

**SKOKIE PARK DISTRICT  
THE BOARD OF PARK COMMISSIONERS  
REGULAR MEETING  
JANUARY 21, 2025  
6:30 P.M.**



*SKOKIE PARK DISTRICT  
9300 WEBER PARK PLACE  
SKOKIE, IL 60077-4200*





**BOARD OF PARK COMMISSIONERS  
TUESDAY, JANUARY 21, 2025 - 6:30 P.M.  
REGULAR BOARD MEETING**

**AGENDA**

- I. CALL THE MEETING TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF REMOTE PARTICIPATION, IF REQUESTED
- V. COMMENTS FROM CITIZENS
- VI. CONSENT AGENDA APPROVAL
- VII. APPROVAL OF MINUTES
  - \*A. Minutes of the Regular Board Meeting of December 17, 2024
- \*VIII. BILLS PAYABLE FOR THE MONTH OF DECEMBER 2024/JANUARY 2025
- IX. TREASURER'S ACTION ITEMS
- \*X. TREASURER'S REPORT
  - A. Capital Accounts Analysis Fiscal Year 2025 for Six (6) Months Ending 10/31/2024
- XI. ATTORNEY'S REPORT – NO REPORT
- XII. STAFF ACTION ITEMS
  - A. School District 73.5 Presentation
  - B. Approval of Resolution #25-001 and Agreement for Property Donation from Builders Asphalt
  - C. Approval of Purchase of 2025 Vehicle Replacements
  - D. Approval of 2025 Sports Courts Improvements Purchase
  - E. Approval of Devonshire Aquatic Center Partitions Purchase
  - F. Approval of Exploritorium Tiny Town Purchase
  - G. Approval of Onondowa'ga Park Playground Installation
  - H. Approval of Skokie Water Playground Roof Replacement
  - I. Approval of Toro 5900 Purchase
  - J. Approval of Weber Track Replacement
  - K. Approval of Sports Park Shelter Purchase

\*XIII.

STAFF REPORTS

- A. Parks Division Report
- B. Recreation Division Report
- C. Facilities Division Report
- D. Marketing and Sponsorship Report
- E. Information Technology
- F. Staff and Community Committee Reports

XIV.

PRESIDENT'S REPORT

- A. Regular Board Meeting – Tuesday, February 25, 2025 – 6 p.m.
- B. Commissioner Comments
- C. Director Comments

XV.

OLD BUSINESS

- A. Board Meeting Start Times

XVI.

NEW BUSINESS

- A. School District 73.5 Presentation

XVII.

EXECUTIVE SESSION

- A. Review of Executive Session Minutes of December 17, 2024
- B. Discussion of Appointment, Employment, Compensation, Discipline Performance or Dismissal of Specific Employees

XVIII.

ACTION TO BE TAKEN FROM EXECUTIVE SESSION

XIX.

ADJOURNMENT

\*Consent Agenda

**Vision Statement**

The Skokie Park District envisions a community where all of its residents enjoy a high quality of life through leisure time pursuits, beautiful open spaces, and first rate facilities.

**Mission Statement**

The Skokie Park District will realize its vision through teamwork, community partnerships, sound fiscal management, and creativity in every area of its operation.

**Core Values**

The Skokie Park District will fulfill its mission through:

•Commitment• Integrity• Innovation• Service •Openness •Environmental Stewardship •Inclusiveness

BOARD OF PARK COMMISSIONERS  
SKOKIE PARK DISTRICT  
JANUARY 21, 2025

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\*CONSENT AGENDA



**MINUTES OF THE  
REGULAR MEETING OF THE  
BOARD OF PARK COMMISSIONERS  
SKOKIE PARK DISTRICT  
DECEMBER 17, 2024  
6:00 P.M.**

**ATTENDANCE AT MEETING**

Board Members Present: Vice President Ezra Jaffe  
Commissioner Antonia Kasalo-Terihaj  
Commissioner Courtney Williams

Remote Attendance President Aberman  
Commissioner Elsa Fisher

Others Present: Executive Director/Secretary Michelle J. Tuft  
Superintendent of Business Services William G. Schmidt  
Superintendent of Parks, Planning & Facilities Corrie Guynn  
Superintendent of Recreation Breanne Labus  
Assistant Superintendent of Recreation Mary Amato  
Marketing and Communications Director Jim Bottorff  
IT System and Support Manager Amanda Catania  
IT Assistant Dylan Kehoe  
Aquatics and Special Facility Manager Scott Runkle  
Devonshire Aquatics Facility Manager Claudia Bidstrup  
Executive Administrative Assistant Ann Perez

**CALL TO ORDER**

Vice President Jaffe called the regular meeting of the Board of Park Commissioners to order at 6:00 p.m. Vice President Jaffe called for the recitation of the Pledge of Allegiance.

Vice President Jaffe asked President Aberman and Commissioner Fischer to confirm that their audio was working properly acknowledging that they could hear all board members. Vice President Jaffe asked all board members if they could hear President Aberman and Commissioner Fischer, and all responded yes.

**CITIZEN COMMENTS**

There were no citizen comments.

**CONSENT AGENDA APPROVAL**

President Aberman moved to approve the Consent Agenda. Commissioner Williams seconded the motion. On a roll call vote, all Commissioners voted aye. Motion carried. The Consent Agenda consisted of the minutes of the Regular Board Meeting of November 19, bills payable for the month of November/December 2024, Treasurer's Report, and Staff Reports.

### **SIX MONTH FINANCIAL REPORT**

Treasurer Schmidt highlighted the six-month financial report and asked for any comments or questions.

Vice President Jaffe had questions about Pooch Park, Scream Scene, and pickleball. There was discussion and Treasurer Schmidt answered all his questions.

Vice President Jaffe asked for more detail on the capital accounts. Mr. Schmidt will include the information in the Treasurer's Report at the January board meeting.

No motion required, informational only.

### **2024 POOL REPORT AND 2025 POOL FEES APPROVAL**

Ms. Tuft introduced Scott Runkle, Aquatics and Special Facility Manager and Claudia Bidstrup, Devonshire Aquatics Facility Manager.

Mr. Runkle presented the 2024 Pool Report including a recap of Devonshire Aquatics Center, Skokie Water Playground, concessions, staffing, programming, survey results, 2025 operation season, and the 2025 pool fee recommendations.

Commissioner Williams and Vice President Jaffe questioned why Devonshire Aquatics Center is not open as long as Skokie Water Playground. Mr. Runkle explained that staffing shortages occur at the end of the season, due to staff returning to school, which prevents opening both pools safely. President Aberman had questions regarding the tot swim age, punch passes, and the water filling station. Mr. Runkle addressed each question.

Mr. Guynn thanked Mr. Runkle and Ms. Bidstrup for the phenomenal job they do managing the pools and said they work well together.

Commissioner Williams moved to approve the 2025 pool hours and fees as proposed. President Aberman seconded the motion. On a roll call vote, all Commissioners voted aye. Motion carried.

### **APPROVAL OF THE ONÖNDOWA'GA PLAYGROUND EQUIPMENT PURCHASE**

Mr. Guynn requested approval of the Onöndowa'ga Park playground equipment purchase. Mr. Guynn explained that at the public hearing in October those in attendance preferred not to replace the shelter and to use those savings to purchase additional playground equipment. There is sufficient tree coverage to keep the area shaded and residents liked the idea of additional equipment. The playground equipment is from BCI Burke and will be purchased through Sourcewell, a joint purchase program.

Mr. Guynn said most of the project funding is through a DCEO grant.

Commissioner Williams said the playground equipment looked great and asked if any of the equipment was accessible. Mr. Guynn said there was and pointed out the features.

Commissioner Fisher moved to approve the bid from BCI Burke for the playground equipment at Onöndowa'ga Park for a total of \$97,706.40. Commissioner Williams seconded the motion. On a roll call vote, all Commissioner voted aye. Motion carried.

**APPROVAL OF THE MAIN-NILES ASSOCIATION OF SPECIAL RECREATION**  
**ARTICLES OF AGREEMENT**

Ms. Tuft said Maine-Niles Special Recreation Association (M-NASR) has been updating their policies and procedures. The articles of agreement with the member districts have been updated and need to be re-approved. The attorney reviewed the agreement and there were no concerns.

Commissioner Kasalo-Terihaj moved to approve the Articles of Agreement with the Maine-Niles Association of Special Recreation. Commissioner Fischer seconded the motion. On a roll call vote all Commissioner voted aye. Motion carried.

**REVIEW STATUS OF 2024-2025 DISTRICT GOALS**

Goals are developed every year and are reviewed mid-year and at the end of the year. Ms. Tuft feels staff are making excellent progress as almost all of the goals are completed or underway.

Vice President Jaffe had a question about delaying the staff evaluations update to FY 2025-26 and Ms. Tuft explained the update was pushed back one year so that all job descriptions can first be reviewed. The evaluations are tied to the job descriptions.

Vice President Jaffe asked staff to add improving timeliness of bank reconciliations to the goals list. Mr. Schmidt will add them.

Vice President Jaffe had a question about hiring an IT Director and Ms. Tuft said that goal is on hold as we continue to work with the IT consultant; it is working well.

Vice President Jaffe asked about the Pooch Park memorial feature and Ms. Tuft is working on it.

Commissioner Williams is impressed with the continued progress of the goals.

No motion required, for informational purposes only.

**PRESIDENT'S REPORT**

The next regular meeting of the Board of Park Commissioners is Tuesday, January 21, 2025, at 6:00 p.m. There will be a presentation from School District 73.5 and an Executive Session to evaluate the Executive Director. President Aberman sent the evaluation forms to the Commissioners.

Vice President Jaffe asked to reschedule the February board meeting. The meeting was rescheduled to Tuesday, February 25, 2025, at 6:00 p.m.

**COMMISSIONER'S COMMENTS**

President Aberman asked the board and staff to take a moment of silence to remember former Commissioner Mike Reid who passed away on his birthday.

**DIRECTORS COMMENTS**

Ms. Tuft informed the board that she sent them a copy of the Village of Skokie community survey that is completed every three years. The Park District received good scores.

Ms. Tuft attended the Village of Skokie board meeting last night where the Park District was exempted from the Cook County Paid Leave Ordinance.

Michelle shared that she received a letter from Dick and Pat Witry from the Skokie Historical Society. They complimented Emily England and Stephanie Guthrie at the Skokie Heritage Museum. They bring genuine museum experience as well as innovative program ideas for the Skokie community.

**OLD BUSINESS**

Public Hearings for three playground renovations at Lee Wright, Lauth, and Terminal Parks were scheduled. Lauth is Tuesday, January 28 at 6 p.m. and Lee-Wright at 6:45 p.m. The Terminal Park public hearing is Thursday, February 6 at 6 p.m.

**NEW BUSINESS**

There was no new business.

**EXECUTIVE SESSION**

Commissioner Williams moved to enter into Executive Session pursuant to Section 2(c)(11) of the Open Meetings Act to discuss pending litigation. Commissioner Kasalo-Terihaj seconded the motion. On a roll call vote all Commissioners voted aye. Motion carried. The regular meeting adjourned at 7:28 p.m.

**ACTION TO BE TAKEN FROM EXECUTIVE SESSION**

The regular meeting reconvened at 7:47 p.m. No action was taken.

**ADJOURNMENT**

Commissioner Kasalo-Terihaj moved to adjourn the regular meeting. Commissioner Williams seconded the motion. On a roll call vote all Commissioner voted aye. Motion carried. The regular meeting adjourned at 7:47 p.m.

---

Susan Aberman  
President

---

Michelle J. Tuft  
Secretary

January 21, 2025



SKOKIE PARK DISTRICT  
REGULAR MEETING  
DECEMBER 17, 2024  
SIGN IN SHEET



NAME (Please Print)	SIGNATURE	EMAIL ADDRESS
Scott Runkle		
Amanda Catania		
Dylan Kohoe		
Claudia Bidstrup		
Jim BOTTORFF		



**SKOKIE PARK DISTRICT  
TREASURER'S REPORT  
January 21, 2025**

The status of the cash balances and investments as of December 31, 2024, is in the board packet.

The summary of these funds is attached.

A new certificate of deposit was purchased from CHASE Bank, N.A. for \$245,000 at an interest rate of 4.1%.

The details of the accounts are available on request.

At the bottom of the Cash Balances and Investments is the listing of tax collections by year. As of December 31, 2024, \$12,707,934 or 98.42% of the 2023 levy money has been collected.

If you have any questions, please let me know.

William G. Schmidt  
Treasurer, Skokie Park District

**SKOKIE PARK DISTRICT  
TREASURER'S REPORT  
CASH BALANCES AND INVESTMENTS  
JANUARY 21, 2025  
(As of 12/31/2024)**

GENERAL FUND

CASH CHECKING ACCOUNTS CHASE/BANK ONE: \$9,129,230.53

INVESTMENTS WITH JPMORGAN CHASE/BANK ONE

Savings:	207,436.98
CERTIFICATE OF DEPOSIT: Renewal due 11/14/25 - 4.7%	246,174.71
CERTIFICATE OF DEPOSIT: Renewal due 4/6/26 - 4.1%	245,055.23

INVESTMENT WITH NORTH SHORE COMMUNITY BANK & TRUST

CERTIFICATE OF DEPOSIT: Renewal due 1/15/25 - 4.5%	618,739.58
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INVESTMENT WITH FIRST BANK CHICAGO

CERTIFICATE OF DEPOSIT RENEWAL DUE 6/20/25 4.79%	268,262.38
CERTIFICATE OF DEPOSIT RENEWAL DUE 6/20/25 4.79%	256,064.31
TOTAL CASH AND INVESTMENTS:	10,970,963.72

**TAX COLLECTIONS BY TAX YEAR (AT 12/31/2024)**

YEAR	\$ COLLECTED	% OF LEVY
2019	10,917,367.93	97.04%
2020	11,090,992.43	97.67%
2021	11,528,101.26	98.72%
2022	12,441,289.72	99.23%
2023	12,707,933.81	98.42%



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025

**To:** Board of Park Commissioners

**From:** W.G. Schmidt, Superintendent of Business Services

**RE:** Capital Accounts Analysis Fiscal Year 2025 for six (6) months ending 10/31/2024.

**Summary:** Vice-President Jaffe requested an analysis of the Capital Fund numbers from the presentation at the December 17, 2024, board meeting. A summary by fund is attached.

There are four funds where the district spends money on capital projects.

- Fund 11 - Building Improvement Fund
- Fund 12 - Vehicles and Equipment Fund
- Fund 20 - Recreation Fund
- Fund 91 - for special large projects

There are negative projections for some of these funds, however the district started the fiscal year with a \$2,651,151 carryover.

The total budget for fund 11 is revenues of \$1,269,100 and expenses of \$2,061,125, fund 12 revenues of \$190,900 and expenses of \$209,251. This will be a total net effect of (\$810,376). However, with the carryover the fund balance will sit at \$1,840,775.

Please bring questions to the meeting or call me to discuss.

**Recommendation:** Informational only.

**Motion:** No motion required, informational only.

1/11/2025

**SKOKIE PARK DISTRICT**  
 Capital Accounts Analysis  
 As of 10/31/2024

Fund 11:	Actual	Budget
Professional Fees	46,168	92,500
Transfers to Fund 12	87,498	87,500
Major Repairs		
WPGC 3rd hole nets	12,916	
Water Main Break OCC	16,500	
Catch basin repair DAC	10,450	
Laramie Scoreboard	1,770	
Misc	181	41,817
Misc		19,200
Parking Lot Repairs	79,242	104,000 Not finished
Sports Field Improvements	64,279	- budgeted later \$55,000
Park Renovations (mainly playgrounds)	524,153	543,749 total budget \$695,000
Heritage Museum Improvements	5,340	- entrance not budgeted
Devonshire Aquatic Center Improvements		
Drop slide	85,590	45,000 annual budget \$135,000
Oakton Community Center Improvements		
Exploritorium Renovations	124,489	165,000 Not finished plus chair replacements in budget \$20K
Sports Park Improvements		
Additional panels driving range	130,000	90,000
Devonshire Cultural Center Improvements		
Folding partitions	29,148	25,000
Flooring	2,279	31,427
Dammrich Rowing Center Improvements		
Access Control	7,714	- not budgeted
Tennis Court Improvements		
	231,630	139,000 more in annual budget total budget \$278,000
Park Signs	47	15,000 just started project
Fencing	942	- carry over from fy 2024 DCC backstop
Basketball Improvements		
	91,835	119,000 not finished yet
<b>Total Fund 11</b>	<b>1,552,171</b>	<b>1,469,949</b>

Fund 12:	Actual	Budget
	Through Period 8 December 2024	
Equipment	151,315	144,521 tti bdtg \$151,521
Vehicles	50,665	58,000
<b>Total Fund 12:</b>	<b>201,980</b>	<b>202,521</b>
<b>Fund 91:</b>	<b>Actual</b>	<b>Budget</b>
Skatium Project carryover	52914	0
<b>Fund 20,209,510:</b>	<b>Actual</b>	<b>Budget</b>
DRC Furnace	42,779	26,000
DAC Roofing	68,596	72,000
DAC Solar Panels	83,722	70,000
DCC Classroom Heat	24,210	20,000
EONC Woodland Inn	-	26,000
EONC HVAC Replace	-	24,000 not done yet
Oakton Pickleball	(16,710)	50,000 accrued a last payout for
Lighted Signs	150,000	150,000
OCC BAS Replace	24,872	40,000
7500 Concrete	167,355	185,000
SSP Irrigation	132,540	130,000
TLC 2-yr-old playground	4,500	20,000
EONC Shelter electric	3,012	-
Fitness Equipment	-	35,000 paid in December
<b>Total 209510:</b>	<b>684,876</b>	<b>848,000</b>



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025

**To:** Board of Park Commissioners

**From:** Michelle Tuft, Executive Director

**Re:** School District 73.5 Presentation

**Summary:** Staff from School District 73.5 will make a presentation at the board meeting regarding their request to use McNally Park while they renovate Middleton School.

The presentation should include a couple of different options for the board to consider and will also provide an opportunity for the board to ask any questions they have regarding the project and the school district's request. The school district plans on going to referendum, tentatively in 2026.

The presentation is informational only at this point and the board will not need to make any decisions at this meeting.

