

# Quincy Park District

## BOARD OF COMMISSIONERS MEETING



Due to COVID-19 and the need to social distance, the number of participants allowed in the Board Room is limited. There are nine open seats available to those wishing to attend the Park District Board meetings. If you wish to attend, you must register with the Park District by 12:00 p.m. the day of the meeting by calling 217-223-7703 or emailing [info@quincyparkdistrict.com](mailto:info@quincyparkdistrict.com).

You may also attend the meeting via Zoom (<https://us02web.zoom.us/j/82144654595>) or conference call (312-626-6799). In lieu of a Request to Speak, any comments regarding a Quincy Park District Board meeting may be sent as an email with contact information to [info@quincyparkdistrict.com](mailto:info@quincyparkdistrict.com) by 5:00 p.m. on Tuesday, March 9<sup>th</sup>. The Executive Director will make sure that the comment is read in summary and a full copy of the comment will be provided to the Board of Commissioners prior to the meeting.

**QUINCY PARK DISTRICT  
1231 Bonansinga Drive  
Quincy, Illinois**

**Agenda  
March 10, 2021**

**Regular Meeting – Board Room**

**6:00 P.M**

**CALL TO ORDER (ROLL CALL)**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA: (UNANIMOUS CONSENT)**

1. Check Register – Full Monthly: Recommended Approval by the Finance Committee
2. Regular Meeting Minutes – February 10, 2021

**PUBLIC INPUT: Each speaker may have up to 3 minutes for comments**

**BOARD INFORMATION/EDUCATION:**

**CORRESPONDENCE:**



## **VOLUNTEERS:**

## **EXECUTIVE DIRECTOR'S REPORT:**

- Rome Frericks

## **DIRECTOR'S REPORTS:**

- Matt Higley, Director of Parks
- Don Hilgenbrinck, Director of Business Services
- Mike Bruns, Director of Program Services
- David Morgan, Director of Golf
- Marcelo Beroiza, Director of Marketing/Operations

## **COMMITTEE REPORTS:**

## **UNFINISHED BUSINESS:** None

## **NEW BUSINESS:**

- Review/Revision of the Quincy Park District Mission Statement
- Agreement with Refreshment Services Pepsi for a Five-Year Sponsorship of the All America Mountain Bike Park in All America Park: Information Only
- Bid for Maintenance Dredging: Recommended Approval **(VOICE VOTE)**
- Villa Kathrine Sublease by Friends of The Castle: Recommended Approval **(VOICE VOTE)**
- Bid for Sunset Park, Riverview Park, Berrian Park and Indian Mounds Park Roads Tar and Chip Replacement: Recommended Approval **(VOICE VOTE)**
- Bid for Wavering Park Abutment Replacement on 39<sup>th</sup> Street: Recommended Approval **(VOICE VOTE)**
- Bid for Wavering Park from Three Way Stop to 39<sup>th</sup> Street Milling and Resurfacing: Recommended Approval **(VOICE VOTE)**
- Bid for Rock Wall Repairs at Parker Heights Park, Sunset Park, Riverview Park and Indian Mounds Park: Recommended Approval **(VOICE VOTE)**
- Bid for Stump Removal in Various Locations: Recommended Approval **(VOICE VOTE)**
- Bid for Parking Lot at 1820 Quintron Way (Lot 16 in Schneidman Industrial Park) for the Bill Klingner Trail: Recommended Approval **(VOICE VOTE)**
- Bid for Lorenzo Bull House Porch Improvements: Recommended Approval **(VOICE VOTE)**
- Memorandum of Sale of Real Property and Buildings Thereon Commonly Known as Lenane Park, 2600 Bonansinga Drive, in Quincy, Illinois: **(VOICE VOTE)**
- Lincoln Park Master Site Plan: Recommended Approval **(VOICE VOTE)**

**PUBLIC INPUT:** Each speaker may have up to 3 minutes for comments

**EXECUTIVE SESSION:** In accordance with 5 ILCS, Par. 120/2c, I move that the Board convenes into Executive Session to discuss: (please read item(s) from list) **(ROLL CALL VOTE)**

**CALL TO ORDER** ( OPEN SESSION)

**ACTIONS AFTER EXECUTIVE SESSION:**

**ADJOURN** **(ROLL CALL VOTE)**



# ***CONSENT AGENDA***

## ***(Unanimous Consent)***

QUINCY PARK DISTRICT  
1231 Bonansinga Drive  
Quincy, Illinois

Regular Meeting  
Board Room

February 10, 2021  
6:00 P.M.

**ROLL CALL**

The following members were present: President John Frankenhoff, Vice President Barbara Holthaus, Commissioners Vicki Dempsey, Nathan Koettters, Roger Leenerts, Patty McGlothlin and Jeff Steinkamp.

Park Commissioners attending by video conference: none

The following Park Commissioner was absent and did not participate in the meeting in any manner or to any extent whatsoever: none

Staff in Attendance: Executive Director–Rome Frericks, Director of Parks–Matt Higley, Director of Business Services–Don Hilgenbrinck, Director of Golf–David Morgan, Director of Marketing/Operations–Marcelo Beroiza and Board Attorney–David Penn.

Staff in Attendance by video conference: Director of Program Services–Mike Bruns  
President Frankenhoff led the room in the Pledge of Allegiance.

**CONSENT AGENDA**

President Frankenhoff asked if there were any objections or changes to the January 20, 2021 regular meeting minutes or the check register and upon hearing no objections, he announced they were approved by unanimous consent.

**BOARD INFORMATION/EDUCATION**

Director Higley reviewed the report noting that it may change as needed. There was discussion regarding contract and in-house work.

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director Frericks reported that he has been talking with the Historical Society of Quincy and Adams County regarding the statute at Riverview Park. He reminded everyone that the auction of Lenane Park is scheduled for Monday, February 15 and next month there are ten bid openings. President Frankenhoff noted that the statute had been vandalized and the work will include restoring it to what it should be.

**DIRECTORS' REPORTS**

Director Higley reported on current projects and mentioned that staff has been approached by the Boat Club about trimming the trees on the south part of Quinsippi Island. They will sign a hold harmless and they will take care of it. He also provided a brief description of the snow removal process. Director Hilgenbrinck gave an update on the Open Meetings Act certificates and the Economic Interest submissions. He introduced Tristan Wood as the new Administrative Assistant. Director Bruns reported that all programs are now on the website. They are waiting until the spring to decide about the pool. He also reported that the job fair will be held in March. Director Morgan reported that he has received his CPR training and they are working on naming rights for the covered patio. Director Beroiza provided information on the marketing of programs and reporting of trail conditions. He described efforts to reach those in low income areas.



## **COMMISSIONER REPORTS**

Commissioner Dempsey reported that Friends of the Lorenzo Bull House continues to work on their 2022 fundraiser and their annual membership campaign. Commissioner Leenerts reported that the Finance Committee discussed the bids and status of the bonds. Commissioner Koetters reported that the Riverfront Committee meets tomorrow and there were almost 800 responses to the survey. Commissioner Steinkamp noted that anyone can attend and it would be available via Zoom. Commissioner Koetters encouraged everyone to let him know if they had any concerns, suggestions or ideas. Commissioner Steinkamp reported that QBAREA is in the process of establishing itself as a nonprofit and developing agreements with governmental units.

## **NEW BUSINESS**

### **Bid for Westview Golf Course and Grounds Maintenance Chemicals**

Director Morgan reviewed the staff recommendation. COMMISSIONER DEMPSEY MADE A MOTION, SECONDED BY COMMISSIONER MCGLOTHLIN, TO APPROVE THE LOW BIDS AS INDICATED ON THE BID SUMMARY AND AS RECOMMENDED BY STAFF. UNANIMOUS. PRESIDENT FRANKENHOFF DECLARED THE MOTION APPROVED.

### **Bid for Golf Cars at Westview Golf Course**

Director Morgan reviewed the staff recommendation. COMMISSIONER DEMPSEY MADE A MOTION, SECONDED BY COMMISSIONER LEENERTS, TO APPROVE THE LOW BID FROM TNT GOLF CAR & EQUIPMENT COMPANY AS RECOMMENDED BY STAFF. UNANIMOUS. PRESIDENT FRANKENHOFF DECLARED THE MOTION APPROVED.

### **Lincoln Park Master Plan**

Executive Director Frericks explained that staff has developed two concept plans for the area. He briefly described the plans. There was discussion regarding stage placement, development of the cost of the project, parking needs, the Riverfront Committee plans for a stage and Park District programs that could use a stage. Frericks asked if there is anything specific that should be included. There was discussion regarding whether the additional restroom and stage should be one or two structures, potentially renting of the facility, the debate signage and placement of the second restroom. It was agreed that next month staff should bring back one master plan with the stage on the south side and the restroom should be closer to the trail. Frericks will summarize the changes in an email for everyone to review.

It was noted that the Riverfront Committee needs to communicate to the Board how this would fit into their overall plan. Commissioner Steinkamp will take option 1 to the Riverfront Committee.

### **RESOLUTION NO. 21-02: Resolution Providing for the Execution of Donation Agreement, the Conveyance By Donation of Real Property Located at 1300 North 2<sup>nd</sup> Street in Quincy, Illinois**

Executive Director Frericks reviewed the staff recommendation. VICE PRESIDENT HOLTHAUS MADE A MOTION, SECONDED BY COMMISSIONER STEINKAMP, TO APPROVE RESOLUTION NO. 21-02 AS PRESENTED.

### **THE FOLLOWING ROLL CALL VOTES WERE CAST AND RECORDED:**

<b>COMMISSIONER MCGLOTHLIN</b>	<b>YES</b>
<b>COMMISSIONER STEINKAMP</b>	<b>YES</b>
<b>COMMISSIONER DEMPSEY</b>	<b>YES</b>
<b>COMMISSIONER KOETTERS</b>	<b>YES</b>
<b>COMMISSIONER LEENERTS</b>	<b>YES</b>
<b>VICE PRESIDENT HOLTHAUS</b>	<b>YES</b>
<b>PRESIDENT FRANKENHOFF</b>	<b>YES</b>

**PRESIDENT FRANKENHOFF DECLARED THE MOTION APPROVED.**

WITH NO OTHER BUSINESS TO DISCUSS, COMMISSIONER DEMPSEY MADE A MOTION, SECONDED BY COMMISSIONER STEINKAMP, TO ADJOURN THE MEETING.

**THE FOLLOWING ROLL CALL VOTES WERE CAST AND RECORDED:**

<b>COMMISSIONER STEINKAMP</b>	<b>YES</b>
<b>COMMISSIONER DEMPSEY</b>	<b>YES</b>
<b>COMMISSIONER KOETTERS</b>	<b>YES</b>
<b>COMMISSIONER LEENERTS</b>	<b>YES</b>
<b>COMMISSIONER MCGLOTHLIN</b>	<b>YES</b>
<b>VICE PRESIDENT HOLTHAUS</b>	<b>YES</b>
<b>PRESIDENT FRANKENHOFF</b>	<b>YES</b>

**PRESIDENT FRANKENHOFF DECLARED THE MOTION APPROVED.**

The meeting adjourned at 7:15 p.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



# ***PUBLIC INPUT***

***BOARD  
INFORMATION/  
EDUCATION***



# ***CORRESPONDENCE***

***VOLUNTEERS***

**To:** Board of Commissioners  
**From:** Rome Frericks  
**Subject:** Monthly Report  
**Date:** February 26, 2021

**Administrative Initiatives** (2/1/21 – 2/28/21)

Attended:

- Friends of the Trails meeting
  - Directors meeting
  - Safety meeting
  - Rotary Board meeting
  - Quincy/Adams County Economic Development/Tourism meeting
  - QBAREA Annual Board meeting
  - QBAREA Fundraising meeting
  - QBAREA Intergovernmental Agreement meeting
  - Attended the sale of Lenane Park
  - Onsite for the Lorenzo Bull House Porch Improvements
  - Onsite of the Wavering Abutment Replacement
  - Onsite for the Bill Klingner Trail Parking Lot on Quintron Way
  - Bid opening for Stump Removal
  - Bid opening for dredging Art Keller Marina
  - Bid opening for both tar and chip road repairs and road resurfacing
  - Bid opening for Rock Wall Repairs
  - Bid opening Lorenzo Bull Porch Improvements
  - Bid opening for Wavering Park Abutment Replacement
  - Bid Opening for Bill Klingner Trail Parking Lot on Quintron Way
- 
- Secured a \$5,000 grant for a bench and bicycle repair station with Quincy Association of REALTORS for Bill Klingner Trail.
  - Met with MVHFA & Rotary Board on a potential donation of a shade structure for the teaching area at Bob Bangert Park.

- Hosted members from the Great River Ski Club on potential partnerships.
- Met with See Quincy and Friends of the Castle on the sublease between the two groups.
- Met with a volunteer landscape architect for possible landscape drawings for Lorenzo Bull Park/Lorenzo Bull House.
- Met with Attorney David Penn several times on current events concerning the Park District.
- Continued to oversee the construction of the new maintenance building.
- Met with Board members on several dates to discuss Park District business.
- Worked with Westview Golf Course on potential naming rights for the porch/deck area.
- Met with 2 x 4 for Hope and signed all documentation necessary for the donation of land at 2<sup>nd</sup> Spruce.
- Met with staff on COVID 19 mitigation efforts for 2021.
- Worked with engineers on the final concept for a master site plan for Lincoln Park based on the Boards comments.
- Met with MVHFA on ideas for the shelter house enclosure.
- Met with FOT to discuss recent donations to Bill Klingner Trail and allocations to the Nature Trails.

### **Administrative Initiatives** (3/1/21 – 3/31/21)

- Review and update the status of the District's 2021-2022 goals and objectives for the first quarter.
- Work with MVHFA & Rotary Foundation for the shade structure at Bob Bangert Park.
- Help oversee all the projects being approved at the March Board meeting.





# Office of the Attorney General State of Illinois

## Certificate of Completion

2021 - OMA Training

Monday, March 1, 2021

Executive Director  
Rome Frericks

Has successfully completed the  
Open Meetings Act on-line training.

Kwame Raoul  
Attorney General  
State of Illinois

Sarah Pratt, Public Access Counselor  
Chief, Public Access Bureau  
Office of the Attorney General

***DIRECTORS'***  
***REPORTS***

**To:** Board of Commissioners  
**From:** Matt Higley  
**Subject:** Monthly Report  
**Date:** February 28, 2021

**Administrative Initiatives** (2/1/21 – 2/28/21)

Attended:

- Directors' meeting
  - Safety meeting
  - Great River Ski Club meeting
  - Friends of the Trail meeting
  - Bid openings
  - Project onsite meetings
- 
- Monitored work on winter tree list.
  - Monitored progress on the maintenance building.
  - Advertised for bids for 2021 projects.
  - Worked on equipment purchases for Parks Department.

**Administrative Initiatives** (3/1/21 – 3/31/21)

- Monitor work on winter tree list.
- Continue planning for 2021 projects, goals and objectives.
- Work on 2021 Capital Projects for Parks Department.
- Monitor work on the maintenance building.
- Monitor Johnson Park shelter replacement.
- Monitor the opening of the marina.
- Monitor road openings throughout the District.
- Monitor restroom openings throughout the District

**To:** Board of Commissioners  
**From:** Donald J. Hilgenbrinck  
**Subject:** Monthly Report  
**Date:** February 28, 2021

**Administrative Initiatives** (2/01/21 – 2/28/21)

- Attended Safety Committee meeting.
- Assisted with IPRF Workmen's Compensation Audit.
- Funded the 2021 G.O. Bond and finalize the transaction with Chapman & Cutler.
- Completed annual FOIA training (See Attached).

**Administrative Initiatives** (3/01/21 – 3/31/21)

- Send out marina slip renewals for 2021-2022.
- Renew District's property & casualty insurance with IPARKS (renewal 4/1/21).
- Renew Art Keller Marina's property & casualty insurance (renewal 4/7/21).
- Process Art Keller Marina lease renewals.
- Apply to the local Records Commission for annual destruction of District records in accordance with the District's retention policy.
- Prepare the registration and POS CivicRec systems for the 2021 season for enhanced customer experience.



# Office of the Attorney General State of Illinois

## Certificate of Completion

2020 FOIA Training

Tuesday, January 12, 2021

Mr  
Donald J Hilgenbrinck

Has successfully completed the  
Freedom of Information Act on-line training.

Kwame Raoul  
Attorney General  
State of Illinois

Sarah Pratt, Public Access Counselor  
Chief, Public Access Bureau  
Office of the Attorney General



# Office of the Attorney General State of Illinois

## Certificate of Completion

2021 - FOIA Training

Monday, March 8, 2021

Quincy Park Board President  
John A Frankenhoff

Has successfully completed the  
Freedom of Information Act on-line training.

Kwame Raoul  
Attorney General  
State of Illinois

Sarah Pratt, Public Access Counselor  
Chief, Public Access Bureau  
Office of the Attorney General





# Office of the Attorney General State of Illinois

## Certificate of Completion

2021 - OMA Training

Monday, March 8, 2021

Quincy Park Board President  
John A Frankenhoff

Has successfully completed the  
Open Meetings Act on-line training.

Kwame Raoul  
Attorney General  
State of Illinois

Sarah Pratt, Public Access Counselor  
Chief, Public Access Bureau  
Office of the Attorney General





# Office of the Attorney General State of Illinois

## Certificate of Completion

OMA 2020 Training

Wednesday, February 10, 2021

Commissioner  
Barbara J Holthaus

Has successfully completed the  
Open Meetings Act on-line training.

Kwame Raoul  
Attorney General  
State of Illinois

Sarah Pratt, Public Access Counselor  
Chief, Public Access Bureau  
Office of the Attorney General



# Office of the Attorney General State of Illinois

## Certificate of Completion

2020 FOIA Training

Friday, February 12, 2021

Administrative Assistant  
Tristan A Wood

Has successfully completed the  
Freedom of Information Act on-line training.

Kwame Raoul  
Attorney General  
State of Illinois

Sarah Pratt, Public Access Counselor  
Chief, Public Access Bureau  
Office of the Attorney General

**To:** Board of Commissioners  
**From:** Mike Bruns  
**Subject:** Monthly Report  
**Date:** February 23, 2021

**Administrative Initiatives** (02/01/21 – 02/28/21)

- Staff worked on adjusting programs, events, facilities and trainings due to COVID 19. Postponed the Mommy & Daddy Date Nights to October.
- Staff worked on hiring seasonal supervisors for 2021.
- Held monthly staff recreation meeting.
- Attended the monthly safety committee meeting.
- Staff worked on getting prices for our concessions at the Batting Cage.
- Staff worked on ordering supplies for 2021.
- Staff updated the 2021 aquatic and Batting Cage manuals.
- Staff worked on plans for the job fair.
- Staff worked on athletic field schedules for 2021.
- Staff worked on updating the training program for our seasonal employees.
- Staff worked on recruiting coaches for the soccer and baseball programs.
- Staff worked with the Director of Operations/Marketing on promoting our programs.

