

PHYBS' Answers to Initial Questions Posed on 11/11/2019

Initial ask was for the \$19,860 infield investment. Can you please confirm the total cost of ALL proposed improvements.

Vans Proposal

\$23,460 Core field repair that is attached

\$6,324 Sod on infield (additional item #1 in proposal)

\$725 batters box & pitcher's mound (additional item #2 in proposal)

\$782 new home plate (additional item #4 in proposal)

\$31,291 Total infield work via Vans

Archers Metal Proposal

\$13,000 Total for fence repair

Homebuilder from PHYBS Family

\$0 Donating free concrete replace muddy dugouts
(similar to other field behind MacArthur)

Fully licensed and insured national home builder

\$44,291 Total cost for Lou Johnson Field

It would be understood that PHSD23 would review and retain final approval of all drawings and plans for renovations prior to work beginning.

- There are no drawings because all work is simply repairing the existing fence structure and field

PHYBS would be responsible for any/all required village permitting for the field improvements.

- Agreed. We believe the field renovation via work completed by Vans will require a permit, however, we are fairly certain that the fence repair will not.

It will be the responsibility of PHBYS to ensure all required permits are filed.

Hours of Construction – Any improvements to the site would have to occur during the hours of 8:30 AM - 2:00 PM or after 3:30 PM, M-F, Saturdays anytime meeting village ordinances.

- Understood.

Proof of Association's Insurance Coverage will be required – as a job site and operational ball field following substantial completion.

- Agreed. We will start the process of collecting all required paperwork.

Any subcontractors to the Association will need to provide Certificates of Insurance. Due to potential contact with students during field installation, all subcontractors should provide staff criminal background checks at their cost.

- Understood and agreed as every parent on our PHYBS Board has multiple kids attending District 23 schools.

This really pertains to the Contractors and is also included in District bids.

Prior to allowing any of its employees who will be performing the scope of work access to school property, the Contractor agrees to provide the District with the following in writing:

A. Evidence that each employee, agent, Contractor, or other person performing work on school property under this agreement was subjected to a criminal background check in conformity with 105 ILCS 5/10-21.9; that said persons are not listed on the State Sex Offender Registry; and said persons have no criminal convictions for the offenses listed under 105 ILCS 5/10-21.9;

B. The Contractor will provide the District, upon request, a copy of the criminal check conducted on each such person.

- We will reach out to Vans to confirm as the safety of our kids is a high priority as well.

There is some overall concern that the area of the outfield may be too close to the wetland area. We would like to see an aerial photo, as was provided as an illustration for Lions Field at Morava, that would clearly illustrate what you are hoping to accomplish. The initial discussions with PHYBS proposed a potential extension of the infield base lines. Has this changed?

- In terms of the question about the base paths, we still plan to replicate the Lions approach, which is to simply use grass for the baselines rather than extending them. It should make the field more aesthetically pleasing than in its current form. The only area that will have dirt will be around home plate, pitchers mound, and the area from 1st base to 3rd base. The baselines from home to 1st and then 3rd to home will now be made with grass.
- We are not looking to impact any existing wetland. The outfield will be left alone.

District 23 will require temporary construction fencing at least in between field and schools to delineate the work area.

- Agreed. We will request from Vans.

As this is a residential area, what hours are you proposing for usage once work has been completed? Please keep in mind that field lighting, temporary or permanent is not an approved improvement.

- Currently, we are hoping the field will just becoming usable during daylight hours
- The only improvement that has been discussed after this build, is a potential removable outfield fence that would be approved by the school (not in 2020).

Can you provide clarification on potential revenue generation through game fees, tickets, etc.

- This is a community non-for-profit baseball program that primarily benefits kids of District 23. We do not sell tickets and there are no plans for concessions at this point.

Usage of Parking Lots would have to be coordinated with other weekend rental organizations.

- Agreed

Port a Potty Rental and Garbage Collection – Association will need to coordinate rental and prompt waste removal following all practices/games /tournaments, etc.

- Agreed.

Any ongoing maintenance of the infield, diamond (including game/practice prep will be performed or coordinated by the renter). Please confirm plans for ongoing turf maintenance & weeding along the fenceline.

- Our understanding is the weekly mowing will continue as it does today
- PHYBS recognizes the need for field maintenance. We are exploring a local landscaper, existing teams completing maintenance or AHPD servicing the field for roughly \$6,000 annually.

Water for new turf – What is the ongoing irrigation plan for the new turf? Water usage will not be available from D23 properties. All water needs will be the sole responsibility of the PHYBS.

- PHYBS is currently exploring options

What does the Association mean by “concrete dugouts”? New concrete pads or full team dugouts?

- Simply replace existing muddy dugouts with poured concrete within the dugout

The District would like more information regarding the long-term proposed field fencing (temporary, permanent)?

- Currently PHYBS will plan to use the field without a fence short term
- Longer term, we are hoping to either use a professional removable fence or a temporary snow fence
- PHYBS recognizes that District 23 would need to approve before use.

Time frame on initial rental period – Please provide total hours of anticipated use for a season. Initial agreement in exchange for the facility improvements then renewable upon mutual agreement of both parties at a cost TBD.

- PHYBS would like use the field every night of the week after

Cost, disruption and liability on the part of the District must be zero.

- Agreed

All additional modifications to the property will require the expressed written approval of the District, and may require subsequent approval of the Board of Ed

- Understood. Our current goal is to simply rehabilitate the existing field.

The renter should understand that any investment into the property, be it capital or equipment would not entitle the renting organization to any implied ownership of the facility.

- Agreed

All improvements to the facility are to become the long term property of the District.

- Agreed

The District will reserve the right to terminate the agreement at any time with a 90 day notice to vacate the property.

- Agreed

If/when the field is abandoned by the Association, it must be returned to turf, with all equipment/fencing removed. The Association agrees to incur the cost to return the property to turf, at the discretion of the District.

- Agreed

From PHYBS 02/25/20:

- PHYBS believes all of the changes are repairs to the existing field / structure
- PHYBS does not plan to do any work in the outfield in 2020

- PHYBS may request installing a removable fence in 2021
- All new sod infield and grass will replace 1st base and 3rd base lines
- New premium dirt to replace existing infield, home plate area, and pitching mound
- Existing fence posts will be straightened and painted black
- Fence chain-link will be replaced along dugouts
- Muddy dugout will be concrete