**Recommendation:** Informational only.

**Motion:** Informational only.





# Skokie Park District BOARD SUMMARY



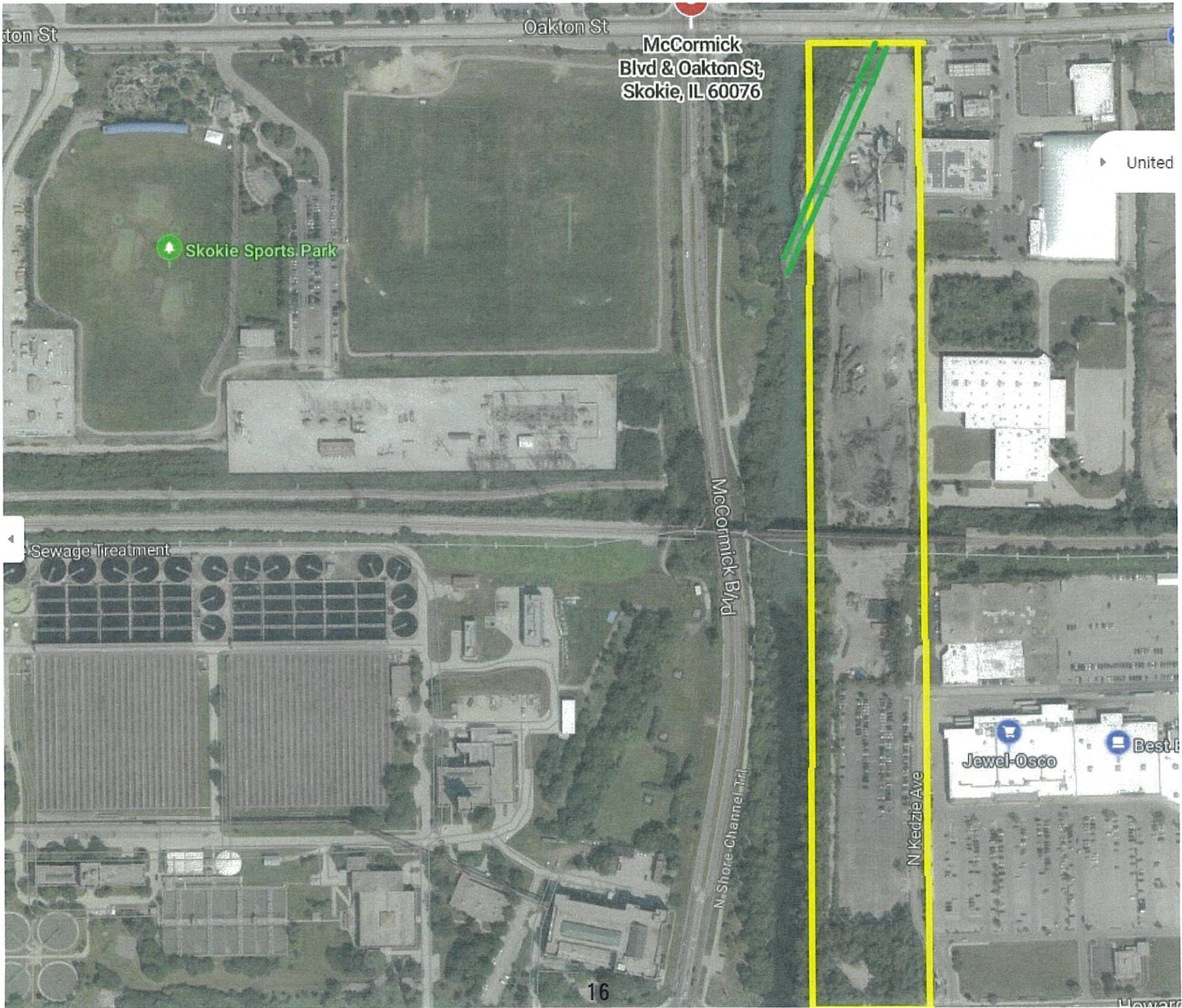
**Date:** January 21, 2025  
**To:** Board of Park Commissioners  
**From:** Michelle Tuft, Executive Director  
**Re:** Property Donation – Builders Asphalt

**Summary:** As the board knows, the Park District will be leasing the MWRD property east of McCormick Boulevard and east of the channel, between Oakton Street and Howard Street. The property is outlined in yellow in the attached picture. Builders Asphalt, who currently leases the northern portion of the property, owns a small right of way that runs through the MWRD property, outlined in green.

Builders is donating the property to the Park District which will be extremely beneficial when the MWRD leases are approved and will allow the district full access to the property. Builders has made certain requirements for the donation and the district's attorney has reviewed the documents and requirements and does not see any problems with the restrictions.

**Recommendation:** Staff recommends the board improve the donation from Builder's Asphalt, LLC.

**Motion:** Move to approve resolution 25-001 authorizing the purchase of certain real estate commonly known as 3219 Oakton Street, Skokie, Illinois and approving the terms and authorizing the execution of real estate purchase and sales contract in connection therewith.







**SKOKIE PARK DISTRICT  
RESOLUTION NO. 25-001**

**A Resolution Authorizing the Purchase of Certain Real Estate Commonly Known as 3219 Oakton Street, Skokie, Illinois and Approving the Terms and Authorizing the Execution of a Real Estate Purchase and Sales Contract in Connection Therewith**

WHEREAS, the Skokie Park District ("Park District") is an Illinois park district and unit of local government duly organized and operating pursuant to the Illinois Park District Code (70 ILCS 1205/1-1, *et seq.*); and

WHEREAS, Section 8-1 of the Illinois Park District Code (70 ILCS 1205/8-1) authorizes the Park District to acquire by gift, legacy, grant, purchase or condemnation any and all real estate or rights therein necessary for building, laying out, extending, adorning, and maintaining such parks, boulevards, and driveways or for effecting any of the powers or purposes granted under the Illinois Park District Code as its board may deem proper; and

WHEREAS, the Park District's Board of Park Commissioners ("Park Board") has determined that it is in the best interests of the Park District to acquire the real estate located at 3219 Oakton Street, Skokie, Illinois ("Subject Property"); and

WHEREAS, at the direction of the Park Board, the Park District's staff and legal counsel have negotiated terms and conditions for acquisition of the Subject Property as set forth in the Real Estate Purchase and Sales Contract attached hereto as Exhibit A ("Contract"), which terms and conditions are acceptable to the Park Board; and

WHEREAS, all of the statutory requirements for the purchase of real property by a Park District have been met as set forth in the attached Contract; and

WHEREAS, the Park Board desires to formally ratify and approve the terms and conditions of the Contract and to proceed with the acquisition of the Subject Property.

**NOW THEREFORE, IT IS HEREBY RESOLVED** by the Board of Park Commissioners of the Skokie Park District, Cook County, Illinois, as follows:

1. The foregoing preambles to this Resolution are hereby incorporated by this reference in, and made a part of, this Resolution.

2. The form, terms and provisions of the Contract, as presented to the Park Board at this meeting, are hereby in all respects ratified and approved, and the President of the Park Board, or her designee, is hereby authorized and directed to execute the Contract in the name and on behalf of the Park District, substantially in the form as presented to this Park Board, with such modifications thereto, if any, as the President of

the Park Board, or her designee, in consultation with the Park District's legal counsel, shall approve, which approval shall be conclusively evidenced by his or her execution thereof.

3. The President and Secretary of the Park Board, the Park District’s Executive Director or her designee, and the Park District’s attorneys (Tressler LLP) are hereby authorized, empowered and directed to take all action and execute any and all documents necessary or appropriate in order to carry out the intent and effect the provisions and purposes of this Resolution and the Contract.

4. This Resolution shall be in full force and effect from and after its adoption as provided by law.

Adopted this 21<sup>st</sup> day of January, 2025 by roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
President  
Board of Park Commissioners  
Skokie Park District

\_\_\_\_\_  
Secretary  
Board of Park Commissioners  
Skokie Park District



STATE OF ILLINOIS    )  
  )  
COUNTY OF COOK     )

**SECRETARY'S CERTIFICATE**

I, the undersigned, do hereby certify that I am the Secretary of the Board of Park Commissioners of the Skokie Park District, Cook County, Illinois and as such, I am keeper of the records, ordinances, files and seal of said Park District; and

I HERBY CERTIFY that the foregoing instrument is a true and correct copy of:

**A Resolution Authorizing the Purchase of Certain Real Estate Commonly Known as 3219 Oakton Street, Skokie, Illinois and Approving the Terms and Authorizing the Execution of a Real Estate Purchase and Sales Contract in Connection Therewith**

adopted at a duly called Meeting of the Board of Park Commissioners of the Skokie Park District in said Park District at 7:00 p.m. on the 21<sup>st</sup> day of January, 2025.

I do further certify that the deliberations of the Board on the adoption of said resolution were conducted openly, that the vote on the adoption of said resolution was taken openly, that said meeting was called and held at specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted as required by the Open Meetings Act and that said meeting was otherwise called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Park District Code of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

IN WITNESS WHEREOF, I hereto affix my official signature and the seal of said Skokie Park District this 21<sup>st</sup> day of January, 2025.

\_\_\_\_\_  
Secretary, Board of Park Commissioners  
Skokie Park District

[SEAL]

## DONATION AGREEMENT

This Donation Agreement (“Agreement”) is made by and between the **SKOKIE PARK DISTRICT**, an Illinois park district and unit of local government (“Park District”) and **BUILDER’S ASPHALT, LLC**, a Delaware limited liability company (“Owner”). Park District and Owner are hereinafter sometimes referred to individually as a “Party” and together as the “Parties.”

### Recitals

WHEREAS, the Park District is an Illinois park district and unit of local government organized and operating pursuant to the Park District Code, 70 ILCS 1205/1-1 et seq.; and

WHEREAS, the Owner is the fee simple owner of the parcel of land commonly known as 3219 Oakton Street, Skokie, Illinois 60076, legally described in Exhibit A attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, the Owner desires to donate the Property to the Park District for public park and recreational purposes; and

WHEREAS, Park District desires to accept and receive the donation of the Property from Owner for public park and recreational purposes and for such other uses and purposes as the Park District determines is in the best interest of the Park District subject to the restrictions set forth in the Quit Claim Deed; and

WHEREAS, Section 8-1 of the Park District Code (70 ILCS 1205/8-1) authorizes the Park District to acquire title to real estate by donation; and

WHEREAS, Park District’s Board of Park Commissioners (“Park Commissioners”) have determined that it is in the best interest of the Park District and its residents to acquire the Property, subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Agreement, and made a part hereof, and all covenants, terms, conditions and provisions hereinafter contained shall be interpreted and construed in accordance therewith.

2. Donation by Owner. Owner shall donate the Property to Park District free and clear of any claims or title encumbrances whatsoever, including but not limited to all real estate taxes due and payable and mortgages. The Parties agree that the conveyance of the Property to Park District shall be made by the Quit Claim Deed substantially in the form attached hereto and incorporated herein by reference as Exhibit B at the Closing. Owner and Park District shall work

in good faith to complete IRS Form 8283 Noncash Charitable Contributions as part of the Closing which is attached hereto and incorporated herein by reference as Exhibit C. Both Owner and Park District covenant and agree that neither will take a position on any income tax return, before any governmental agency charged with the collection of any income tax, or any judicial proceeding that is any way inconsistent with the Form 8283 executed for Closing.

3. Closing. For purposes of this Agreement, the “Closing” of the conveyance shall be deemed to have occurred on the Closing Date upon the occurrence of the last act necessary to convey fee simple title, free and clear of any and all liens claims and encumbrances with only the permitted exceptions, in and to Park District. The Closing of the conveyance shall take place on a date mutually agreeable to the Parties but in no event later than December 31, 2025 (the “Closing Date”) via remote escrow means at Chicago Title Insurance Company located at 2441 Warrenville Road, Suite 100, Lisle, IL 60532 (the “Title Company”), subject to the delivery by Owner of the following pertaining to the Property: Quit Claim Deed, Affidavit of Title, Alta Statements, any and all State, County and local transfer tax forms as required, any and all documentation necessary to provide clear title, waive any existing exceptions from title, any and all other documentation necessary to convey the Property to Park District free from any and all encumbrances whatsoever and sufficient money to pay the Owner’s prorated share of the real estate taxes through the Closing Date based on 105% of the most recently ascertainable real estate taxes pursuant to Paragraph 7 hereof. Owner agrees to deliver possession of the Property to Park District at Closing in the same condition as it is on the date of this Agreement and in accordance with the representations and warranties stated below and as otherwise provided in this Agreement.

4. Costs. Parties agree to each pay one-half of all closing costs, including all costs of title and escrow in connection with the Closing. If any endorsements are required to be issued for Park District to obtain title insurance in conformity with the title Owner is required to deliver to Park District, the Parties agree to each pay one-half of the premium for such endorsements at Closing. Parties shall each pay one-half of the cost to record the deed to the Property and any and all instruments of release for liens and encumbrances imposed on the Property prior to the Closing Date. Each party shall be responsible for compensating their respective counsel and/or advisors.

5. Conditions Precedent.

A. The acceptance of this donation by Park District is contingent upon the ability of Park District to satisfy itself within forty-five (45) calendar days from the Acceptance Date, as defined below, (the “Contingency Period”), that the Property is satisfactory to Park District for its intended use thereof. In the event Park District, in its sole discretion, is not so satisfied for any reason and advises Owner in writing prior to the expiration of the Contingency Period, this Agreement shall be null and void. If written notice is not served within forty-five (45) calendar days from the Acceptance Date, this Agreement shall remain in full force and effect.

B. During the Contingency Period, Park District may obtain an owner’s pro-forma title insurance policy issued by the Title Company insuring that fee simple title to the Property will be vested in Park District subject only to those title exceptions which are acceptable to Park District in its sole and absolute discretion.

C. In the event Park District elects to obtain a survey of the Property during the Contingency Period, Owner grants access to the Property to the surveyor selected by Park District and Park District shall be fully responsible for the fees and costs for any such survey of the Property.

D. During the Contingency Period, Park District may cause such environmental (including Phase I and Phase II environmental site assessments), geotechnical, soil testing, surveying, engineering, examination, appraisal, zoning and planning and/or other testing or evaluation of the Property as Park District shall deem necessary ("Site Evaluation") to be made at Park District's sole cost and expense. Park District shall have all reasonable access to the Property for said purposes from and after the said date of delivery of this Agreement signed by Owner. Park District agrees to indemnify, defend and hold Owner harmless from any and all claims, notices, costs, losses deficiencies, demands, actions, suits, proceedings, judgments, damages, fines or penalties, including reasonable attorneys' fees and expenses, suffered or incurred by Owner as a result of any matter, condition or act relating to the Property and involving any costs, liabilities, damage to persons and/or property arising solely as a result of any actions or omissions by any employee, contractor, subcontractor or agent of Park District in carrying out the Site Evaluation or surveying of the Property. Except for the negligence of Park District or its agents and contractors, Park District shall not be responsible or liable for any losses, claims, costs, damages, injuries, or suits, including but not limited to claims for remediation, which may in any manner arise from contamination of the Property or the environmental condition of the Property, or other defects discovered and released upon the Property during Site Evaluation. Park District shall not be responsible for any damage to the Property nor any costs or liability arising out of any negligent or wrongful acts of the Owner. Owner shall cooperate fully with Park District and its contractors with respect to all such Site Evaluation.

E. Notwithstanding Park District's indemnification obligations above, prior to the date that Park District's agents or contractors first enter the Property, Park District's agents and contractors shall procure and maintain throughout the term of this Agreement, commercial general liability insurance, including direct contractual and contingent liability, with limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate. Owner shall be included as an additional insured under the required commercial general liability coverage. In addition, this insurance must include personal injury liability with employee and contractual exclusions removed. Neither Park District nor Park District's agents or contractors will be permitted to come onto the Property unless and until Park District has provided to Owner certificates of insurance evidencing this coverage and the additional insured status of Owner. Notwithstanding the foregoing, the minimum insurance coverage specified in this Section 5.E. applicable to the Park District may be provided by self-insurance, participation in a risk management pool, commercial policies of insurance, or a combination thereof. Owner acknowledges and agrees that Park District's membership in the Park District Risk Management Agency ("PDRMA") and its naming of the Owner as an additional insured as allowed under the applicable policy or policies of PDRMA satisfy the requirements of this Section.

6. Representations and Warranties.

6.1 Owner represents and warrants to Park District, as of the Acceptance Date and as of the Closing Date, except where specific reference is made to another date or dates, in which case the other date or dates will apply, that:

A. There are no leases, whether recorded or unrecorded, occupancy agreements, management agreements, or maintenance agreements relating to the Property and Owner agrees not to enter into any such agreements relating to the Property.

B. Owner has no knowledge of any proceedings pending or threatened for the taking by exercise of the power of eminent domain or, in any other manner, for a public or quasi-public purpose, of all or any part of the Property.

C. Owner has no knowledge of any pending or threatened litigation or administrative proceeding involving the Property in any manner.

D. Neither Owner nor to Owner's knowledge any of Owner's agents, employees, tenants, or contractors have caused or consented to the release, discharge, storage or handling of any Hazardous Materials as defined in this Agreement on, under or about the Property in violation of any applicable environmental laws or regulations.

For purposes of this Agreement, the term "Hazardous Materials" includes without limitation any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances or related materials defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. § 9601, *et seq.*), the Hazardous Materials Transportation Act, as amended (490 U.S.C. § 1801, *et seq.*), the Resource Conservation and Recovery Act, as amended (42 U.S.C. § 6901, *et seq.*) and in the regulations adopted and publications promulgated pursuant thereto, or any other federal, state or local government law, ordinance, rule or regulation.

E. Owner has no knowledge of any uncured violations of any law, ordinance, order, regulation, rule or requirement of any governmental authority affecting the Property.

F. Owner is vested with all necessary legal authority to enter into this Agreement; has full power, authority and legal right, and will have obtained all approvals and consents required to execute this Agreement and to carry out all of Owner's obligations under this Agreement; and this Agreement will constitute the valid and binding obligation of Owner in accordance with its terms.

G. No notices or requests have been received by Owner from any governmental agency or utility with respect to the Property with which Owner has failed or refused to comply. Any such notices or requests received prior to Closing shall be complied with by Owner at Owner's expense. If Owner does not elect to so comply, Park District may cancel this Agreement upon written notice to Owner. Without limiting the foregoing, any such



notice or requests received relating to building or zoning violations shall be complied with by Owner.

H. Owner has no knowledge of any claims, demands, liabilities, actions, special assessments or other governmental assessments or charges pending or threatened against Owner or the Property which:

- (1) constitute or might result in a lien or claim against the Property;
- (2) may result in a monetary or non-monetary obligation to be fulfilled by Park District;
- (3) could prevent, prohibit, delay or interfere with Park District's use of the Property for public park and recreational uses and purposes; or
- (4) could otherwise deprive Park District of any portion of the Property.