### **Administrative Initiatives** (03/01/21 – 03/31/21)

- Staff will work on adjusting programs, events, facilities and trainings due to COVID 19.
- Staff will work on hiring the 2021 seasonal supervisors and seasonal staff.
- Staff will conduct trainings for our seasonal staff.
- Staff will begin to prepare the Batting Cage facility to open on April 2nd.
- Staff will begin to prepare the athletic fields for the season.
- Staff will work on organizing the youth soccer and baseball programs.
- Staff will prepare for the job fair on March 4th.
- Work with the Director of Operations/Marketing on promoting our programs.
- Staff will set up meeting with the Northwest community to set up programs for the summer.

**To:** Board of Commissioners  
**From:** David Morgan  
**Subject:** Monthly Report  
**Date:** March 1, 2021

**Administrative Initiatives** (2/01/21 – 2/28/21)

- Attended the Zoom safety meetings and board meetings.
- Monitored COVID-19 compliance at Westview Golf Course.
- Disinfected and cleaned Westview Golf Shop and Clubhouse.
- Staff met with merchandise representatives for the 2021 season.
- Staff made calls to Quincy business for naming rights for the covered patio at Westview.
- Notified distributors on 2021 Chemical Bid Summary.
- Staff ordered 20 new golf cars from TNT Golf Cart Company.
- Full-time staff CPR/First Aid training.
- Staff emailed golfers with survey results and action items.
- Worked with Refreshment Services Pepsi on ordering golf course supplies and new flags for the 2021 Season.
- Staff will continue to clean up fallen branches from ice and snow storm damage.
- Staff will continue the trimming of low branches around the course.
- Attended the ITF Virtual Turf Conference on February 17<sup>th</sup>.
- Ordered golf course supplies for 2021.
- Snow duty continued through the end of the month.
- Annual equipment repairs continued.

### **Administrative Initiatives** (3/01/21 - 3/31/21)

- Attend Zoom safety meetings and board meetings.
- Continue to monitor COVID-19 compliance at Westview Golf Course.
- Staff will continue to disinfect and clean Westview.
- Attend the virtual PGA Section meeting.
- Continue to meet with merchandise representatives for the 2021 season.
- Host Junior Golf Event, Sunday March 27<sup>th</sup> (weather permitting).
- Continue to monitor the golf course for play.
- Work with Littleton Tree Service on phase 3 of ash tree removals. (weather and grounds conditions permitting).
- Tree trimming and brush clean-up continues.
- Aerification and topdressing of the greens if turf conditions are conducive for machinery.
- Finish annual equipment maintenance.
- Service the golf cart fleet.



# Westview Golf Course Rounds of Golf - 2021

		Feb-21	2021 YTD	Feb-20	2020 YTD
10000	18 Hole Weekday Green Fee	0	0	0	0
10002	9 Hole Weekday Green Fee	3	6	0	3
10004	Twilight Green Fee	0	0	0	0
10005	Fall/Spring/Winter Green Fee	11	11	0	8
10006	M-T-TH-Special	0	0	0	0
10007	Winter Special w/ Car	68	76	0	20
10008	Third Nine Green Fee	10	14	0	5
10009	Family Night Adult	0	0	0	0
10010	Family Night Child	0	0	0	0
10011	Jr. Green Fee	0	0	0	0
10012	Promotional Round	0	0	0	0
10013	Twilight Combo	0	0	0	0
10014	Early Bird 9	0	0	0	0
10015	Early Bird 18	0	0	0	0
11000	Adult Weekday Pass Visit	0	6	0	11
11001	Adult Weekend Pass Visit	18	18	0	2
11002	Senior Weekday Pass Visit	1	20	0	10
11003	Senior Weekend Pass Visit	28	28	0	5
11004	Senior Rest. Weekday Pass Visit	0	0	0	5
11005	Super Senior Weekday Pass Visit	0	2	0	5
11006	Employee Pass Visit	0	0	0	0
11007	Junior Weekday Pass Visit	0	0	0	1
11008	Junior Weekend Pass Visit	5	5	0	0
11010	Junior Summer Pass Visit	0	0	0	0
11011	College Pass Visit	0	0	0	0
11012	Young Adult Pass Visit	3	3	0	1
11013	School Team Pass Visit	0	0	0	0
12000	Green Fee Punch card Visit	6	7	0	1
13000	Tournament Round	0	0	0	0
13002	Outing Green Fee	0	0	0	0
<b>Total</b>		<b>153</b>	<b>196</b>	<b>0</b>	<b>77</b>
<b>Per Visit Fee</b>		<b>\$152</b>	<b>\$193</b>	<b>\$0</b>	<b>\$85</b>
<b>Days Closed</b>		<b>26</b>	<b>56</b>	<b>29</b>	<b>52</b>

**To:** Board of Commissioners  
**From:** Marcelo Beroiza  
**Subject:** Monthly Report  
**Date:** March 1, 2021

**Administrative Initiatives** (2/1/21 – 2/28/21)

- Attended the recreation staff, Park District Board, Friends of The Trails meetings
- Met with the ski club, where they presented a brief overview of the club status
- Met with the Executive Dir. Of Operations for the monthly meeting (Maintenance, Rec, Business office, Westview and projects)
- Attended wellness and prevention team meeting (Adams County Health Dept., Blessing, SIU, QMG, United Way)
- Projects started:
  - Refreshment Services Pepsi sponsorship for All America Mountain Bike park shipping container sign
  - New nature trails donation button on the Friends of The Trails Website
  - Installing pedestrian/cyclist counter (ECO counter)

**Administrative Initiatives** (3/1/21 – 3/31/21)

- Project list/follow-ups through the park district facilities and parks
- COVID-19 community and employee updates
- Nature trails project

***COMMITTEE***  
***REPORTS***

# ***UNFINISHED BUSINESS***

***NEW BUSINESS***

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: REVIEW/REVISION OF THE QUINCY PARK DISTRICT MISSION STATEMENT**

**BACKGROUND INFORMATION:** It is considered good practice to periodically review the mission statement and make revisions as appropriate.

The Quincy Park District Mission Statement:

The Quincy Park District will enhance the recreational, cultural, historical and environmental qualities of life for all its residents through the provision of a well planned, developed, maintained and accessible system of public parks, facilities and programs.

Some example mission statements from other agencies are attached to this report

**FISCAL IMPACT:** None.

**STAFF RECOMMENDATION:** None.

**PREPARED BY:** Rome Frericks, Executive Director

**BOARD ACTION:**

## Example Mission Statements:

The mission of the Chicago Park District is to:

- Enhance the quality of life in Chicago by becoming the leading provider of recreation and leisure opportunities
- Provide safe, inviting and beautifully maintained parks and facilities
- Create a customer-focused and responsive park system that prioritizes the needs of children and families



### Tinley Park-Park District Mission Statement

The Tinley Park-Park District is committed to creative recreational programming opportunities, and outstanding customer service while providing and maintaining quality recreational facilities and parks to enhance the quality of life in Tinley Park.

## Mission Statement

The Barrington Park District seeks to enhance the quality of life and the environment; to acquire, conserve, and protect natural resources; and to provide health and recreational opportunities for people of all ages and abilities in our community.

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: AGREEMENT WITH REFRESHMENT SERVICES PEPSI FOR A FIVE-YEAR SPONSORSHIP OF THE ALL AMERICA MOUNTAIN BIKE PARK IN ALL AMERICA PARK: INFORMATION ONLY**

**BACKGROUND INFORMATION:** At the December 2020 Board meeting, the Board agreed for the purchase of materials and acceptance of a labor donation from the Quincy Mountain Bike Group for the construction of the All America Mountain Bike Park in All America Park.

The All America Mountain Bike Park is currently under construction and is expected to be completed later this summer. Once the mountain bike park is completed, there will be ongoing maintenance costs and additional features may be added in the future.

Refreshment Services Pepsi is prepared to sponsor the All America Mountain Bike Park for a term of five years. Part of the sponsorship includes the following:

- The sponsorship signage will be installed on the 40' shipping container on both side of the unit
- The signage will read All America Mountain Bike Park
- Refreshment Services Pepsi will pay the Quincy Park District \$2,500 per year starting January 2022
- Refreshment Services Pepsi will purchase the \$4,600 signage in 2021 which includes all materials, design and installation

**FISCAL IMPACT:** Refreshment Services Pepsi will pay \$2,500 per year starting January 2022 for a grand total of \$12,500 over the five years as well as the \$4,600 for all materials, design, and installation of the signage.

**STAFF RECOMMENDATION:** Information Only.

**PREPARED BY:** Marcelo Beroiza/Operations Marketing & Rome Frericks, Executive Director

**BOARD ACTION:**



# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR MAINTENANCE DREDGING: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The Quincy Park District performs maintenance dredging at Art Keller Marina and Kesler Park boat ramps annually.

To facilitate boating, dredging is frequently needed after flooding. Based on the amount of flooding, dredging could be extensive. The cost could exceed the District's bid limit.

In order to allow the District to complete dredging in a timely manner, competitive bids were solicited for an hourly rate for "as needed" mechanical dredging. The period covered by this bid is May 1, 2021 to April 30, 2022.

Bids were advertised in the local newspaper and the bid opening was February 25, 2021.

One bid was received from Canton Marine Towing Co. Inc. The bid was for an hourly dredging rate of \$437.50 which is the same price as last year.

Attached to this report is a copy of the scope of work and the advertisement for bids.

**FISCAL IMPACT:** \$30,000 is authorized for dredging in the 2021 budget.

**STAFF RECOMMENDATION:** Staff recommends approval of the bid from Canton Marine Towing Co. Inc. to provide, as needed, mechanical dredging for \$437.50 per hour.

**PREPARED BY:** Matt Higley, Director of Parks

### **BOARD ACTION:**

## **INVITATION TO BID**

The Quincy Park District is accepting bids from qualified contractors for as needed Mechanical Dredging at the Art Keller Marina and the Kesler Park boat ramps, Quincy, Adams County, Illinois. Bids will be received at the Business Office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois until 10:00 A.M. local time on February 25, 2021 and at that time publicly opened and read aloud in the Board Room.

The bids submittals are for an hourly rate to perform, as needed, mechanical dredging in and around Art Keller Marina and the Kesler Park boat ramps.

Project Documents may be obtained at the Business Office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, IL during regular business hours, 9:00 a.m. - 4:30 p.m., Monday through Friday.

Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract, and shall comply with the requirements of the Illinois Wages of Employees on Public Works Act (820ILCS 130/1-12).

Owner reserves the right to reject any and all bids, to accept other than the lowest bid, and to waive any irregularities or informalities in bids received.

*Quincy Park District*

*Matt Higley, Director of Parks*

**Date: January 29, 2021**

<b>INVITATION FOR BIDS</b>	<b>Qualified vendors are invited to submit sealed bids subject to conditions and instructions as specified for the furnishing of:</b>
<b>No. 13-D01</b>	<b>Marina/Boat Ramp Mechanical Dredging (As Needed)</b>
<b>SCOPE</b>	Perform mechanical dredging at designated sites in and around Art Keller Marina and boat ramps located in Kesler park. Dredged material will be deposited at designated site located near the south entrance of the marina.
<b>QUALIFICATIONS</b>	Qualified bidders must have a minimum of five (5) years of experience in mechanical dredging operations.  Qualified bidder must have/use large capacity material handling equipment with a minimum of a two (2) cubic yard bucket.
<b>DUE DATE</b>	<b>DUE: February 25, 2021 – 10:00 AM (Local Time)</b>  Bids must be received at the Quincy Park District Business Office, 1231 Bonansinga Drive, Quincy Illinois 62301 not later than 10:00 AM Central Standard Time. Bids will be opened in the Board Room at that at that time and read aloud. Vendors are not required, but are invited to attend the opening.
<b>HOW TO OBTAIN ADDENDA</b>	Any addenda for this project will be mailed to the address of vendors/individual in receipt of the specifications for this project. Vendors should contact the District and confirm addenda items issued prior to submitting bids
<b>Questions/ Comments</b>	<b>Contact Person: Matt Higley, Director of Parks 217.223.7703 or email at <a href="mailto:mhigley@quincyparkdistrict.com">mhigley@quincyparkdistrict.com</a></b>

## GENERAL PROVISIONS

1. **TERM “DISTRICT”.** The term “DISTRICT” as used throughout these documents will mean the Quincy Park District of Quincy, Illinois.
2. **PREPARATION OF FORM.** Bids shall be submitted on the forms provided by the District. All figures must be written in ink or typewritten. Figures written in pencil or erasures are not acceptable. However, mistakes may be crossed out, corrections inserted adjacent thereto, initialed in ink by the person signing the proposal. If there are discrepancies between unit prices bids and extensions, the unit price will prevail. Failure to properly sign forms, in ink, will render the proposal incomplete.
3. **EXECUTION OF THE BID DOCUMENT.** Execution of the document will indicate the vendor is familiar and in compliance with all local laws, regulations, ordinances, licenses, and has conducted any necessary site inspections.
4. **BID SUBMISSION. Fax submissions will not be accepted as a response to the Request for Bids.** Bids must be submitted in a sealed envelope or package. The exterior of the envelope or package must reference the vendor’s name and address, the project number, title, and must indicate the contents represent a bid. Failure to properly identify the submission may result in rejection of the bid.
5. **DUE DATE.** The bids must arrive at the Quincy Park District Business Office, located at 1231 Bonansinga Drive, on or before the stated due date and time. Bids will remain sealed and secured until the stated due date and time for the opening. It is the responsibility of the submitter to ensure bids are submitted by the specified due date and time. Bids received after the stated date and time will be returned, unopened, to the submitter. The District will not be held responsible for the late delivery of bids due to the U.S. Mail Service, or any other courier service.
6. **OPENING.** District staff will open bids. The bid amount and other pertinent information will be read and recorded. The bids recorded at the opening represent draft tabulation and may include incorrect price extensions or transcription errors, and are subject to change if conflicting information is discovered during analysis of the responses. Bid tabulations will be made available to vendors after extensions have been checked and all other specification compliance has been determined. **In the essence of time, submitter may not be allowed to review bids at the opening. However appointments to review the bids may be made for a later date.**
7. **RECEIPT OF MULTIPLE BIDS. The District will accept one and only one bid per vendor.** Multiple bids will not be considered. If prior to the opening, more than one bid is received from the same vendor, the following will occur: (1) the vendor will be contacted and required to submit written acknowledgment of the bids to be considered; (2) the additional bid(s) will be returned to the vendor unopened. If at the opening more than one bid is enclosed in a single package, the District will consider the vendor non-responsive and all bids will be returned to the vendor.

8. **CORRECTIONS OR WITHDRAWAL OF SUBMISSIONS/CANCELLATION OF AWARDS.**

Corrections or withdrawals of inadvertently erroneous bids before or after opening, or cancellation of awards of contracts based on such mistakes may be permitted where appropriate. Mistakes discovered before opening may be modified or withdrawn by written notice received in the office of Business Office prior to the time of the opening.

After opening, no changes in prices or other provisions of bids prejudicial to the interest of the District or fair competition shall be permitted. In lieu of correction, a low vendor alleging a material mistake of fact may be permitted to withdraw its bid if the mistake is clearly evident, or if the vendor submits evidence, which clearly and convincingly demonstrates that a mistake was made.

9. **ADDENDA AND INTERPRETATIONS.** If it becomes necessary to revise any part of this proposal, a written addendum will be provided to all vendors. The District is not bound by any oral representations, clarifications, or changes made to the written specifications by District employees, unless such clarification or change is provided to the vendors in written addendum form. Vendors will be required to acknowledge receipt of the addenda (if applicable) in their sealed bid. The vendor may provide an initialed copy of each addendum or initial the appropriate area on the submission form (pricing page). Failure to acknowledge receipt of the addenda (when applicable) will render the bid incomplete. **It is the submitter's responsibility to ensure that they have received all addenda.**

10. **DISQUALIFICATION OF VENDORS AND REJECTION OF BIDS.** Vendors may be disqualified and the District may recommended rejection of bid for any (but not limited to) of the following reasons:
- a. Receipt after the time limit for receiving bids as stated in the invitation.
  - b. Any irregularities contrary to the General Provisions or specifications.
  - c. Unbalanced unit price or extensions.
  - d. Unbalanced value of items.
  - e. Failure to use the proper forms furnished by the District.
  - f. Failure to complete the proposal properly
  - g. Failure to properly sign forms in ink.

**The District reserves the right to waive any minor informality or irregularity. The District reserves the right to reject any and all bids or to select any vendor for the services listed in this bid document.**

11. **TAXES.** The District is exempt from Illinois State Sales and Use taxes on materials and equipment to be incorporated in the Work (exemption NO. E-9998-9603-06). Said taxes shall **not** be included in the proposal. Furthermore, the Contractor is required to pay taxes on any monies earned pursuant to the contract agreement.
12. **FEDERAL, STATE AND LOCAL LAWS.** All vendors will comply with all Federal, State, and Local laws and ordinances, relative to conducting business in Quincy, Illinois.
13. **PREVAILING WAGE.** All Contracts for the Construction of Public Works are subject to the Illinois Prevailing Wage Act (820 ILCS 130/1-12). The current prevailing wage rate is published by the Illinois Department of Labor and is available at <http://www.state.il.us/agency/idol/rates/Rates.htm>. The contractor is responsible for determining and paying the current and appropriate rate.

14. **CERTIFIED PAYROLL.** All Projects/Contracts for the Construction of Public Works must submit monthly, in person, by mail, or electronically a certified payroll to the public body in charge of the project. The certified payroll shall consist of a complete copy of the records identified in 820 ILCS 130/5 paragraph 1 subsection (a). The certified payroll shall be accompanied by a statement signed by the contractor or subcontractor which avers that: (i) such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by this Act; and (iii) the contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. (820 ILCS 130/1-12). Request for payments will not be processed unless certified payrolls are current.
15. **EQUAL OPPORTUNITY:** Contractors must comply with Subchapter VI ("Equal Employment Opportunities") of Chapter 21 of Title 42 of the United States Code (42 U.S.C. 2000e and following) and with Federal Executive Order No. 11246 as amended by Executive Order No. 11375.
16. **SAFETY:** All contractors must follow all applicable OSHA and all other federal, state and local rules relating to worker and environmental safety.
17. **SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT.** Before an employer commences work on a public works project, the employer shall have in place a written program which meets or exceeds the program requirements in this Act, to be filed with the public body engaged in the construction of the public works and made available to the general public, for the prevention of substance abuse among its employees. The testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services.
18. **QUESTIONS.** Questions concerning specifications must be submitted, in writing, at least 5 (five) working days (Monday-Friday) prior to the bid opening date. Questions received less than five working days prior to receipt date will not be considered.

## **GENERAL SPECIFICATION MECHANICAL DREDGING**

1. **INTENT:** It is the intent of the Quincy Park District to award an annual contract for mechanical maintenance dredging at Art Keller Marina and the boat ramps located in Kesler Park.
2. **CONTRACTOR QUALIFICATIONS:** Contractors must have at least five (5) years experience in mechanical dredging and must use a two (2) cubic yard or larger material bucket for all work on site.
3. **SITE REVIEW:** Vendors are encouraged to conduct a site review. All questions/clarifications must be submitted to the Director of Parks in writing for a written response no later than Thursday, February 18, 2021.
4. **TERM OF CONTRACT:** The term of this contract shall be from May 1, 2021 to April 30, 2022. Either party may cancel this contract after giving 30 days prior notice in writing to the other party.
5. **ADDENDA AND EXPLANATIONS:** The vendor shall include acknowledgment of receipt of addenda (if applicable) in their sealed bid. The vendor may provide an initialed copy of each addendum or initial the appropriate area on bid form (pricing page). **It is the vendor's responsibility to contact the District for copies of addenda.**

Explanations desired by a prospective vendor shall be requested of the District in writing, and if explanations are necessary a reply shall be made in the form of an Addendum, a copy of which will be forwarded to each vendor. Every request for such explanation shall be in writing and addressed to **"Dredging Bid"**. Any verbal statements regarding same by any person shall be unofficial and not binding on any party.

