

**BARTLETT PARK DISTRICT
COMMITTEE WORKSHOP MEETING MINUTES
TUESDAY, MAY 10, 2011**

Call to Order

President Eckelberry called the meeting to order at 7:30 p.m.

Roll Call

President Eckelberry called for the roll. Commissioners answering present were: Stephen M. Eckelberry, Lori A. Palmer, James A. Mansfield, Theodore J. Lewis, Marianne Cordell, Kenneth N. Woods, and Susan M. Stocks.

Staff members present were Executive Director/Board Secretary Rita Fletcher, Superintendent of Revenue Facilities Steven Karoliussen, Superintendent of Parks and Planning Jon Carlson, Superintendent of Recreation Kimberly Dasbach, and Superintendent of Business Services Susan Leninger.

Also present were five representatives from Williams Architects and Williams Construction Management.

Recording Secretary Patricia Russell took the minutes.

President's Comments

President Eckelberry indicated that for this meeting the committee chairs would remain the same as last meeting. He would appoint the committee chairs later in the meeting.

Finance Committee Workshop, Ms. Stocks Chairperson

Technology Purchase

Ms. Stocks indicated there was one action item regarding a technology purchase of 10 Dell computers with Office 2010, for a total of \$21,321.30. Mr. Eckelberry moved to recommend approval of the request, seconded by Ms. Palmer. **Motion carried.**

Planning Committee Workshop, Mr. Eckelberry Chairperson

Bartlett Aquatic Center Presentation

Mr. Eckelberry indicated that representatives from Williams Architects and Williams Construction Management are at the meeting to present updates on the Bartlett Aquatic Center renovation project. Mr. Tom Tristano, President of Williams Construction Management, mentioned that Tom LaLonde was unable to attend the meeting. He introduced the rest of the team...Steve Mihelich, Vice President of Williams Architects and principal designer who has worked with the project for over a year, Mark Bushhouse, President of Williams Architects who handles most of the municipal work, John Caputo, Pre-Construction Manager who is also the numbers guy and keeps everyone on budget and accountable, and Dave Stermetz, Construction Manager who will talk about the investigation of the existing piping later in the meeting.

Mr. Tristano noted that they will talk about budget process. They have been going through some design and validation with the team over the last few months. They started out with \$8.8 million initially and have been pressing down on the numbers. This happens typically when they start out with a project and they ask the clients what they want. They start out with the dream and then they test it in the market and test it with unit prices and with constructability issues. They did another budget in the last couple of weeks and they were at \$7.2 million. The team just met yesterday and

did some vignette sketches. Steve Mihelich will talk about some of the compression they did to the scope of the project. They are looking at the project budget right now of \$6.8 million. There are tough decisions and compromises to make to get to the \$6 million mark.

Steve Mihelich indicated the last time they met with the Board was on January 25th and at that time they were approaching completion of the schematic design. A lot has happened since then. They hired civil engineering; they assembled their engineers, and hired Williams Construction Management and learned more about the site and existing conditions. They put a lot of creativity and energy into this project and even with some compression to do they are still confident it will be a great project at hand.

At the time they talked about doing an addition to the filter building, over 900 lineal foot lazy river with separate rapids channel, a 6,600 feet spray pad, the elevated sun deck, an additional entry point into the bathhouse and dressing up the bathhouse with new color schemes, family changing rooms by the spray pad area, and a toilet building on the island. They had a lot of energy and fun with the project and creating one of the first of its kind activity island for the lazy river with a zip line, lily pad walk with ropes and a lot of interaction overhead, window replacements and gutter replacement at the existing pool. They did some compression and value engineering to get to the \$6.8 million project as it stands. There was some effort to get to that number and staff was very supportive and creative in this regard. Mark Bushouse handed out some drawings.

Mr. Mihelich indicated they still have a very viable and fun project that is a little more affordable. The lazy river initially was at 900 lineal feet and it is now around 715 feet. They took the rapids and put it into the lazy river instead of having a separate bypass, so the rapids are now part of the lazy river. A lot of lazy rivers are in the range of 600 feet or smaller, and they feel that it will still be a very fun and very long lazy river by the standards in this area. The spray pad area is getting reduced, and they finally zeroed in on an interactive spray pad feature that has been reduced down, but it will still be top of the line in the range of size, fun and features. Staff has challenged them every time they bring up items to keep the fun in the elements.