I. There are no attachments, executions or assignments for the benefit of debtor relief laws pending or threatened by or against Owner or any of its partners.

J. There are no outstanding options or rights granted by Owner to acquire the Property, or any part thereof, and there is no party other than Park District having any right or option to acquire the Property or any part thereof, except any foreclosure rights set forth in any mortgages affecting the Property which shall be removed by Owner prior to conveyance of title to Park District.

K. There are no contracts, whether written or oral, affecting the use, maintenance and operation of the subject property which survive the Closing.

L. Owner has full right, title and authority to convey the Property to Park District.

M. No broker or real estate salesperson or any other person is entitled to a finder's fee or commission arising from this Agreement.

N. If, prior to Closing, Park District obtains knowledge that any representation or warranty of Owner in this Agreement is incorrect in any material respect, Park District shall promptly notify Owner of such incorrectness. If Park District obtains knowledge prior to the Closing that any representation or warranty of Owner herein is incorrect in any material respect but does not notify Owner as provided above, Park District will be deemed to have forever waived any right to recover from Owner on account of such incorrectness.

For purposes of this Section 6.1, "**knowledge**" shall mean the present, actual knowledge (as opposed to the imputed knowledge), without inquiry or investigation, of the fact or condition by Tim Winter, the Property Manager of Owner (the "Owner's Representative"). Owner represents to Park District that the Owner's Representative is the person who is the most knowledgeable about

the Property. The representations and warranties contained in Section 6.1 are the representations and warranties of Owner, not Owner's Representative, and shall not create any individual liability for Owner's Representative

6.2 Park District represents and warrants to Owner, as of the Acceptance Date and as of the Closing Date, except where specific reference is made to another date or dates, in which case the other date or dates will apply, that:

A. Park District is vested with all necessary legal authority to enter into this Agreement; has full power, authority and legal right, and will have obtained all approvals and consents required to execute this Agreement and to carry out all of Park District's obligations under this Agreement; and this Agreement will constitute the valid and binding obligation of Park District in accordance with its terms.

B. EXCEPT AS SPECIFICALLY SET FORTH IN SECTION 6.1 OF THIS AGREEMENT OR IN THE DOCUMENTS EXECUTED BY OWNER AT CLOSING ("REPRESENTATIONS"), PARK DISTRICT ACKNOWLEDGES THAT OWNER HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES, RENOUNCES, AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF, AS TO, CONCERNING, OR WITH RESPECT TO, (i) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND ECOLOGY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH MAY BE CONDUCTED THEREON, (iii) THE COMPLIANCE OF OR BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (iv) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (v) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT OWNER HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES, RENOUNCES, AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDING COMPLIANCE OF THE PROPERTY WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THOSE PERTAINING TO SOLID WASTE, AS DEFINED BY THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R. PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCES, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND THE REGULATIONS PROMULGATED THEREUNDER. EXCEPT FOR THE REPRESENTATIONS, PARK DISTRICT SHALL RELY SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OWNER, ITS AGENTS, OR CONTRACTORS. EXCEPT FOR THE REPRESENTATIONS, PARK DISTRICT FURTHER ACKNOWLEDGES THAT AS A MATERIAL INDUCEMENT TO THE EXECUTION AND DELIVERY OF THIS

**AGREEMENT BY OWNER, PARK DISTRICT IS PURCHASING THE PROPERTY IN AN "AS-IS" "WHERE IS" PHYSICAL CONDITION AND IN AN "AS IS" STATE OF REPAIR, WITH ALL FAULTS.** EXCEPT FOR THE REPRESENTATIONS, OWNER SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION THEREOF, FURNISHED BY ANY PARTY PURPORTING TO ACT ON BEHALF OF OWNER.

C. Park District acknowledges that (i) Park District has had or will have, pursuant to this Agreement, an adequate opportunity to make such legal, factual and other inquiries and investigation as Park District deems necessary, desirable or appropriate with respect to the Property, and (ii) except as otherwise expressly set forth in Section 6.1 of this Agreement, neither Owner, nor anyone acting for or on behalf of Owner, has made any representation, warranty, promise or statement, express or implied, to Park District, or to anyone acting for or on behalf of Park District, concerning the Property or the condition, use or development thereof. Park District represents that, in entering into this Agreement, Park District has not relied on any representation, warranty, promise or statement, express or implied, of Owner, or anyone acting for or on behalf of Owner, other than as expressly set forth in Section 6.1 of this Agreement, and that Park District shall accept the donation of the Property based upon Park District's own prior investigation and examination of the Property. If Park District elects (A) not to inspect the Property, (B) to terminate this Agreement on or before the expiration of the Contingency Period, or (C) to proceed to Closing, such election will be made at Park District's absolute discretion, in reliance solely upon the tests, analyses, inspections and investigations that Park District makes, or had the right to make and opted not, or otherwise failed, to make, and not in reliance upon any alleged representation made by or on behalf of Owner, except as set forth in Section 6.1.

6.3 All representations and warranties of Owner set forth in Sections 6.1 hereof shall survive the Closing for a period of one (1) year thereafter ("Survival Period"). Park District acknowledges that it is a sophisticated entity who is familiar with the ownership and operation of real estate projects similar to the Property, and Park District and Owner have negotiated and agreed upon the length of the Survival Period as an adequate period of time for Park District to discover any and all facts that could give rise to a claim or cause of action for a breach of Owner's Representations. Park District may as its sole and exclusive remedy: (a) re-convey the Property on the breach of any Owner's Representations, but only if: (i) Park District first learns of the breach after Closing and files the action within the Survival Period and (ii) the damage to Park District on account of the breach (individually or when combined with damages from other breaches) equals or exceeds Fifty Thousand and No/100 Dollars (\$50,000.00). Furthermore, Park District agrees that Owner's liability, however and whenever arising, whether based on or through, directly or indirectly, in whole or in part, any breach of Owner's Undertakings, at law or in equity, or any other claim or basis arising under the Purchase Documents or with respect to the Property, at law or in equity, shall be to re-convey the Property as set forth in Section 10.

7. Real Estate Taxes. Owner shall pay any and all outstanding real estate taxes due and owing prior to the Closing. Current general real estate taxes and other similar charges relating to the Property shall be prorated as of the Closing Date. If the amount of the current general real

estate taxes is not then ascertainable, the adjustment thereof shall be on the basis of 105% of the amount of the most recent ascertainable taxes, with all such prorations to be final

8. Written Notices. Any and all notices, demands, consents and approvals required under this Agreement shall be sent and deemed received: (A) on the third business day after mailed by first class mail, or (B) on the next business day after deposit with a nationally-recognized overnight delivery service (such as Federal Express or Airborne) for guaranteed next business day delivery, or (C) by email transmission on the day of transmission, if sent before 6:00 pm on a business day, or (D) by personal delivery, if addressed to the Parties as follows:

A. To Owner:  
Attn: Tim Winter  
321 Center Street  
Hillside, Illinois 60162  
Email: [tim@fsrealestatelc.com](mailto:tim@fsrealestatelc.com)

With a required copy to:  
EK Law Group  
Attn: Kevin M. Carrara  
100 Illinois Street, Suite 200  
St. Charles, Illinois 60174  
Email: [kevin@eklawgrp.com](mailto:kevin@eklawgrp.com)

B. To Park District:  
Skokie Park District  
Attn: Michelle Tuft, Executive Director  
9300 Weber Park Place  
Skokie, Illinois 60077  
Email: [mtuft@skokieparks.org](mailto:mtuft@skokieparks.org)

With a required copy to:  
Andrew S. Paine  
Tressler LLP  
233 S. Wacker Drive, 61<sup>st</sup> Floor  
Chicago, Illinois 60606  
Email: [apaine@tresslerllp.com](mailto:apaine@tresslerllp.com)

9. Risk of Loss. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Agreement.

10. Obligation of Owner to Accept Re-conveyance. In the event Park District determines that any material representation or material warranty of Owner was not true, Park District may, in its sole and absolute discretion, re-convey the Property to the Owner or Owner's successors in title and, by this provision the Owner or Owner's successors in title, does or do accept the re-conveyance.

11. Miscellaneous Provisions.

- A. This Agreement shall remain in full force and effect after its execution by both Parties unless terminated as set forth herein.
- B. This Agreement shall be binding on and inure to the benefit of the Parties, their respective personal representatives, successors and assigns as well as their respective successor in title to the Property.
- C. The captions of the paragraphs of this Agreement are for convenience only and do not affect the interpretation of, and are not to be interpreted as part of, this Agreement.
- D. This Agreement constitutes the entire contract between the Parties with respect to the subject matter of this Agreement and all prior negotiations and representations are without legal effect. This Agreement may not be modified except by an instrument in writing signed by all the Parties and dated on a date subsequent to the date of this Agreement. The Parties acknowledge that although this Agreement may have been drafted by one Party, it is the result of both Parties' efforts and any rule of strict construction against the party drafting an instrument shall not be applied.
- E. The enforceability or invalidity of any provision or provisions of this Agreement shall not render any other provision or provisions unenforceable or invalid.
- F. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.
- G. This Agreement may be executed in any number of counterparts and each of such counterparts shall, for all purposes, be deemed an original and all such counterparts shall together constitute one and the same agreement. Execution copies of this Agreement may be delivered by facsimile or email, and the parties hereto agree to accept and be bound by facsimile signatures or scanned signatures transmitted via email hereto, which signatures shall be considered as original signatures with the transmitted Agreement having the binding effect as an original signature on an original document. Neither party may raise the use of a facsimile machine or scanned document or the fact that any signature was transmitted through the use of a facsimile machine or email as a defense to the enforcement of this Agreement.
- H. The provisions of this Agreement and of the documents to be executed and delivered at Closing are and will be for the benefit of Seller and Purchaser only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at Closing.
- I. Each party shall, when requested by the other party hereto, cause to be executed, acknowledged and delivered such further instruments and documents as may be

necessary and proper, in the reasonable opinion of the requesting party, in order to carry out the intent and purpose of this Agreement; provided, however, that this Section 11(I) shall not be construed to increase the economic obligations or liabilities of either party hereto.

- J. None of the Owner’s or Park District’s partners, manager, members, officers, directors, agents, employees, affiliates, attorneys, investment advisors or trustees shall have any personal liability of any kind or nature, nor shall Owner or Park District have the right to receive any judgment or otherwise recover against the assets of the aforesaid related to the other party, under or arising out of or in any way relating to this Agreement and the transactions contemplated under this Agreement.
- K. Each party hereto, knowingly and voluntarily, and for their mutual benefit, waives any right to trial by jury in the event of litigation regarding the performance or enforcement of, or in any way related to, this Agreement

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed by him or herself, in the case of the Owner, and, in the case of Park District, by a duly authorized officer thereof, as of the date written below and with the intent to be legally bound hereby.

**BUILDER’S ASPHALT, LLC**

**SKOKIE PARK DISTRICT**

By: \_\_\_\_\_  
Ryan Gandy, President

By: \_\_\_\_\_  
President, Board of Park Commissioners

Dated: \_\_\_\_\_, 2024

Attest: \_\_\_\_\_  
Secretary, Board of Park Commissioners

Dated: \_\_\_\_\_, 2024  
 (“Date of Acceptance”)

**EXHIBIT A**

**Legal Description Of The Property**

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SOUTH OAKTON STREET, DISTANT 15.88 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS (NOW REMOVED) OF THE JUNCTION RAILWAY COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY) AS SAID MAIN TRACKS WERE ORIGINALLY LOCATED AND ESTABLISHED. THENCE SOUTHWESTERLY PARALLEL WITH SAID CENTER LINE BETWEEN THE TWO ORIGINAL MAIN TRACKS A DISTANCE OF 706.59 FEET TO THE WESTERLY FACE OF THE WEST WALL OF CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY BRIDGE NO. 543-1/2 CROSSING THE NORTH SHORE CHANNEL; THENCE NORTHWESTERLY ALONG SAID WEST WALL OF BRIDGE NO. 543-1/2 A DISTANCE OF 124.27 FEET TO A POINT DISTANT 50.0 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE BETWEEN THE TWO ORIGINAL MAIN TRACKS; THENCE NORTHEASTERLY PARALLEL WITH SAID CENTER LINE BETWEEN THE TWO ORIGINAL MAIN TRACKS A DISTANCE OF 572.65 FEET TO A POINT ON THE SOUTH LINE OF OAKTON STREET; THENCE EASTERLY ALONG SAID SOUTH LINE OF OAKTON STREET A DISTANCE OF 71.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EASTERLY 34.12 FEET OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY LYING NORTHERLY OF THE NORTH SHORE CHANNEL THROUGH THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN BOUNDED AS FOLLOWS: ON THE SOUTHEASTERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50.0 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE MAIN TRACKS OF THE JUNCTION RAILWAY COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY) AS SAID CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 26; ON THE NORTHEASTERLY SIDE BY THE SOUTH LINE OF OAKTON STREET; ON THE NORTHWESTERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 22.5 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY OF WESTBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; AND ON THE SOUTHWESTERLY SIDE BY THE WESTERLY FACE OF THE WESTERLY WALL OF A BRIDGE STRUCTURE (CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY BRIDGE NO. 543-1/2) CROSSING THE NORTH SHORE CHANNEL, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-26-202-024-0000

Address of real estate: 3219 Oakton St, Skokie, IL 60076

**EXHIBIT B**

**(form of the Quit Claim Deed)**

This Instrument Prepared By:

Kevin M. Carrara, Esq.

EK Law Group

100 Illinois Street

Suite 200

St. Charles, IL 60174

Upon Recordation Mail To:

Andrew S. Paine

Tressler LLP

233 S. Wacker Drive, 61<sup>st</sup> Floor

Chicago, Illinois 60606

**QUIT CLAIM DEED**

BUILDER'S ASPHALT, LLC, a Delaware limited liability company, whose address is 4401 Roosevelt Road, Hillside, IL 60162 (the "Grantor"), for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, CONVEY AND QUIT CLAIM unto SKOKIE PARK DISTRICT, an Illinois political subdivision, whose address is 9300 Weber Park Place, Skokie, IL 60077 (the "Grantee"), all interest in the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Property"):

Legal Description: See Exhibit A

Permanent Real Estate Index Number: 10-26-202-024-0000

Address of real estate: 3219 Oakton St, Skokie, IL 60076

**SUBJECT TO:** covenants, conditions, and restrictions of record, property taxes for 2024 and subsequent years until determined to be exempt, and this conveyance is further made upon the express conditions that the Property will not be used for any residential, commercial or industrial purposes including parking, ingress and egress roads, aisleways or driveways relating to any residential, commercial or industrial purposes and shall only be used as active or passive open space, natural area, recreational space or parks by the Skokie Park District which can include parking, ingress and egress roads, aisleways or driveways relating to such active or passive open space, natural area, recreational space or parks.

THIS IS NOT HOMESTEAD PROPERTY.

\*Exempt under provisions of paragraph (b) of Section 200/31-45 of the Illinois Property Tax Code.

\_\_\_\_\_, \_\_\_, 2024

By: \_\_\_\_\_

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Grantor, Grantee, or Representative

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

BUILDER'S ASPHALT, LLC  
a Delaware limited liability company

By: SKEJG, LLC, its Manager

By: \_\_\_\_\_

Name: Thomas Althoff

Title: Manager



**EXHIBIT A**  
**to**  
**Quit Claim Deed**

**LAND DESCRIPTION**

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SOUTH OAKTON STREET, DISTANT 15.88 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS (NOW REMOVED) OF THE JUNCTION RAILWAY COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY) AS SAID MAIN TRACKS WERE ORIGINALLY LOCATED AND ESTABLISHED. THENCE SOUTHWESTERLY PARALLEL WITH SAID CENTER LINE BETWEEN THE TWO ORIGINAL MAIN TRACKS A DISTANCE OF 706.59 FEET TO THE WESTERLY FACE OF THE WEST WALL OF CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY BRIDGE NO. 543-1/2 CROSSING THE NORTH SHORE CHANNEL; THENCE NORTHWESTERLY ALONG SAID WEST WALL OF BRIDGE NO. 543-1/2 A DISTANCE OF 124.27 FEET TO A POINT DISTANT 50.0 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE BETWEEN THE TWO ORIGINAL MAIN TRACKS; THENCE NORTHEASTERLY PARALLEL WITH SAID CENTER LINE BETWEEN THE TWO ORIGINAL MAIN TRACKS A DISTANCE OF 572.65 FEET TO A POINT ON THE SOUTH LINE OF OAKTON STREET; THENCE EASTERLY ALONG SAID SOUTH LINE OF OAKTON STREET A DISTANCE OF 71.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EASTERLY 34.12 FEET OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY LYING NORTHERLY OF THE NORTH SHORE CHANNEL THROUGH THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN BOUNDED AS FOLLOWS: ON THE SOUTHEASTERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50.0 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE MAIN TRACKS OF THE JUNCTION RAILWAY COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY) AS SAID CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 26; ON THE NORTHEASTERLY SIDE BY THE SOUTH LINE OF OAKTON STREET; ON THE NORTHWESTERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 22.5 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY OF WESTBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; AND ON THE SOUTHWESTERLY SIDE BY THE WESTERLY FACE OF THE WESTERLY WALL OF A BRIDGE STRUCTURE (CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY BRIDGE NO. 543-1/2) CROSSING THE NORTH SHORE CHANNEL, ALL IN COOK COUNTY, ILLINOIS.

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

BUILDER’S ASPHALT, LLC  
a Delaware limited liability company

By: SKEJG, LLC, its Manager

By: \_\_\_\_\_

Name: Thomas Althoff

Title: Manager

SIGNED and SWORN to before me this  
\_\_\_ day of \_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

SKOKIE PARK DISTRICT

By: \_\_\_\_\_

SIGNED and SWORN to before me this  
\_\_\_ day of \_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**EXHIBIT C**

**IRS Form 8283 Noncash Charitable Contributions**  
(see the following pages)



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025  
**To:** Board of Park Commissioners  
**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities  
**RE:** Approval of Multi-Vehicle Purchase Bid

**Summary:** On January 10, 2025, bids were received for the purchase of three vehicles: one 2025 Ford 250 Crew Cab 4x4 with an 8-foot bed and two 2025 Ford Transit 150 Medium Roof Long Length Cargo vans. Due to the long lead times of new vehicles, up to 10 months in some cases, the decision was made to bid these vehicles now even though they are budgeted within the capital plan for the 2025/26 fiscal year.