6. **INVOICING:** The vendors shall submit an invoice to the District for all services. Said invoice shall be completely itemized. All required documents (certified payrolls, Substance Abuse Plan, etc) must be current before payment requests will be processed. Vendors can expect payment within 45 days, if the invoice is not contested.
7. **RESPONSE TIME:** The vendor is required to begin dredging within ten (10) working days of verbal and/or faxed notification.
8. **INSURANCE REQUIREMENTS:** Vendors determined to be qualified shall be required to furnish to the District a certificate of insurance naming the Quincy Park District as additionally insured.  
  
Contractors must provide the Quincy Park District a copy of a valid certificate of Worker's Compensation and automobile insurance.  
  
If applicable, copies of product liability, hazardous operations, product liability and completed operations insurance must also be provided.

**BID INCLUSION REQUIREMENTS:** Each vendor's bid must include the following information with sealed bids. Failure to include the items listed below will render bid **incomplete**.

### **PROVIDE THE ORIGINAL AND ONE COPY OF EACH ITEM.**

- Bid Form Pricing Page (Acknowledge addenda if issued)
- Vendor Qualification Form



**BID FORM**  
**Quincy Park District**  
**MECHANICAL DREDGING**  
**(May 1, 2021- April 30, 2022)**

**A. ACKNOWLEDGEMENT OF ADDENDA**

Addendum No.	Addendum Date
_____	_____
_____	_____
_____	_____

**B. HOURLY DREDGING FEE.**

Per hour rate for actual dredging operations, including dredging, transit between dredging site and spoil site and transfer of material to the spoil containment site.

Chargeable time will include the dredging operations listed above only

**HOURLY DREDGING FEE**

\$ \_\_\_\_\_ DOLLARS \_\_\_\_\_ CENTS. (\$ \_\_\_\_\_ )  
Words Numbers

.....  
**(If an individual)**

Signature of Bidder \_\_\_\_\_ (SEAL)

Business Address: \_\_\_\_\_

P. O. Box/ Suite No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Federal Identification Number or S.S.N.: \_\_\_\_\_  
.....

(If a co-partnership)

Co. Name: \_\_\_\_\_

Signed by \_\_\_\_\_ (SEAL)

Business Address: \_\_\_\_\_

P. O. Box/ Suite No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Federal Identification Number or S.S.N.: \_\_\_\_\_

**Insert Names and Addresses of all Members of the Co-Partnership Below:**

**Partner Name:** \_\_\_\_\_

Address: \_\_\_\_\_

P. O. Box/ Suite No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Partner Name:** \_\_\_\_\_

Address: \_\_\_\_\_

P. O. Box/ Suite No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Partner Name:** \_\_\_\_\_

Address: \_\_\_\_\_

P. O. Box/ Suite No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(If a Corporation)

Corporate Name \_\_\_\_\_

(Corporate SEAL) Signed by \_\_\_\_\_

Business Address: \_\_\_\_\_

P. O. Box/ Suite No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Federal Identification Number or S.S.N.: \_\_\_\_\_

(Insert Names of \_\_\_\_\_ President

Officers) \_\_\_\_\_ Secretary

\_\_\_\_\_ Treasurer

.....  
SIGNED and SWORN to before me

This \_\_\_\_\_ day of \_\_\_\_\_, 2021.

(NOTARY SEAL)

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

**Left Blank**

**CONTRACTOR QUALIFICATION  
MECHANICAL DREDGING  
(May 1, 2021- April 30, 2022)**

List mechanical dredging jobs covering the last five years. You may limit the list to two jobs per year if it is lengthy.

Year	Organization	Contact Person	Phone

Equipment list:

Mechanical Dredging will be performed with:

List type of equipment \_\_\_\_\_ bucket/scoop capacity \_\_\_\_\_

Equipment will be mounded on:

\_\_\_\_\_ Barge holding capacity: \_\_\_\_\_  
Indicated type of barge

**QUINCY PARK DISTRICT**  
**HOLD HARMLESS AGREEMENT**

\_\_\_\_\_ shall implement appropriate safeguards to prevent accidents or injuries to persons or properties. To the fullest extent that is permitted by law, \_\_\_\_\_ agrees to indemnify, defend and hold harmless the Quincy Park District, its Board of Commissioners, officials, agents, employees and volunteers and all others connected with the Quincy Park District, from any and all actions, claims, demands, suits, liabilities (statutory and workmen's compensation law), losses, damages or expenses including attorney's fees, as well as all costs from death of, injuries to, theft of or damage to properties or persons, including third parties; growing out of, directly or indirectly caused by any service, operation or associated incidents from the actions or omissions undertaken by \_\_\_\_\_ or any of its agents, volunteers, employees or subcontractors.

<u>Quincy Park District</u>	<u>Vendor's Representative</u>
Signature	Signature
Printed Name	Printed Name
Date: _____	Date: _____

## QUINCY PARK DISTRICT

### Prevailing Wage/Insurance Certificates/Equal Opportunity/Safety

**PREVAILING WAGE:** All Projects/Contracts for the Construction of Public Works are subject to the Illinois Prevailing Wage Act. Contractors shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work on this project/contract, and shall comply with the requirements of the Illinois Wages of Employees on Public Works Acts (820 ILCS 130/1-12). Rates are posted on the IDOL website and are subject to change. Contractors are responsible for determining the current wage rate.

**CERTIFIED PAYROLL:** All Projects/Contracts for the Construction of Public Works must submit monthly, in person, by mail, or electronically a certified payroll to the public body in charge of the project. The certified payroll shall consist of a complete copy of the records identified in 820 ILCS 130/5 paragraph 1 subsection (a). The certified payroll shall be accompanied by a statement signed by the contractor or subcontractor which avers that: (i) such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by this Act; and (iii) the contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. (820 ILCS 130/1-12). Certified payrolls must be current before payment is made.

**SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT:** Before an employer commences work on a public works project, the employer shall have in place a written program which meets or exceeds the program requirements in this Act, to be filed with the public body engaged in the construction of the public works and made available to the general public, for the prevention of substance abuse among its employees. The testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services.

**INSURANCE:** The Quincy Park District requires that all contractors performing work provide a valid Certificate of General Liability Insurance naming the park district as additionally insured.

Contractors must provide the Quincy Park District a copy of a valid certificate of Worker's Compensation and automobile insurance.

If applicable, copies of product liability, hazardous operations, product liability and completed operations insurance must also be provided.

**EQUAL OPPORTUNITY:** Contractors must comply with Subchapter VI ("Equal Employment Opportunities") of Chapter 21 of Title 42 of the United States Code (42 U.S.C. 2000e and following) and with Federal Executive Order No. 11246 as amended by Executive Order No. 11375.

**SAFETY:** All contractors must follow all applicable OSHA and all other federal, state and local rules relating to worker and environmental safety.

If you have any questions or need information concerning these matters please contact the business office at 217-223-7703.

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Company Authorized Signature

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Date

## ***Explanations***

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

Oil and chip resealing (O&C) means the application of road oils and liquid asphalt to coat an existing road surface, followed by application of aggregate chips or gravel to coated surface, and subsequent rolling of material to seal the surface.

### EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

### CERAMIC TILE FINISHER, MARBLE FINISHER, TERRAZZO FINISHER

Assisting, helping or supporting the tile, marble and terrazzo mechanic by performing their historic and traditional work assignments required to complete the proper installation of the work covered by said crafts. The term "Ceramic" is used for naming the classification only and is in no way a limitation of the product handled. Ceramic takes into consideration most hard tiles.



## ELECTRONIC SYSTEMS TECHNICIAN

Installation, service and maintenance of low-voltage systems which utilizes the transmission and/or transference of voice, sound, vision, or digital for commercial, education, security and entertainment purposes for the following: TV monitoring and surveillance, background/foreground music, intercom and telephone interconnect, field programming, inventory control systems, microwave transmission, multi-media, multiplex, radio page, school, intercom and sound burglar alarms and low voltage master clock systems.

Excluded from this classification are energy management systems, life safety systems, supervisory controls and data acquisition systems not intrinsic with the above listed systems, fire alarm systems, nurse call systems and raceways exceeding fifteen feet in length

## TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Drivers on 2 axle trucks hauling less than 9 ton. Air compressor and welding machines and brooms, including those pulled by separate units, truck driver helpers, warehouse employees, mechanic helpers, greasers and tiremen, pickup trucks when hauling materials, tools, or workers to and from and on-the-job site, and fork lifts up to 6,000 lb. capacity.

Class 2. Two or three axle trucks hauling more than 9 ton but hauling less than 16 ton. A-frame winch trucks, hydrolift trucks, vactor trucks or similar equipment when used for transportation purposes. Fork lifts over 6,000 lb. capacity, winch trucks, four axle combination units, and ticket writers.

Class 3. Two, three or four axle trucks hauling 16 ton or more. Drivers on water pulls, articulated dump trucks, mechanics and working forepersons, and dispatchers. Five axle or more combination units.

Class 4. Low Boy and Oil Distributors.

Class 5. Drivers who require special protective clothing while employed on hazardous waste work.

## TRUCK DRIVER - OIL AND CHIP RESEALING ONLY.

This shall encompass laborers, workers and mechanics who drive contractor or subcontractor owned, leased, or hired pickup, dump, service, or oil distributor trucks. The work includes transporting materials and equipment (including but not limited to, oils, aggregate supplies, parts, machinery and tools) to or from the job site; distributing oil or liquid asphalt and aggregate; stock piling material when in connection with the actual oil and chip contract. The Truck Driver (Oil & Chip Resealing) wage classification does not include supplier delivered materials.

## OPERATING ENGINEERS - BUILDING

CLASS 1. Asphalt Screed Man; Aspco Concrete Spreaders; Asphalt Pavers; Asphalt Plant Engineer; Asphalt Rollers on Bituminous Concrete; Athey Loaders; Backfillers, Crane Type; Backhoes; Barber Green Loaders; Bulldozers; Cableways; Cherry Pickers; Clam Shells; C.M.I. & similar type autograde formless paver, autograde placer & finisher; Concrete Breakers; Concrete Pumps; Derricks; Derrick Boats; Draglines; Earth Auger or Boring Machines; Elevating Graders; Engineers on Dredges; Gravel Processing Machines; Head Equipment Greaser; High Lifts or Fork Lifts; Hoists with two or more drums or two or more load lines; Locomotives, All; Mechanics; Motor Graders or Auto Patrols; Operators or Leverman on Dredges; Operators, Power Boat;

Operators, Pug Mill (Asphalt Plants); Orange Peels; Overhead Cranes; Paving Mixers; Piledrivers; Pipe Wrapping and Painting Machines; Pushdozers, or Push Cats; Robotic Controlled Equipment in this Classification; Rock Crushers; Ross Carrier or Similar Machines; Rotomill; Scoops, Skimmer, two cu. yd. capacity and under; Scoops, All or Tournapull; Sheep-Foot Roller (Self Propelled); Shovels; Skid Steer; Skimmer Scoops; Temporary Concrete Plant Operators; Test Hole Drilling Machines; Tower Machines; Tower Mixers; Track Type End Loaders; Track Type Fork Lifts or High Lifts; Track Jacks and Tampers; Tractors, Sideboom; Trenching or Ditching Machine; Tunnelluggers; Vermeer Type Saws; Water Blaster Cutting Head; Wheel Type End Loaders; Winch Cat.

CLASS 2. Air Compressors (six to eight)\*; Asphalt Boosters and Heaters; Asphalt Distributors; Asphalt Plant Fireman; Oiler on Two Paving Mixers When Used in Tandem; Boom or Winch Trucks; Bull Floats or Flexplanes; Concrete Finishing Machine; Concrete Saws, Self-Propelled; Concrete Spreading Machines; Conveyors (six to eight)\*; Generators (six to eight)\*; Gravel or Stone Spreader, Power Operated; Hoist (with One Drum and One Load Line); Light Plants (six to eight)\*; Mechanical Heaters (six to eight)\*; Mud Jacks; Post Hole Digger, Mechanical; Pug Mills when used for other than Asphalt operation; Robotic Controlled Equipment in this Classification; Road or Street Sweeper, Self Propelled; Rollers (except bituminous concrete); Seaman Tiller; Straw Machine; Vibratory Compactor; Water Blaster, Power Unit; Welding Machines (six to eight)\*; Well Drill Machines.

CLASS 3. Air Compressors(one to five)\*; Air Compressors, Track or Self-Propelled; Automatic Hoist; Building Elevators; Bulk Cement Batching Plants; Conveyors (one to five)\*; Concrete Mixers (Except Plant, Paver, or Tower); Firemen; Generators (one to five)\*; Greasers; Helper on Single Paving Mixer; Hoist, Automatic; Light Plants (one to five)\*; Mechanic Helpers; Mechanical Heaters (one to five)\*; Oilers; Power Form Graders; Power Sub-Graders; Robotic Controlled Equipment in this Classification; Scissors Hoist; Tractors without power attachments regardless of size or type; Truck Crane Oiler and Driver (1 man); Vibratory Hammer (power source); Water Pumps (one to five)\*; Welding Machines (1/300 Amp. or over)\*; Welding machines (one to five)\*

CLASS 4. Lattice Boom Crawler Cranes; Lattice Boom Truck Cranes; Telescopic Truck-Mounted Cranes; Tower Cranes.

\* Combinations of one to eight of any Air Compressors, Conveyors, Welding Machines, Water Pumps, Light Plants, or Generators shall be in batteries or within 400 feet and shall be paid as per the Classification Schedule contained in this Article.

#### OPERATING ENGINEERS - HIGHWAY

CLASS 1. Asphalt Screed Man; Asphco Concrete Spreaders; Asphalt Pavers; Asphalt Plant Engineer; Asphalt Rollers on Bituminous Concrete; Athey Loaders; Backhoes; Barber Green Loaders; Bulldozers; Cableways; Carry Deck Pickers; Cherry Pickers (Rough Terrain); C.M.I. & similar type-autograde formless paver, autograde placer & finisher; Concrete Breakers; Concrete Plant Operators; Concrete Pumps; Derricks; Derrick Boats; Dewatering Systems; Earth Auger or Boring Machines; Elevating Graders; Engineers on Dredges; Gravel Processing Machines;

Grout Pump; Head Equipment Greaser; High Lifts or Fork Lifts; Hoists with two or more drums or two or more load lines; Hydro Jet or Hydro Laser; Locomotives, All; Mechanics; Motor Graders or Auto Patrols; Multi-Point Power Lifting Equipment; Operators or Leverman on Dredges; Operators, Power Boat; Operators, Pug Mill (Asphalt Plants); Overhead Cranes; Paving Mixers; Piledrivers; Pipe Wrapping and Painting Machines; Push-dozers, or Push Cats; Robotic Controlled Equipment in this Classification; Rock Crushers; Ross Carrier or Similar Machines; Roto-Mill; Scoops, Skimmer, two cu. yd. capacity and under; Sheep-Foot Roller (Self Pro-pelled); Shovels; Skid Steer; Skimmer Scoops; Test Hole Drilling Machines; Tower Machines; Tower Mixers; Track Type End Loaders; Track Type Fork Lifts or High Lifts; Track Jacks and Tampers; Tractors, Side-boom; Trenching or Ditching Machine; Tunnelluggers; Vermeer-Type Saws; Wheel Type End Loaders; Winch Cat; Scoops, All or Tournapull.

CLASS 2. Air Compressors (six to eight)\*; Articulated Dumps; Asphalt Boosters and Heaters; Asphalt Distributors; Asphalt Plant Fireman; Boom or Winch Trucks; Building Elevators; Bull Floats or Flexplanes; Concrete Finishing Machine; Concrete Saws, Self-Propelled; Concrete Spreading Machines; Conveyors (six to eight)\*; Generators (six to eight)\*; Gravel or Stone Spreader, Power Operated; Hoist, Automatic; Hoist with One Drum and One Load Line; Light Plants (six to eight)\*; Mechanical Heaters (six to eight)\*; Mud Jacks; Off Road Water Wagons; Oiler on Two Paving Mixers When Used in Tandem; Post Hole Digger, Mechanical; Robotic Controlled Equipment in This Classification; Road or Street Sweeper, Self-Propelled; Rollers (except bituminous concrete); Scissor Hoist; Sea-man Tiller; Straw Machine; Vibratory Compactor; Water Pumps (six to eight)\*; Well Drill Machines.

CLASS 3. Air Compressors (one to five)\*; Air Compressors, Track or Self-Propelled; Bulk Cement Batching Plants; Conveyors (one to five)\*; Concrete Mixers (Except Plant, Paver, or Tower); Firemen; Generators (one to five)\*; Greasers; Helper on Single Paving Mixer; Light Plants (one to five)\*; Mechanic Helpers; Mechanical Heaters (one to five)\*; Oilers; Power Form Graders; Power Sub-Graders; Pug Mills when used for other than Asphalt operation; Robotic Controlled Equipment in This Classification; Tractors without power attachments, regardless of size or type; Truck Crane Oiler and Driver (1 man); Vibratory Hammer (power source); Water Pumps (one to five)\*; Welding Machines (one 300 Amp. or over)\*; Welding Machines (one to five)\*.

CLASS 4. Lattice Boom Crawler Crane; Lattice Boom Truck Crane; Telescopic Truck-Mounted Crane; Tower Crane.

\*Combinations of one to eight of any Air Compressors, Conveyors, Welding Machines, Water Pumps, Light Plants or Generators shall be in batteries or within 400 feet and shall be paid as per the Classification Schedule contained in this Article.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the

Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

#### LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

# QUINCY PARK DISTRICT

## Certified Payroll Statement

(Complete and return with each monthly payroll submitted)

**Project:** \_\_\_\_\_

**Contact/Company:** \_\_\_\_\_

**Dates Covered:** \_\_\_\_\_

**From:** \_\_\_\_\_

**To:** \_\_\_\_\_

### **Illinois Wages of Employees on Public Works Acts (820 ILCS 130/5).**

(a) While participating on public works, the contractor and each subcontractor shall:

(1) make and keep, for a period of not less than 3 years, records of all laborers, mechanics, and other workers employed by them on the project; the records shall include each worker's name, address, telephone number when available, social security number, classification or classifications, the hourly wages paid in each pay period, the number of hours worked each day, and the starting and ending times of work each day; and

(2) submit monthly, in person, by mail, or electronically a certified payroll to the public body in charge of the project. The certified payroll shall consist of a complete copy of the records identified in paragraph (1) of this subsection (a). The certified payroll shall be accompanied by a statement signed by the contractor or subcontractor which avers that: (i) such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by this Act; and (iii) the contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. A general contractor is not prohibited from relying on the certification of a lower tier subcontractor, provided the general contractor does not knowingly rely upon a subcontractor's false certification. Any contractor or subcontractor subject to this Act who fails to submit a certified payroll or knowingly files a false certified payroll is in violation of this Act and guilty of a Class B misdemeanor. The public body in charge of the project shall keep the records submitted in accordance with this paragraph (2) of subsection (a) for a period of not less than 3 years. The records submitted in accordance with this paragraph (2) of subsection (a) shall be considered public records, except an employee's address, telephone number, and social security number, and made available in accordance with the Freedom of Information Act.

