

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee Meeting Minutes
January 11, 2017
5:00pm Museum**

Commissioner Kelly called the meeting to order at 5:00 p.m. Commissioners Vires, Hodgkinson, Morrill and Mee were present.

Staff in attendance: Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning Sperl, Superintendent of Planning Hinchee,

Guest in attendance: Kevin Fahey

Possible Full Board Action Required – Indicated by Underlining

A. Previous Minutes

1. November 9, 2016 – approved in December

Discussion Items

B. Previous Action Items

1. Seven Gables Parking Lot Engineering – Close existing contract with Cage & new contract for path engineering

Superintendent of Planning Steve Hinchee stated that the parking lot project at Winners' Cup Circle with CAGE Engineering is on hold. Based on community feedback, staff is recommending improving the paths at Seven Gables Park instead. Staff is looking at hiring a traffic engineer. They will provide the board with a contract at the February Regular Board Meeting. Commissioner Mee stated he thought it was important that we do a traffic study there since we told residents at the neighbor meeting that we would do one.

2. Central Park additional engineering

Hinchee stated that this is to convert parking from asphalt to permeable pavers to keep us below the threshold of increased net impervious on the storm water. Hinchee will find out what the invoice amount should be, he will recap the whole contract. Hinchee stated that the As Built Survey will be need. The cost should be \$2,800. Executive Director Benard asked Hinchee to make sure he gets this price up front.

3. Sanitary District Easements - Lincoln Marsh and Park Services – pending

Director of Parks and Planning Sperl stated that we just received a copy for them. He will provide the board with a copy. We will receive approximately \$158,000 for the easement and tree removal.

4. Rice Pool Master Plan – Final report

Benard stated that we will distribute and have dialogue on this at the next Buildings and Grounds meeting. We will decide if we want staff to re-tool the report to add input and then bring back to Water Technologies.

5. Roof repair work - may need to bid scope– Waukegan Quote

Sperl stated that combined this work is over \$25,000. \$13,000 of it is for the AGC maintenance garage. He checked the Butler Warranty and it only covers material and not labor. It would cost \$280,000 to replace the roof. Commissioner Kelly stated that we need to stop the leaks now and decide what we want to do in the future. He also asked staff to get the quotes and contracts per facility and not combined.

6. Elliot Lake – Status of office building agreement

Benard stated that Joe Mahady signed the contract and he has been paid.

C. New Items

1. CAC Storage Building arch & engineering proposals

Hinchee stated that we are converting the old restroom facility to storage. He received the proposal from Larry Kmiecik for this. There will be a small amount of civil work to do. Staff received proposals from V3, CAGE and ERA. After some discussion it was decided that as long as ERA included everything we will go with them. Hinchee stated that the City asked for temporary use permits for the toilets at the warming shelter and Zamboni storage shed.

2. CAC Detention at Mariano's

Hinchee stated that the parking lot changes from asphalt to permeable pavers changes our agreement with the property owner, even though we are decreasing the amount of water we still need to get a new agreement with the property owner according the City Engineering Department.

3. Arrowhead Golf Club Carpeting replacement

Commissioner Kelly asked that staff write the specifications and include the timeline in the bid documents. We will go out to bid in a few weeks with commercial companies. Benard stated that Mohawk is giving us a quote.

4. Central Athletic Center Balcony Curtain

Sperl asked if we want to replace this now or wait. Benard stated that we get someone to assess the safety of this. Commissioner Kelly thinks that it is up to staff whether or not we replace this.

D. Follow Up – Updates or Pending

1. Community Center Building Envelope Study – Williams started plans & specifications. There is a meeting scheduled for next Tuesday from 1:00-3:00 p.m.

2. Central Ice Rinks – Portable rink up and running

No report

3. Cosley Animal Welcome Center – Demolition completed

The plumbing is done underground and they will be pouring the floor. There might be a small change order for replacing the pipe below the frost level.

4. Request to utilize county flood control properties for recreation –
810/814 S. Williston

No report

5. Rathje permit still pending with City of Wheaton & DuPage County

No report

6. Roofing

i. Taylor Barn Specs – draft received

No report

ii. CAC storage – complete

No report

iii. AGC Storage – Butler to be contacted re warranty

No report

7. Memorial Park Master Plan– Concepts in progress

We will discuss at the March Buildings and Grounds meeting

8. WDSRA Rec & Roll at Central Athletic Complex – Architectural in progress

Commissioner Kelly stated that the board would like to see the CAC utilized more than it is now. The goal to get CAC up and running and then move staff there. The board would like to see a plan on all of this, and to figure out how to increase programming there.

9. Northside Monument – delay to spring due to moisture- no update

No report

10. Friends of Northside Park Committee re-engagement – Exercise equipment grant received – Need to refine plan and seek community feedback

No report

E. General Administrative Items

1. Arrowhead House Options – Revised recommendations

Benard stated that the mold report on the house did not come back favorable. The foundation cracked when it flooded creating mold. If we can't get rid of the mold it is possible we might have to demolish the house.

Benard will write a recommendation to save the utilities and demolish the building if this is the case. Benard will provide the board a report on the cost to mitigate, clean and demolish.

2. Atten Cell Tower Lease – Engineering survey of existing facility pending; termination letter received from Sprint

No report

3. Seven Gables Barn Cell Phone Rent

No report

4. Bestler's Pond License Renewal

No report

Commissioner Morrill moved to adjourn the meeting at 6:05 p.m.
Seconded by Commissioner Mee. Motion carried by voice vote.