The 2025 Ford 250 Crew Cab will replace a 2014 Ford 250 Crew Cab with 73,858 miles. This vehicle is used by the landscape crew and pulls one of the enclosed mowing trailers during the seven months of the grass cutting season and is used by hand crews for snow events during the winter.

The 2025 Ford Transit 150 cargo van, will replace a 2009 Ford Cargo van with 64,330 miles. The vehicle is used by the operations staff for facility operations projects as well as outdoor maintenance projects within the parks including playground repairs, fencing repairs, and sports court repairs etc. This vehicle type allows for better storage of tools and equipment in a covered and secure environment.

The second 2025 Ford Transit 150 cargo van is for a new full-time operations position being created for that department and is identical to the other van being purchased.

One bid was received, and the bid tabulation can be seen as an attachment to this recommendation. There is \$57,000 budgeted for each of the vans and \$55,000 budgeted for the crew cab truck. The amount budgeted allows for the additional purchase of shelving and other storage in the vans for tools and equipment.

The current vehicles will be listed as surplus at a future board meeting and sent to auction. Used vehicles are still in high demand, especially the type of vehicles being sold, and the district should see a healthy return which helps to offset the cost of the new vehicles.

**Recommendation:** Staff recommends the Board approve the bid of Bob Ridings, Inc. to provide the three vehicles in the 2025 Vehicle Replacement bid for \$154,622.

**Motion:** Move to approve the bid of Bob Ridings, Inc. to provide the three vehicles in the 2025 Vehicle Replacement bid for \$154,622.



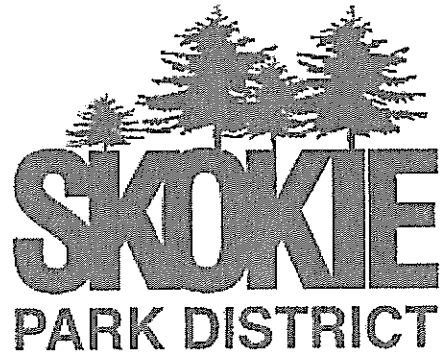
# BID TAB

## Vehicle Replacements for the Skokie Park District

*Date: January 10, 2025*

Bidders	Cert	Vehicle 1	Vehicle 2	Vehicle 3	Total Bid Price
Bob Ridings	X	\$53,492.00	\$50,565.00	\$50,565.00	\$154,622.00





SPECIFICATIONS  
FOR  
2025 VEHICLE REPLACEMENTS  
FOR THE  
SKOKIE PARK DISTRICT

**SKOKIE PARK DISTRICT  
Parks Department  
7500 Frontage Road  
Skokie, IL 60077**

**Contact: Corrie Gynn  
Superintendent of Parks, Planning and Facilities  
(847) 929-7802**

12/26/2024

## SECTION II

### VEHICLE SPECIFICATIONS

#### GENERAL

- A. The successful Bidder shall provide new vehicles, equal to or greater than the models specified below.
- B. All standard equipment, no deletions.
- C. The successful Bidder shall have the vehicle checked and certified by the State of Illinois prior to delivery. Stickers must be on vehicle and properly State licensed. Title shall be transferred at delivery date by Bidder.

#### VEHICLE SPECIFICATIONS

##### **Vehicle 1: One (1) 2025 or Newer Ford 250 Crew Cab 4x4 Pickup w/ 8ft Long Bed**

The following is a list of chassis and body specifications for the purchase of the above referenced vehicle. The Skokie Park District will only accept bids meeting or exceeding the specifications regarding the Make or Brand of the vehicle and any of the options listed below.

##### **Specifications:**

- 2025 or Newer Ford 250 crew cab 4x4 (W2B) Pickup with 8ft long bed
- Crew cab to include full rear doors and full rear seat
- XL Package equipment, Pkg 600A
- (99A) 6.8 Liter V8 with (44F) 10-Speed Automatic
- 10,000 GVWR
- Electric shift on the fly 4x4
- Tilt wheel and cruise control
- Air conditioning
- Power windows and locks
- Remote keyless entry-two FOBs
- **Keys – Two (2) Additional**
- AM/FM w SYNC 4 bluetooth and 8” touchscreen controls
- Rearview camera
- Autolamp On/Off headlamps and programmable (942) daytime running lamps
- Trailer package with HD cooling, Class IV hitch and 7 wire harness and factory trailer brake
- Power heated and extendable trailer tow mirrors
- Auxiliary rear springs and stabilizer
- Locking axle
- TBM all terrain tires
- 67E HD Alternator
- 86M Dual batteries
- Factory backup alarm

- Factory upfitter switch panel
- Factory black running boards
- Molded mudflaps-set
- HD rubber floor mats
- Factory spray in bedliner
- Dealer undercoat
- 4 way strobe system-LED Amber/White
- (Z1) white exterior, (AS) gray vinyl 40/20/20 split seat
- Full vinyl floor covering
- Factory CD Rom Service Manual
- Transfer license and Title
- 3 Year/36,000 Basic Warranty
- 5 Year/60,000 Mile Powertrain Warranty
- Deliver to 7500 Frontage Road, Skokie IL 60077

**Vehicles 2 and 3: Two (2) 2025 or Newer Ford Transit 150 Medium Roof Long Length Cargo Vans**

The following is a list of chassis and body specifications for the purchase of the two above referenced vehicles. The Skokie Park District will only accept bids meeting or exceeding the specifications regarding the Make or Brand of the vehicles and any of the options listed below.

**Specifications for both vehicles:**

- 2025 or Newer Ford Transit 150, MEDIUM roof, LONG Length Cargo Van, 8880 GVWR, Sliding Side Door
- Powertrain- 3.5L PFDi V6 Engine,10-Speed Automatic Overdrive Transmission with Select Shift®, 3.73 Limited Slip Axle, AWD
- Cargo Van(101A) Equipment Group
- Heavy-Duty Trailer Tow Package
- 4 Wheel Anti-Lock Brakes w/ AdvanceTRAC Stability Control
- Exterior
- 16" Silver Steel Wheel with Exposed Lug Nuts
- 235/65R16C 121/119 R BSW all-season
- Short-Arm – Power Adjusting, Manual-Folding Mirrors
- Privacy Glass
- Keys – Two (2) Additional
- Spare Tire and Wheel
- Heavy-Duty Front Axle
- Reverse Sensing System
- Black-trimmed Halogen Headlamps
- Roof Marker Lamp Delete
- Windows – Fixed Glass, Rear Cargo Door
- Interior
- Dark Palazzo Gray Vinyl, 2-way Manual Driver and 2-way Manual Passenger Seats with Driver Seat Armrest
- Air conditioning

- Tilt Wheel and Cruise Control
- Power Windows, Locks, Mirrors
- Heavy-Duty Scuff Plate Kit
- Vehicle Maintenance Monitor
- All-Weather Floor Mats (Front)
- Vinyl, Front only
- B-Pillar Assist Handle
- Flooring – Heavy-Duty Cargo
- Rearview Mirror
- Rearview Camera
- Less Rear Seats
- Back Up Alarm
- Full Rear Compartment Lighting
- AM/FM stereo with 4" Multi-Function Display, Bluetooth, and Dual USB ports
- Color- Oxford White
- Factory CD Rom Service Manual
- New M Plate
- New municipal license and title
- 3 Year/36,000 Basic Warranty
- 5 Year/60,000 Mile Powertrain Warranty
- Deliver to 7500 Frontage Road, Skokie IL 60077

#### **VEHICLE DELIVERY**

All vehicles shall be delivered to the Skokie Park District, 7500 Frontage Road, Skokie, IL 60077.



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025  
**To:** Board of Park Commissioners  
**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities  
**Re:** Approval of 2025 Sports Courts Improvements Bid

**Summary:** On January 16, 2025, sealed bids were received for the 2025 Sports Courts Improvements project. The scope of work includes color coating tennis and sports courts located at Gleiss Park, Lorel Park, and Reid Park. There were three bidders, and the results can be seen as an attachment to this recommendation. MCH Sports Surfaces was the low bidder at \$42,680.

The work at Gleiss Park and Lorel Park is part of complete tennis court replacements. The work will be completed in late summer/early fall once the replacements are complete and the asphalt has cured.

The work at Reid Park will also be completed in late summer but is maintenance related. The existing surface will be cleaned and prepped, and a new coating of color will be applied to the four pickleball courts and the adjoining futsal/basketball court.

There is a combined \$228,000 budgeted for these projects which includes the court construction costs at Gleiss and Lorel. The bids came in as expected and are within the total budget.

Staff is comfortable recommending approval of the bid from MCH as they have successfully completed similar projects in the past.

**Recommendation:** Staff recommends the Board approve the bid of MCH Sports for \$42,680 for the 2025 Sports Courts Improvements project.

**Motion:** Move to approve the bid of MCH for \$42,680 for the 2025 Sports Courts Improvements project.



# BID TAB

## 2025 Sport Courts Improvements Bid Opening

January 16, 2025 9:00AM

Bidders	Gleiss Park	Loel Park	Reid Park	Total Bid Price	Crack Fill Linear Foot Cost
MCH	\$16,540.00	\$9,660.00	\$16,480.00	\$42,680.00	\$23.00
U.S. Tennis	\$16,985.00	\$11,545.00	\$21,845.00	\$50,375.00	\$28.00
American Sealcoating	\$17,800.00	\$8,900.00	\$19,900.00	\$46,600.00	\$20.00

## ADVERTISEMENT FOR BID

### **Project Name: Skokie Park District 2025 Sports Courts Repairs**

Notice is hereby given to potential Bidders that the Skokie Park District (the "District," "Park District" or "Owner") will receive sealed bids for the above referenced Project until 9:00 AM Thursday, January 16<sup>th</sup>, at the Park Services office, 7500 Frontage Rd., Skokie, Illinois 60077 at which time the bid proposals will be publicly opened and read aloud.

Each bid must be placed in a sealed opaque envelope and shall be clearly marked "**Sealed Bid – Skokie Park District 2025 Sports Court Repairs**" and addressed and delivered to the Skokie Park District, Attention: Corrie Guynn, 7500 Frontage Rd., Skokie, Illinois 60077.

Bid Documents may be obtained by contacting Corrie Guynn, Superintendent of Parks, Planning and Facilities by email at [cguynn@skokieparks.org](mailto:cguynn@skokieparks.org) or calling 847 929-7802.

The District reserves the right to waive all technicalities, to accept or reject any or all bids, or to accept only portions of a bid and reject the remainder without disclosure for any reason. Failure to make such a disclosure will not result in accrual of any right, claim or cause of action by any Bidder against the District. Owner will award the Contract to the lowest most responsible and responsive Bidder, as determined by Owner. In considering the Bidder's responsibility, the Owner may evaluate, among other factors, the ability of the Bidder to provide experienced labor sufficient in numbers to timely and properly complete the Work, the financial capability of the Bidder, and the performance of the Bidder on other projects.

Bids shall not include federal excise tax or state sales tax for materials to be incorporated in, or totally consumed in the prosecution of the Work. A tax exemption certificate will be furnished by the Park District at the request of the Bidder. The Park District's tax exemption number shall only be used by the successful Bidder for the Work of this Project only.

After the bid opening, no bid may be withdrawn or canceled for a period of (60) calendar days.

The Work of this Project is subject to the Illinois *Prevailing Wage Act*, 820 ILCS 130/0.01 *et seq.* A prevailing wage determination has been made by the Illinois Department of Labor for public works projects in Cook County. The Contract entered into for the Work will be drawn in compliance with said law and proposals should be prepared accordingly and provide for payment of all laborers, workmen, and mechanics needed to perform the Work at no less than the prevailing rate of wages (including the prevailing rate for legal holiday and overtime work as applicable) for each craft, type of worker, or mechanic.

The Contractor(s) selected will also be required to comply with all applicable federal, state and local laws, rules, regulations and executive orders, including but not limited to those pertaining to equal employment opportunity.

January 2, 2025

## SECTION IV

### SITE INFORMATION/SCOPE

**Special Note:** Please note that all measurements provided are estimates. It is the responsibility of the Bidder to field check all measurements. No allowances will be permitted due to incorrect measurements.

**Gleiss Park Tennis Courts**  
**9301 Keystone Avenue**



#### **Scope:**

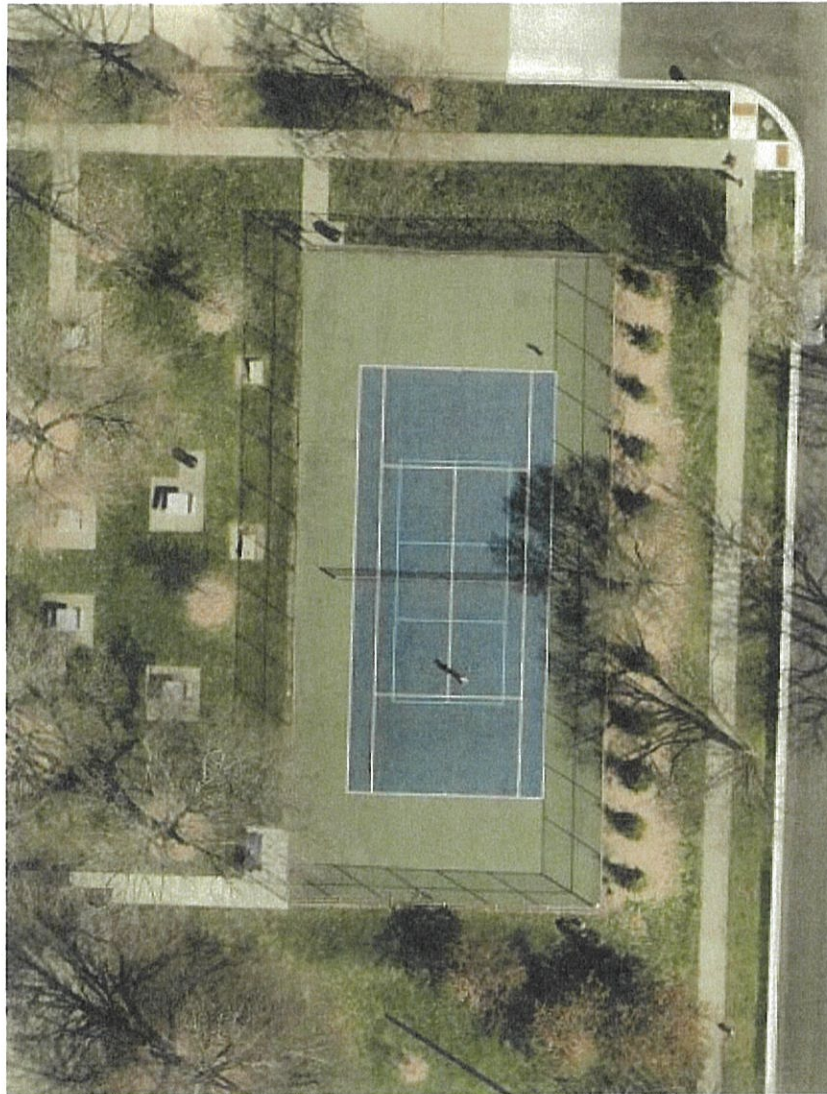
The scope of work at this site is color coating two newly replaced tennis courts. The colors for these courts shall be green on the outside border and blue on the inside tennis court, with white used for the tennis boundaries and light blue used for pickleball lines. The approximate area for this site is 11,500 sq/ft. **Please note: Adjoining basketball courts are not included in this project.**

#### **Timeline:**

These courts can be completed as soon as the curing period has passed once the new asphalt has been installed. The estimated timeframe is August of 2025.



**Lorel Park**  
**8135 Lorel Avenue**



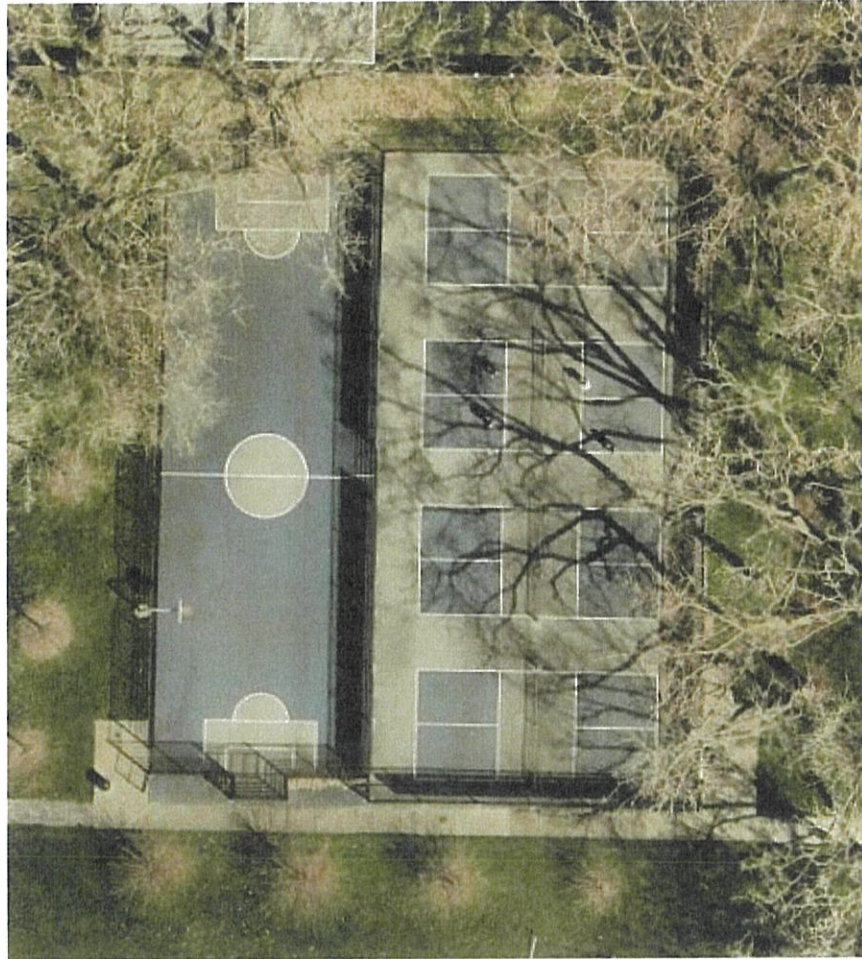
**Scope:**

The scope of work at this site is color coating a newly replaced tennis court. The colors for this court shall be green on the outside border and blue on the inside tennis court with white used for the tennis boundary lines and light blue used for pickleball lines. The approximate area for this site is 6,800 sq/ft.