### **I certify that:**

1. The records submitted are true and accurate.
2. The hourly rate paid to each worker is not less than the general prevailing wage required by Illinois Wages of Employees on Public Works Acts (820 ILCS 130/1-12).
3. I am aware that knowingly filing a false certified payroll is a Class B misdemeanor.

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

**Quincy Park District  
INVITATION TO BID**

The Quincy Park District is requesting bids from qualified Contractors for the following projects:

**MECHANICAL DREDGING ART KELLER MARINA**

The Quincy Park District is accepting bids from qualified contractors for as needed Mechanical Dredging at the Art Keller Marina and the Kesler Park boat ramps, Quincy, Adams County, Illinois. Bids will be received at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois until 10:00 A.M. local time on February 25, 2021 and at that time publicly opened and read aloud in the Board Room.

The bid submittals are for an hourly rate to perform, as needed, mechanical dredging in and around Art Keller Marina and the Kesler Park boat ramps.

Project documents may be obtained at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, IL during regular business hours, 9:00a.m.-4:00p.m., Monday through Friday.

Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract,

Owner reserves the right to reject any and all bids, to accept other than the lowest bid, and to waive any irregularities or informalities in bids received.

Quincy Park District

Matt Higley, Director of Parks

# QUINCY PARK DISTRICT

Board of Commissioners

Date of Board Meeting: March 10, 2021

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: VILLA KATHRINE SUBLEASE BY FRIENDS OF THE CASTLE: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** For the past several years, Friends of the Castle has subleased space in Villa Kathrine to the Quincy Area Convention and Visitors Bureau. The Bureau's staff uses the space for their offices and meetings and it is a very visible location that can be used to promote the Quincy area.

Friends of the Castle uses the funds to help pay the costs of maintaining the Villa Kathrine and, as an additional benefit, the Quincy Area Convention and Visitors Bureau staff assists in welcoming visitors and keeping an eye on the building.

The sublease is due for renewal on May 31, 2021 and must be approved by the Park Board.

The rent charged is the same as the previous agreement, \$4,500 on an annual basis, \$375 monthly. The dates have been changed to reflect the new period; otherwise the terms of the lease are the same as past sublease agreements. A copy of the sublease is included with this report.

**FISCAL IMPACT:** The revenue from the sublease is used by Friends of the Castle to help maintain and improve the Villa.

**STAFF RECOMMENDATION:** I recommend the Board approve the sublease.

**PREPARED BY:** Rome Frericks, Executive Director

**BOARD ACTION:**

# **FRIENDS OF THE CASTLE**

## **Sublease**

### **Section 1 Parties**

This sublease is made between Friends of the Castle, an Illinois not-for-profit corporation, as Sublessor, and Quincy Convention and Visitors Bureau, an Illinois not-for-profit corporation, as Sublessee.

### **Section 2 Description of Leased Premises**

Sublessor hereby leases to Sublessee and Sublessee hereby hires from Sublessor, the space as presently constituted known as the "Master Bedroom" (north room) and "East Bedroom" (east room) located on the second floor of the Villa Kathrine consisting of 418 square feet (referred to below as the "premises") located at 532 Gardner Expressway, in the City of Quincy, State of Illinois (referred to below as the "building" or "Villa Kathrine").

Other rooms of the Villa Kathrine and some storage area in the basement of the Villa Kathrine may be made available to Sublessee only upon the written consent of the Sublessor.

### **Section 3 Term and Renewal of Lease**

The premises is leased for a term to commence on June 1, 2021, and to end on midnight, May 31, 2022 or on such earlier time and date as this lease may terminate as provided below.

### **Section 4 Rent**

The total annual rent is the sum of **\$4,500.00**, which sum is payable in equal monthly installments of **\$375.00**, in advance, on the first day of each calendar month during the term commencing June 1, 2021.

Failure of Sublessee to pay the full amount of any installment payment after the fifth day of the month shall be an event of default under this lease as provided herein below. Further, Sublessee agrees to pay a late charge of **\$25.00 per day** for each day after the fifth day the payment is due and unpaid.



## **Section 5 Security Deposit**

Sublessee shall deposit with Sublessor on the signing of this lease the sum of **\$375.00** as security for the performance of Sublessee's obligations under this lease, including without limitation the surrender of possession of the premises to Sublessor as herein below provided. If Sublessor applies any part of such deposit to cure any default of Sublessee, Sublessee shall upon demand deposit with Sublessor the amount so applied so that Sublessor shall have the full deposit on hand at all times during the term of this lease.

## **Section 6 Use, Occupancy and Receptionist**

Sublessee shall use and occupy the premises as office space to disseminate tourist and convention information available in the City of Quincy and surrounding area to the public. Sublessor represents that the premises may lawfully be used for such purpose.

Sublessee agrees to make the leased premises available for visitor tours from 9:00 AM to 5:00 PM Monday through Saturday and from 1:00 PM to 5:00 PM on Sunday provided that Sublessee may modify the foregoing times by obtaining the written consent of Sublessor which consent shall not be unreasonably withheld.

Sublessee further agrees to man the tourist information center (TIC) of the Villa Kathrine Monday through Friday of each week during business hours.

## **Section 7 Place for Payment of Rent**

Sublessee shall pay rent, and any additional rent as provided below, to Sublessor at Sublessor's above-stated address, or at such other place as Sublessor may designate in writing, without demand and without counterclaim, deduction, or setoff.

## **Section 8 On-Call Maintenance Person and Care and Repair of Premises**

In the event a maintenance concern arises Sublessee shall contact the on-call maintenance person at the designated number to be provided.

Sublessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances on it, and shall, in the use and occupancy of the premises, conform to all laws, orders, and regulations of the federal, state, and municipal governments or any of their departments. Sublessor shall make all necessary repairs to the premises, except where the repair has been made necessary by misuse or neglect by Sublessee or Sublessee's agents, servants, visitors or licensees. All improvements made by Sublessee to the premises which are so attached to the

premises that they cannot be removed without material injury to the premises, shall become the property of Sublessor upon installation.

Not later than the last day of the term Sublessee shall, at Sublessee's expense, remove all of Sublessee's personal property and those improvements made by Sublessee which have not become the property of Sublessor, including trade fixtures, cabinet work, movable paneling, partitions and the like; repair all injury done by or in connection with the installation or removal of the property and improvements; and surrender the premises in as good condition as they were at the beginning of the term, reasonable wear, and damage by fire, the elements, casualty, or other cause not due to the misuse or neglect by Sublessee or Sublessee's agents, servants, visitors or licensee, excepted. All property of Sublessee remaining on the premises after the last day of the term of this lease shall be conclusively deemed abandoned and may be removed by Sublessor, and Sublessee shall reimburse Sublessor for the cost of such removal. Sublessor may have any such property stored at Sublessee's risk and expense.

### **Section 9 Alterations, Additions or Improvements**

Sublessee shall not, without first obtaining the written consent of Sublessor, make any alterations, additions or improvements in, to or about the premises, Sublessee understands that the Villa Kathrine building is on the National Register of architecturally significant buildings and any such alterations, additions or improvements may irreparably damage the building and its architectural significance.

It is understood and agreed by the parties that internet, telephone and electrical services must be installed in the demised premises and Sublessee agrees to do so at its expense in the least visible, intrusive and damaging fashion possible.

Prior to any such consented alterations, additions, improvements or installations being made, Sublessee shall notify Sublessor of the dates that such alterations, additions, improvements or installations are to be made for the express purpose of allowing Sublessor to be present to direct any such alterations, additions, improvements or installations.

### **Section 10 Prohibition Against Activities Increasing Fire Insurance Rates**

Sublessee shall not do or suffer anything to be done on the premises which will cause an increase in the rate of fire insurance on the building.

### **Section 11 Accumulation of Waste or Refuse Matter**

Sublessee shall not permit the accumulation of waste or refuse matter on the leased premises or anywhere in or near the building. Sublessee shall maintain the leased premises and any rooms in the Villa Kathrine used by it, in a clean, sanitary and good condition.

## **Section 12**

### **Assignment or Sublease**

Sublessee shall not, without first obtaining the written consent of the Sublessor, assign, mortgage, pledge, or encumber this lease, in whole or in part, or sublet the premises or any part of such premises. This covenant shall be binding upon the legal representatives of Sublessee, and upon every person to whom Sublessee's interest under this lease passes by operation of law.

## **Section 13**

### **Utilities**

Sublessor agrees to furnish Sublessee heat and air conditioning (subject to the provisions of Section 14 below) on business days, adequate and reasonable for the premises leased by this agreement. Sublessor also agrees to furnish water without charge in the restrooms and kitchen located in the common area of the building.

Sublessor further agrees to furnish electricity for usual office requirements; however, Sublessee shall not use any electrical equipment which in Sublessor's reasonable opinion will overload the wiring installations or interfere with the reasonable use of such installations by Sublessor.

## **Section 14**

### **Utility Cost**

Utility bills for the Villa Kathrine will be paid by Sublessor and will be reviewed after six months to determine whether is being adequately compensated.

## **Section 15**

### **Damage by Fire or Other Casualty**

If any part of the premises or the building are rendered untenable by fire or other casualty, Sublessor may elect (a) to terminate this sublease as of the date of the fire or casualty by notice to Sublessee within 30 days after that date or (b) to repair, restore or rehabilitate the building or the premises at the Sublessor's expense, in which event this sublease shall not terminate but any rent shall be abated on a daily basis while the premises are untenable. If such damage is due to any act or omission of Sublessee, Sublessor shall have such rights as are set forth in this lease at Sublessee's cost and expense. If Sublessor elects so to repair, restore or rehabilitate the building or the premises, the work shall be undertaken and prosecuted with due diligence and speed. In the event of termination of the sublease pursuant to this section, rent shall be apportioned on a daily basis and paid to the date of the fire or casualty.

## **Section 16 Insurance**

Sublessee shall maintain, during the course of the sublease, a comprehensive general liability policy including contractual liability, for operations of the Sublessee in the minimum amounts as follows:

Bodily Injury, Personal Injury, Property Damage:

\$1,000,000.00 per occurrence

\$1,000,000.00 in the aggregate

Medical Coverage:

\$5,000.00 each person

\$1,000,000.00 each accident

Sublessee shall also maintain Workers Compensation insurance in the amount required by statute (Coverage A) and \$100,000 "Employer's Liability" (Coverage B). Evidence of coverage in the form of a certificate of insurance reasonably satisfactory to Sublessor shall be furnished to the Sublessor prior to Sublessee's occupancy of the premises and shall contain clauses (a) adding the Sublessor, the Quincy Park District and their respective board members, officers, agents and employees as an additional insured, and (b) requiring notification of Sublessor 30 days in advance of the expiration, termination or modification of coverage. Sublessee and Sublessor agree to waive subrogation rights under any insurance policies carried by either.

## **Section 17 Indemnification**

Sublessee will indemnify and defend Sublessor and the Quincy Park District, their respective board members, officers, employees, agents, representatives, successors and assigns harmless from and against any and all claims, actions, damages, liability and damage to property arising from or out of any occurrence in, upon, or at the premises or the occupancy use by Sublessee of the premises or any part thereof whether occasioned wholly or in part by any act or omission of Sublessees or those holding under Sublessee or Sublessee's agents, employees, or invitees. In the event that Sublessor, the Quincy Park District, their respective board members, officers, employees, agents, representatives, successors and assigns shall, without fault on their part, be made a party to any litigation commenced by or against Sublessee, Sublessee shall protect and hold Sublessor and the Quincy Park District, their respective board members, officers, employees, agents, representatives, successors and assigns harmless and shall pay all costs, expenses and reasonable attorneys' fees incurred or paid by Sublessor, or any of them in connection with such litigation.

## **Section 18**

### **Waivers of Subrogation**

The event of loss or damage to the building, the premises and/or any contents, each party shall look first to any insurance in its favor before making any claim against the other party and, to the extent possible without additional cost, each party shall obtain, for each policy of such insurance, provisions permitting waiver and any claim against the other party for loss or damage within the scope of such insurance, and each party, to such extent permitted, for itself and its insurers waives all such insured claims against the other party.

## **Section 19**

### **Sublessor's Remedies on Default**

Sublessee shall be in default under the terms of this sublease in the event that they fail to make any one or more payments hereinbefore provided or fail to perform any other covenant or condition of this lease on the part of Sublessee to be performed and shall allow such default to continue after fifteen (15) days written notice from Sublessor to Sublessee of such default, provided that Sublessee expressly agrees that no notice shall be required of Sublessor in the event of Sublessee's failure to make any of the payments required under this sublease, then said Sublessor shall have the right to terminate this sublease and re-enter and regain possession of said premises and Sublessee shall quit and surrender the premises to Sublessor but Sublessee shall remain liable to Sublessor as provided in Section 20 below.

## **Section 20**

### **Deficiency**

In any case where Sublessor has recovered possession of the premises by reason of Sublessee's default, Sublessor may, at Sublessor's option, occupy the premises or cause the premises to be redecorated or otherwise changed or prepared for reletting and may relet the premises or any part of the premises as agent of Sublessee or otherwise, for a term or terms to expire prior to, at the same time as, or subsequent to, the original expiration date of this sublease, at Sublessor's option, and receive the rent therefor. Rent so received shall be applied first to the payment of such expenses as Sublessor may have incurred in connection with the recovery of possession, redecorating, or otherwise changing or preparing for reletting, and the reletting including brokerage and reasonable attorneys' fees, and then to the payment of damages in amounts equal to the rent under this agreement and to the cost and expenses of performance of the other covenants of Sublessee as herein provided. Sublessee agrees, in any such case, whether or not Sublessor has relet, to pay to Sublessor damages equal to the rent and other sums herein agreed to be paid by Sublessee, less the net proceeds of the reletting, if any, and the damages shall be payable by Sublessee on the several rent days not specified. In reletting the premises, Sublessor may grant rent concessions, and Sublessee shall not be credited with such concessions. No such reletting shall constitute a surrender and acceptance or be deemed evidence of a surrender and acceptance. If Sublessor elects, pursuant to this



agreement, actually to occupy and use the premises or any part of the premises during any part of the balance of the term as originally fixed or since extended, there shall be allowed against Sublessee's obligation for rent or damages as herein defined, during the period of Sublessor's occupancy, the reasonable value of such occupancy, not to exceed in any event the rent herein reserved and such occupancy shall not be construed as a relief of Sublessee's liability under this agreement.

Sublessee hereby waives all right of redemption to which Sublessee or any person claiming under Sublessee might be entitled by any law now or hereafter in force. Sublessor's remedies under this agreement are in addition to any remedy allowed by law.

### **Section 21**

#### **Section Liability for Attorneys' Fees**

In case suit shall be brought for a wrongful withholding of possession of the premises, for the recovery of any rent due under the provisions of this lease, or because of the breach of any other covenant contained in this lease, on the part of Sublessee to be kept or performed, Sublessee shall pay to Sublessor a reasonable attorney's fee and such attorney's fee shall be deemed to have accrued on the commencement of such action and shall be paid whether or not such action is prosecuted to judgment.

### **Section 22**

#### **Effect of Failure to Insist on Strict Compliance With Conditions**

The failure of either party to insist on strict performance of any covenant or condition of this agreement, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance. This sublease cannot be changed or terminated orally.

### **Section 23**

#### **Sublessor's Right to Inspection, Repair, and Maintenance**

Sublessor may enter the premises at any reasonable time, upon adequate notice to Sublessee (except that no notice need be given in the case of emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the premises or the building, as Sublessor deems necessary or desirable. Sublessee shall have no claim or cause of action against Sublessor by reason of such entry.

## **Section 24**

### **Interruption of Services or Use**

Interruption or curtailment of any service maintained in the building, if caused by strikes, mechanical difficulties, or any causes beyond Sublessor's control whether similar or dissimilar to those enumerated, shall not entitle Sublessee to any claim against Sublessor or to any abatement in rent, and shall not constitute constructive or partial eviction, unless Sublessor fails to take such measures as may be reasonable in the circumstances to restore the service without undue delay. If the premises are rendered untenable in whole or in part, for a period of one (1) business day by the making of repairs, replacements, or additions, other than those made with Sublessee's consent or caused by misuse or neglect by Sublessee or Sublessee's agents, servants, visitors, or licensees, there shall be a proportionate abatement of rent during the period of such untenability.

## **Section 25**

### **Conditions of Sublessor's Liability**

Sublessee shall not be entitled to claim a constructive eviction from the premises unless Sublessee shall have first notified Sublessor in writing of the condition or conditions giving rise to such eviction, and, if the complaints be justified, unless Sublessor shall have failed within a reasonable time after receipt of such notice to remedy such conditions.

## **Section 26**

### **Sublessor's Right to Show Premises**

Sublessor may show the premises during the two (2) months prior to termination of this lease, to prospective tenants, during business hours upon reasonable notice to Sublessee.

## **Section 27**

### **Effect of Other Representations**

No representations or promises shall be binding on the parties to this agreement except those representations and promises contained herein or in some future writing signed by the party making such representations or promises.

## **Section 28**

### **Peaceful Enjoyment**

Sublessor covenants that if, and so long as Sublessee pays the rent, any additional rent as herein provided, and performs the covenants of this lease, Sublessee shall peaceably and quietly have, hold, and enjoy the premises for the term herein mentioned, subject to the provisions of this sublease.

**Section 29**  
**Waiver of Jury Trial**

To the extent such waiver is permitted by law, the parties waive trial by jury in any action or proceeding brought in connection with this lease or the premises.

**Section 30**  
**Quincy Park District Lease**

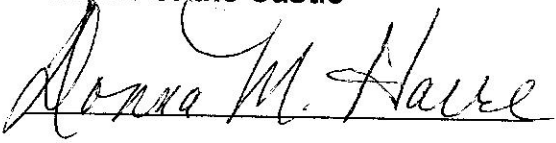
All of the terms, provisions, conditions and covenants of the Lease between the Quincy Park District and Sublessor dated January 18, 2017 not inconsistent with the terms of this sublease are made applicable to the Sublessee and are made a part hereof, incorporated herein by reference and attached hereto as Exhibit 1.

**Section 31**  
**Section Headings**

The section headings in this sublease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this sublease or any of its provisions.

Dated: February 11, 2021

**Friends of the Castle**



By: Its Board of Directors President

**Sublessor**

**Quincy Area Convention and Visitors Bureau**



By: Its Executive Director

**Sublessee**



# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR SUNSET PARK, RIVERVIEW PARK, BERRIAN PARK AND INDIAN MOUNDS PARK ROADS TAR & CHIP REPLACEMENT: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The Sunset Park, Riverview Park and Berrian Park roads are a 2021 Bond Project. Indian Mounds Park road is in the 2021 operating budget. These roads have not been resurfaced since the early 2000's.

Bids were prepared by staff and advertised in the local newspaper. The bid opening was held on February 25, 2021.

One bid was received from Diamond Construction for \$120,000.

