

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee Meeting Minutes
October 12, 2016
5:00 p.m. Museum**

Commissioner Kelly called the meeting to order at 4:30 p.m. President Hodgkinson, Commissioners Morrill, and Vires, were present. Commissioner Mee arrived at 5:30 p.m.

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

Possible Full Board Action Required – Indicated by Underlining

A. Previous Minutes

1. September 7, 2016 – approved in September

Discussion Items

B. Previous Action Items

1. Community Center Building Envelope Study – Architectural proposal
Commissioner Kelly thought that the administration fee was high for this, he asked staff to go back and tell them if the contract goes up that they need to keep it at 5% for the design through bidding and construction administration would stay the same.
2. Central Ice Rinks – Permits anticipated soon/ Contracts sent
Hinchee stated that the contract was sent to V3. We already have the IDNR and DuPage County permits, we are just waiting on the city permits.
3. Cosley Animal Welcome Center – Permit approved
Hinchee stated that all that is needed is a couple more contractors to register. The preconstruction meeting was today. Staff wants the construction trailer put up next week along with the fencing. Staff is hoping the house is demolished in the next couple of weeks. Commissioner Kelly asked staff to let him know about any meetings on this.
4. Arrowhead Parking Lot Expansion – Permit received / Contracts sent
Hinchee stated that the tree clearing happened in the last few days. JULIE excavation will be in the next few weeks, it should be almost complete end of October.
5. Permits pending with City of Wheaton & DuPage County
 - i. Rathje – City comments received/county submittal
Hinchee stated that the county did the first review
6. Roofing
 - i. IRCA Summary –Arrowhead Roofs & Mary Lubko Center
Sperl stated that the AGC maintenance building roof is in bad shape with bad insulation. Staff can use the golf course reserves to pay for this. Commissioner Kelly wants to hear cost of different types of roofs. He asked to find out what company manufactured the roof and contact them to see if there is a warranty

on it. He also recommended going back to Williams to help find the manufacturer.

ii. Taylor Barn – Met w/ IRCA 9/29/16

Hinchee stated that they felt the structure of the roof is good, the shake shingles are moldy. The shake shingles can be removed and a typical plywood and asphalt shingle roof can be installed on the existing structure.

iii. CAC storage – scheduling

Hinchee stated they are working on the re-roofing scheduling. They may move some supports up higher; this might affect how we roof it. Commissioner Morrill would like to know what is going on for programming etc of this site.

iv. Seven Gables Barns –

Benard stated that he is not in favor of destroying storage space. It will be a minimal cost to make the property whole and keep structures that can provide value in the future. Staff will put the roof on hold if we are not sure we are going to keep it. Commissioner Morrill would like staff to provide a report on how the Lincoln Marsh house is being used.

7. Seven Gables Parking Lot Engineering – Proposals pending

Staff went back to ERA for a revised proposal for Winners' Cup Circle; they also asked CAGE for a proposal. Benard stated that he asked staff to look at smaller engineering firms for smaller jobs so that we can gain experience with them to be able to use them for larger projects in the future.

8. Friends of Northside Park Committee re-engagement

No report/no discussion

C. New Items

1. Brighton Playground sand play – Statement

Hinchee stated that this project was completed this summer based on a community survey that showed residents being in favor of a sand area. Since the completion of this project we have received several complaints. Staff put a sign at the park asking for feedback on the sand. Sperl stated that the sand is a lot of work for staff trying to keep it off of the playground equipment. It was decided to remove the sand.

2. Garden Plots

Requests have been received from President Hodgkinson and a resident to look at providing garden plots in other parts of town. Sperl outlined a few areas for this, but stated that a lot of these areas have problems with water availability and parking. It was suggested that we considering partnering with other agencies to provide gardening such as the city and churches.

3. Elliot Lake – Assessment of office building parking/ CAGE proposal approved

Hinchee stated that the road looks to be in good shape. OZ looked at it and said there are a few spots that need to be replaced in Wheaton Oak's lot. CAGE said the profile of this parking lot wasn't made for heavy construction traffic.. Benard recommended offering the owner a check to fix it. It will likely cost him less than us to repair it. Staff will bring back a report on this.

4. CAC Doors – Proposal to replace doors

Sperl stated that there is \$60,000 in the budget to replace these doors. Commissioner Kelly suggested going to the architect for a price on the doors. He offered to send the measurements to a few people so we have an idea on cost.

D. Follow Up – Updates or Pending

1. Request to utilize county flood control properties for recreation – 810/814 S. Williston
No report/no discussion

2. Rice Pool Master Plan – Met with WTI and BK on May 12/13; report pending
Sperl stated that staff needs to look at this before giving it to the board.

3. Memorial Park Master Plan– Architectural proposal approved
Staff is waiting for Williams and Kimley Horn

4. WDSRA Rec & Roll at Central Athletic Complex – Architectural proposal received
Construction should start this winter.

E. General Administrative Items

1. Arrowhead House Options – Revised recommendations – report to follow
Benard stated there was a failure in the system in the house so there is mildew and possible mold in the basement. This is from moisture not water. Service Master is giving us a quote on removing the dry wall. We will get an assessment on the facility if there is significant damage to the foundation we will have to determine what to do with the building.

2. Atten Cell Tower Lease – Engineering survey of existing facility pending; termination letter received from Sprint
No report/no discussion

3. Central Ice Rink Restroom
Benard stated that he found a company doing a close out on portable bathrooms. They have an artic version that can be used at the skating rink. He asked if he can talk them down below \$25,000 would the board be in favor of him pursuing this. The board was agreeable to this.

4. Cell phone rent-
Benard was approached by another cell phone company. They offered to give a proposal on the flagpole and copula on the big barn. We have the possibility of being able to pick up another rent for the one we lost.

5. Bestlers Pond-

Benard stated the lease with Karl Bestler expires soon. Benard will provide the board with information on the benefits of keeping it. He would like to give a proposal on a long term lease with the purchase to buy. (The pond only not the house)

6. Art in the Park-

Benard is working with the Chicago Sculptures Institute to bring Art in the Park throughout the district. It would cost \$2,500 a year to install the sculptures in parks and people can buy them. Benard thinks we can get half of it sponsored. Benard stated that he thinks it's important to the district to expand culturally in this area.

The meeting was adjourned without objection at 6:20 p.m.