

**Wheaton Park District  
Building, Grounds and Capital Projects Subcommittee  
August 4, 2016  
6:00pm Museum**

Commissioner Kelly called the meeting to order at 6:00 p.m. Commissioners Frey, Morrill, Vires, Mee were present. Vires left at 7:05 and Frey left at 6:15.

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

Guests in attendance: Andy Dogan and Gary Pingle from Williams Architects

**Possible Full Board Action Required – Indicated by Underlining**

**A. Previous Minutes**

1. June 1, 2016 – approved in June

Discussion Items

**B. Previous Action Items**

1. Community Center Building Envelope Study / Masonry Failure – Williams Presentation – Commissioner Kelly identified that the cost to add onto the atrium was approximately \$750,000 which equals about \$1,000/s.f. for construction. This is not a reasonable cost to consider that option. As a result, we should move forward with immediate and year one and two recommendations which are related to life safety and to prevent building deterioration. There is a concern that the structural steel may become compromised if we continue to defer the repair. A meeting will be scheduled with Commissioners Kelly, Frey, Morrill and Williams Architects to review the scope of work we will plan to design and implement. Commissioner Morrill inquired about the repair to the gym floor from the damaged caused by the leak. Benard stated that PDRMA was paying for the work and Sperl said it was scheduled for the following week.
2. Sanitary District Easements – A summary from meeting between Steve Maney and Sperl was provided. We are awaiting feedback from the sanitary district.
3. CAC Chiller – Sperl identified that we have had some delays in closing out the project. The change order with Voris has not been completed due to Elara not providing the requested sign off letter. We have also had some issues with humidity. It appears these have been resolved following our engineer adjusting some settings on the system. We have also had a citizen concern about the noise from the chiller. Sperl took decibel readings and found that the system is no louder than ambient noise at the property line. Commissioner Mee suggested talking to a sound engineer. Commissioner Kelly felt that their recommendations would be to put up a more significant barrier to direct the sound upward. Direction was given to staff to add sound absorbing material estimated at approximately \$9,000 and plant some additional landscaping.
4. Previous approved bids status
  - i. AGC Painting – Windows & canopy remain

- ii. AGC Restroom Trailer – August 1<sup>st</sup> delivery; staff is working on utilities and pad
5. Permits pending with City of Wheaton & DuPage County
- i. Cosley Animal Welcome Center – Hinchee identified that city comments have been responded to and drawings are ready to go out to bid on August 8.
  - ii. Arrowhead Parking Lot Expansion – Hinchee provided an overview of the project and the estimated cost. Commissioner Mee asked if the county would allow gravel or other surfacing than asphalt to reduce the cost. Hinchee did not feel that the type of paving contributed significantly to the cost of the project. Commissioner Kelly requested a copy of the engineers estimate to identify where the most significant costs were.
  - iii. Central Ice Rinks – City comments were received and the plans were submitted to the county on July 29. Hinchee reviewed that we received bids for the portable ice equipment and costs were better than expected. However we are hesitant to recommend approval since our most recent engineers estimate for earthwork currently exceeds our budget and comments have not been received from the county. Hinchee identified that there are few opportunities for value engineering because of the county requirements for best management practices (BMP's) that improve water quality. Benard will follow up with the county to see if review time can be expedited and contact the city to see if they might be willing to share costs. Projects for Central will continue to be budgeted in the 187 area rather than the general central area. Benard requested that we add prior years to our overall budget to demonstrate cost savings over creating a new facility elsewhere.
  - iv. Rathje – Plans were submitted to city. We received our clean water grant from DuPage County.
6. Roofing Estimates – A report was provided on costs and uses associated with the barns at Seven Gables, Central Athletic storage building, Lincoln Marsh and the Taylor barn. More information on current and proposed uses for the hog barn was requested. Direction was provided to reshingle the Central storage building and invest in the roof and siding at the Lincoln Marsh. Direction was given to hire IRCA for the Taylor barn and review their recommended scope prior to bidding.
7. Friends of Northside Park Committee re-engagement – Meeting scheduled for 8/6 – 9am at Picnic Shelter by playground – The draft agenda was reviewed.

### **C. New Items**

- 1. 2016 Fencing bid – Bids were opened on August 3.
  - i. Seven Gables backstop was over budget in part due to the improved design requested. It was agreed that this expense would be paid by the park district.
  - ii. The baseball/softball board requested and is willing to fund a portion of improvements for Atten and Graf. The park district will pay portions over budget if necessary.
  - iii. Several options were presented for the fence replacement and additions at Central. Commissioners in attendance agreed with the improved aluminum fence along the north and south sides of the park. A panel will be added to

the south to prevent balls from entering the street. The estimated remaining life of the fence along Main Street was requested.

2. Seven Gables Irrigation – Hinchee identified that the preliminary estimate for this project from the design consultant was \$445,000 and could be broken down into phases. Commissioner Morrill identified that we have a lot of other priorities for current funds available. All present agreed that this was not a priority at this time.
3. Seven Gables Parking Lot Engineering – A proposal from our consulting engineer was provided to further refine four parking lot concepts that staff had developed several years ago. Commissioner Kelly requested the total number of spaces at the park currently and an estimate of how much overflow parking we would need. Commissioner Morrill felt we should retain the basketball courts and design around them. Direction was provided to staff to focus on the parking lot adjacent to Winner’s cup initially. A revised engineering proposal will be requested.
4. Boardwalk reconfiguration/DNR request – Forest preserve approval was received and we will inform IDNR of our change in the plan.
5. Tree memorial replacement policy – The committee felt that decisions related to the replacement of memorial trees should be made by staff.
6. Northside pool grates – The subcommittee directed that staff proceed with refurbishing the existing grates at a lower cost than replacing them.
7. WDSRA Rec & Roll at Central Athletic Complex – Hinchee provided an overview of the concept plan to provide a space for disabled adults similar to what neighboring districts are currently doing. The estimated cost of this is \$100,000 and half will be paid by WDSRA and the other half by our 5/8 levy funds. Commissioner Morrill would like to see the Central Athletic Facility open more and wants to know what the future plan is for the remainder of the undeveloped locker room area.

#### **D. Follow Up – Updates or Pending**

1. Request to utilize county flood control properties for recreation – 810/814 S. Williston – Benard identified that the resident who requested this followed up and was told we are in communication with the county regarding the status of federal funding.
2. Rice Pool Master Plan – Sperl informed the committee that the revised report was received and is being reviewed.
3. Memorial Park Master Plan – Benard is working with Williams to reduce their scope for concept design to \$9,000. The city will be contacted to discuss a financial contribution to these improvements.

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

1. Arrowhead House Options – Commissioners present were not in favor of any of the options currently presented. Benard will provide additional information.
2. Atten Cell Tower Lease – No discussion.

Meeting adjourned at 7:45pm.