- Sunset Park \$41,000 (BOND 2021) budgeted, actual cost \$34,590
- Riverview Park \$27,000 (BOND 2021) budgeted, actual cost \$22,687.50
- Berrian Park \$15,000 (BOND 2021) budgeted, actual cost \$12,675
- Indian Mounds Park \$52,000 (OPERATIONAL) budgeted, actual cost \$50,047.50

Attached to this report is a copy of the bid tabulation, scope of work, overview of parks, and the advertisement.

**FISCAL IMPACT:** \$83,000 has been budgeted from the 2021 G.O. Bond for Sunset Park, Riverview Park and Berrian Park for this project. \$52,000 has been budgeted in the operational budget for the Indian Mounds Park road.

**STAFF RECOMMENDATION:** Staff recommends approval of the bid from Diamond Construction for \$120,000 for Sunset Park, Riverview Park, Berrian Park and Indian Mounds Park road tar and chip replacement.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

Sunset/Riverview/Berrian/Indian Mounds Quincy Park District Quincy, Illinois 62301		DIAMOND CONSTRUCTION	
Base Bid for Tar & Chip Work	\$135,000	\$120,000	
Bid security if work exceeds \$50,000		X	



I certify the above is a tabulation of bids received by the  
Quincy Park District at 10:00 a.m. on February 25, 2021  
at the Quincy Park District Board Room, 1231 Bonansinga Drive, Quincy, Il. 62301

*RM FL*

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## **Sunset Park/Riverview Park/Berrian Park/Indian Mounds Park Tar & Chip**





### **EXACT SCOPE OF WORK TO BE PERFORMED**

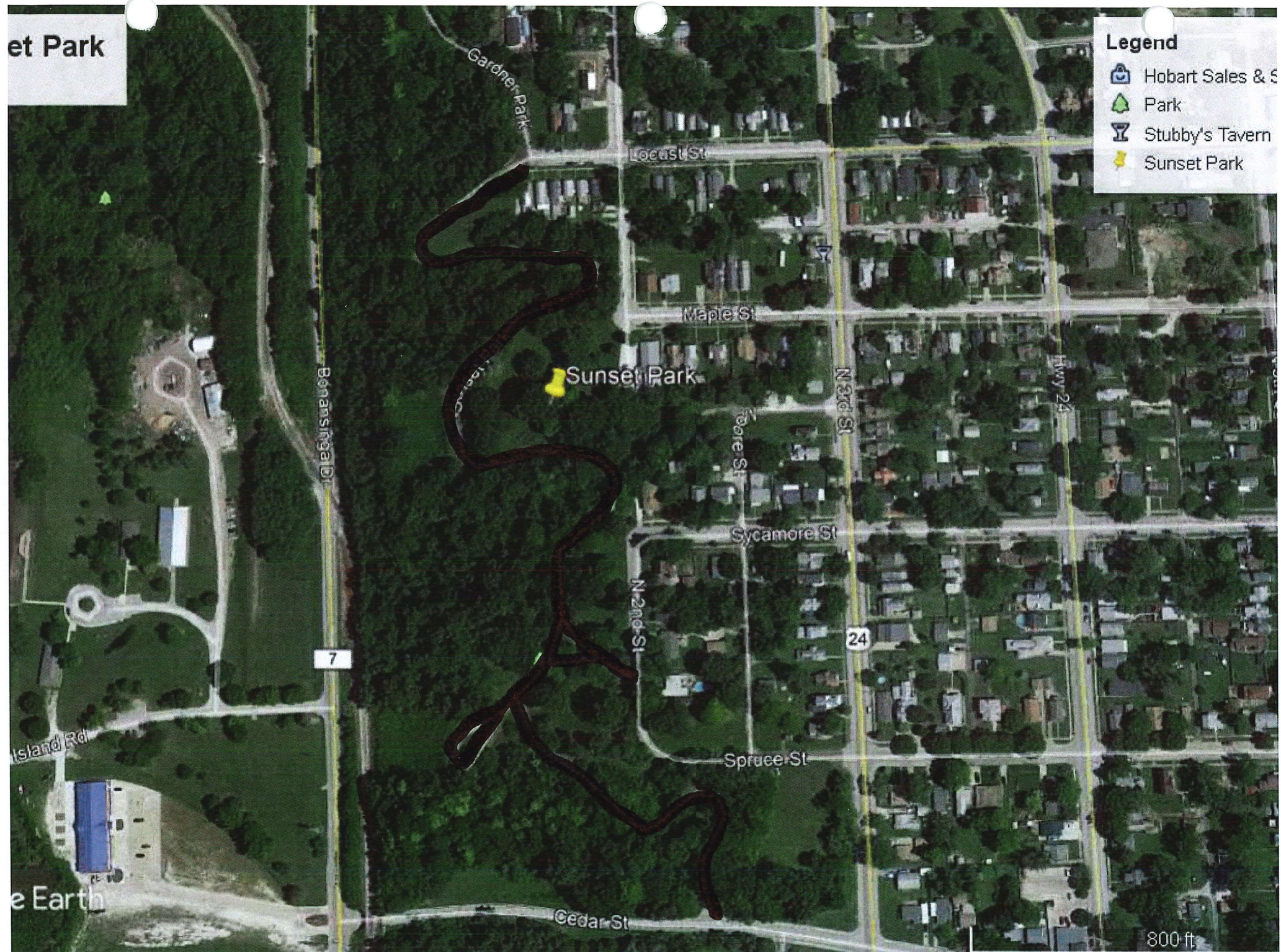
- Broom off all loose chips on parking lot inside black outline
- Dispose of chips in a proper manner
- Apply 1 coat of oil and chip to entire lot inside the red outline
- On-site meeting to go over scope of work February 16, 2021 10:00 after the Wavering Park meeting.
- All labor will be prevailing wage based on current prevailing wage for Illinois
- Minimum \$2,000,000 liability Insurance
- Performance Payment Bond or Irrevocable Letter of Credit of 5% of entire project (If over \$50,000)
- Bids will be opened February 25<sup>th</sup> at 10:00 a.m. in the Quincy Park District Board Room
- Work to be completed by November 1, 2021
- Sunset Park, Riverview Park, Berrian Park and Indian Mounds Park tar and chip is one base bid with prices separated for each project.



et Park

Legend

-  Hobart Sales & S
-  Park
-  Stubby's Tavern
-  Sunset Park



e Earth

800 ft



# view Park

escription for your map.

Legend

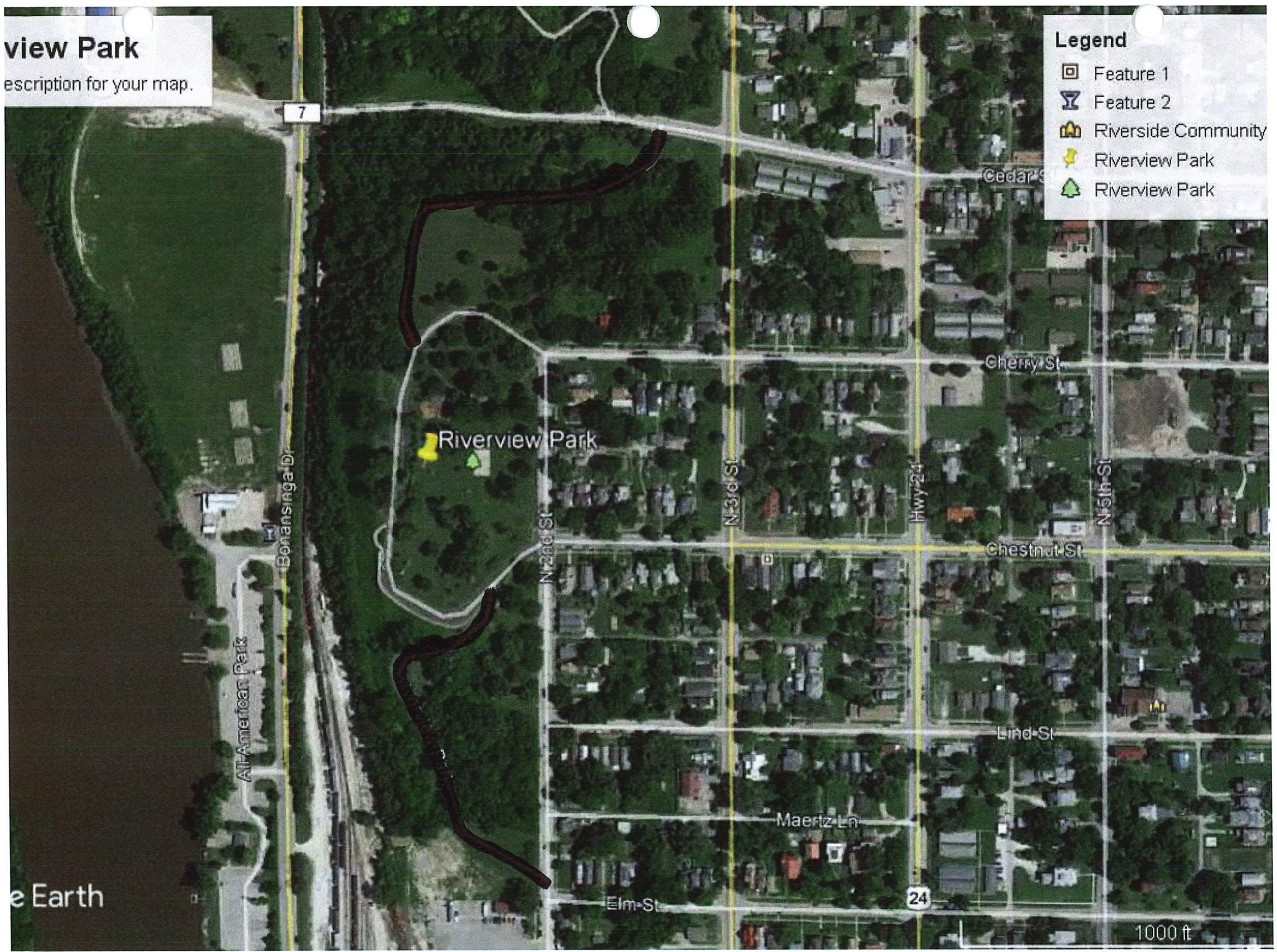
 Feature 1

 Feature 2

 Riverside Community

 Riverview Park

 Riverview Park





# an Park

escription for your map.



## Legend

-  Berrian Park
-  Berrian Park



# Indian Mounds Park

Write a description for your map.

## Legend

- Gardner Den
- ▲ Indian Mound
- ★ Indian Mound

Indian Mounds Park

Valley Rd

500 ft

e Earth



**Quincy Park District  
INVITATION TO BID**

The Quincy Park District is requesting bids from qualified Contractors for the following projects:

**TAR & CHIP WORK TO BE PERFORMED AT SUNSET PARK/RIVERVIEW PARK/  
BERRIAN PARK/INDIAN MOUNDS PARK  
ASPHALT MILLING & RESURFACING AT WAVERING PARK**

Sealed bids for **TAR & CHIP WORK TO BE PERFORMED AT SUNSET PARK/RIVERVIEW PARK/BERRIAN PARK/INDIAN MOUNDS PARK AND ASPHALT MILLING & RESURFACING WAVERING PARK**, in Quincy, Adams County, Illinois, described herein will be received at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois 62301, until 10:00 am, local time, on Thursday, February 25, 2021 and at that time be publicly opened and read aloud in the Board Room.

Project specifications may be obtained at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois 62301, during regular business hours, 9:00 a.m. - 4:00 p.m., Monday through Friday.

Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract.

Proposals shall be accompanied by a *5% Proposal Guarantee*, in accordance with the Specifications.

Owner reserves the right to reject any and all bids, to accept other than the lowest bid, and to waive any irregularities or informalities in bids received.

*Quincy Park District  
Rome Frericks, Executive Director*



# QUINCY PARK DISTRICT

Board of Commissioners

Date of Board Meeting: March 10, 2021

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR WAVERING PARK ABUTMENT REPLACEMENT ON 39<sup>TH</sup> STREET: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The culvert giving access to Wavering Park on 39<sup>th</sup> Street is beginning to deteriorate and has been identified for replacement on the 2021 bond project list.

Bids were prepared by staff and advertised in the local newspaper. The bid opening was held on March 4, 2021.

Three bids were received with the low bid coming from Laverdiere Construction for \$153,994.

Project completion is estimated to be June 1, 2021.

Attached to this report is a copy of the bid tabulation and bid advertisement.

**FISCAL IMPACT:** The \$153,994 for the project is included on the 2021 Bond project list.

**STAFF RECOMMENDATION:** Staff recommends the approval of the bid from Laverdiere Construction for \$153,994 for the Wavering Park abutment replacement.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

# KLINGNER

& ASSOCIATES, P. C.

Engineers • Architects • Surveyors

QUINCY · GALESBURG · BURLINGTON · PELLA · HANNIBAL · COLUMBIA

OWNER NAME: Quincy Park District

Bid Date: Thursday, March 04, 2021

Bid Location: Quincy Park District Board Office

Bid Time: 10:00 AM

Project No.: 20-0355

Architect/Engineer's Estimate: \_\_\_\_\_

PROJECT NAME: Wavering Park 39th St Culvert Replacement

## BID TABULATION

Contractor	Engineer's Estimate	D & L Excavating	Laverdiere Construction	County Contractors			
Bid Bond or Certified Check		X	X	X			
Addenda Acknowledged							
Addendum 1		X	X	X			
Base Bid	\$269,000.00	\$154,490.00	\$153,994.00	\$164,600.00			

Respectfully Submitted By:

*David C. Duke*

3/4/2021

Project Manager Name

Date

Klingner & Associates, PC

Quincy, IL – Phone (217) 223-3670  
 Galesburg, IA – Phone (309) 343-1268  
 Burlington, IA – Phone (319) 752-3603  
 Davenport, IA – Phone (563) 359-1348  
 Pella, IA – Phone (515) 612-7402  
 Columbia, MO – Phone (573) 355-5988  
 Hannibal, MO – Phone (573) 221-0020

**SECTION 001113**  
**ADVERTISEMENT FOR BIDS**

The **Quincy Park District** will receive Bids for **Project #1: Wavering Park 39<sup>th</sup> Street Culvert Replacement** and **Project #2: Bill Klingner Trail Lot 16 Parking Lot** until the time and date as listed below at the **Quincy Park District Board Office, 1231 Bonansigna Drive, Quincy, Illinois**, at which time and place all bids will be publicly opened and read aloud.

**Wavering Park 39<sup>th</sup> Street Culvert Replacement:**

Prebid Meeting: Thursday, February 18<sup>th</sup>, 2021 at 10:00 a.m. local time.

Bid Opening: Thursday, March 4<sup>th</sup>, 2021; 10:00 a.m. local time.

**Bill Klingner Trail Lot 16 Parking Lot:**

Prebid Meeting: Thursday, February 18<sup>th</sup>, 2021 at 11:00 a.m. local time.

Bid Opening: Thursday, March 4<sup>th</sup>, 2021; 10:30 a.m. local time.

Bids are invited upon the items and quantities of work as follows:

Wavering Park 39<sup>th</sup> Street Culvert Replacement: **(insert description of work)**

Bill Klingner Trail Lot 16 Parking Lot: **(insert description of work)**

Digital contract documents for Project #1 and #2, including plans and technical specifications will be available starting February 10<sup>th</sup>, 2021 at [www.klingnerplanroom.com](http://www.klingnerplanroom.com). Electronic documents are available at no charge, but printing costs are the responsibility of the Contractor. Technical questions regarding interpretations of the bidding documents shall be directed to Klingner & Associates PC at 217-223-3670; [dcd@klingner.com](mailto:dcd@klingner.com).

All proposals shall be accompanied by either a bid bond on the "Proposal Bid Bond" form contained in the project manual, executed by a corporate surety company satisfactory to the Quincy Park District, or a bank cashier's check, an irrevocable letter of credit or a properly certified check payable to the Quincy Park District, for not less than 5 percent (5%) of the amount bid, or for the amount listed in the specifications.

No bid may be withdrawn after the time for opening of the bids is past.

The Quincy Park District is an Equal Opportunity Employer and encourages minority group participation in the bidding and construction process.

Bidders are notified that not less than the prevailing wage rate as determined by the Illinois Department of Labor shall be paid to all workmen performing work under this contract.

Bids may be held by Quincy Park District for a period not to exceed 45 days from the date of the opening of Bids for the purpose of reviewing the Bids and investigating the qualifications of Bidders, prior to awarding of the Contract. The Quincy Park District reserves the right to reject any or all proposals and to waive technicalities.

**January 2021**

By: Matt Higley

Title Director of Parks

# QUINCY PARK DISTRICT

Board of Commissioners

Date of Board Meeting: March 10, 2021

## **STAFF RECOMMENDATION**

**AGENDA ITEM: BID FOR WAVERING PARK FROM THREE WAY STOP TO 39<sup>TH</sup> STREET MILLING AND RESURFACING: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** Wavering Park three way stop to 39<sup>th</sup> Street milling and resurfacing is a 2021 Bond Project. These roads have not been resurfaced since the mid 1990's.

Bids were prepared by staff and advertised in the local newspaper. The bid opening was held on February 25, 2021.

One bid was received with the low bid coming from Diamond Construction for \$74,000.

Attached to this report is a copy of the bid tabulation, scope of work, and the advertisement.

