



VILLAGE OF ORLAND PARK

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Department Requested Action

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..Title

John Humphrey Complex Renovation Update

History

The John Humphrey Complex (JHC) renovation project began with the budgeting of \$600,000 for fiscal year 2018, which was allocated to solve severe grade issues in field three. During the initial planning phase it was determined that a consultant would be contracted to evaluate the Villages sports complexes and help guide the Village to a best use recommendation for the John Humphrey Complex, Centennial Park and Cachey Park. Once the consultant completed their findings and presented them to the Village Board, staff was able to issue an Request for Proposal (RFP) using the consultant's recommendations as the base line for the projects scope of work. The original John Humphrey Renovation RFP 18-048 was issued November 13th, 2018 with a total of three (3) vendors submitting proposals. All three (3) proposals exceeded the funding allocated. Staff was directed to modify the scope. The John Humphrey Complex Renovation RFP 19-002 was posted to Bidnet on January 7, 2019 and was opened on February 7, 2019. Four (4) vendors submitted proposals, with the lowest being V3 Construction Group. The Board of Trustees approved RFP 19-002 on March 18, 2019, awarding the contract to V3 Construction Group.

Construction Process:

Soil borings began on the property on March 22, 2019. Soil boring was conducted to provide a clear and concise picture of the soil profile so V3 could better understand the needs and challenges of the property. The initial project kickoff meeting was held between staff and V3 on April 1, 2019 to begin reviewing the initial design, grading and drainage plans. The proximity to an adjacent storm water basin raised concerns regarding potential for permitting from the Metropolitan Water Reclamation District (MWRD).

The first submittal in the process was sent to MWRD for determination on April 24, 2019. V3 had multiple correspondences with the last submittal being July 2, 2019. Permit approval was issued on July 8, 2019. The MWRD permitting process did not allow commencement of grading on the intended start date; instead the process put the project behind schedule by three months.

The delay did allow the boring samplings to be analyzed providing the soil profiles on May 7, 2019. The results showed that the field 3 outfield had an excessive amount of subsurface peat which was the root cause of the sinking. The on hold timeframe from the permitting process allowed staff and V3 to adjust the drainage and grading plan accordingly to prevent the sinking from becoming a problem again in the future. Once the permit was received on July 8, 2019, and the grading was in full motion, the project continued without delay until October. V3 was able to fine grade and seed just under half of the complex prior to the cold, snow and wet weather developing in October.

The Village and V3 had several exchanges to address the challenges the weather was producing and the likelihood that portions of the project were not going to be completed in 2019. It was determined during those dealings that the remainder of the complex would be seeded with only perennial rye grass solely for the purpose of winter erosion control. The concern was that the weather was too cold, and the blue grass would not germinate and be established enough to survive the winter. The project team agreed the best course of action would be to postpone the blue grass seeding to spring. Paving of the plaza would also be postponed until the spring of 2020, again due to the weather and site conditions.

John Humphrey Complex 2020:

With 2020 on the horizon, staff is preparing for the completion of Phase One (1) of the JHC renovation and the beginning of Phase Two (2). On December 2, 2019, the Board of Trustees approved the budget for fiscal year 2020 which includes Phase Two (2) of the John Humphrey Complex Renovation. Phase Two (2) is the renovation of the JHC concession building. The original intent was to have the complex ready to open for play in the fall of 2020. Staff is progressing on the RFP development for phase two, the concession building renovation for which an accurate timeline for completion has not yet been established.

Parks staff spoke to staff in the Recreation Department to determine when organizations and tournaments begin their scheduling and reservation process for the upcoming season. It was relayed that tournaments begin reserving fields and dates a year in advance and regular local organizations confirm their field allocations in February. Considering the unknown future conditions of the turf areas, the potential that the fields will not be established enough for fall sports to be programmed at the John Humphrey Complex is a possibility.

Staff is recommending that programming at the John Humphrey Complex be withheld until the 2021 season. If the board concurs with deferring opening John Humphrey Complex until 2021, the Village can ensure the product that is being showcased is 100% ready with

the highest quality standards. The Village will also be able to ensure that the concession building renovation is completed; again showing a 100% completed and renovated facility.

From an agronomist perspective, since the bluegrass seeding is not taking place until spring, the new turf will be more susceptible to significant, non-recoverable desiccation. With the high usage rates that Orland Park fields are subjected to, any turf damage takes double or triple the amount of time to recover. In most situations, to obtain a full recovery of the turf, the field or fields will have to be closed and allowed to rest for a period of time.

Fields at John Humphrey Complex (JHC) will be held to the highest industry standard. The soccer fields at Centennial Park are an example of how constant usage can cause turf damage that is seemingly impossible to repair. If the decision is made to postpone the opening of the complex to the spring of 2021, the new turf will have an entire growing season to fully establish a strong, deep and healthy root system making the plants stronger and more resilient to the high stress conditions that sports field turf undergoes.

Financial Impact
None

Recommended Action/Motion

I move to recommend to the Village Board to allow John Humphrey Complex to remain closed until the spring of 2021 to ensure the turf condition is optimal and provide a high-quality product that will more successfully handle the stress imposed on athletic surfaces.