**Timeline:**

These courts can be completed as soon as the curing period has passed once the new asphalt has been installed. The estimated timeframe is August of 2025.

**Reid Park**  
**10040 Lavergne Avenue**



**Scope:**

The scope of work at this site is crack repair using the Armor crack repair system or a product equal to or better than where needed and color coating the four pickleball courts and adjoining futsal court. The approximate area for this site is 11,750 sq/ft. The colors for these courts shall be green on the outside border, blue on the inside and gray in the “kitchen” inner area.

**Timeline:**

These courts can be completed as soon as the weather permits and must be completed by 10/1/25.



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025  
**To:** Board of Park Commissioners  
**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities

Approval of Devonshire Aquatic Center Bathhouse Partitions Replacement Bid

**Summary:** On January 8, 2025, sealed bids were received for the Devonshire Aquatic Center Partition Replacement Bid. The project includes removing and replacing all existing shower and toilet partitions in both locker rooms at the Devonshire Aquatic Center. The partitions were last replaced in the mid 1990's and are approaching 30 years old.

The only notable change planned is adding doors to the shower and changing stalls. Currently plastic curtains are used and aside from not being aesthetically pleasing, they do not last very long and attract mildew.

There was one bidder for this project and the results are attached. There is \$38,000 budgeted for this project and the timeline for completion is this spring, prior to the pool opening on May 24. Staff has experience working with the low bidder, Commercial Specialties, and is comfortable recommending that the board accept the bid.

**Recommendation:** Staff recommends that the Board approve the bid from Commercial Specialties for the Devonshire Aquatic Center Partition Replacement Project for a total of \$34,300.

**Motion:** Move to approve the bid from Commercial Specialties for the Devonshire Aquatic Center Partition Replacement Project for a total of \$34,300.



# BID TAB

Devonshire Aquatic Center  
Partition Replacement Project

*January 8, 2025*

Bidders	Cert	Total Bid Price
Commercial Specialties	X	\$34,300.00



## ADVERTISEMENT FOR BID

### **Project Name: Devonshire Aquatic Center Partition Replacement**

Notice is hereby given to potential Bidders that the Skokie Park District (the "District," "Park District" or "Owner") will receive sealed bids for the above referenced Project until 2:30PM Monday, January 8<sup>th</sup>, at the Park Services office, 7500 Frontage Rd., Skokie, Illinois 60077 at which time the bid proposals will be publicly opened and read aloud.

Each bid must be placed in a sealed opaque envelope and shall be clearly marked "**Sealed Bid – Devonshire Aquatic Center Partition Replacement**" and addressed and delivered to the Skokie Park District, Attention: Corrie Guynn, 7500 Frontage Rd., Skokie, Illinois 60077.

Bid Documents may be obtained by contacting Corrie Guynn, Superintendent of Parks, Planning and Facilities by email at [cguynn@skokieparks.org](mailto:cguynn@skokieparks.org) or calling 847 929-7802.

The District reserves the right to waive all technicalities, to accept or reject any or all bids, or to accept only portions of a bid and reject the remainder without disclosure for any reason. Failure to make such a disclosure will not result in accrual of any right, claim or cause of action by any Bidder against the District. Owner will award the Contract to the lowest most responsible and responsive Bidder, as determined by Owner. In considering the Bidder's responsibility, the Owner may evaluate, among other factors, the ability of the Bidder to provide experienced labor sufficient in numbers to timely and properly complete the Work, the financial capability of the Bidder, and the performance of the Bidder on other projects.

Bids shall not include federal excise tax or state sales tax for materials to be incorporated in, or totally consumed in the prosecution of the Work. A tax exemption certificate will be furnished by the Park District at the request of the Bidder. The Park District's tax exemption number shall only be used by the successful Bidder for the Work of this Project only.

After the bid opening, no bid may be withdrawn or canceled for a period of (60) calendar days.

The Work of this Project is subject to the Illinois *Prevailing Wage Act*, 820 ILCS 130/0.01 *et seq.* A prevailing wage determination has been made by the Illinois Department of Labor for public works projects in Cook County. The Contract entered into for the Work will be drawn in compliance with said law and proposals should be prepared accordingly and provide for payment of all laborers, workmen, and mechanics needed to perform the Work at no less than the prevailing rate of wages (including the prevailing rate for legal holiday and overtime work as applicable) for each craft, type of worker, or mechanic.

The Contractor(s) selected will also be required to comply with all applicable federal, state and local laws, rules, regulations and executive orders, including but not limited to those pertaining to equal employment opportunity.

December 19<sup>th</sup>, 2024

## SECTION IV

## SITE INFO/SPECIFICATIONS

### Site Location:

Devonshire Aquatic Center  
4334 Greenwood Street  
Skokie, IL 60076

### Project Scope:

The scope of the project includes replacement of all partitions within the men's and women's pool locker rooms at the Devonshire Aquatic Center. Please note: Owner is responsible for removal and disposal of existing partitions. Measurements provided are estimates only.

**It is the responsibility of the Bidder to visit the site and take field measurements for the purposes of obtaining bid prices. Site visits can be arranged by contacting Corrie Guynn at 847 929-7802 or emailing [cg@skokieparks.org](mailto:cg@skokieparks.org).**

### Timeline:

The timeline for this project to start is September 15<sup>th</sup>, 2025.

### Product Requirements:

- Partitions/seats shall be made of commercial grade plastic that is acceptable for wet and dry conditions within locker room environments.
- All toilet compartments, dressing compartments and shower compartments shall include doors.
- Hinges shall be stainless steel helix.
- Wall brackets shall be continuous and aluminum except for shower areas. Shower areas shall be three clip aluminum brackets.
- Pricing shall include delivery, installation and any construction or material debris generated as a result of the installation.







# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025

**To:** Board of Park Commissioners

**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities

**Re:** Approval of Onondowa'ga Playground Installation

**Summary:** On December 20 bids were received for the installation of the Onondowa'ga playground equipment. The purchase of the equipment was approved at the December 2024 board meeting.

There were two bidders for the project and the results can be seen as an attachment to this recommendation. The low bidder, D&J Landscape, submitted a bid for \$35,804.16. The overall budget for the project is \$225,000 and this cost came in where expected.

D&J Landscape has completed similar installations for the park district in the past including the nine playground installations undertaken in 2021 and most recently the Central Park playground installation in 2023. The work for each was performed satisfactorily and as such staff is comfortable recommending them for this project.

Parks staff have already begun the demolition and prep at the site and the equipment should be ready for installation when the weather permits in the spring.

**Recommendation:** Staff recommends approval of the bid from D&J Landscaping for the Onondowa'ga playground installation for \$35,804.16.

**Motion:** Move to approve the bid from D&J Landscaping for the Onondowa'ga playground installation for \$35,804.16.

## ADVERTISEMENT FOR BID

### **Project Name: ONONDOWA'GA PARK PLAYGROUND INSTALLATION**

Notice is hereby given to potential Bidders that the Skokie Park District (the "District," "Park District" or "Owner") will receive sealed bids for the above referenced Project until 10:00 AM Friday, December 20<sup>th</sup>, at the Park Services office, 7500 Frontage Rd., Skokie, Illinois 60077 at which time the bid proposals will be publicly opened and read aloud.

Each bid must be placed in a sealed opaque envelope and shall be clearly marked "**Sealed Bid – Onondowa'ga Park Playground Installation**" and addressed and delivered to the Skokie Park District, Attention: Corrie Guynn, 7500 Frontage Rd., Skokie, Illinois 60077.

Bid Documents may be obtained by contacting Corrie Guynn, Superintendent of Parks, Planning and Facilities by email at [cguynn@skokieparks.org](mailto:cguynn@skokieparks.org) or calling 847 929-7802.

The District reserves the right to waive all technicalities, to accept or reject any or all bids, or to accept only portions of a bid and reject the remainder without disclosure for any reason. Failure to make such a disclosure will not result in accrual of any right, claim or cause of action by any Bidder against the District. Owner will award the Contract to the lowest most responsible and responsive Bidder, as determined by Owner. In considering the Bidder's responsibility, the Owner may evaluate, among other factors, the ability of the Bidder to provide experienced labor sufficient in numbers to timely and properly complete the Work, the financial capability of the Bidder, and the performance of the Bidder on other projects.

Bids shall not include federal excise tax or state sales tax for materials to be incorporated in, or totally consumed in the prosecution of the Work. A tax exemption certificate will be furnished by the Park District at the request of the Bidder. The Park District's tax exemption number shall only be used by the successful Bidder for the Work of this Project only.

After the bid opening, no bid may be withdrawn or canceled for a period of (60) calendar days.

The Work of this Project is subject to the Illinois *Prevailing Wage Act*, 820 ILCS 130/0.01 *et seq.* A prevailing wage determination has been made by the Illinois Department of Labor for public works projects in Cook County. The Contract entered into for the Work will be drawn in compliance with said law and proposals should be prepared accordingly and provide for payment of all laborers, workmen, and mechanics needed to perform the Work at no less than the prevailing rate of wages (including the prevailing rate for legal holiday and overtime work as applicable) for each craft, type of worker, or mechanic.

The Contractor(s) selected will also be required to comply with all applicable federal, state and local laws, rules, regulations and executive orders, including but not limited to those pertaining to equal employment opportunity.

December 5, 2024



## BID TABULATION

Onondowa'ga Park Playground Renovation  
December 20, 2024

Contractor	Base Bid
D&J Landscape	\$35,804.16
Hacienda	\$45,000.00

## SECTION IV

## Timeline/Specifications

### Timeline

Installation should begin as soon as weather permits in 2025.

### Contractor Items

1. Interested bidders can obtain the footing details by contacting Corrie Guynn at [cguynn@skokieparks.org](mailto:cguynn@skokieparks.org) or by calling 847 929-7802. A link will be provided where the documents can be downloaded. Paper copies can be obtained at 7500 Frontage Road.
2. **This site contains an underground concrete stormwater storage tank that is approximately 19" under the current play surfacing level. The structure is located under a portion of the playground. Below is an overhead view and rendering showing the approximate location of the tank and the location of the equipment that will be surface mounted to the existing tank. The play equipment shall be laid out in a way that none of the new footings fall on any of the preexisting surface mount attachments.**
3. **The Contractor shall obtain approval from the Owner prior to installing the play equipment to be surface mounted to the underground stormwater structure. Footing layout must be approved by owner and shall comply with all ASTM fall zone regulations. For the footings to be installed outside of the surface mount area, footing widths and depths must be approved by Owner before footings are poured.**
4. **There will be an equipment weight limit of 3,000 lbs for any work taking place on the underground stormwater structure. Any work taking place outside of the area occupied by the structure will not have a weight restriction.**
5. See attached detail for information regarding the location of the underground stormwater storage tank.
6. A Certified Playground Safety Inspector (CPSI) must be on site at all times during installation.
7. All manufacture's installation instructions are strictly required to be followed.
8. No amendments to the installation of the equipment will be permitted unless approved by both the manufacturer AND the Owner.
9. Contractor is responsible for locating all public utilities prior to beginning construction. Contractor will be held responsible for any damages to utilities caused by their work. Contact JULIE at 1-800-892-0123 for utility information.
10. Site conditions are shown based on the best available information. The Contractor should walk the site prior to submitting a quote to be fully familiar with the site.
11. Spoils from footings or finish grading must be removed from site by the contractor unless otherwise agreed upon by the Owner.

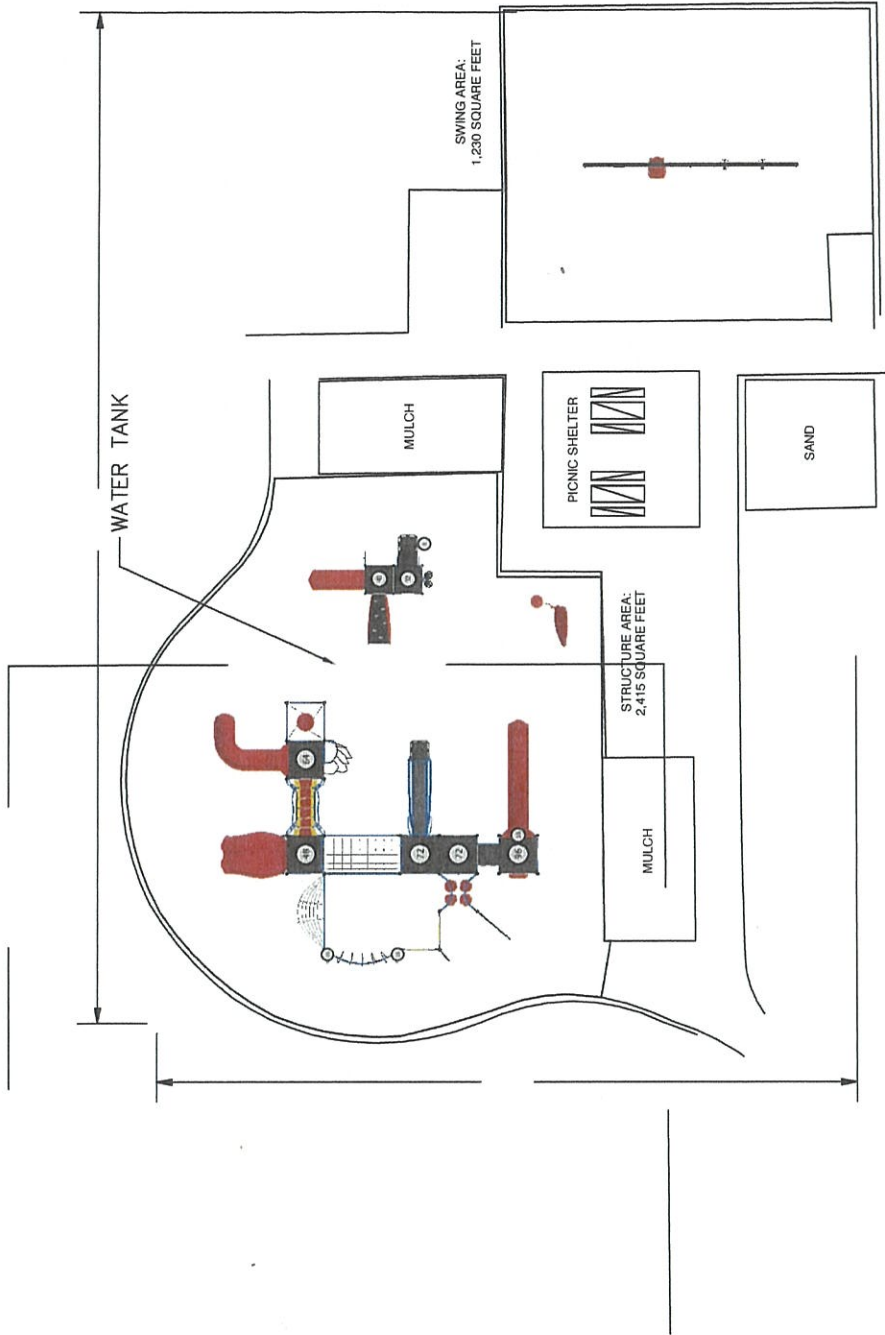
12. Contractor is responsible for removal and disposal of all associated trash and debris.
13. Contractor is responsible for obtaining from the manufacturer a statement identifying that the equipment has been installed in accordance with the installation instructions.

**Owner Items:**

1. Owner will provide temporary fencing around the playground site.
2. Owner will deliver playground equipment to the site at agreed upon date and time. Contractor is responsible for the care and storage of the playground equipment after the point of delivery.
3. Owner will have the site prepared and ready for equipment installation.
4. Owner is responsible for installation of drainage.
5. Owner will provide and install the engineered wood fiber play surface after the equipment installation is complete.
6. Owner will provide and install a fabric barrier to separate soil and concrete from the play surfacing.
7. Owner will be responsible for locating all private utilities.







The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

TOTAL EVENTS	PLAYGROUND ACCESSIBILITY (Provided/Required)		TYPES OF GROUND EVENTS
	ELEVATED EVENTS	RAMP ACCESSIBLE EVENTS	
28	18 / 9	0 / 0	6 / 3

**OVERALL BOUNDING OF USE ZONES** \*\*The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 7828.5 sq. ft.  
 Perimeter: 359.8 ft.  
**STRUCTURE SIZE:** 9" x 106' 3"  
**POST SIZE(S):** 3.5"

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

<b>SERIES</b> Burke Basics   Nucleus   Intensity   Synergy	<b>SITE PLAN VIEW</b>
<b>GROUP:</b> 5-12 Structure 2-5 Structure Freestanding	05/06/2024
<b>DESIGNED FOR AGES:</b> 5 to 12, 2 to 5, 2 to 12	Play Illinois, LLC 129-181844-2
<b>Seneca Park</b> Skokie, IL 60076-2136	Designer: Brandy Janke
<small>BCI BURKE COMPANY, LLC   PO BOX 549 FOND DU LAC, WI 54936-0549   920.921.9220   BCI BURKE.COM</small>	



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025

**To:** Board of Park Commissioners

**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities

**Re:** Approval of Exploritorium Tiny Town Bid

**Summary:** On January 8 bids were received for the provision and installation of three Tiny Town structures for the Exploritorium at the Oakton Community Center. The three structures planned are an animal hospital, a market, and a construction house. Renderings of each can be seen as an attachment to this recommendation. This project is being undertaken as part of an effort to enhance and improve the play experience at the site on a regular basis and will encourage creative and imaginative play. The proposed structures will be installed where the storybook corner currently resides.

There is \$48,000 budgeted for this project and the sole bidder, Lilliput Play Homes, submitted a bid for \$45,426. The Lilliput design was used for the bid specifications and staff is comfortable recommending them for this project. With lead times currently at 30-34 weeks, the hope is that the equipment will be received and installed in mid to late summer when the facility has less traffic.

**Recommendation:** Staff recommends the Board approve the bid from Lilliput Play Homes for the Tiny Town Exhibit for the Exploritorium for a total of \$45,426.

**Motion:** Move to approve the bid from Lilliput Play Homes for the Tiny Town Exhibit for the Exploritorium for a total of \$45,426.