**FISCAL IMPACT:** \$80,000 has been budgeted from the 2021 G.O. Bond for this project.

**STAFF RECOMMENDATION:** Staff recommends approval of the low bid from Diamond Construction for \$74,000 for Wavering Park three way stop to 39<sup>th</sup> street road milling and resurfacing.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

Wavering Park resurfacing Quincy Park District Quincy, Illinois 62301		DIAMOND CONSTRUCTION	
Base Bid for Wavering Park	\$80,000	\$74,000	
Bid security if work exceeds \$50,000		X	



I certify the above is a tabulation of bids received by the  
Quincy Park District at 10:00 a.m. on February 25, 2021  
at the Quincy Park District Board Room, 1231 Bonansinga Drive, Quincy, Il. 62301

*Ram FL*

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## **Wavering Park Road Resurfacing (39<sup>th</sup> Street)**

### **EXACT SCOPE OF WORK TO BE PERFORMED**

- Mill along all entrances for smooth transitions
- Prime entire area with tack coat inside the black outline
- Apply a 2" asphalt overlay over entire area inside the red outline
- Re-stripe all parking stalls with yellow paint
- All labor will be prevailing wage based on current prevailing wage for Illinois
- On-site meeting to go over scope of work February 16, 2021 at 10:00 am at Wavering Park.
- Minimum \$2,000,000 liability Insurance
- Performance Payment Bond or Irrevocable Letter of Credit of 5% of entire project (If over \$50,000)
- Bids will be opened February 25th at 10:00 a.m. in the Quincy Park District Board Room
- Work to be completed by November 1, 2021

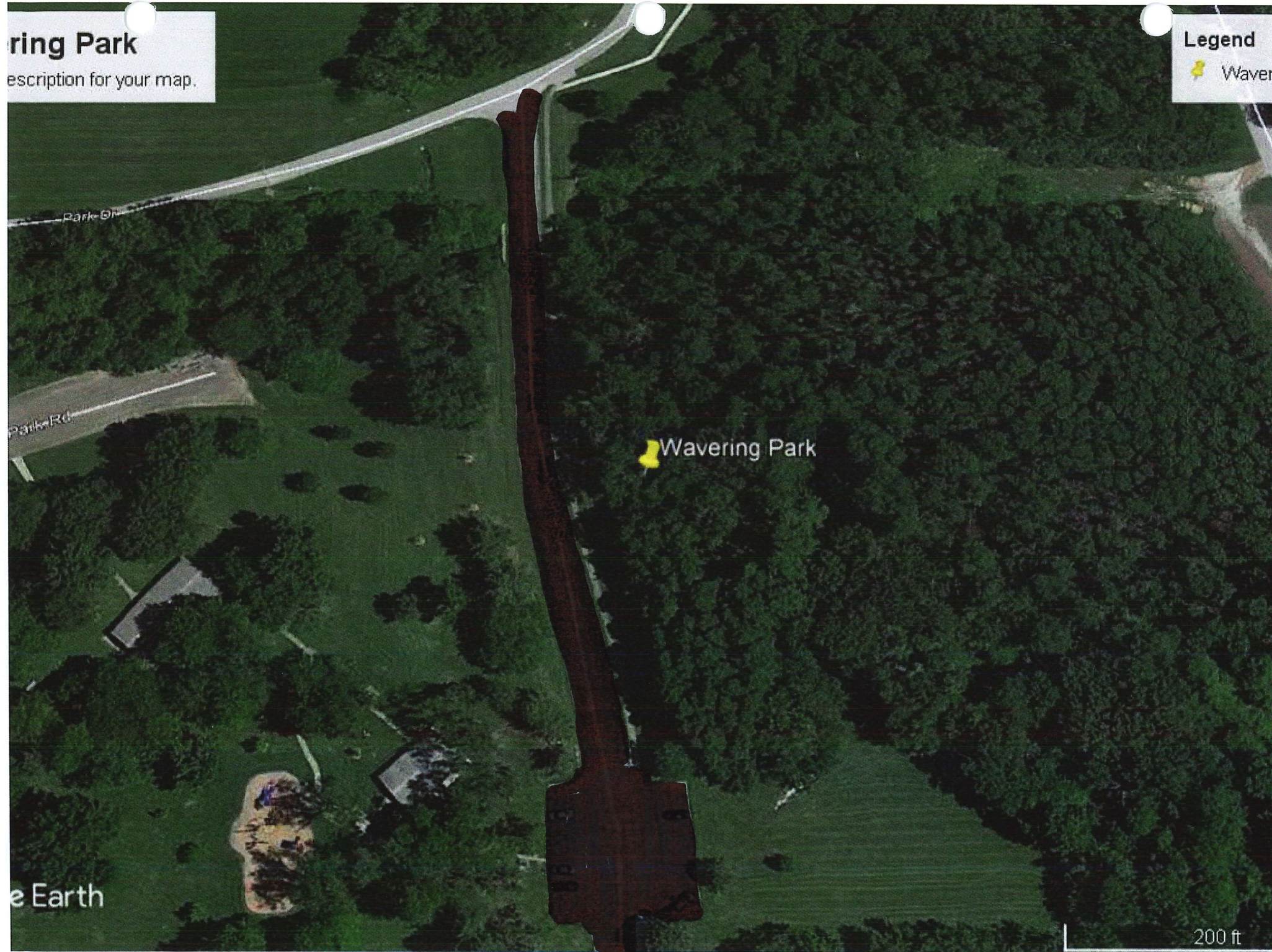


# ring Park

escription for your map.

## Legend

Waver



e Earth

200 ft



**SECTION 001113**  
**ADVERTISEMENT FOR BIDS**

The **Quincy Park District** will receive Bids for **Project #1: Wavering Park 39<sup>th</sup> Street Culvert Replacement** and **Project #2: Bill Klingner Trail Lot 16 Parking Lot** until the time and date as listed below at the **Quincy Park District Board Office, 1231 Bonansigna Drive, Quincy, Illinois**, at which time and place all bids will be publicly opened and read aloud.

**Wavering Park 39<sup>th</sup> Street Culvert Replacement:**

Prebid Meeting: Thursday, February 18<sup>th</sup>, 2021 at 10:00 a.m. local time.

Bid Opening: Thursday, March 4<sup>th</sup>, 2021; 10:00 a.m. local time.

**Bill Klingner Trail Lot 16 Parking Lot:**

Prebid Meeting: Thursday, February 18<sup>th</sup>, 2021 at 11:00 a.m. local time.

Bid Opening: Thursday, March 4<sup>th</sup>, 2021; 10:30 a.m. local time.

Bids are invited upon the items and quantities of work as follows:

Wavering Park 39<sup>th</sup> Street Culvert Replacement: **(insert description of work)**

Bill Klingner Trail Lot 16 Parking Lot: **(insert description of work)**

Digital contract documents for Project #1 and #2, including plans and technical specifications will be available starting February 10<sup>th</sup>, 2021 at [www.klingnerplanroom.com](http://www.klingnerplanroom.com). Electronic documents are available at no charge, but printing costs are the responsibility of the Contractor. Technical questions regarding interpretations of the bidding documents shall be directed to Klingner & Associates PC at 217-223-3670; [dcd@klingner.com](mailto:dcd@klingner.com).

All proposals shall be accompanied by either a bid bond on the "Proposal Bid Bond" form contained in the project manual, executed by a corporate surety company satisfactory to the Quincy Park District, or a bank cashier's check, an irrevocable letter of credit or a properly certified check payable to the Quincy Park District, for not less than 5 percent (5%) of the amount bid, or for the amount listed in the specifications.

No bid may be withdrawn after the time for opening of the bids is past.

The Quincy Park District is an Equal Opportunity Employer and encourages minority group participation in the bidding and construction process.

Bidders are notified that not less than the prevailing wage rate as determined by the Illinois Department of Labor shall be paid to all workmen performing work under this contract.

Bids may be held by Quincy Park District for a period not to exceed 45 days from the date of the opening of Bids for the purpose of reviewing the Bids and investigating the qualifications of Bidders, prior to awarding of the Contract. The Quincy Park District reserves the right to reject any or all proposals and to waive technicalities.

**January 2021**

By: Matt Higley

Title Director of Parks



# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR ROCK WALL REPAIRS AT PARKER HEIGHTS PARK, SUNSET PARK, RIVERVIEW PARK AND INDIAN MOUNDS PARK: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The rock walls in Parker Heights Park, Sunset Park, Riverview Park and Indian Mounds Park hold back the banks along the road sides and are in need of repair to eliminate the erosion along the road sides.

Bids were advertised in the local newspaper and the bid opening was held on February 25, 2021.

Three bids were received. The low bid of \$38,110 was submitted by Vonderhaar Masonry Construction.

Vonderhaar Masonry Construction. will repair the stone walls by removing the damaged portion of the wall and rebuilding it with the existing stone.

- Parker Heights Park \$5,000 budgeted, actual cost \$7,580
- Sunset Park \$5,000 budgeted, actual cost \$14,970
- Riverview Park \$10,000 budgeted, actual cost \$11,570
- Indian Mounds Park \$10,000 budgeted, actual cost \$3,990

Attached to this report is a copy of the advertisement and bid tabulation.

**FISCAL IMPACT:** \$30,000 of this project will be paid from the 2021 G.O. Bond with the remaining \$8,110 coming from the uncommitted excess funds in the 2021 G.O. Bond of \$125,286.

**STAFF RECOMMENDATION:** Staff recommends the board approve the low bid from Vonderhaar Masonry Construction for repairs to the Parker Heights Park, Sunset Park, Riverview Park and Indian Mounds Park rock walls as described above for \$38,110.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

Parker Heights/Sunset/Riverview/Indian Mounds Quincy Park District Quincy, Illinois 62301		RUPP MASONRY	VONDERHARR MASONRY	NMC GENERAL CONTRACTING	
Base Bid for Rock Wall Repairs	\$30,000	\$55,300	\$38,110	\$79,760	
Bid security if work exceeds \$50,000		X		X	



I certify the above is a tabulation of bids received by the  
Quincy Park District at 10:30 a.m. on February 25, 2021  
at the Quincy Park District Board Room, 1231 Bonansinga Drive, Quincy, IL. 62301

*Rm FL*



## **Rock Wall Repair at Parker Heights Park, Sunset Park, Riverview Park and Indian Mounds Park**

### **EXACT SCOPE OF WORK TO BE PERFORMED**

- **Provide Material and Labor for repair of the stone walls**
- **Dispose of waste in a proper manor**
- **Tear down bad/loose sections of stone wall**
- **Rebuild wall with existing stone salvaged from the wall**
- **All labor will be prevailing wage based on current prevailing wage for Illinois**

- **Parker Heights Park Dimension:**

- A. 21' x 2'
- B. 15' x 3'
- C. 15' x 4'
- D. 12' x 2'
- E. 15' x 1'
- F. 12' x 5'

- **Sunset Park Dimensions:**

- A. 15' x 30"
- B. 45' x 3'
- C. 3' x 3'
- D. 45' x 18"
- E. 60' x 6" to 3'
- F. 36' x 6" to 3'
- G. 24' x 2'

- **Riverview Park Dimensions:**

- A. 184' x 2'

- **Indian Mounds Park Dimensions:**

- A. 6' x 4'
- B. 6' x 4'
- C. 10' x 18"
- D. 40' x 18"

- **Parker Heights Park, Sunset Park, Riverview Park and Indian Mounds Park rock wall repair is one base bid with prices separated for each project.**

Quincy Park District

Rome Frericks

COMMISSIONERS

John Frankenhoff, President

Barbara Holthaus, Vice President

Vicki Dempsy – Patty McGlothlin - Nathan Koettters - Roger Leenerts - Jeff Steinkamp

Rome Frericks, Executive Director  
David Penn, Attorney

**Quincy Park District  
INVITATION TO BID**

The Quincy Park District is requesting bids from qualified Contractors for the following projects:

**ROCK WALL REPAIRS**

Sealed bids for **ROCK WALL REPAIR WORK TO BE PERFORMED AT PARKER HEIGHTS PARK/SUNSET PARK/RIVERVIEW PARK/INDIAN MOUNDS PARK**, in Quincy, Adams County, Illinois, described herein will be received at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois 62301, until 10:30 am, local time, on Thursday, February 25, 2021 and at that time be publicly opened and read aloud in the Board Room.

Project specifications may be obtained at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois 62301, during regular business hours, 9:00 a.m. - 4:00 p.m., Monday through Friday.

Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract.

Proposals shall be accompanied by a *5% Proposal Guarantee*, in accordance with the Specifications.

Owner reserves the right to reject any and all bids, to accept other than the lowest bid, and to waive any irregularities or informalities in bids received.

*Quincy Park District*

*Rome Frericks, Executive Director*

# QUINCY PARK DISTRICT

Board of Commissioners

Date of Board Meeting: March 10, 2021

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR STUMP REMOVAL IN VARIOUS LOCATIONS: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The dead tree removal, along with earlier storms, has left many stumps to be removed from Quincy's parks. Our inventory states that we have approximately 122 stumps of various sizes and in various locations. Quincy Park District staff will remove all debris, backfill with dirt, seed and straw all the locations in order to reduce the expense of this project.

Bids were prepared by staff and advertised in the local newspaper and the bid opening was held on February 25, 2021.

We received three proposals. The low bid was from Littleton Storm and Timber Services Inc. for \$9,720.00 for the stump removal at various locations.

Behind this report is a copy of the stump removal bid tabulations, scope of work, advertisement for stump removals, and map of stump locations.

**FISCAL IMPACT:** \$20,000 has been set aside from the 2021 General Obligation Bond for this project.

**STAFF RECOMMENDATION:** Staff recommends approval of the bid for \$9,720.00 from Littleton Storm and Timber Services Inc. for stump removal throughout the entire Park District.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

Park District Stump Grinding Quincy Park District Quincy, Illinois 62301		BRUMBAUGH TREE SERVICE	TREES R US	LITTLETON STORM & TIMBER	
Base Bid for District Wide Stump Grinding	\$20,000	\$24,125	\$12,135	\$9,720	
Bid security if work exceeds \$50,000					



I certify the above is a tabulation of bids received by the  
Quincy Park District at 9:00 a.m. on February 25, 2021  
at the Quincy Park District Board Room, 1231 Bonansinga Drive, Quincy, IL 62301

*Rom FL*

# **Quincy Park District Request for Bids**



## **STUMP REMOVAL AT VARIOUS PARK LOCATIONS, QUINCY, ILLINOIS**

**Due February 25, 2021**

Bids to be submitted by 9:00 am, local time, on Thursday, February 25, 2021  
1231 Bonansinga Drive, Quincy, Illinois 62301

**By:**  
**Rome Frericks**  
**Executive Director**  
**Quincy Park District**

## **Quincy Park District Request for Bids**

The Quincy Park District is requesting bids from qualified Contractors for the following project:

### **STUMP REMOVAL AT VARIOUS PARK LOCATIONS, QUINCY ILLINOIS.**

Sealed bids for **STUMP REMOVAL AT VARIOUS PARK LOCATIONS, QUINCY ILLINOIS**, in Adams County, Illinois, described herein will be received at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois until 9:00 am, local time, on Thursday, February 25, 2021 and at that time be publicly opened and read aloud in the Board Room.

The proposed project is to remove by grinding, the stumps designated in the bid documents.

Project specifications may be obtained at the business offices of the Quincy Park District, 1231 Bonansinga Drive, Quincy, IL during regular business hours, 9:00 a.m. - 4:00 p.m., Monday through Friday.

Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract.

Proposals shall be accompanied by a *5% Proposal Guarantee*, in accordance with the Specifications.

The Quincy Park District is an Equal Opportunity Employer and encourages minority group participation in the bidding and construction process.

Owner reserves the right to reject any and all bids, to accept other than the lowest bid, and to waive any irregularities or informalities in bids received.

*Quincy Park District  
Matt Higley  
Director of Parks*



## INFORMATION TO BIDDERS

### 1.01 PROJECT

Remove stumps by grinding, as specified in this document

### 1.02 INFORMATION

Matt Higley  
Director of Parks  
217-222-7703  
Email: mhigley@quincyparkdistrict.com

### 1.03 DESCRIPTION OF WORK

#### 1. Base Bid

- a. Grind designated stumps to a depth of 12 inches and surface roots to a depth of 8 inches.
- b. Leave chips piled next to the stump hole.
- c. Chip removal and backfilling will be by the owner.

### 2.00 EXPERIENCE

The responsible bidder must demonstrate significant experience in related work in the past two years. Bidders will submit a list of similar work completed within the last two years with their bids. The list should contain: owner, location, work performed and month and year work were completed along with owner address and phone number.

### Stump Locations

1. The attached sheets list the number and location of stumps to be removed.
- 2 All stumps will be cut to 12" or less above ground level by the OWNER before work begins.
3. Work Summary:

<u>Location</u>	<u>Number of stumps to be removed</u>
All America	1
Berrian Park	10
Clat Adams Park	2
Emerson Park	1
Gardner Park	6
Indian Mounds Park	12
Johnson Park	6
Kesler Park	4
Lorenzo Bull Park	2
Madison Park	6
Moorman Park	4

Park Place	3
Q-Island/Marina	1
Reservoir Park	8
Riverview Park	4
South Park	29
South Park Tennis Area / R.J. Peters	7
Sunset Park	1
Washington Park	4
Wavering Park	8
Bill Klingner Trail 5 <sup>th</sup> to 12 <sup>th</sup>	2
<u>Bill Klingner Trail 12<sup>th</sup> to 18<sup>th</sup></u>	<u>1</u>
TOTAL	122

**Quincy Park District  
Request for Bids**

The Quincy Park District is requesting bids from qualified Contractors for the following project:

**STUMP REMOVAL AT VARIOUS PARK LOCATIONS, QUINCY ILLINOIS.**

Sealed bids for **STUMP REMOVAL AT VARIOUS PARK LOCATIONS, QUINCY ILLINOIS**, in Adams County, Illinois, described herein will be received at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois until 9:00 am, local time, on Thursday, February 25, 2021 and at that time be publicly opened and read aloud in the Board Room.

The proposed project is to remove by grinding, the stumps designated in the bid documents.

Project specifications may be obtained at the business offices of the Quincy Park District, 1231 Bonansinga Drive, Quincy, IL. during regular business hours, 9:00 a.m. - 4:00 p.m., Monday through Friday.

Proposals shall be accompanied by a *5% Proposal Guarantee*, in accordance with the Specifications.

Owner reserves the right to reject any and all bids, to accept other than the lowest bid, and to waive any irregularities or informalities in bids received.

*Quincy Park District  
Rome Frericks  
Executive Director*

February 2021

Stump

Removal

Locations

By

Park

Total of – 122

Contractor Bid

## Stump Removal by Park

- 1 – All America
- 10- Berrian Park
- 2 – Clat Adams Park
- 1 – Emerson Park
- 6 – Gardner Park
- 12 – Indian Mounds Park
- 6 – Johnson Park
- 4 – Kesler Park
- 2 – Lorenzo Bull Park
- 6 – Madison Park
- 4 – Moorman Park
- 3 – Park Place
- 1 – Quinsippi Island
- 8 – Reservoir Park
- 4 – Riverview Park
- 29 - South Park
- 7 – South Park (11<sup>th</sup> and Jackson)
- 1 – Sunset Park
- 2 – Trail (5<sup>th</sup> to 12<sup>th</sup> Street)
- 1 – Trail (12<sup>th</sup> to 18<sup>th</sup> Street)
- 4 – Washington Park
- 8 – Wavering Park
- 122 Total Stumps

## All America Park



● - 1 Stump location

## Berrian Park



● 10 stumps

## Clat Adams Park



● - 2 Stumps



## Emerson Park



● 1 Stump

## Gardner Park



● 6 stumps



## Indian Mounds Park



● 12 Stumps

(5)

(3)

## Johnson Park



● - 6 Stumps



Kesler Park



● 4 Stumps

## Lorenzo Bull Park



● 2 Stumps

## Madison Park



● 6 Stumps



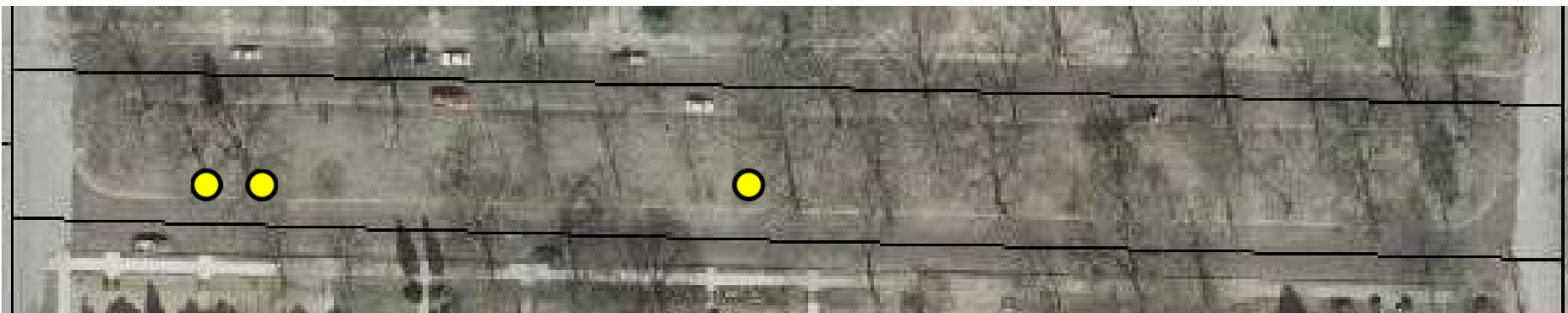
## Moorman Park



● - 4 Stumps



Park Place Blvd.



