

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee Meeting Minutes
March 1, 2017
5:00pm Museum**

In attendance: Commissioner Kelly, Commissioner Frey, Commissioner Mee, Commissioner Morrill, Commissioner Vires, Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning Sperl, Superintendent of Planning Hinchee

**Guest: Kevin Fahey
Gary Pingel & Andy Dogan from Williams Architects**

Possible Full Board Action Required – Indicated by Underlining

A. Previous Minutes

1. February 1, 2017 – approved in February

B. Action Items for February 15th Board Meeting

1. Cosley Animal Welcome Center – Change orders– pending
Commissioner Kelly and Sperl met with the contractor on February 21 and identified what our expectations for the information required before change orders can be reviewed.

C. Discussion/Future Action Items

1. Community Center Building Envelope Study – Williams Architects present

Gary & Andy from Williams Architects gave a presentation on different options for the roof at the Community Center. Andy stated that we can do the same kind of metal roof or a membrane roof that is less costly. For 30-35 square feet of metal roofing with a 30 year warranty it will cost between \$700-\$800,000. If the board decides to go with a membrane roof it will cost about 10-15% less. (\$70,000) This roof would have a 20 year warranty. Commissioner Kelly stated that he didn't think it's that much of a savings to go with a lesser quality and shorter warrantied roof. He didn't think it made financial sense. He stated he would prefer the metal roof. The rest of the board agreed with Commissioner Kelly.

Masonry issues.

Gary stated that the masonry at the back of the building is just decorative. They put an allowance into the bid for clean-up of the structural metal after much discussion everyone agreed to take down the masonry and to not put up the decorative structure that Williams showed the board. Williams will have a structural engineer look at this first before any work is done to it.

Front of the Community Center

Williams showed the board different ideas for the front of the building. Commissioner Kelly liked option one the best which is to just replace the masonry with metal panels and is the least costly option provided. The rest of the board agreed that option one was the best. The board all agreed to keep the covered roof at the front of the building. Executive Director

Benard stated that we don't need an electronic sign so we can deduct \$20,000 to the price of each option.

2. CAC Field 31 Lights/Variance with City

Superintendent of Planning Steve Hinchee stated that the lights spilled slightly past where the city ordinance allows. The board agreed that staff should use the fields for a season and see how it goes. The board was not in favor of putting another lighted field at this location at this time.

3. YMCA Partnership for Pool Development

Executive Director Benard stated that the YMCA is building a new competitive cold water pool for Glenbard West and Glenbard South to use as well as the YMCA swim team. They are looking for tenants for their current pool. Benard recommended to the board that we wait and see how the campaign progresses and keep the board informed. He is going to pass this information on to WDSRA to see if they are interested. The board directed Benard to tell the YMCA we are reviewing our options and not able to commit to anything at this time.

4. Districtwide Lead Testing – Results pending

Director of Parks and Planning Rob Sperl stated that the results of this testing should be back within a few weeks.

5. City Partnership for Right of Way mowing – pending

Benard stated that he will continue to explore this with the city but he is concerned that the Local 150 will get upset.

6. Arrowhead Subdivision Possible Annexation

Benard told the board that this will be on the March regular agenda if the resident decides to move ahead with it.

7. Seven Gables Engineering

Hinchee stated that CAGE started doing to topo survey for path work. He also said that staff received 3 traffic study RFP's back. Staff is reviewing and found some discrepancies that need to be resolved before making a recommendation

D. Previous Discussion/Pending Follow Up

1. Central Ice – Season Summary

Sperl stated that the seasonal ponds were barely open this winter but CAC got a lot of use. We are closed for the season due to weather.

2. CAC Lobby & Front Doors – Agreements with Kmiecik Architects

Kmiecik is charging 13,500 for remodeling the lobby and concessions area. It is in the 2017 budget. A second agreement was requested for remodeling the restrooms. The fee for this work is \$7,500. Funding for this work will be considered in a future budget.

3. Rice Pool Master Plan – Long term debt capacity report pending

No discussion.

4. Memorial Park Master Plan – Concept drafts to be provided at April meeting

No discussion

5. Alarm Project – specs being developed for future bid

No discussion

6. Sanitary District Easements - WPD owned Lincoln Marsh and Northside parcels remaining

Benard stated that the district received the check for the tree replacement from the Sanitary District

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

No discussion.

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

Hinchee stated that this out for bid. Construction will be in July or August.

9. Roofing

i. Taylor Barn Specs – bid docs being developed for November construction

No discussion.

ii. Other repairs – Working on separate contracts

No discussion.

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

Hinchee stated they will send a reminder to the contractor.

11. Northside Park Exercise Equipment - grant received – order through co-op following community feedback

The board agreed that this should be a staff decision.

E. General Administrative Items

1. Arrowhead House Options – Revised recommendations

The board agreed that staff should obtain quotes and specs for repairing the house.

2. Atten Cell Tower Lease – Awaiting report and recommendation from Consultant.

3. Seven Gables Barn Cell Phone Rent

Awaiting report and recommendation from Consultant.

4. Bestler's Pond License Renewal – Appraisal included

The board stated that this will be discussed in closed session in March.

5. Beer and Wine Statement of the Issue for March 15 board meeting

The board was agreeable to the Beer and Wine statement of the issue to be on the March 15th board agenda.

The meeting was adjourned without objection at 6:00 p.m.