# BID TAB

Skokie Park District Exploritorium Tiny  
Town Project

*Date: January 8, 2025*

Bidders	Cert	Total Bid Price
Lilliput Play Homes	X	\$45,426.00

## ADVERTISEMENT FOR BID

### **Project Name: Skokie Park District Exploritorium Tiny Town Project**

Notice is hereby given to potential Bidders that the Skokie Park District (the "District," "Park District" or "Owner") will receive sealed bids for the above referenced Project until 2:00 PM Wednesday, January 8<sup>th</sup>, at the Park Services office, 7500 Frontage Rd., Skokie, Illinois 60077 at which time the bid proposals will be publicly opened and read aloud.

Each bid must be placed in a sealed opaque envelope and shall be clearly marked "**Sealed Bid – Skokie Park District Tiny Town Project**" and addressed and delivered to the Skokie Park District, Attention: Corrie Guynn, 7500 Frontage Rd., Skokie, Illinois 60077.

Bid Documents may be obtained by contacting Corrie Guynn, Superintendent of Parks, Planning and Facilities by email at [cguynn@skokieparks.org](mailto:cguynn@skokieparks.org) or calling 847 929-7802.

The District reserves the right to waive all technicalities, to accept or reject any or all bids, or to accept only portions of a bid and reject the remainder without disclosure for any reason. Failure to make such a disclosure will not result in accrual of any right, claim or cause of action by any Bidder against the District. Owner will award the Contract to the lowest most responsible and responsive Bidder, as determined by Owner. In considering the Bidder's responsibility, the Owner may evaluate, among other factors, the ability of the Bidder to provide experienced labor sufficient in numbers to timely and properly complete the Work, the financial capability of the Bidder, and the performance of the Bidder on other projects.

Bids shall not include federal excise tax or state sales tax for materials to be incorporated in, or totally consumed in the prosecution of the Work. A tax exemption certificate will be furnished by the Park District at the request of the Bidder. The Park District's tax exemption number shall only be used by the successful Bidder for the Work of this Project only.

After the bid opening, no bid may be withdrawn or canceled for a period of (60) calendar days.

The Work of this Project is subject to the Illinois *Prevailing Wage Act*, 820 ILCS 130/0.01 *et seq.* A prevailing wage determination has been made by the Illinois Department of Labor for public works projects in Cook County. The Contract entered into for the Work will be drawn in compliance with said law and proposals should be prepared accordingly and provide for payment of all laborers, workmen, and mechanics needed to perform the Work at no less than the prevailing rate of wages (including the prevailing rate for legal holiday and overtime work as applicable) for each craft, type of worker, or mechanic.

The Contractor(s) selected will also be required to comply with all applicable federal, state and local laws, rules, regulations and executive orders, including but not limited to those pertaining to equal employment opportunity.

**12/19/2024**

## SECTION IV

## PROJECT INFORMATION

All bidders will provide the following materials as specified below and must be equal to or greater than the quality of specified brand, Lilliput Play Homes Main Street Collection. Total bid pricing should include the provision, delivery and installation of specified play equipment. Owner will ensure the installation space is prepared and ready for equipment installation. Contractor is responsible for removal and disposal of all waste materials including but not limited to boxes, protective wrapping, construction waste, etc.

### Site Location:

Exploritorium (located in the Oakton Community Center)  
4701 Oakton Street  
Skokie, IL 60076

### Timeline:

The timeline for this installation to take place is #####

### Site Details:

The location where the tiny town play equipment will be installed within the Exploritorium facility can be seen below. This area will be prepped and ready for the play equipment installation by the Owner. The facility location is on the basement floor of the Oakton Community Center and can be accessed by stairway and elevator.

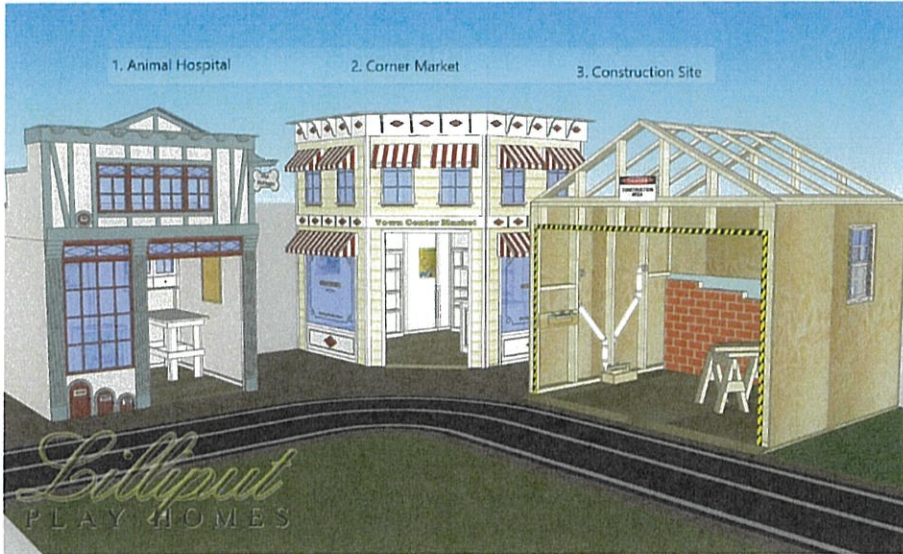




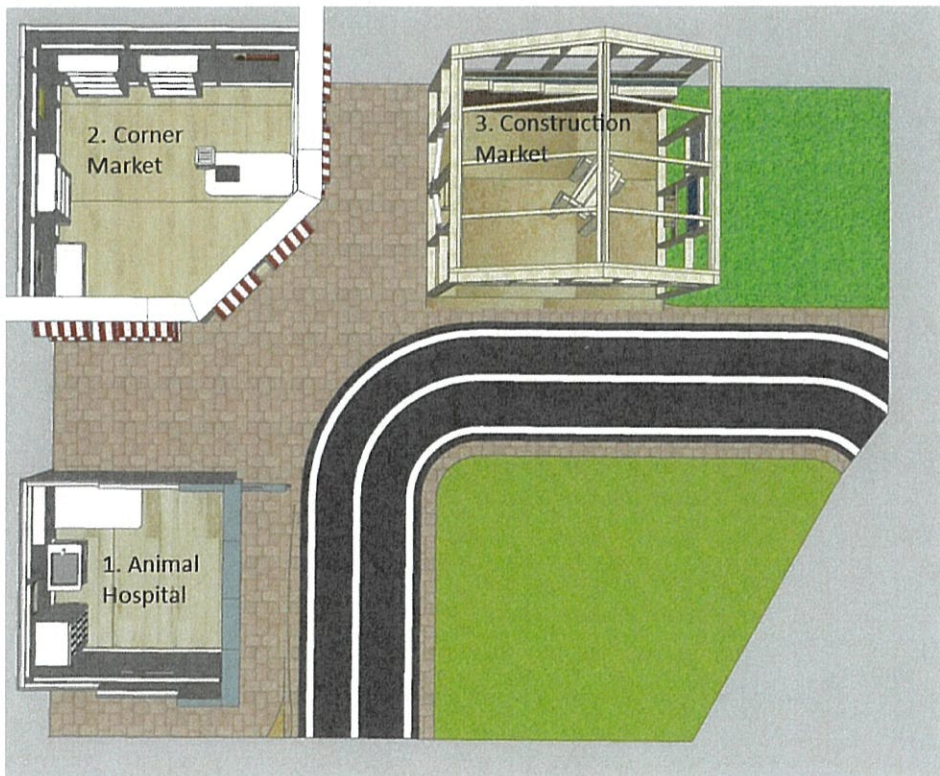
**Specifications:**

Bidders will be responsible for supplying and installing three (3) play structures. The location and type of each structure can be seen in the following front-facing and overhead renderings. Note: Flooring is not part of this project.

**Front-Facing View**



**Overhead View**



### 1. Animal Hospital

Bidder shall supply and install a play structure equal to or greater than the Lilliput Play Homes Main Street Collection: MS Animal Hospital.

- Dimensions: 6'W x 6'D x 8'9" H
- Features:
  - Exam Table
  - Dog Skeletal Chart
  - Bulletin Board
  - "Pretty Pet Puddle" Washing Station
  - Diploma
  - Medicine Cabinet
  - Animal Doors (non-operational)
  - 3 Kennels
  - Custom signage with text to be determined at a later date

### 2. Custom Corner Market

Bidder shall supply and install a play structure equal to or greater than the Lilliput Play Homes Custom Play House: Custom Corner Market.

- Dimensions: 8'W x 8'D x 7'2" H
- Features:
  - Scanning Check Out Counter
  - Counter
  - Produce Display Stand
  - 2 Shelves
  - Custom signage with text to be determined at a later date

### 3. Construction Site

Bidder shall supply and install a play structure equal to or greater than the Lilliput Play Homes Main Street Collection: MS Construction Site.

- Dimensions: 7'W x 7'D x 8'2" H
- Features:
  - Brack Laying Wall
  - Plumbing Ball Drop
  - Hammering Station
  - Bolt Turning Station
  - 3 Exterior Walls
  - 2x4 Framing-Interior
  - Blueprints
  - Safety Sign
  - 1 Saw Horse
  - 30 Foam Bricks
  - 20 Foam Blocks
  - 24 Foam 2x4's
  - Custom signage with text to be determined at a later date



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025

**To:** Board of Park Commissioners

**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities

**Re:** Approval of the Skokie Water Playground Roof Replacement Bid

**Summary:** The Skokie Water Playground Roof Replacement project is being furnished through the OMNIA Partners Public Sector Cooperative Purchasing Agreement. OMNIA has been used by the District for past roofing projects, most recently last year's Devonshire Aquatic Center and the Devonshire upper roof replacement in 2021. Illinois statutes allows the district to purchase through cooperative purchase programs. The OMNIA contract can be seen as an attachment to this recommendation.

The scope of this project includes the replacement of the shingled roof on the bathhouse, concession stand and two pump houses. These existing roofs are original from 1995 and are at the end of their expected life. The new roof will include a 40-year shingle, new ice and water shielding, new flashing, replacement gutters on the concession stand and new gutters on the bathhouse to better control the water coming off of that roof.

The company managing the project, Anthony Roofing, has overseen other roofing projects and repairs throughout the district including the 2024 Devonshire Aquatic Center roofing project. Staff were satisfied with the timeliness and workmanship and as such are comfortable recommending them again for this project. The contract cost is \$189,300 and there is \$200,000 budgeted for the project. This budgeted amount is in the approved FY25/26 capital budget but staff is recommending having this project completed this spring, prior to the pool opening and in the current fiscal year.

**Recommendation:** Staff recommends the Board approve the purchase of roofing services and installation through Anthony Roofing, Inc. for the Skokie Water Playground for \$189,300.

**Motion:** Move to approve the purchase of roofing services and installation through Anthony Roofing, Inc. for the Skokie Water Playground for \$189,300.

December 8<sup>th</sup>, 2024

**TO:** Corrie Guynn  
**Skokie Park District**  
7500 Frontage Rd.  
Skokie, IL 60077



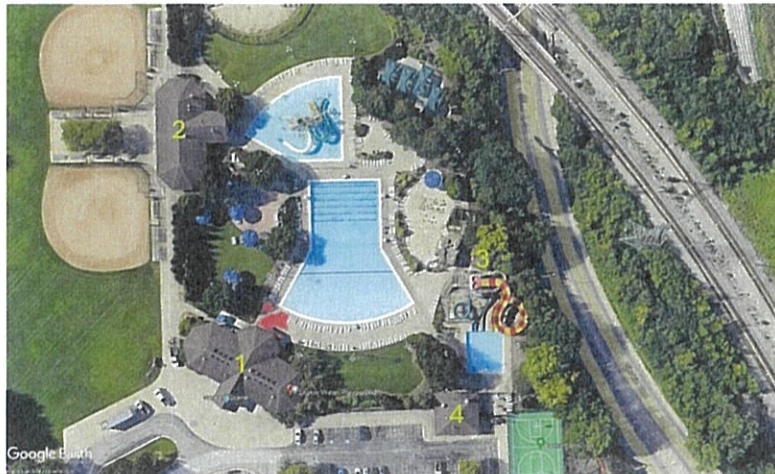
**PROJECT:** **Skokie Park District-Skokie Water Playground Project**  
4715 Oakton St.  
Skokie, IL 60076

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**SHINGLE ROOFING SYSTEM:**

Anthony Roofing Tecta America LLC (AR) will:

- Demo existing shingles down to wood deck.
- Provide and install new ice and water shield 3' at all eaves, valleys and penetrations.
- Synthetic felt on remainder of roof.
- Provide and install new IKO Cambridge asphalt roof system with all components.
- Replace all roof vents with new.
- Provide and install lead flashings for all plumbing vents.
- Provide and install prefinished aluminum counterflashing/drip edges, where applicable.
- Remove all gutters and downspouts on building two (2), only.
- Provide and install new gutters/downspouts on buildings one (1) & two (2), only.
- Remove all debris associated with scope of work.





**ROOFING BID PRICE:** **\$189,300.00**

**EXCLUSIONS:** **Does not include permits or bonds.**

**WARRANTY:** **Manufacturer's 40-year commercial warranty and AR's standard 2-year workmanship warranty.**

**ADDITIONAL WORK:** **Any additional work that will be required will be billed at the following rates once a notice to proceed is received:**

Labor/ Materials	--	Cost + 20% Mark-Up
Subcontractors:	--	Cost + 10% Mark-Up
Wood Deck Replacement	--	\$6.50 per sq. ft.
Replace Skylight	--	\$975.00 Each

1. This Bid by AR is based and contingent upon use of The American Institute of Architects Standard Form of Agreement between Contractor and Subcontractor, AIA Document A401-1997, as the subcontract agreement between AR and General Contractor.
2. The construction industry is experiencing substantial volatility in material prices, material price escalation, material delays and material unavailability particularly with regard to steel, lumber, membrane and insulation products. If the cost incurred by Anthony Roofing to purchase a material specified or approved for this job increases by 3% or more between the date of the contract and the time when the materials are to be installed, Anthony Roofing shall be entitled to an equitable adjustment of the contract sum equal to the additional cost incurred by Anthony Roofing to obtain the material. Anthony Roofing will provide written notice to customer upon learning of the price increase and provide documentation of the price of the material as of the date of this contract and the revised price.
3. *The price(s) quoted is/are subject to requote if not accepted within 30 days of this proposal*

**ANTHONY ROOFING  
TECTA AMERICA LLC**

**ACCEPTED**

By: Corey Fratus  
Sales & Co-Op Account Manager

By: Authorized Signature

Date: December 8<sup>th</sup>, 2024  
Illinois License # 104.015059

Date: \_\_\_\_\_



04-29 JOC Contract



## TERMS AND CONDITIONS

1. **Nature of Work.** Anthony Roofing Tecta America LLC ("Contractor") shall furnish the labor and material to perform the work described herein or in the referenced contract documents. Contractor does not provide engineering, consulting or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance. Contractor is not responsible for structural integrity and design, including compliance with codes. If plans, specifications or other design documents have been furnished to Contractor, Customer warrants that they are sufficient and conform to all applicable laws and building codes. Contractor is not responsible for loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by Contractor from the contract documents. Customer warrants all structures to be in sound condition capable of withstanding normal roofing construction equipment and operations. Contractor is not responsible for location of roof drains, adequacy of drainage or ponding on the roof.
2. **Work Not Included.** Unless specifically stated on the face of this proposal, no repairs to roof deck, installation of wood strips or cant strips, furnishing and application of sheet metal work or roof drains, repairs or alterations to the building, or other items not stated on the face of this proposal are included in this contract.
3. **Asbestos and Toxic Materials.** This proposal and contract is based upon the work to be performed by Contractor not involving asbestos-containing or toxic materials and that such materials will not be encountered or disturbed during the course of performing the roofing work. Contractor is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing or toxic material. In the event that such materials are encountered, Contractor shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing or toxic materials at the work site.
4. **Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and such other insurance as required by law. Contractor will furnish a Certificate of Insurance, evidencing the types and amounts of its coverage's, upon request. Customer shall purchase and maintain builder's risk and property insurance, upon the full value of the entire Project, including the labor, material and equipment furnished by Contractor, covering fire, extended coverage, windstorm, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted and Contractor's equipment is removed from the premises.
5. **Additional Insured.** If Customer requires and Contractor agrees to name Customer or others as an additional insured on Contractor's liability insurance policy, Customer and Contractor agree that the naming of Customer or other parties as an additional insured is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of Contractor and is not intended to make the Contractor's insurer liable for claims that are due to the fault of the additional insured.
6. **Changes in the Work and Extra Work.** Customer shall be entitled to order changes in the Work and the total contract price adjusted accordingly. Any penetrations through the roofing to be installed by Contractor not shown on the plans provided to Contractor prior to submittal of this proposal shall be considered an order for extra work. Any carpentry work required to replace rotten or missing wood or deteriorated decking shall be done on a labor and material basis as an extra unless specifically included in the Scope of Work section.
7. **Availability of Site.** Contractor shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. Contractor shall not be required to begin work until underlying areas are ready and acceptable to receive Contractor's work and sufficient areas of roof deck are available and free from dirt, snow, ice, water or debris to allow continuous full operation until job completion. The expense of snow, ice, water or debris removal and any extra trips by Contractor to the job as a result of the job not being ready for roof application after Contractor has been notified to proceed will be charged as an extra.
8. **Site Conditions.** Contractor shall not be responsible for additional costs due to the existence of utilities, wet insulation, deteriorated deck or other subsurface or latent conditions that are not disclosed in writing to Contractor. The raising, disconnection or re-connection of any mechanical equipment on the roof that may be necessary for Contractor to perform the roofing work shall be performed by others or treated as an extra.
9. **Price Volatility.** Asphalt, steel products, isocyanurate, and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Contractor. If there is a substantial increase in these or other products between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to the contractor, upon submittal of written documentation and advance notice to Customer.
10. **Fumes and Emissions.** Owner and Contractor acknowledge that asphalt may be heated by Contractor, odors and emissions from roofing products will be released and noise will be generated as part of the roofing operations to be performed by Contractor. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Customer shall hold Contractor harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
11. **Back Charges.** No back charges or claims for payment of services rendered or materials and equipment furnished by Customer to Contractor shall be valid unless previously authorized in writing by Contractor and unless written notice is given to Contractor within ten (10) days of the event, act or omission which is the basis of the back charge.
12. **Damages and Delays.** Contractor will not be responsible for damage done to Contractor's work by others. Any repairing of the same by Contractor will be charged at regular scheduled rates over and above the amount of this proposal. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.
13. **Electrical Conduit.** Contractor's price is based upon there not being electrical conduit or other materials embedded within the roof assembly unless expressly identified on the face of this proposal. Customer will indemnify Contractor from any personal injury, damage, claim, loss or expense resulting from the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Contractor's personnel, and shall compensate Contractor for additional time, labor and expense resulting from the presence of such materials.
14. **Right to Stop Work.** The failure of Customer to make proper payment to Contractor when due shall entitle Contractor, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made or terminate this contract. The contract sum to be paid Contractor shall be increased by the amount of Contractor's reasonable costs of shut-down, delay and start-up.
15. **Interior Protection.** Customer acknowledges that re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior and possibly, if hot asphalt or pitch is used, drippage may occur depending upon deck conditions. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Contractor shall not be responsible for disturbance, damage, clean-up or loss to interior property that Customer did not remove or protect prior to commencement of roofing operations. Customer shall notify tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Contractor harmless from claims of tenants who were not so notified and did not provide protection.
16. **Working Hours.** This proposal is based upon the performance of all work during Contractor's regular working hours. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours, if required by Customer.
17. **Warranty.** Contractor's work will be warranted by Contractor in accordance with its standard warranty, which is made a part of this proposal and contract and incorporated by reference. A copy of Contractor's standard warranty is attached or, if not, will be furnished upon request. Contractor SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against Contractor for all defects in workmanship furnished by Contractor. A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this proposal. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such material.
18. **Tolerances.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, and size, weight, amount, finish, and texture and performance standards. Specified quantities are intended to represent an average over the entire roof area.
19. **Mold.** Contractor and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly; including notice to Contractor if Customer believes there are roof leaks, to correct the condition. Upon receiving notice, Contractor will make repairs promptly so that water entry through the roofing installed by Contractor is not a source of moisture. Contractor is not responsible for indoor air quality, mold, mildew or any alleged injury resulting therefrom. Owner shall hold harmless and indemnify Contractor from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.
20. **Material References.** Contractor is not responsible for the actual verification of technical specifications of product manufacturers; i.e., R value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.
21. **Arbitration.** If a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against Contractor, including a claim alleging any breach of this contract or negligence by Contractor must be initiated no later than two (2) years after Contractor completed roof installation. Collection matters may be processed through litigation or arbitration at the discretion of the Contractor.