● - 3 Stumps

## Q-Island/Marina



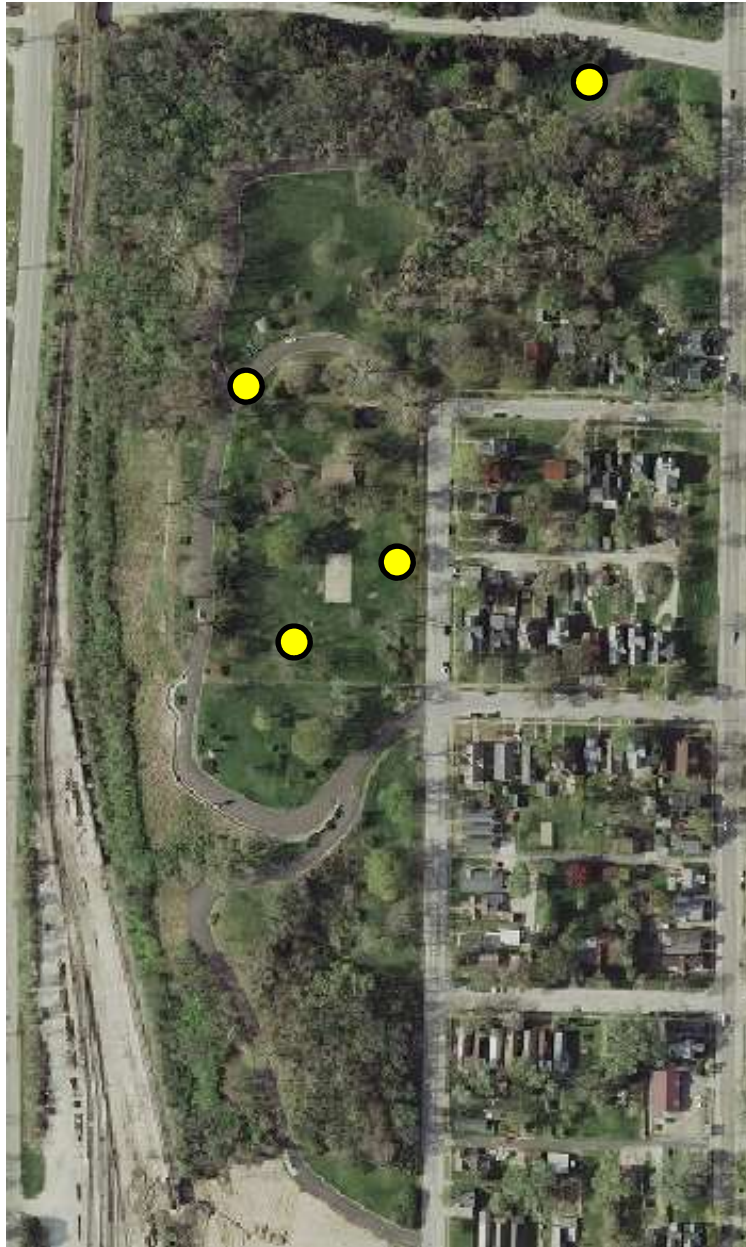
● - 1 Stump

## Reservoir Park



● 8 Stumps

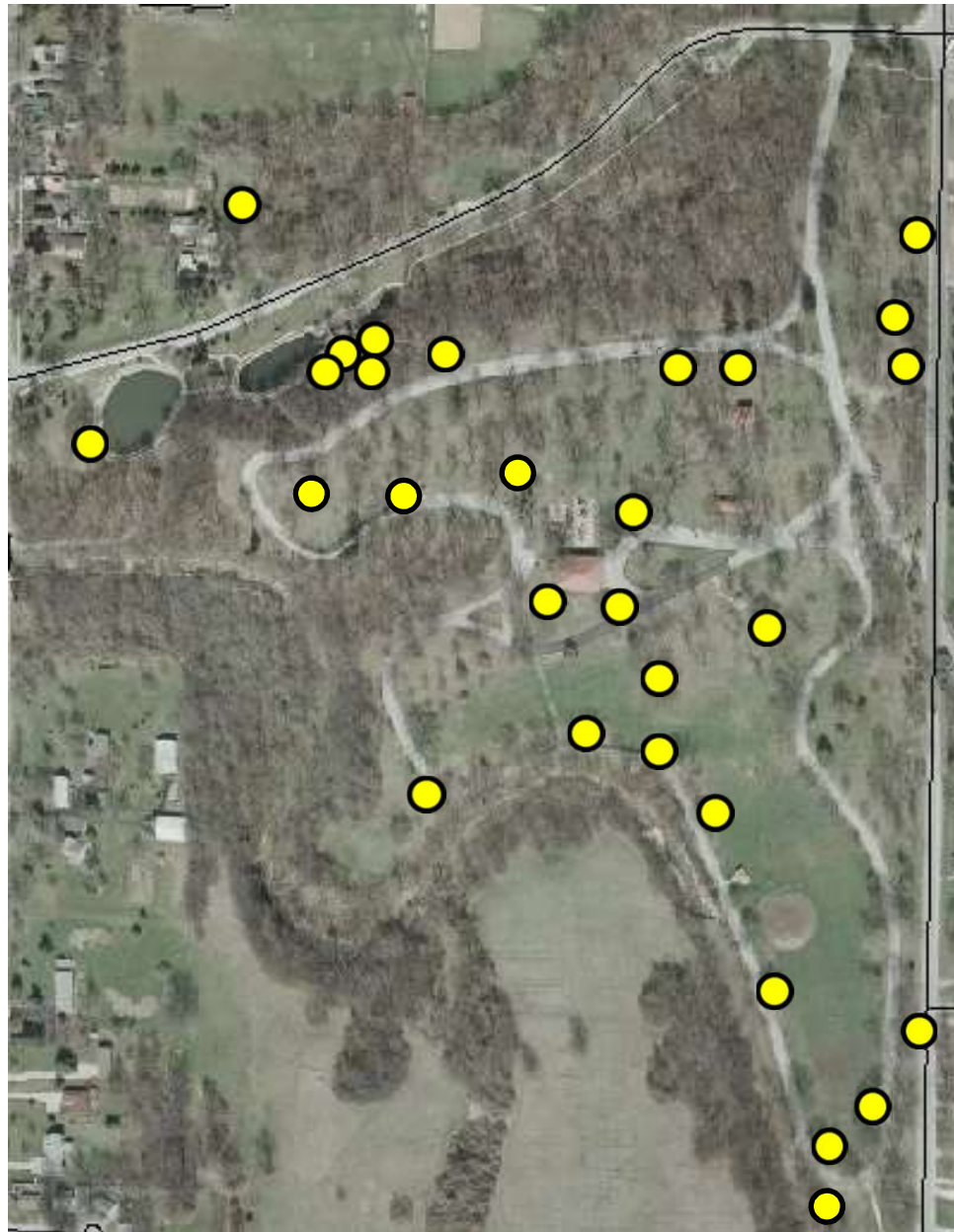
## Riverview Park



● - 4 Stumps



## South Park



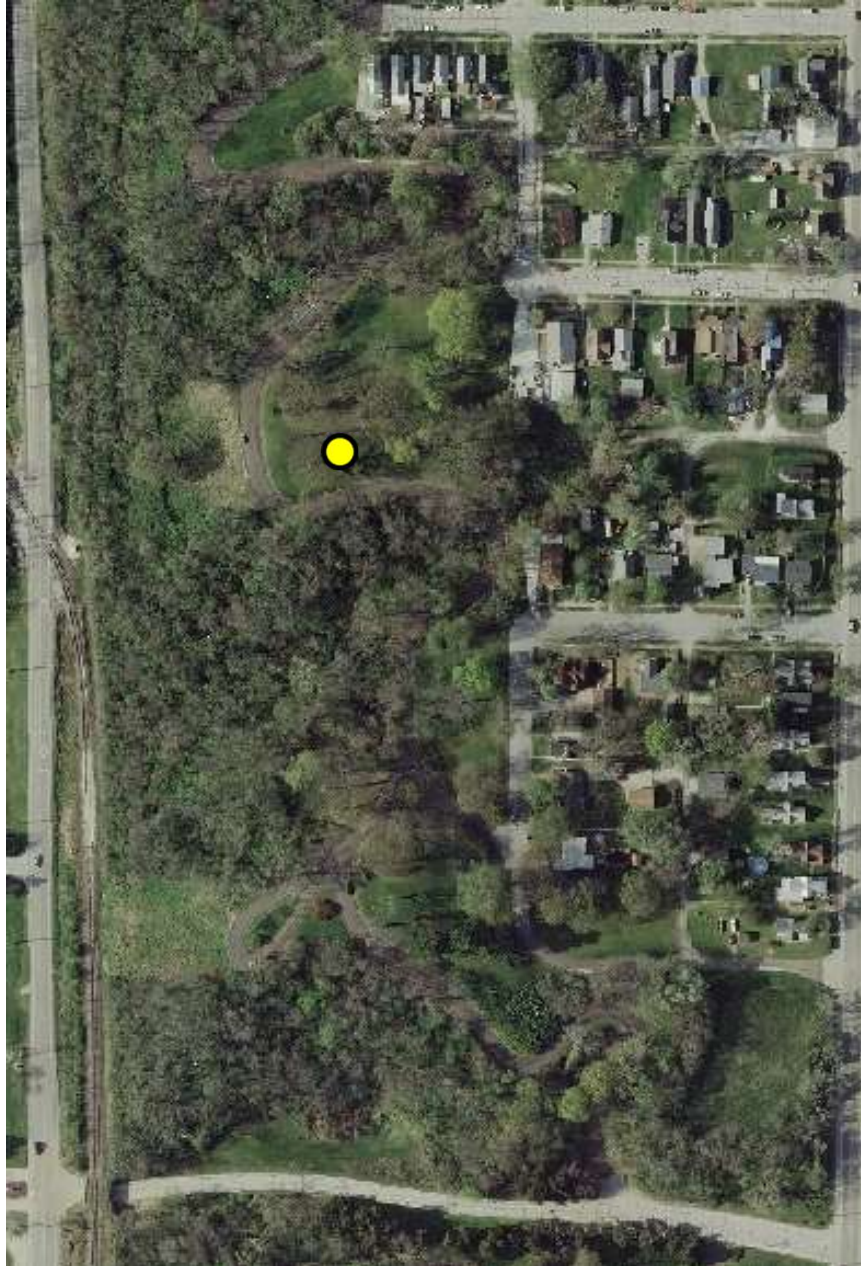
● 29 Stumps

## South Park 11<sup>th</sup> and Jackson



● 7 Stumps

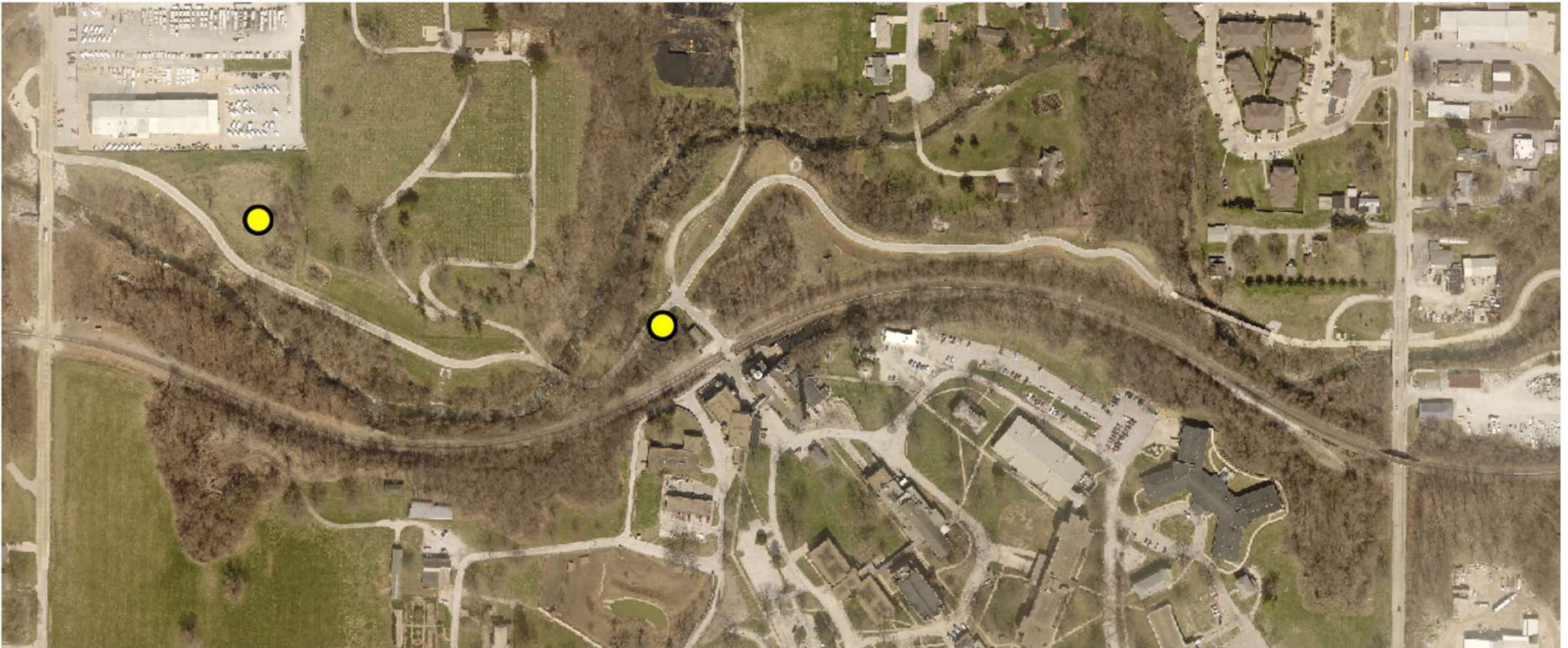
## Sunset Park



● 1 Stump



## Trail – 5<sup>th</sup> St. to 12<sup>th</sup> St.



● 2 Stumps

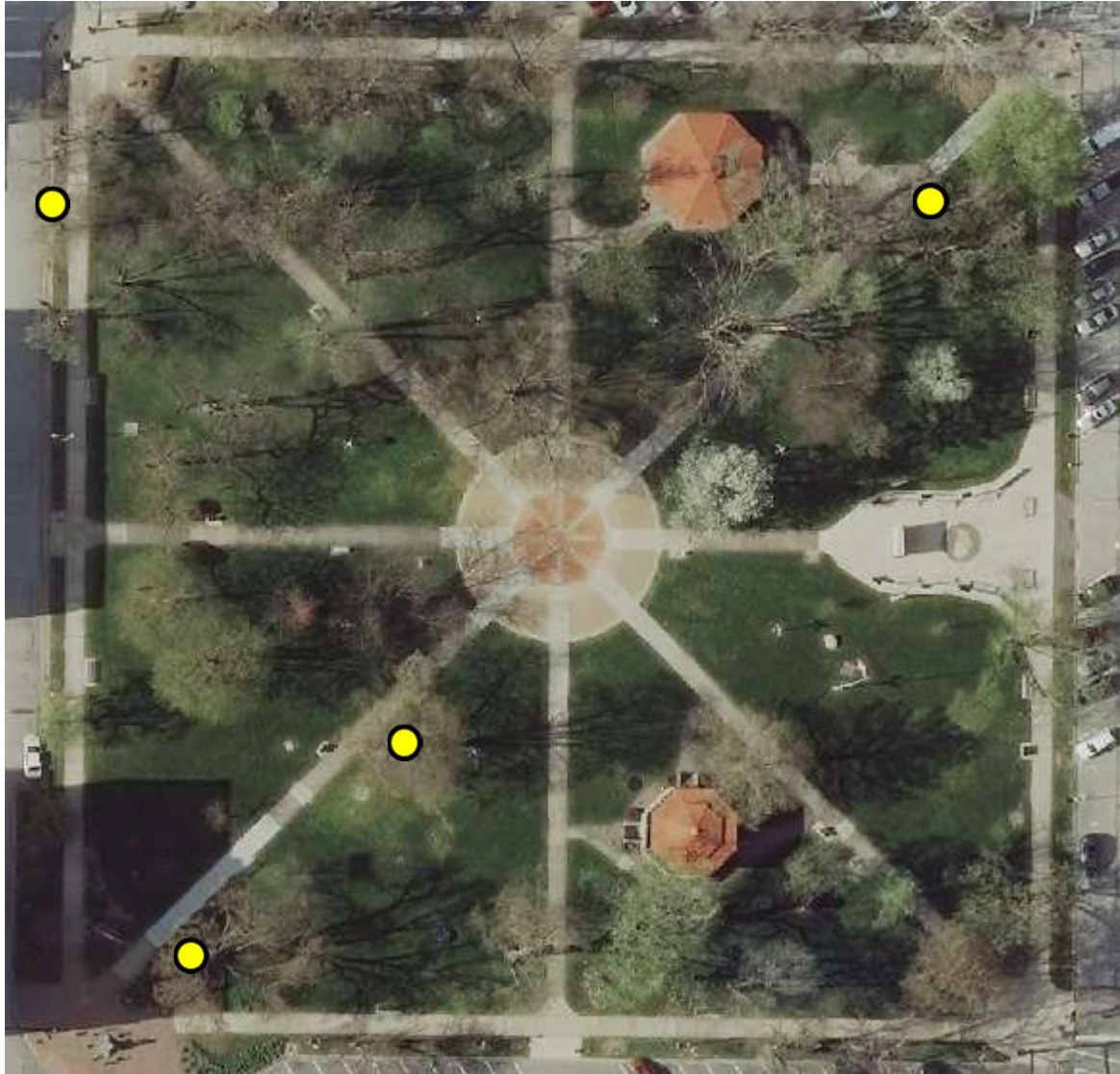


## Trail – 12<sup>th</sup> St. to 18<sup>th</sup> St.



● 1 Stump

## Washington Park



● 4 Stumps

## Wavering Park



● 8 Stumps

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR PARKING LOT AT 1820 QUINTRON WAY FOR THE BILL KLINGNER TRAIL: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** Due to the great popularity of the Bill Klingner Trail the 1820 Quintron Way parking lot was identified as a project on the 2021 bond list. The new parking lot will add an additional 55 parking stalls for trail users with 3 of the stalls being ADA accessible.

Staff advertised for bids in the local paper with a bid opening on March 4, 2021 in the Board Room.

Five bids were received with the low base bid B (concrete parking lot rather than an asphalt parking lot) coming from Laverdiere Construction for \$174,000 (\$5,666 per stall). Alternate Bid #2 of \$40,000 for an additional 24 parking stalls (\$1,666 per stall) and Alternate Bid #3 of \$16,000 for landscaping.

Behind this report is a copy of the bid tabulation and the bid advertisement.

