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**Wheaton Park District  
Building, Grounds and Capital Projects Subcommittee Meeting Minutes  
December 2, 2015**

**3:30pm Arrowhead Golf Clubhouse**

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

**Guests:**

**Bob St. Mary  
Larry Kmiecik**

**A. Previous Minutes**

1. October 8, 2015

Discussion Items

**B. Previous Action Items**

1. Animal Welcome Center –

Executive Director Benard stated that he and Sperl met with the City of Wheaton and they said we don't need a special use variance and only need a public hearing on the demolition and not the construction.

Larry Kmiecik stated that he felt there were a couple of reasons to consider a construction manager relationship. He felt the building's size and special nature made it a good candidate for a local firm to manage. He also felt they could help to ensure the building was not overdesigned. Commissioner Kelly was not convinced and would need more time to review and discuss this option. He felt that the small size of the project would not support the additional cost of a CM.

Commissioners Kelly and Morrill were concerned about the information that was received from Tressler regarding conflict of interest on the project.

2. WT Report on HVAC at Community Center – Informational only. No Report.
  3. Sanitary District Easements Summary  
Sperl provided a summary of the proposed projects as described in the statement. Benard stated we are continuing to work with the other agencies on an equitable easement agreement.
  4. Chiller Bid Results –  
Bob St. Mary gave a brief summary of the bids and how much it would cost to remove certain parts of the project from the bid. He thought that by removing the ice feature we would save about \$100,000. He stated that he thought that the reason the bids came back so much higher than budgeted was because the original quotes they gave
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use were from 2012 and did not consider inflation. There was also some additional work required that was not expected. Bob will interview all the contractors tomorrow and provide a letter of recommendation by Friday. The following direction was provided for approval of the alternates: duct insulation-No, Alternate #2 chiller enclosure – Yes, –, Alternate #3-No, Alternate #3B –No, Alternate #4 – No' Alternate #5 yes , Sperl will do a write up on the project's budget and give a detailed breakdown. Commissioner Kelly asked that Sperl's report to the board show the total cost and where the money is coming from. Kelly stated that we need to confirm that the full board is still committed to doing the ice project after they see the final projected costs.

5. Tomahawk Pond

Benard would like to have an agreement with the owner of the pond that would state that the park district will keep expenses at \$25,000 to lease and maintain the property annually. Staff will provide a breakdown of these costs. Benard stated there are many advantages to leasing this property including keeping the open space and having the ice area in the winter. We could stop making man made ice at other locations in the district saving the district money in that area. This will be presented to the Board at the December meeting

**C. New Items**

1. Blanchard House Demolition

Hinchee was pleased with the demolition bids received. There were no concerns with the low bid.

2. Cosley Acquisition Appraisal – No report

3. President's Park Removal

Staff is recommending that we no longer continue capital improvements within this park. There are two newer parks within close proximity and this location has always been problematic because of periodic flooding. Staff was advised to communicate with public before taking any action to actively remove existing improvements.

4. Central Ice Civil Engineering

A proposal was received for engineering to create the level areas needed for the ice pads. While the proposal appears costly, there are unique constraints to this site. We will reconsider the proposal following direction on the chiller and ice.

5. Central Project Schedule from Recreation Department

Hinchee will provide a schedule for Central Park based on the most efficient, economical, and feasible construction dates for the proposed projects. The projects should not be performed out of order to accommodate the Rec Programs without further discussions

6. Friends of Northside Park Committee re-engagement

Sperl stated he is reaching back out to this group of residents to touch base with them.

**D. Follow Up – Updates or Pending**

1. Community Center Playground Options – No report

2. Rice Pool Master Plan RFP – additional information received from WTI

WTI provided some examples of projects they have completed and associated budgets. We would like them to provide a conceptual plan with some preliminary costs.

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3. Lincoln Marsh Boardwalk Proposed Changes – IDNR grant extension requested- No report
  4. Rathje Park Concept Plans – No report
  5. Northside Tree Removal – Substantially complete- No report
  6. Winfield Playground – Billed – No report
  7. Clocktower Commons Miniature Golf Carpet –\$15,000 budgeted – No report
  8. Capital Projects Update – No report

**E. General Administrative Items**

None

At 4:58 p.m. Commissioner Morrill moved to adjourn the meeting. Seconded by Commissioner Kelly. Motion passed by voice vote.