# Skokie Park District BOARD SUMMARY



- Date:** January 21, 2025
- To:** Board of Park Commissioners
- From:** Corrie Guynn, Superintendent of Parks, Planning and Facilities
- RE:** Approval of Toro 5900 Mower Purchase
- Summary:** Staff is seeking approval of the purchase of a Toro Groundmaster 5900 lawn mower through the Sourcewell joint purchase program from Reinders, Inc. The Sourcewell agreement is attached. Illinois statute allows park districts to purchase through joint purchase programs to take advantage of the savings on items already publicly bid.
- The Toro 5900 mower has a triple deck cutting system that mows at a 16-foot width and is used for maintaining large open spaces throughout the district such as Sports Park East, Channelside, and ballfields at Oakton, Laramie, and Central, etc. This piece of equipment saves staff a significant amount of time mowing. The current mower was purchased in 2002 and has 2,789 hours on it. The main issue with the existing mower is that parts are now obsolete and that used parts are very difficult to find and are only temporary solutions.
- The existing mower will be listed for surplus at a future board meeting and sent to auction.
- Recommendation:** Staff recommends the Board approve the purchase of a Toro 5900 Groundmaster from Reinders, Inc. through the Sourcewell joint purchase program for \$144,891.43.
- Motion:** Move to approve the purchase of a Toro 5900 Groundmaster from Reinders, Inc. through the Sourcewell joint purchase program for \$144,891.43.

# Reinders

## Quote

Prepared By:  
**Ryan S. Maier**  
 Territory Manager  
 911 Tower Road  
 Mundelein, IL 60060  
 Cell (262) 443-0363  
 Fax (847) 678-5511  
[rmaier@reinders.com](mailto:rmaier@reinders.com)

Account: 364542-1  
**Skokie Park District**  
 7701 Skokie Boulevard  
 Skokie IL 60076  
 Attn: John Gacki

<u>Quote ID</u> Q173318 GM4000	<u>Quote Valid Until</u> 1/8/25
<u>Quote Date</u> 12/9/24	<u>Contract</u> Quote

Sourcewell #031121-TTC / Omnia #2017025

QTY	CODE	DESCRIPTION	SUGGESTED LIST	TOTAL
1	30609	Groundsmaster 4000-D (T4)	\$114,121.00	\$89,014.38
1	30422	Leaf Mulching Kit	\$2,139.00	\$1,668.42
8	93-5974	8 Inch Foam Filled Caster Wheel Assembly	\$1,874.40	\$1,462.03
1	108-1450	Atomic Blade Service Pack (7 Blades, 21.75 Inch)	\$271.39	\$211.68
1	30669	Universal Sunshade, White	\$977.00	\$762.06
1	31522	4WD Flow Divider Kit	\$679.00	\$529.62
1	31693	North American Road Light Kit (MY21 & Newer)	\$2,693.00	\$2,100.54



Configured Contract Price: \$95,748.74  
 Dealer Assembly & Delivery: \$3,829.95  
 Trade Totals: \$0.00  
**Final Sale Price: \$99,578.69**

# Reinders

## Quote

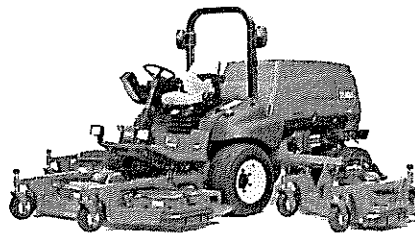
Prepared By:  
**Ryan S. Maier**  
 Territory Manager  
 911 Tower Road  
 Mundelein, IL 60060  
 Cell (262) 443-0363  
 Fax (847) 678-5511  
[rmaier@reinders.com](mailto:rmaier@reinders.com)

Account: 364542-1  
**Skokie Park District**  
 7701 Skokie Boulevard  
 Skokie IL 60076  
 Attn: John Gacki

<u>Quote ID</u> Q173318 GM5900	<u>Quote Valid Until</u> 1/8/25
<u>Quote Date</u> 12/9/24	<u>Contract</u> Quote

Sourcewell #031121-TTC / Omnia #2017025

QTY	CODE	DESCRIPTION	SUGGESTED LIST	TOTAL
1	31698	Groundsmaster 5900 (T4)	\$170,931.00	\$133,326.18
1	31604	Leaf Mulching Kit	\$3,607.00	\$2,813.46
1	30669	Universal Sunshade, White	\$977.00	\$762.06
1	132-1391	Atomic Blade Service Pack (11 Blades)	\$411.10	\$320.66
10	93-5973	10 Inch Foam Filled Caster Wheel Assembly	\$2,687.60	\$2,096.33



Configured Contract Price: \$139,318.69  
 Dealer Assembly & Delivery: \$5,572.75  
 Trade Totals: \$0.00  
**Final Sale Price: \$144,891.43**



# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025

**To:** Board of Park Commissioners

**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities

**Re:** Approval of Weber Leisure Center Indoor Track Resurfacing

**Summary:** Staff is seeking approval for the Weber Indoor Track Resurfacing project. This project will be completed through the Sourcewell cooperative joint purchase program using Floors, Incorporated. The project includes removal of the approximately 7,000 square feet of the sheet vinyl floor covering that makes up the indoor running/walking track and replacing it with 7mm rubber matting. The existing track surfacing will be 30 years old this year and has been heavily used.

There is \$135,000 budgeted in the capital fund for this project. The cost of \$133,958 is being offset by a \$115,000 grant through the Department of Commerce and Economic Opportunity that was received from Representative Jennifer Gong-Gershowitz's office.

With a current lead time on materials at 18-22 weeks, staff is seeking approval now so that the project can be scheduled over the summer when the track is used less and when users can walk outdoors.

**Recommendation:** Staff recommends the Board approve the proposal from Floors, Incorporated for the Weber Leisure Center Indoor Track Replacement project for a total of \$133,958.

**Motion:** Move to approve the proposal from Floors, Incorporated for the Weber Leisure Center Indoor Track Replacement project for a total of \$133,958.

# FLOORS, INCORPORATED

1341 COBBLESTONE WAY  
P.O. BOX 700  
WOODSTOCK, IL 60098-0700  
(815) 338-6566  
Fax (815) 338-6679

Date: January 15, 2025

To: Skokie Park District

Re: Indoor track flooring replacement  
Quotation is issued pursuant to Sourcewell contract #031022-RBI

## PROPOSAL

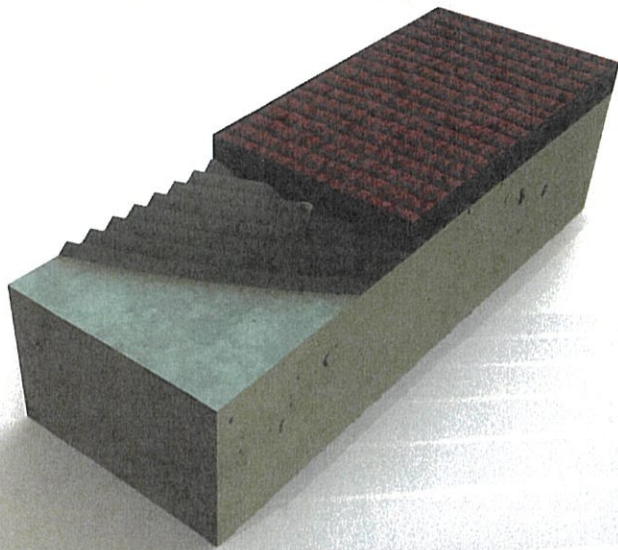
Qty	Description	Unit Price	Line Total
6,750 sf	Robbins dealer 10mm Durathon Elite Per Sourcewell contract #031022-RBI	\$14.55	\$98,212.50
	Remove the existing sheet vinyl flooring		\$22,048.00
	Wall base and transitions		\$5,953.50
	Shipping/Freight/delivery		\$7,744
		Total:	\$133,958



# DURATHON® ELITE TRACK

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*Durathon Elite Track takes you farther than any other Rubber track*

Durathon Elite-Track, is a calendered and vulcanized sheet rubber surface, with "track" embossing ideal for indoor or outdoor track and multipurpose use. By virtue of its dual durometer construction, Durathon Elite-Track provides excellent force reduction to protect athletes from long-term micro-injuries; while providing superior energy restitution to deliver outstanding athletic performance. Its durable vulcanized surface provides excellent performance characteristics for spike and non-spike use.

- ① *Affordably priced sheet rubber competition surface for Indoor & Outdoor spike & non-spike track, fieldhouse, & multi-purpose*
- ① *Unique surface design prevents water retention which minimizes build-up, allowing for easy maintenance and cleaning*
- ① *Available in a wide range of surface and gameline colors. Custom colors and logos also available*



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SYNTHETIC FLOORING SYSTEMS



## Product Specifications

<i>Hardness Shore A Upper/Lower</i>	55/40 Shore A (±5)
<i>Vertical Deformation</i>	1.8 mm
<i>Resilience by Vertical Bound</i>	68
<i>Force Reduction</i>	40%
<i>Tensile Strength</i>	≥ 1.25 MPA
<i>Elongation of at Break</i>	≥ 200%
<i>Coefficient of Friction</i>	≥ 0.6 Wet
<i>Resistance to Fungi</i>	Non Growth
<i>Spike Resistance</i>	Very Good
<i>Critical Radiant Flux</i>	.59 W/cm <sup>2</sup>
<i>Optical Density of Smoke</i>	< 450, Class 1
<i>Static Load Limit</i>	≤ 0.010 inch
<i>Color Stability</i>	Good
<i>Chemical Resistance</i>	Good
<i>UV Resistance</i>	Good
<i>Stain Resistance</i>	Good
<i>Light Reflection</i>	Average
<i>Applications</i>	Indoor/outdoor spike and non-spike track, fieldhouse
<i>Color Options</i>	Custom colors available
<i>Thickness</i>	6, 8, 10, 12, 13, 13.5 mm

## 6 Classic Colors



\*Custom color options available. Due to printer variation, actual floor colors may be slightly different from colors above. Consult your dealer for color accuracy.

## Durathon Family Reference Facilities

University of Michigan  
Macalester College  
Davenport University  
Rood & Riddle Equine Hospital  
The College at Brockport (SERC)  
Northwestern College  
University of Calgary  
Prairie View A&M  
Alfred University



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# Skokie Park District BOARD SUMMARY



**Date:** January 21, 2025

**To:** Board of Park Commissioners

**From:** Corrie Guynn, Superintendent of Parks, Planning, and Facilities

**Re:** Approval of Skokie Sports Park Shelter Purchase

**Summary:** Staff is seeking approval of the purchase of a 30-foot by 44-foot shelter to be installed at Skokie Sports Park. The shelter will replace the existing tent and temporary flooring located adjacent to the driving range. The shelter will be purchased from Poligon through the Sourcewell cooperative joint purchase program, and the contract is attached.

The improvements include removing the temporary tent flooring and brick tee line and installing a concrete pad and strip. The new shelter will be a significant upgrade over the existing tent.

- The site is extremely windy, and the durability should improve.
- Currently House of Rental sets up the tent in the spring, takes it down in the fall, and then stores it over the winter for \$2,800 annually. This cost will be eliminated.
- A permanent shelter will allow for more flexibility by extending the rental season in the spring and fall.
- The shelter will include lighting and outlets which will provide additional rental benefits.
- There is also the possibility of adding temporary walls in the spring or fall in the future, to provide additional warmth during cooler months.

In Fiscal year 2025-26, \$50,000 will be budgeted for the shelter purchase. Staff is seeking approval in advance due to the 4–5-month lead time from the manufacturer.

The anticipated timeline is to complete the concrete work in early spring and install the shelter shortly thereafter by late spring/early summer in time for summer rentals.

The tent will be listed as surplus at an upcoming board meeting and will then be auctioned off.

**Recommendation:** Staff recommends the Board approve the purchase of the 30-foot x 44-foot shelter from Poligon for Skokie Sports Park for a total of \$48,385.63.

**Motion:** Move to approve the purchase of the 30-foot x 44-foot shelter from Poligon for Skokie Sports Park for a total of \$48,385.63.

**Customer**

Skokie Park District  
9300 Weber Park PL  
Skokie, IL 60077

**Sales Representative**

Sue DalMonte  
Products4Parks  
3922 Honeymoon Ridge  
Lake in the Hills, IL 50156  
847.514.1085

**Project Information**

**Project Name** Skokie Sports Park  
**Location** Skokie, IL  
**Zip Code Site** 60077  
**Zip Code Shipping** 60077  
**Date Quoted** 12/13/2024  
**Expiration** 2/11/2025  
**Quantity** 1

**Design Criteria**

**Building Code** 2021 IBC  
**Ground Snow** 30  
**Wind Speed** 110

**RAM-30x44MR - 4:12 - 7.5 ft.**

<b>Product Information</b>	<b>Product Description</b>	<b>Unit Price</b>	<b>Extended Price</b>
<b>Base</b>			
Steel Frame	30x44 ft. Rectangular Hip	\$43,827.84	\$43,827.84
Primary Roof	Multi-Rib	\$11,300.00	\$11,300.00
		<b>SubTotal</b>	<b>\$55,127.84</b>
<b>Options</b>			
Electrical Access	Electrical Access	\$750.00	\$750.00
Electrical Cutouts	2 Cutouts	\$50.00	\$100.00
Anchor Bolt Kit		\$590.00	\$590.00
		<b>SubTotal</b>	<b>\$1,440.00</b>
<b>Discounts</b>			
Discount	Discount Authorization - 18%	-\$10,182.21	-\$10,182.21
		<b>SubTotal</b>	<b>-\$10,182.21</b>
<b>Misc</b>			
Engineering		\$500.00	\$500.00
Freight	122 miles Weight (lbs): 8100	\$1,500.00	\$1,500.00
		<b>SubTotal</b>	<b>\$2,000.00</b>

Notes

Summarized Price

Base	\$55,127.84
Options	\$1,440.00
Discounts	-\$10,182.21
Structure Subtotal	\$46,385.63
Building Price Each	\$56,517.84
Miscellaneous	\$2,000.00
<b>TOTAL</b>	<b>\$48,385.63</b>

Subject To Submittal Approval

See following pages for Qualifications, Terms and Conditions, and Warranty Information



## Design and Engineering

1. Pricing assumes Risk Category II for all structures with roof coverings and Risk Category I for all other structures (e.g. trellis, portal, etc.) as well as Wind Exposure C and clear wind flow as defined by ASCE 7, unless noted otherwise.
2. Pricing assumes a 20' separation between any adjacent structure with an eave height equal to or greater than the eave height of this structure if the ground snow load is greater than 0 PSF to account for drifted snow, unless noted otherwise.
3. Pricing assumes standard size electrical cutouts, unless noted otherwise: 2-3/8" wide x 4" tall single gang cutouts in columns at 18" or 48" above finish grade or 3/4" diameter cutouts in roof framing members.
4. Quotation is based on Poligon's interpretation of any drawings or documentation provided at time of quote request.
5. Deviation of design from the supplied quote and preliminary drawing may result in price changes. All design changes should be submitted to Poligon for re-quoting purposes.
6. Poligon provides pricing and engineering for the most cost effective and efficient frame, meeting Poligon's design philosophy of hidden bolted connections (no field welding required).
7. If this quotation does not reference specific design elements that must be incorporated, please work with Poligon to update the quotation as required (e.g. column sizes, column locations, roof pitch, snow guards, etc.). Snow guards are required for structures with a pitch of 4:12 or greater per the Kentucky Building Code.
8. All member sizes are preliminary until the engineering package has been completed. Preliminary reaction forces and foundation sizing may be provided upon request and should be used for budget purposes only.
9. Due to the varying tax requirements nationwide, if applicable, all required taxes should be applied to this quotation and included on the customer purchase order and/or contract for ordering purposes. All applicable taxes will be applied to the invoice if a tax exemption certificate is not provided.
10. Porter Corp is responsible only for the structural design of the Steel Structure (and foundation design if applicable) it sells to the Builder. Porter Corp or their engineer is not the Design Professional or Engineer of Record for the Construction Project. Porter Corp is not responsible for the design of any components or materials not sold by it or their interface and connection with the Steel Structure.