**FISCAL IMPACT:** \$200,000 was budgeted for this project in the 2021 G.O. Bond and the remaining \$30,000 will be paid for with excess 2021 G.O. Bond funds.

**STAFF RECOMMENDATION:** Staff recommends the board approve the bid from Laverdiere Construction for the 1820 Quintron Way Parking Lot as described above for \$230,000.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

# KLINGNER

& ASSOCIATES, P. C.

Engineers • Architects • Surveyors

QUINCY • GALESBURG • BURLINGTON • PELLA • HANNIBAL • COLUMBIA

OWNER NAME: Quincy Park District

Thursday, March 4, 2021

Quincy Park District Board Office

10:30: AM

PROJECT NAME: Bill Klingner Trail Lot 16 Parking Lot

20-0300

## BID TABULATION

Contractor	Engineer's Estimate	D & L Excavating	Diamond Construction	Laverdiere Construction	Million Construction	Brian Schuette Construction		
Bid Bond or Certified Check		X	X	X	X	X		
Addenda Acknowledged								
Addendum 1		X	X	X	X	X		
Base Bid A- Asphalt Main	\$160,000.00	\$199,830.00	\$198,500.00		\$177,238.00			
Base Bid B- Concrete Main	\$214,000.00	\$203,870.00		\$174,000.00		\$246,388.00		
Alternate #1 -Asphalt	\$42,000.00	\$39,900.00	\$31,150.00		\$54,816.00			
Alternate #2 -Concrete	\$63,000.00	\$48,550.00		\$40,000.00		\$65,762.00		
Alternate #3 -Landscape	\$16,600.00	\$2,000.00	\$12,500.00	\$16,000.00	\$13,690.00	\$1,540.00		

Respectfully Submitted By:



3/4/2021

Project Manager Name

Date

Klingner & Associates, PC

Quincy, IL – Phone (217) 223-3670  
 Galesburg, IA – Phone (309) 343-1268  
 Burlington, IA – Phone (319) 752-3603  
 Davenport, IA – Phone (563) 359-1348  
 Pella, IA – Phone (515) 612-7402  
 Columbia, MO – Phone (573) 355-5988  
 Hannibal, MO – Phone (573) 221-0020



**SECTION 001113**  
**ADVERTISEMENT FOR BIDS**

The **Quincy Park District** will receive Bids for **Project #1: Wavering Park 39<sup>th</sup> Street Culvert Replacement** and **Project #2: Bill Klingner Trail Lot 16 Parking Lot** until the time and date as listed below at the **Quincy Park District Board Office, 1231 Bonansigna Drive, Quincy, Illinois**, at which time and place all bids will be publicly opened and read aloud.

**Wavering Park 39<sup>th</sup> Street Culvert Replacement:**

Prebid Meeting: Thursday, February 18<sup>th</sup>, 2021 at 10:00 a.m. local time.

Bid Opening: Thursday, March 4<sup>th</sup>, 2021; 10:00 a.m. local time.

**Bill Klingner Trail Lot 16 Parking Lot:**

Prebid Meeting: Thursday, February 18<sup>th</sup>, 2021 at 11:00 a.m. local time.

Bid Opening: Thursday, March 4<sup>th</sup>, 2021; 10:30 a.m. local time.

Bids are invited upon the items and quantities of work as follows:

Wavering Park 39<sup>th</sup> Street Culvert Replacement: **(insert description of work)**

Bill Klingner Trail Lot 16 Parking Lot: **(insert description of work)**

Digital contract documents for Project #1 and #2, including plans and technical specifications will be available starting February 10<sup>th</sup>, 2021 at [www.klingnerplanroom.com](http://www.klingnerplanroom.com). Electronic documents are available at no charge, but printing costs are the responsibility of the Contractor. Technical questions regarding interpretations of the bidding documents shall be directed to Klingner & Associates PC at 217-223-3670; [dcd@klingner.com](mailto:dcd@klingner.com).

All proposals shall be accompanied by either a bid bond on the "Proposal Bid Bond" form contained in the project manual, executed by a corporate surety company satisfactory to the Quincy Park District, or a bank cashier's check, an irrevocable letter of credit or a properly certified check payable to the Quincy Park District, for not less than 5 percent (5%) of the amount bid, or for the amount listed in the specifications.

No bid may be withdrawn after the time for opening of the bids is past.

The Quincy Park District is an Equal Opportunity Employer and encourages minority group participation in the bidding and construction process.

Bidders are notified that not less than the prevailing wage rate as determined by the Illinois Department of Labor shall be paid to all workmen performing work under this contract.

Bids may be held by Quincy Park District for a period not to exceed 45 days from the date of the opening of Bids for the purpose of reviewing the Bids and investigating the qualifications of Bidders, prior to awarding of the Contract. The Quincy Park District reserves the right to reject any or all proposals and to waive technicalities.

**January 2021**

By: Matt Higley

Title Director of Parks

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: BID FOR LORENZO BULL HOUSE PORCH IMPROVEMENTS: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The Lorenzo Bull House porch decking is weathered and in need of replacement. The porch decking and steps to the porch will be replaced with a PVC decking.

The scope of work includes removal and disposal of the existing wood porch and steps, examination and potential replacement of existing floor joists, installation of new tongue and groove PVC flooring to match existing flooring and trim around posts and paint to match. Work is to be completed by November 30, 2021.

Bids were prepared by staff and advertised in the local newspaper. The bid opening was held on March 4, 2021.

Three bids were received with the low bid coming from Frame to Finish Construction Co. for \$32,125.

Attached to this report is a copy of the bid tabulation and bid advertisement.

**FISCAL IMPACT:** \$40,000 is budgeted in the Museum fund 2021 budget for repairs.

**STAFF RECOMMENDATION:** Staff recommends accepting the low bid from Frame to Finish Construction Co. for \$32,125 for the Lorenzo Bull House porch improvements.

**PREPARED BY:** Matt Higley, Director of Parks

**BOARD ACTION:**

Lorenzo Bull House Porch Repair Quincy Park District Quincy, Illinois 62301	Estimated Cost	A.Fischer Builders	Frame to Finish Construction	Brian Schuette Construction
Base Bid Lorenzo Bull House Porch Repair	\$40,000	\$45,800	\$32,125	\$45,257
Bid security if work exceeds \$50,000				



I certify the above is a tabulation of bids received by the  
Quincy Park District at 11:00 a.m. on March 4, 2021  
at the Quincy Park District Board Room, 1231 Bonansinga Drive, Quincy, Il. 62301

*Rom FL*



## **Lorenzo Bull House Porch Improvements**

### **EXACT SCOPE OF WORK TO BE PERFORMED**

- Removal and disposal of existing wood porch flooring.
- Leave the newer PVC porch decking in place.
- Examine existing floor joists after flooring removal repair as needed.
- Install new PVC porch flooring to match existing repair area. Dimensions 1" x 3 1/8 x (10', 12' or 16') Tongue and Groove Profile Slate Gray in color. Existing PVC Decking by AZEK Building Products, Inc. 888 N. Keyser Ave. Scranton, PA 18504
- Install 3/4" base shoe around posts and paint to match.
- All labor will be prevailing wage based on current prevailing wage for Illinois.
- On-site meeting to go over scope of work February 17, 2021 at 10:00 am at Lorenzo Bull House.
- Minimum \$2,000,000 liability Insurance
- Performance Payment Bond or Irrevocable Letter of Credit of 5% of entire project (If over \$50,000)
- Bids will be opened March 4<sup>th</sup> at 11:00 a.m. in the Quincy Park District Board Room
- Work to be completed by November 30, 2021

**Quincy Park District  
INVITATION TO BID**

The Quincy Park District is requesting bids from qualified Contractors for the following project:

**LORENZO BULL HOUSE PORCH IMPROVEMENTS**

Sealed bids for **PORCH IMPROVEMENTS TO BE PERFORMED AT THE LORENZO BULL HOUSE**, in Quincy, Adams County, Illinois, described herein will be received at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois 62301, until 11:00 am, local time, on Thursday, March 4, 2021 and at that time be publicly opened and read aloud in the Board Room.

Project specifications may be obtained at the business office of the Quincy Park District, 1231 Bonansinga Drive, Quincy, Illinois 62301, during regular business hours, 9:00 a.m. - 4:00 p.m., Monday through Friday.

Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract.

Proposals shall be accompanied by a *5% Proposal Guarantee*, in accordance with the Specifications.

Owner reserves the right to reject any and all bids, to accept other than the lowest bid, and to waive any irregularities or informalities in bids received.

*Quincy Park District*

*Rome Frericks, Executive Director*

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

**AGENDA ITEM: MEMORANDUM OF SALE OF REAL PROPERTY AND BUILDINGS THEREON COMMONLY KNOWN AS LENANE PARK, 2600 BONANSINGA DRIVE, IN QUINCY, ILLINOIS: RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** At the 2019 Board Retreat, a timeline for the potential sale of Lenane Park was presented to the full Board to make the November ballot for taxpayer approval. Upon approval from the taxpayers, RESOLUTION NO. 20-03 was presented and approved by the Board authorizing acceptance of an irrevocable pledge regarding the sale of Lenane Park for a minimum guaranteed sale of \$65,000.

An auction was held on February 15, 2021 at 1:00 pm. at Lenane Park. There was one bidder during the auction and the lone bidder was Ellen's LLC, Illinois Limited Liability Company. The winning bid amount of \$10,000 was accepted by Attorney Penn for the sale of Lenane Park along with a donation of \$55,000 to the Quincy Park District for a grand total of \$65,000.

Behind this report is the memorandum of sale for Lenane Park.

**FISCAL IMPACT:** The \$65,000 will be kept in a segregated separate account.

**STAFF RECOMMENDATION:** Staff recommends the Board accept the memorandum of sale between the Quincy Park District and Ellen's LLC, Illinois Limited Liability Company.

**PREPARED BY:** Rome Frericks, Executive Director

**BOARD ACTION:**

**QUINCY PARK DISTRICT**  
**MEMORANDUM OF SALE**  
**of**  
**REAL PROPERTY AND BUILDINGS THEREON**  
**COMMONLY KNOWN AS LENANE PARK, 2600 BONANSINGA DRIVE,**  
**IN QUINCY, ILLINOIS**

**SELLER:** Board of Commissioners of Quincy Park District, Quincy, Illinois

**PURCHASER(S):**

Glenn's LLC, an Illinois LLC

**REAL ESTATE:**

**Legal Description:** The South fifteen (15) acres of the West one-half of the Northwest Quarter of the Northwest Quarter of Section 26 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, but excepting from the above described tract the following excepted parcel: Commencing at a point on the south line of the Northwest Quarter of the Northwest Quarter of said Section 26, a distance of 199.83 feet east of the Southwest corner of the Northwest Quarter, of said Northwest Quarter, thence northerly parallel with the West line of said Northwest Quarter a distance of 110 feet, thence northeasterly 165.71 feet to a point 180 feet north of the south line of the Northwest Quarter of said Northwest Quarter, thence northerly 815.57 feet to a point on the north line of the south 15 acres of the West Half of the Northwest Quarter of said Northwest Quarter, said point being 350.03 feet east of the northwest corner of said south 15 acres, thence easterly along the north line of said south 15 acres 304 feet to the Northeast corner of said south 15 acres, thence southerly along the east line of said south 15 acres 995.57 feet to the Southeast corner of said south 15 acres, thence westerly along the south line of the Northwest Quarter of said Northwest Quarter 458.77 feet to the point of beginning, said tract containing 7.5 acres.

**Permanent Index No.:** 237006100100

**Commonly known as:** Lenane Park, 2600 Bonansigna Dr., Quincy, Illinois.

**OFFER:** 10,000

**DOWN PAYMENT (33% OF TOTAL CONTRACT SALE PRICE):** \$ 5,000<sup>00</sup>  
(Payable to Quincy Park District)

**DATE:** February 15, 2021

Purchaser agrees to purchase the above-described real estate subject to the following terms and conditions:

- (a) Property to be sold "AS IS";
- (b) Highest and best bidder for cash;
- (c) Earnest money deposit of 33% of total contract sale price required. Business or personal checks or wire transfer are accepted;
- (d) Title insurance provided by Seller;
- (e) Closing shall be on or before March 15, 2021; cash equivalent funds required at the time of closing;
- (f) Customary prorations apply;
- (g) Seller reserves the right to cancel sale at any time prior to commencement of sale;
- (h) Announcements made day of sale take precedence over all printed matter;
- (i) Property to be sold subject to:
  - 1. Real Estate Taxes for the year 2021, if any, and subsequent years.
  - 2. Rights of the public, the State of Illinois, the township, and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highway.
  - 3. Rights of way for drainage ditches, drain tiles, feeders, laterals, public utilities, and underground pipes, if any.
  - 4. Matters apparent or of record.
  - 5. Matters shown on Chicago Title Insurance Company Commitment, to be issued by Adams County Abstract and Title Co.

PURCHASER

Lauren W. Blickhan  
Purchaser ATY  
Address: Lauren W. Blickhan 226 No. Sixth St., Quincy IL 62301  
Telephone: 217-221-4200  
Email: LBLICKHAN@BWLAW.COM  
Attorney: LARRY BLICKHAN  
Lender: —  
Lender Contact: —



EARNEST MONEY RECEIVED:

By: 5,000<sup>00</sup> (Rome Fremie)

ACCEPTED

SELLER:

QUINCY PARK DISTRICT, Quincy, Illinois

By: \_\_\_\_\_  
Board President

By: \_\_\_\_\_  
Board Secretary

# QUINCY PARK DISTRICT

Board of Commissioners

**Date of Board Meeting: March 10, 2021**

## **STAFF RECOMMENDATION**

### **AGENDA ITEM: LINCOLN PARK MASTER SITE PLAN:** **RECOMMENDED APPROVAL**

**BACKGROUND INFORMATION:** The Park District purchased the Bayview Complex located at 1231 Bonansinga Drive and approximately 10 acres of land to the south in 2012. Since the purchase of the property, the Park District has constructed an all-inclusive playground and a shelter house with restrooms.

At the December 2019 Board meeting, the Board asked staff to update the initial concept design and present it to them. After the plan was updated and refined, a public comment/informational meeting was held on January 28, 2020. Due to Covid-19 restrictions, the second public comment/informational meeting was not held until July 30, 2020. The public had no objections to the plan. The Board directed staff at the August 2020 meeting to reject the master site plan until more details were known from the Riverfront Master Plan. At the December 2020 Board meeting, staff was directed to gather a couple of potential designs with cost estimates.

Staff has developed two concepts which includes an outdoor stage and walking trail with signage about the Lincoln Douglas debates at last month's meeting and made suggestions based on the feedback from the Board. The final concept design for Lincoln Park will have options for development in two or three phases.

A site plan and listing of development components/costs estimates are provided as part of this report.

**FISCAL IMPACT:** Development of Lincoln Park will be based on a phased-in approach as funding from bonds are set aside for certain features.

**STAFF RECOMMENDATION:** Staff recommends the Board approve the Lincoln Park Master Site Plan as the final version.

**PREPARED BY:** Rome Frericks, Executive Director

**BOARD ACTION:**

## CONCEPTS:

The shape of Lincoln Park resembles the state of Illinois. The main concept for the park is to develop an interpretive walking loop that is connected to an extension of the Bill Klingner trail. Interpretive sign panels along the walking loop will be located at the locations of the seven (7) 1858 Lincoln-Douglas debates within the "State." These are numbered 1-7 on the plan in the order which the debates occurred and labeled on the Illinois map below.



Debate Site Map

### Lincoln Interpretive Signs

An outdoor stage is proposed at the south end of the site. This location requires use of the existing parking south of the site for access.



Exercise Station

Exercise stations are proposed along the walking loop in various locations allowing users to enjoy views while exercising.



Roplay Climber

A roplay climber play structure will provide additional playground variety near the accessible playground and shelter.

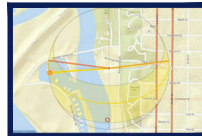


Bench with Shade

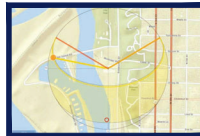
A majority of the park is currently open flat area. Numerous trees and landscape plantings are proposed to add shade and character. Additionally, berms are strategically located to provide visual and noise buffers from Bonansinga Drive and parking lots.

Benches located along the bay shoreline will provide seating areas for park users to enjoy views of Quincy Bay and native flora and fauna. Some benches are proposed with shade structures. Additionally, a small shelter structure is proposed as a feature to provide shade for group activities.

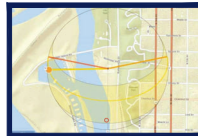
## SUN ANGLE ANALYSIS



APRIL



JUNE



SEPTEMBER

## LINCOLN PARK MASTER PLAN



### PARK AMENITIES KEY:

- (A) Outdoor Stage
- (B) Seating for 2,500 People
- (C) Roplay Climber
- (D) Small Shelter
- (E) Exercise Center
- (F) Benches w/Shade Structure
- (G) Walking Loop
- (H) Bill Klingner Trail
- (I) Landscaped Berm
- (J) Parking Expansion/Upgrade
- (K) Trailhead
- (L) Restroom
- (M) Grass Paver Access

### REPRESENTATIVE LINCOLN DEBATE SITES KEY:

- ① OTTAWA
- ② FREEPORT
- ③ JONESBORO
- ④ CHARLESTON
- ⑤ GALESBURG
- ⑥ QUINCY
- ⑦ ALTON



**PARKING:**  
NORTH: 155 STALLS  
SOUTH: 19 STALLS ON PARK DISTRICT PROPERTY- 137 STALLS IF SHARED WITH THE DOCK



## LINCOLN PARK MASTER PLAN

### OPINION OF PROBABLE COSTS

PARK COMPONENT		ESTIMATED COST
1	MOBILIZATION	\$ 10,000
2	EARTHWORK & EROSION CONTROL	\$ 216,000
3	WALKING LOOP & SIDEWALKS	\$ 156,000
4	PARKING LOT EXPANSION/IMPROVEMENTS	\$ 405,000
5	ROPE CLIMBER	\$ 32,000
6	EXERCISE STATIONS	\$ 30,000
7	OUTDOOR STAGE	\$ 250,000
8	UTILITY ALLOWANCE	\$ 30,000
9	SMALL SHELTER (20' x 20')	\$ 45,000
10	GRASS PAVERS	\$ 50,000
11	BENCHES	\$ 4,500
12	BENCHES W/SHADE STRUCTURE	\$ 30,000
13	ROCK OUTCROPPINGS	\$ 5,000
14	LANDSCAPE	
	a. TREES	\$ 74,000
	b. SHRUBS/PERENNIALS	\$ 11,200
	c. COMMERCIAL EDGING	\$ 3,500
	d. MULCH	\$ 5,000
	f. FERTILIZING, SEEDING AND MULCHING	\$ 6,500*
15	INTERPRETIVE SIGNS & PEDESTALS	\$ 16,000
16	SITE LIGHTING	\$ 125,000
17	PARKING LOT LIGHTING	\$ 60,000
18	TRAILHEAD	\$ 20,000
19	CONTINGENCY	\$ 200,000
20	ELECTRIC RELOCATION	\$ 50,000
21	ADD RESTROOM TO BANDSTAND	\$ 350,000
TOTAL		\$2,184,700

\* BASED ON PARK DISTRICT LABOR.

# ***PUBLIC INPUT***