

**Wheaton Park District**

**Building, Grounds and Capital Projects Subcommittee Meeting Minutes**

**February 1, 2017**

**5:00pm Museum**

Commissioner Kelly called the meeting to order at 5:00 p.m. Commissioners Vires, Morrill and Mee were present. (Commissioner Kelly attended via telephone)

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

Guest: Kevin Fahey

**A. Previous Minutes**

1. January 11, 2017

**B. Action Items for February 15th Board Meeting**

1. Arrowhead Golf Club Carpeting replacement – bid results were provided at meeting

Executive Director Benard stated that a bid was left in the Museum mailbox after it was already checked that morning. Benard stated this won't happen again. We are going to make a sign directing people not to leave bids in that mailbox. Legal counsel is reviewing the situation. Staff will not do anything until they hear back from her on what we should do.

2. Cosley Animal Welcome Center – Change order

i. Reimburse demolition permit fee, sanitary sewer, foundation wall, drain tile

*Demolition Permit fee*

The contractor paid for a demolition permit fee. Superintendent of Planning Hinchee stated that it's in our contract to pay for these. Hinchee checked with the city to make sure this wasn't a deposit that would be refunded. The city told him it's not, it's all for the fee. (\$1,000). The board was agreeable to this change order to reimburse the contractor.

*Sanitary Sewer*

Hinchee stated they put in an extra 30 feet of pipe. This is for the cost of the work and a 5% + 2% mark up for work performed by sub-contractors as allowed by the contract (\$2,976). WT and Larry Kmiecik reviewed this and they think it is reasonable. The board was agreeable to this change order.

*Foundation Wall*

This is to make the walls level around the foundation by adding an additional level of blocks. (\$1,596.44) The board was agreeable to this change order.

*Drain Tile*

Workers discovered the drain tile was cracked. This runs on 2 sides of the foundation. They would have to cut out the entire perimeter and put in PVC and edge the drain then pour concrete over it. (\$15,242.61). The board was agreeable to this change order.

Commissioner Kelly stated he would like to see the change order with the markups with the proposals. He is in favor of doing the work but wants to see the proposal to check unit costs against the contract.

ii. Building dimension difference from plans

Hinchee stated that the building is 8" smaller than the plan dimension in the north south direction. They decreased a hallway by 8" to allow for it. No change order is currently expected for this.

3. CAC Detention at Mariano's – MOU being prepared by Tressler

Hinchee stated this was the MOU that was being prepared as requested by the City of Wheaton.

4. Seven Gables Engineering – Discussed in January and to be added to the February board agenda.

5. Halfway House Trolley

Director of Special Facilities Bendy stated that Advantage Trailers specializes in concession trailers. They were the lowest in price because they include the sinks whereas the other companies did not. Bendy stated that they are looking into expanding the seating area around the trolley. The board was agreeable to this agreement.

### **C. Discussion/Future Action Items**

#### **1. Rice Pool Master Plan – Final report provided**

Benard stated that we need to come up with a game plan of what we want to do in 2018 and construct in 2019. He stated we could do the project in phases. He thought we would have a better chance at passing a referendum if we were doing an indoor pool. He thinks that we can do this at around the \$5 million - \$8 million price range and still be able to fund our annual repairs and capital projects. Commissioner Morrill stated he thought that the staff and board need to decide what projects are our priority. (Memorial, Cosley Zoo, Rice Pool) Morrill asked Benard to give the board a good snap shot of borrowing money for these projects. Benard stated that if the city and county allow us to dig wells to provide water for the pools we can save money that way. Commissioner Mee stated he would like to see a commentary on building Arrowhead out.

#### **2. WDSRA Rec & Roll at Central Athletic Complex – Permit submittal plans/budget attached**

Benard stated that our portion of this is being funded by our Special Rec Levy money, and WDSRA is picking up the other half. The plans are currently at the city for permitting.

#### **3. Community Center Building Envelope Study – Plans & specifications available; rendering of exterior options pending**

Director of Planning Sperl stated that Williams is working on this and will be reviewed by Commissioner Kelly. Sperl stated that will get estimates on one design vs. the other. The board can pick one after they know how much this will cost. Sperl noted that the architect has recommended a membrane roof to cover the mansard sections of roof that are sheet metal now. Commissioner Kelly asked staff to find out from the roofing consultant what their opinion of this type of product is and then come back to the board with a recommendation.

#### **4. CAC Lobby & Front Doors**

Sperl stated that they may need to do the permitting and would like to engage an architect for plans and specifications. The board was in agreement to hire an architect.

5. Northside Park Exercise Equipment - grant received – order through co-op following

community feedback

Sperl stated that the neighbor group that was surveyed said they liked the idea of the equipment being together not spread out throughout the park. They liked the area designated as the A area. Sperl stated that our grant was up to \$24,000. Hinchee will provide a summary of the equipment and detailed plan of the proposed area.

#### **D. Previous Discussion/Pending Follow Up**

1. Memorial Park Master Plan – Concept drafts to be provided at March meeting

2. Sanitary District Easements - WPD owned Lincoln Marsh and Northside parcels  
Remaining

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

4. Rathje permit approved – bid schedule being developed for summer construction

5. Roofing

- i. Taylor Barn Specs – bid docs being developed
- ii. Other repairs – Working on separate contracts

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

#### **E. General Administrative Items**

1. Arrowhead House Options – Revised recommendations

The board will receive a report from Benard on this once a future use is established

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

3. Seven Gables Barn Cell Phone Rent – Research again by consultant

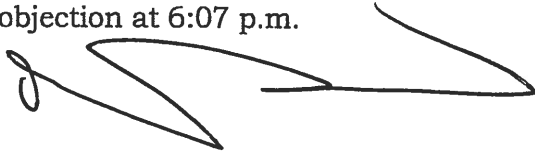
4. Bestler's Pond License Renewal

Benard stated that we will discuss this in closed session regarding making him an offer that we think is equitable for the pond only.

5. Loretto Property

Benard shared with the board an email from a resident suggesting moving the historic house onto the property at Seven Gables. The board members present were not interested in this idea.

The meeting was adjourned without objection at 6:07 p.m.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.