourned the meeting at 7:24 PM.

Michael W. Walker, President

Timothy A. Bartlett, Secretary

(Seal)

Date Approved: April 11, 2023