

**MINUTES OF A THE LAKEFRONT, PARKS, AND NATURAL AREAS COMMITTEE MEETING
OF THE PARK DISTRICT OF HIGHLAND PARK
HELD ON JULY, 20, 2022 6:43 PM**

Present: Commissioner Kaplan, Vice President Freeman, President Grossberg

Commissioner Ruttenberg participated by electronic means

Absent: Commissioner Bernstein

Also, Present: Executive Director Romes; Director Voss; Director Carr; Director Gogola; Assistant Director Murrin, Assistant Director Maliszewski, Manager Schwartz; Manager Sassorossi; Coordinator Hejnowski

Guest Speakers: None

Additions to the Agenda

None.

Approval of the Lakefront, Parks, and Natural Areas Committee Meeting Minutes from June 22, 2022

The minutes from the June 22, 2022 Lakefront, Parks, and Natural Areas Committee Minutes were approved by unanimous vote.

Park Avenue South Storage Lot Repair Update

Director Smith reported that high Lake Michigan water levels and an associated increase in storm intensity resulted in erosion to the southeast corner of the south storage lot at Park Avenue Boating Facility in spring 2019. The damage has reduced the boat storage area available for use. Although lake levels have receded since the record highs in 2020, this area is undergoing active erosion and the failed area continues to increase in size.

Engineering firm AECOM was hired to develop a repair approach for this area. At the June 22 Lakefront, Parks and Natural Areas Committee Meeting, two repair concepts were shared. The Committee expressed a preference for the sheet pile wall option and requested an updated opinion of probable construction cost for a phased approach. Staff will review the below estimate. \$200,000 is included in the 2022 Capital Budget for this work.

Option 1: Steel Sheet Pile Wall

Armor stone revetment will be placed in front of a sheet pile wall to absorb wave impacts. The sheet pile wall will protect the pavement. The width of the storage area will increase with this option. The probable cost for this option is \$800,000 with a 50-year life expectancy.

Option 2: Reinforced Concrete Block Wall

Armor stone revetment will be placed in front of a block wall to absorb wave impacts. The wall can be reinforced with concrete or steel. The block wall will protect the pavement. The probable cost for this option is \$530,000 with a 20-year life expectancy.

Option 3: Steel Sheet Pile Wall Phased Approach

Director Smith reported that Phase 1 of the project is estimated at \$492,000 which includes the installation of the retaining wall, parking lot gravel fill, and installation of a guard rail. Phase 2 of the project is estimated at \$332,000 which includes armor/core stone and full lot re-surfacing.

Staff received consensus from the Committee to pursue the third option.

OSLAD Grant Update

Director Smith reported that the Park District has been awarded \$400,000 from the IDNR OSLAD Grant to begin construction for Phase 1 of the Park Avenue Site Master Plan, which addresses the north side of the site (parking lot and access improvements and the construction of a boardwalk). Since the Park District has a concept, the next step is to bring on a firm to develop design and construction documents. Staff are recommending that the Park Board approve a firm before the end of this year so that the design process will occur in the winter/spring of 2023, construction in the fall, with estimated completion in 2024.

Commissioner Ruttenberg is pleased that the District was awarded grant funds to support this project since the north side of the site receives a lot of traffic from non-boaters.

Millard Bluff Grading and Tree Removal Bid

Director Voss reported that Millard Park and Beach is one of four lakefront properties maintained by the Park District. In recent years, storm and wave damage exacerbated by high lake levels and increased have led to failures of the slope at the toe of the bluff. Based on a recommendation from the Beach Management Plan completed by SmithGroup, staff contracted V3 Companies to conduct a Slope Stability Analysis and provide recommended strategies for ensuring safety and long-term preservation of the bluff in keeping with its natural character and use as a passive park and beach.

At the August 24, 2021 Regular Board Meeting, a representative from V3 Companies provided an overview of their analysis including several site recommendations with probable costs (summary below). According to the V3 report, given the existing bluff conditions and cyclical fluctuations of Lake Michigan water levels, there are several solutions appropriate for the Park District to consider as a means to address existing bluff failures and minimize the potential for future failures or loss of land at the top of the bluff.

Staff worked with V3 Companies to develop grading plans for the areas at the top of the bluff identified in their report. These grading plans were packaged in a single bid along with tree removal plans previously discussed at the January 11, 2022 Lakefront, Parks and Natural Areas Committee Meeting. Staff released a bid in June, included a mandatory, on-site pre-bid meeting, and received one bid on July 14, 2022.

Director Voss reported, based on estimates provided in the V3 study, \$220,000 was budgeted in capital for the project, which included \$100,000 for tree removal and \$120,000 for slope regrading, planting, and seeding. The lone bid came in at \$375,500, which is \$150,500 over the \$220,000 budget. A few of the issues causing the unexpected, high bid number were costs of construction fencing, a beach access path, coconut fiber logs, and a short timeframe for completion. However, the largest impact was the cost of the tree removal subcontractor, who is based in the southern suburbs and would have to make many trips to haul tree trunks, logs and woodchips.

Lakefront, Parks, & Natural Areas Committee Meeting Minutes
July 20, 2022

The Committee supports the staff's recommendation to reject the bid and evaluate how the project should be rebid, which may include splitting the tree removals from the grade work and/or extending the allot time to complete the project.

Other Business

None.

Open to the Public to Address the Board

None.

Adjournment

The meeting adjourned at 7:01 p.m.

Respectfully submitted,

Roxanne Hejnowski

Roxanne Hejnowski, Assistant Secretary