## Fabrication and Shipping

1. Upon order entry, Poligon will provide an order acknowledgement that will contain an expected ship date range. As the manufacturing process moves closer to these dates, a definitive ship date will be confirmed.
2. Poligon will not accept orders with restricted ship dates subject to liquidated damage clauses.
3. Upon manufacturing completion, the day prior to shipment, the Poligon Shipping Department will call the specified contact for shipment confirmation. Once the structure is loaded, the truck driver will call the specified contact to confirm the exact time of delivery to the job site or other location.





# Skokie Park District Parks Board Report JANUARY 2025



## PARK SERVICES

Corrie Guynn

Superintendent of Parks, Planning and Facilities

- Izzy Mayo, the new Horticulture I, started in mid-December.
- Work has begun on the renovations at Onondowa'ga Park (formerly Seneca Park). Staff have removed the old play equipment, play surfacing, shelter, brick patio pad, benches, tables, and have begun replacing the timbers that border the swings area and elevated beds. Work at the site will continue as the weather permits.
- The new shelter walls were installed on the shelter at Pooch Park.
- The netting over home plate was installed at Laramie Park.
- Horticulture staff pruned, stumped, and removed dead trees at several parks.
- All staff have assisted with the minor snow and ice events over the last month.
- Horticulture staff worked on native seed processing for next season's plantings.
- Operations staff began prep of the tennis hitting walls for Laramie Park and installed the walls at Hamlin Park.
- Horticulture staff participated in a prescribed burn at Laramie Park. With this latest burn Kevin Riley, the native specialist on staff, attained Burn Boss status and can now plan and lead burns throughout the district.
- Operations staff assisted the aquatics staff with the Devonshire Aquatic Center concessions renovations.
- Landscape staff have begun repainting garbage barrels and picnic tables.
- Operations and horticulture staff worked together to trench and run power from shelter one to shelter two at Emily Oaks. Shelter two now has lighting and outlets available.
- An audit was completed which allowed for submission of the closeout documentation for the remaining \$178,500 of the \$357,000 Reid Park OSLAD grant.



# Skokie Park District Recreation Board Report January 2025

**Superintendent of Recreation – Breanne Labus**  
**Assistant Superintendent of Recreation - Mary Amato**

## Highlights- Special Events and Programs

- INCREASE! The *8 Nights, 8 Lights* event welcomed 57 guests and volunteers, up from 39 guests and volunteers last year.
- INCREASE! Cultural Arts Holiday and Cultural Arts Minis Camps ran from December 23-January 3 with 62 participants compared to 53 last year.
- INCREASE! Devonshire Dance program has 239 enrolled students: an increase from 195 last year.
- INCREASE! Itty Bitty New Year had 558 participants compared to 515 last year and 309 in 2023.
- INCREASE! Noon’s Year Eve at the Skatium had 344 participants.
- INCREASE! The Skatium continues to see a huge increase in birthday parties. See details under the Skatium section.
- INCREASE! Hot Shot Sports Camps at Weber had a huge increase of 365 registrations for winter break camp compared to 81 in 2024.
- INCREASE! Annual Student/Teacher Special 30 Days for \$30 at Fitness First almost doubled sales from the previous year with a total of 91 memberships sold.

## Facility Rentals and Birthday Parties (December)

Devonshire

Type	2023	2024
Room Rental	8	9
Birthday Parties	5	6

Emily Oaks Nature Center

Type	2023	2024
Room Rental	3	6
Birthday Parties	2	1
Non-profit Shelter Rental	1	0

Oakton/Exploritorium

Type	2023	2024
Room Rentals	17	15
Exploritorium Birthday Parties	31	44
Exploritorium Group Visits	2	1

Skatium

Type	2023	2024
Room Rental	0	0
Birthday Parties	25	31

Skokie Heritage Museum

Type	2023	2024
Room Rental	0	3

Weber

Type	2023	2024
Room Rental	3	5
Birthday Parties	8	6

## Admissions and Visits (December)

Exploritorium

Type	2023	2024
Admissions	3,832	3,089

Skokie Heritage Museum

Type	2023	2024
Visits	16*	191

(\*Museum was closed for most of December 2023 due to facility work.)

Weber/Athletics

Type	2023	2024
Open Gym	n/a	476
Late Night	n/a	210
Table Tennis	24	64
Open Pickleball	299	156
Men's 40 and Over Basketball	64	78
Private Tennis/Pickleball	4	18

## Childcare Enrollment (as of December 1)

### Devonshire Preschool

School Year	2022/23	2023/24	2024/25
2's	12	15	15
3's	25	30	33
4's	33	35	30
Enrichment	19	56	36
Total	89	136	114

### Emily Oak's Growing Sprouts

School Year	2022/23	2023/24	2024/25
Half and Full	34 half-day only	25	25

### SPACE

School Year	2022/23	2023/24	2024/25
AM	223	222	181
PM	445	524	569
Total	668	746	750

### Tot Learning Center

School Year	2022/23	2023/24	2024/25
Infants	7	10	9
Toddler 1	10	15	11
Toddler 2	8	closed	9
2/3's	13	16	13
Preschool	20	19	17
Pre-K	15	20	20
Total	73	80	79

## Athletics- Bob DeLeonardis

### League Highlights

Type	2024	2025
NBL (Basketball)	8 Teams	5 Teams
Alumni (Basketball)	12 Teams	12 Teams
Tropang Ballers (Basketball)	----	8 Teams
Romanian Ministry (Basketball)	12 Teams	10 Teams

## Devonshire Cultural Center – Robin Horwitz

### Facility Updates and Highlights

- Adult Music Recitals and Youth Recitals were held on December 6 and 22 with 120 in attendance.

- The Winter Dance production, *Seasons of Dance* performed on December 8 at 1:30 p.m. and 3:00 p.m. with 488 tickets sold.
- *The Light Within* art opening reception on December 15, welcomed 50 guests.
- Devonshire Preschool held winter recitals and a holiday brunch on Wednesday December 18.
- The December Speakeasy Theatre, Script Reading, and Professional Headshots hosted a total of 15 participants.
- Thin Ice Ensemble Theatre presented *A Christmas Carol* with 320 in attendance.
- Holiday Carolers had 10 bookings throughout Skokie, Evanston, and Glenview.

## Emily Oaks Nature Center – Lee Hansen

### Facility Updates and Highlights

- Staff worked with Childcare Network of Evanston on a family rental event and provided leader-guided hikes, a campfire with s'mores, and indoor activities.
- Volunteers and staff processed seeds from native flowers and grasses to separate the seeds from the chaff and prepare them for propagation in the greenhouse and planting on the grounds.

Drop-in Programming	Count
Scout/Youth Group Activities	1
Gnome Hunt (December 21-January 5)	1,200 visitors
Gnome Kit Sales (\$3.00 each)	245 kits

### Volunteer Program (December)

Volunteer Workdays	Hours
Weekday Crafters	43.5
Land Management	7.5
Seed Processing	34.75
Total Hours	85.75

## Oakton Community Center – Aryn Fletcher

### Facility Updates and Highlights

- Gingerbread House Decorating - 40 participants
- Breakfast with Santa - 140 participants
- Storybook Corner - 31 participants

## Skatium Ice Arena – Kurt von Helms

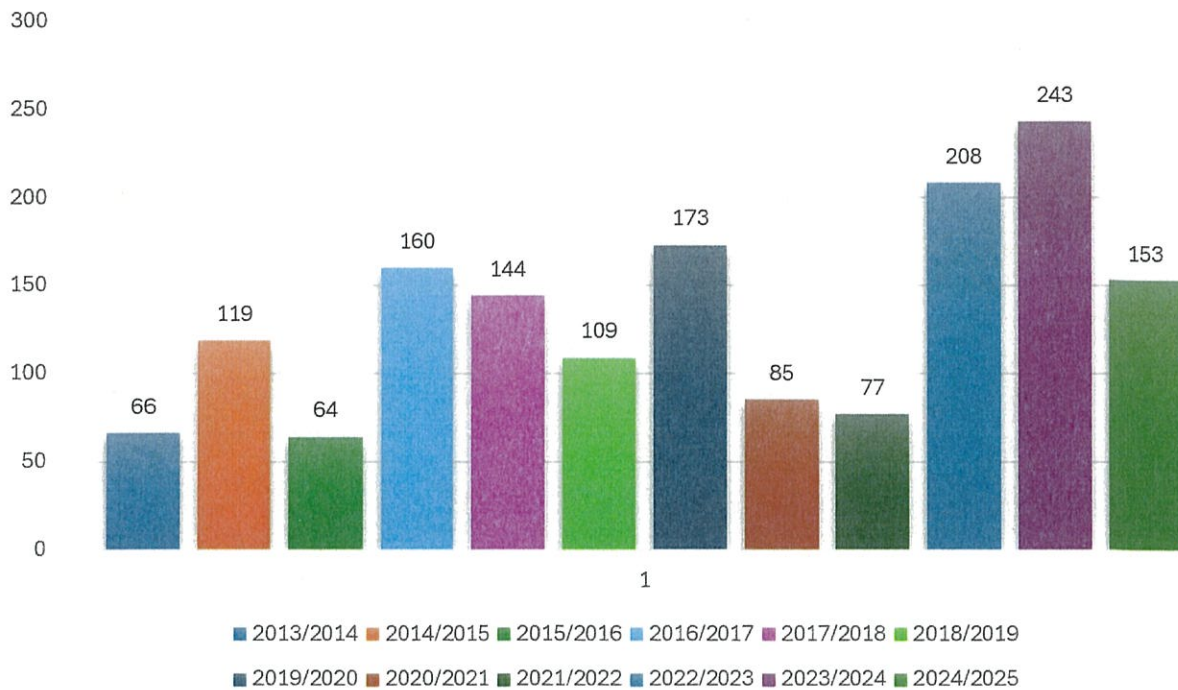
### Facility Updates and Highlights

- The hockey winter break camp had 35 campers.
- The Skatium hosted the annual Holiday Skating Exhibition on Monday, December 23, 2024. The Holiday Exhibition is free to spectators, bringing in friends and families of performers, as well as the general public. Skaters performed to holiday

favorites as well as exhibiting their competitive solo programs in preparation for the upcoming Winter Blizzard Competition on Sunday, January 19, 2025.

- Open Skates
  - Over the two weeks of the holiday break the Skatium saw 2,852 skaters.
  - Grinch Skate – 80 participants
  - NEW! Taylor Swift Pop-up Skate – 70 participants
  - Skate with Santa – 150 participants
- Birthday Parties
  - The Skatium’s Office Coordinator, Michelle Cain, did a 10-year analysis of the Skatium’s birthday parties during the busy months, September – May. As of January 7, the Skatium has booked 153 parties and continues to book several parties daily.

### 10-Year Party Analysis



## Skokie Heritage Museum– Emily England

### Facility Updates and Highlights

- The Museum hosted its first Firehouse Winterfest with a variety of crafts and holiday activities, including Devonshire’s holiday carolers, which cumulatively had a total of 24 attendees.
- The sprinkler system’s air compressor was replaced. System testing to identify and repair the leak is anticipated in the spring.

## Tot Learning Center – Fouzia Khan

### Facility Updates and Highlights

- Tot Learning Center focused on “Holidays Around the World.” It is so much fun to celebrate diversity! At age-appropriate levels, students learned about different

holidays and traditions. Classrooms engaged in simple activities through arts, crafts, and props.

## **Weber Center/Fitness First – Ethan Bontly**

### Facility Updates and Highlights

- NEW! Young Rembrandts Winter Camp- 12 participants

### **Fitness First**

#### Memberships

- There is a significant increase of 343 memberships compared to last year's memberships during this time of year.

<b>Type</b>	<b>2024</b>	<b>2025</b>
Active Members	3,861	4,204



# Skokie Park District Facilities Board Report JANUARY 2025



## GOLF FACILITIES

Tom Hejnowski  
Golf Operations Manager

### Skokie Sports Park

- With temperatures falling, the Bunker continues to see a rise in bookings.
- The second session of the fall Bunker championship round will be wrapping up the first week of January.
- The first ever women’s Bunker league is in full swing with five participants.
- The first session of the winter Bunker League started January 6 and has fifteen registered participants.
- In 2024, 6.3 million golf balls were tracked utilizing the Trackman driving range stations. This does not include the second-floor stations which are not equipped with the Trackman technology.

### Revenues

	Dec. 2024	Dec. 2023	Dec. 2022
Range	\$ 28,480	\$ 25,185	\$ 7,565
The Bunker Indoor Simulator	\$ 7,390	\$ 6,837.50	N/A
Grass Tees	Closed	Closed	N/A
Mini Golf	\$ 926	\$ 493	\$ 145
Batting Cages	closed	closed	closed
Concessions	\$ 394	\$ 343	N/A
Alcohol	\$ 1,240	\$ 1,074	N/A
<b>Total</b>	<b>\$ 38,430</b>	<b>\$ 33,589.50</b>	<b>\$ 7,710</b>

### Weber Golf Course

The course is officially closed for the season.

## AQUATICS AND ROWING

Scott Runkle  
Aquatics and Safety Manager

Winter swim lessons are underway at Niles North High School with 112 students enrolled. The remaining spots should fill up as the holiday season has ended.

Invitation letters have been sent to returning summer staff and interviewing is underway. The demo of the old ceiling in the Devonshire Aquatic Center’s staff area and concession stand has been completed and the new drop ceiling is being installed.



**Skokie Park District  
COMMUNICATIONS & MARKETING  
AND SPONSORSHIP  
BOARD REPORT  
January 2025**



**Jim Bottorff**  
Director of Communications & Marketing

**Status of Publications**

- Summer '25 Online Program Guide (in pre-production)
- Summer '25 Printed Program Spotlight Guide (in pre-production)
- Summer '25 Prime Times *for Active Adults 60+* (in pre-production)
- Spring '25 Online Program Guide (in production)
- Spring '25 Printed Program Spotlight Guide (to printer)
- Spring '25 Skatium Guide (to printer)
- Spring '25 Prime Times *for Active Adults 60+* (to printer)
- Summer Camp Guide '25 (in homes)
- Winter '25 Online Program Guide (online), Winter '24-25 Printed Program Spotlight Guide (in homes), Winter '24-25 Skatium Guide (in area homes of families ages 10 and under), Winter '24-25 Prime Times *for Active Adults 60+* (in Skokie homes ages 60+)
- February Happenings (in production)
- January Happenings (online)

**Projects**

- New DEI facility “Welcome” signs are in pre-production
- New TLC logo developed
- Dozens of C&M collaterals for winter and spring special events and programs are in production.
- C&M training was recently held for several recreation and facility staff (new staff and refresher course for others). All recreation and facility managers and supervisors were recently trained for accurate entering of C&M jobs. They also were given a crash course in effective cell phone photography and photo storage.
- Budgeting for FY 2025-26 is complete.

**Social Media and Photos**

This month's social media posts and ads include a Year-End Review video, Marshmallow 3K, January Happenings, Midsummer Night's Dream, Summer Camp Open House & Registration, and many more.

**Sponsorship**

In calendar year 2004, Diane Hardy secured \$202,715 in sponsorships and in-kind (budget saving) contributions. She is currently working on sponsorships for spring 2025.





# Skokie Park District INFORMATION TECHNOLOGY BOARD REPORT JANUARY 2025



## INFORMATION TECHNOLOGY

### **Milestone Upgrade**

IT is in the process of rebuilding the entire camera system infrastructure to support the growth of security throughout the district.

### **Emergency Alerting**

Alongside the Safety Coordinator, IT explored and demoed various emergency alert SMS platforms, selecting one that integrates with RingCentral and Microsoft 365.

### **Rectrac Manual**

Alongside members of the Business Services Department, IT is in the process of creating two training manuals to assist supervisors with onboarding and training staff.

### **Camp Registration Preparation**

IT is collaborating with Vermont Systems to ensure a seamless Camp Registration Day.

### **Verizon Wireless Move**

IT is moving our cellular service contract from AT&T to Verizon Wireless for better coverage and pricing.



**Skokie Park District  
STAFF AND COMMUNITY  
COMMITTEE REPORTS  
JANUARY 2025**



<p><b>Backlot Bash Committee</b> Breanne Labus Committee meetings will resume in April.</p>
<p><b>Community Schools Steering Committee</b> Breanne Labus The next meeting is January 23.</p>
<p><b>DEI Committee</b> Mary Amato DEI training is scheduled for February 19 at 10 a.m. at Oakton Center for all full-time and full-time equivalent employees. A speaker, Aisha Ghori, is presenting on implicit biases, being an 'upstander,' and customer service.  The committee met on December 18. The agenda items included 2025/26 committee goals and the annual staff survey. The theme of this year is accessibility, focusing on ADA accessibility and language access.</p>
<p><b>Environmental Action Team</b> Lee Hansen No report.</p>
<p><b>4<sup>th</sup> of July Parade Committee</b> Jim Hallm No Report</p>
<p><b>Festival of Cultures Committee</b> Aryn Fletcher No Report</p>
<p><b>Friends of Fitness First</b> Jennie Bever No Report</p>
<p><b>Juneteenth</b> Mary Amato The committee met December 13. The event is scheduled for June 14, but the time of the event is still not decided.</p>

<p><b>Maine-Niles Association of Special Recreation</b> Michelle Tuft</p> <p>At the December board meeting the budget for FY 25 was approved and staff awards were presented. The board president, secretary and treasurer transitioned to the new officers.</p>
<p><b>Niles Township Youth Coalition</b> Serena Tyler</p> <p>The collation met on January 7 at the Response for Teens Center. Everyone gave year updates and the services offered by the Response Center were explained.</p>
<p><b>Safety Committee</b> Amanda Green</p> <p>The committee met on January 8. The 2025 safety goal were discussed and the committee reviewed incidents and on-going projects.</p>
<p><b>Skokie Chamber of Commerce</b> Michelle Tuft</p> <p>On January 8, Howard Meyer announced that after 20 years as the Chamber President he has accepted a new position in the community, although he did not state what that new position is. The board held their monthly board meeting on January 13 and formed a hiring committee to begin recruiting Howard's replacement.</p>
<p><b>Skokie Pride</b> Cassie Schaeffer</p> <p>The Skokie Pride Committee met in December to begin planning the 2025 event. The committee will continue to meet monthly until the event in June.</p>
<p><b>Spring Greening</b> Lee Hansen</p> <p>Spring Greening plans are under way.</p>
<p><b>Staff Appreciation Committee</b> Stephenie Gualano</p> <p>The committee hosted their first outing at Edison Park Inn with roughly forty staff in attendance. The large annual staff party will be Saturday, April 26 at the DoubleTree and is Kentucky Derby themed.</p>