

**Wheaton Park District
Building, Grounds and Capital Projects Subcommittee Meeting Minutes
September 7, 2016
4:30pm Community Center**

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, Intern Mike Walsh

Possible Full Board Action Required – Indicated by Underlining

A. Previous Minutes

1. August 4, 2016 – approved in August

Discussion Items

B. Previous Action Items

1. Community Center Building Envelope Study – Meeting September 1
Commissioner Kelly stated that we now have a good study of the Community Center building envelope problems and that we need to begin repairs in 2017 in order to minimize the damage caused by prolonged water infiltration. He also thought the estimates for the repairs from the Williams report might be a little high. Commissioner Kelly asked staff to request a formal proposal from Williams for architectural services to prepare bid documents. He also stated that the 10% budgeted for design documents seems high for services related to this type of work. Director of Parks and Planning Sperl agreed.

As for scheduling the work, Kelly would like to see the drawings issued by the end of the year, go out to bid January 1, 2017 (for General Contractors), and award the bids at the February or March meeting. It should take 4-6 months of construction time to complete the project. The drawings will be paid for in 2016, and there is already a place holder in the 2017 budget for \$1,000,000,000. We will probably need to add another \$500,000 to that budget.

Commissioner Kelly asked Sperl to send him the original drawings of the Community Center through Drop Box.

2. Central Ice Rinks – City comments received; county submittal 7/29/Bids
Superintendent of Planning Steve Hinchee stated these are the same as what was presented last month. We are currently out to bid on the permeable pavers and staff will know the hard costs by the September board meeting.

Staff would like to go ahead with the purchase on part of the ice rinks. There is an 8 week lead time. The goal is to have ice in this year. The commissioners present stated they are agreeable to staff going ahead with this purchase.

Executive Director Benard stated that V-3 can legally bid, but staff needs to have a conversation with them. Commissioner Kelly asked staff to make sure that they have enough bidders. Hincee stated that have 10-12 who have said they are going to bid. This will be on the September agenda for approval.

3. Permits pending with City of Wheaton & DuPage County
 - i. Rathje – City comments received/county submittal/Review budget
Hincee stated that the dredging was a little more than anticipated. We will not be doing Rathje this year; it was moved into the 2017 budget.
4. Roofing
 - i. IRCA Summary –
 - ii. Taylor Barn – IRCA contracted – Sperl stated that there is about \$5,000 worth of work to patch this. No major repairs. We can accommodate this now.
 - iii. CAC storage – scheduling – Sperl stated that we would have to hire someone to fix this before the CAC dedication if we want it done. The board directed him to have our staff do the repairs and not hire it out. It doesn't need to be done by the dedication.
 - iv. Seven Gables Barns - still assessing the condition of these buildings
5. Seven Gables Parking Lot Engineering – Staff opinion
Hincee stated that they received a proposal from ERA. Staff gave them 4 concepts that we designed in house. Planning staff has been talking to the Athletics staff about how much additional parking we need. Athletics is currently planning down time in between games to allow for better traffic flow. If we add parking capacity it could lessen the down time. Commissioner Morrill stated that it doesn't bother him that they are staggering the games and he thought staggering the games is a good idea for several reasons. Morrill thought that the cost of increasing parking will take us a long time to pay off. President Hodgkinson thought that staggering the games actually makes it safer for everyone.

Morrill stated that he does think that something needs to be done at Winner Cup Circle. Everyone agreed with Morrill. Hincee stated that we have \$30,000 in the budget but he didn't think all these funds would be needed in 2016 as some of the work will be performed in 2017. The board was agreeable to staff getting designs for Winners' Cup Circle.

President Hodgkinson asked staff to put the information signs about permeable pavers throughout the district. Benard stated we could have the ones that are at the zoo duplicated.

6. Friends of Northside Park Committee re-engagement
Sperl stated that the information from this meeting is on the website. The exercise equipment has been budgeted for in the 2017 budget.

C. New Items

1. Cosley Animal Welcome Center – Permit status/bid results

Hinchee stated that Larry Kmiecik is still doing his review and has been focusing on Kandu Construction. Executive Director Benard stated that the Cosley Foundation can absorb the \$250,000 and \$25,000 a year. It's already in their budget. He will need to get back to the Cosley Foundation board and let them know that we are in for more than we anticipate.

2. Arrowhead Parking Lot Expansion – Permit status/bid results

Hinchee stated that the bids came in better than anticipated because AGC asked if there is going to be left over soil they would like to use it; so this brought our price down.

3. Fall Asphalt Bid Results

Hinchee is looking to replace most of the asphalt paths at Graf and the sidelines of the football field. The bids were close. Kelly stated that staff needs to clarify the unit cost with Brothers Asphalt. Hinchee said that he asked for a justification from them.

4. Northside Memorial Restoration Bid Results

Staff gave a brief summary of the bid results. They came in a lot higher than anticipated. Hinchee stated that some parks and planning staff suggested moving the plaques over to Memorial Park. Benard doesn't think it's a good idea to move any type of war memorial. Commissioner Morrill suggested having the Museum staff investigate the history of the obelisk. Commissioner Kelly thought maybe we could fundraise to have it restored. The board agreed to accept the bid base.

5. WDSRA Rec & Roll at Central Athletic Complex –Staff is seeking an architectural proposal /Staff anticipates work to be performed over winter or early spring 2017project? – No report

6. Lincoln Marsh Nature Play Area – Concept Plan – No report

7. Northside Park Monitoring – Planning Resources Proposal- No report

D. Follow Up – Updates or Pending

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

2. Rice Pool Master Plan – Met with WTI and BK on May 12/13; report pending

3. Memorial Park Master Plan – Architectural proposal pending

E. General Administrative Items

1. Arrowhead House Options – Revised recommendations – report to follow

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

Meeting adjourned at 5:43 p.m.