



PARK DISTRICT of OAK PARK

**Park District of Oak Park
Special Park Board Meeting
John Hedges Administrative Center
218 Madison Street
Oak Park, Illinois 60302**

Friday, June 27, 2025

Minutes

The meeting was called to order at 10:00am.

I. ROLL CALL

Present: Commissioners Lentz, Onayemi, Wollmuth, Worley-Hood, and President Porreca.

Park District Staff Present: Mitch Bowlin, Director of Business Operations; Bill Hamilton, Superintendent of Parks & Facilities; Maureen McCarthy, Deputy Director of Recreation; Anne Marie Buczek, Director of Marketing and Community Engagement; Nelson Acevedo, Parks and Facilities Manager, and Karen Gruszka, Executive Assistant.

Others Present: Patrick Brown, ORG Inc.; Kevin Liebe, Liebe Construction Services.

II. APPROVAL OF AGENDA

The motion was passed by a roll call vote of 5:0.

III. VISITOR/PUBLIC COMMENT – None

IV. OLD BUSINESS

A. Administration and Finance Committee – None

B. Parks and Planning Committee

1. Approval of Field Center Construction Contract

A motion was made by Commissioner Worley-Hood and seconded by Commissioner Lentz to withdraw the notice of rejection of bid that was previously issued by Park District Staff on May 2, 2025, following the competitive bidding process for the New Field Center commenced by the posting of a Request for Competitive Bids on March 24, 2025. **The motion was passed by a roll call vote of 5:0.**

A motion was made by Commissioner Worley-Hood and seconded by Commissioner Wollmuth to approve a construction contract with Liebe Construction Services, LLC of Mundelein, IL, for an amount not to exceed \$3,998,000 for the construction of the New Field Center located at 929 Berkshire Street, and to give authorization to Executive Director Arnold to execute the contract.

Executive Director Arnold reminded the Board that the existing Field Center has gone beyond its useful life. Staff had gone out to bid in March, opened those bids on April 23, with Liebe Construction Services LLC being the lowest responsive bidder, coming in higher than anticipated. The PDOP then worked with Patric Brown, ORG Inc., and went back out to bid with Bulley & Andrews as a project manager with the bids broken down by individual trades. Those bids were opened on Friday, June 20 and came in at approximately \$2,000,000 higher than the previous bids did 57 days earlier. After discussing the bids with the Park District attorney, it was confirmed the PDOP could move forward with the original bid of \$3,998,000 awarding Liebe Construction Services LLC as the lowest responsive bidder after withdrawing the rejection. Staff met with Kevin Liebe, Liebe Construction Services, LLC, to confirm the completed work not to exceed the numbers of the contract and if approved, to continue discussion on value engineering. Each of the Board took time to ask questions of Kevin and Patrick, including: strategies for alternate options while keeping the plan for the aesthetic of the building in place, supply availability and shortages, costs of supplies increasing, delays, geothermal, and weather-timing. Before answering the questions, Kevin stated that he was very excited about this project as it truly is a unique, beautiful building and something they can all be proud of when it is completed. He assured the Board that he could lock in numbers with the individual contractors once his contract is signed. He will continue to meet with Jan and staff to value engineer to meet the contracted number. The contingency was also discussed as was the comparison of the building of the CRC during Covid and how they accomplished that with shortages, delays, and cost increases. The Board agreed that should the project be put on hold for a few years, the costs of labor and supplies would continue to increase during those years increasing the total cost of the building and compromising the ability to build the original plan, along with being back to square one with all the current concerns still happening. **The motion was passed by a roll call vote of 5:0.**

C. Recreation and Facility Program Committee – None

V. NEW BUSINESS – None

VI. COMMISSIONER'S COMMENTS

Commissioner Lentz – Stated she is looking forward to this project and she really appreciates the collegiality of how they approached this project and how the Board listens to each other, she then stated, “she is happy she is on the Board for another term.”

Commissioner Onayemi – Stated he is grateful and thankful that everyone did their ‘homework’ on this project.

Commissioner Wollmuth – Stated he is very grateful of the sharing of all the Board’s thoughts on this project and went on to say, “that kind of sharing is how good decisions come to happen.” He also thanked them for letting him push his issues to get the information he needed to make his decision.

Commissioner Worley-Hood – Stated he was happy with the decisions made today and mentioned they now are ready to move on to the budgeting.

President Porreca – Thanked the commissioners for their thoughtful questions and thanked Jan and the staff for getting the Board to this point.

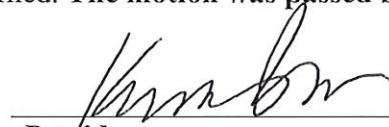
VII. CLOSED SESSION – None

VIII. ADJOURNMENT

At 10:50, the Continued Regular Board Meeting was adjourned. The motion was passed by a voice vote of 5:0.



Secretary
Board of Park Commissioners



President
Board of Park Commissioners

July 24, 2025

Date

July 24, 2025

Date