They eliminated a lot of the retaining walls and the adult sun deck was eliminated. Moving dirt, piping runs, utility runs are necessary, but they are trying to minimize those to give the most for the dollars spent on the pumping circuit. They refined the concession layout after they learned from staff what goes into that space and how it operates. There was a family changing area component that was combined with the support filter building for the spray pad which has now been detached from the filter building. The filter building is now smaller and more economical, and they were able to fit the family changing room into the bathhouse. They separated the filter building for the lazy river to make it more efficient. It was originally 1,600sf and they got it down to 1,200sf, which allows flexibility to do capital improvements in the existing filter building in order to change out filters, relocate heaters, etc.

The lily pad walk has been gone for a while, and they took a good hard look at the front entrance and trying to get that building utilizing the existing footprint and foundations as opposed to growing it out a little larger. They also took a look at shade and have been very prudent on where they locate the existing shade and very select on the \$15,000 budget for new shade. Part of this, they listened to staff and understand that the zip line is very important and stays in the plans. They had two drop slides and now have one. The most expensive piece of the project is deep water, so it does allow them to shrink the deep well a bit.

The budget does not include replacing the sand play apparatus, a second slide off the existing filter building, the body flume slide that came down into a shutdown lane on the north end of the lazy river, and a second bridge to the island that the Board discussed in January. It does not include

any pool equipment upgrades or filter change-outs in the existing filter building or replacing existing piping that services the existing pool which could run between \$500-700,000. Tom Tristano noted that the existing pool piping was the removal and replacement of all of the pool piping under the existing pool. Dave Stermetz indicated that he conducted a study of the piping but didn't have the official written report completed yet. The study should be ready by next week. As part of the study they were able to establish some as-built drawings of the pipes. In general, everything was tested completely. They found a couple of valves and couple of fittings in the surge tank that needed replacing and have been replaced. The calking that failed in the zero depth pool was replaced. The zero depth pool itself is intact, meaning they did not detect any leaks with the exception of the mushroom play feature. They couldn't test that feature like they did all of the other piping because they could not isolate that feature because they would have had to physically remove the play feature in order to plug the pipe to test it. In order to do that they would have had to chop out the floor of the pool, which they didn't have time to do. The test did detect a few minor leaks, but overall their findings showed that the pool could open this year and there were no major leaks detected in the pipes. They will know more once they get the written report and will be able to evaluate the leaks that were detected, to determine where they are and in what particular pipes. They would isolate those particular pipes later this fall after the season has ended.

Mr. Mansfield asked how they did the initial testing; under pressure with water is the best test. He noted that they should be cautious with pressure tests, because once water hits that area there could be problems immediately. Mr. Stermetz indicated that the hydro-testing is the ultimate for testing the pipes; however the air pressure that is put on the pipes exceeds the pressure that water would flow through the pipes, so it exceeded the amount of pressure that those pipes typically handle. The facility will be opening as usual and they will recommend that staff monitor the water in comparison to previous years and see if the water loss is similar or a lot less. Mr. Carlson indicated that staff can monitor evaporation and they can tell if they have leaks in the system. For the cost of tearing everything out and replacing is a huge cost. He is looking forward to seeing the report. Ms. Fletcher indicated that staff was surprised that they would have to replace all of the concrete at over \$600,000 so it was smart to look at this further. Some further discussion ensued.

Mr. Mihelich discussed changes to the spray pad to consolidate the interactive features with bucket and climbable apparatus and other features. The size was reduced 3' from the perimeter and it is now one combined pad at 6,100sf; before it was 6,800sf. It will still give a great curb appeal. The family changing area was relocated to the bathhouse and the guard room was relocated to the existing concession building. Ms. Palmer asked why the concession stand has to be changed; is it to make it better for vendors. Ms. Fletcher noted that the concession stand is increasing in size to service the larger capacity bather load for the facility, from 750 to 1,500. The Park District would also go back to running it to make a better profit if they were overseeing it. Aquatic Manager Laura Clark has been in the meetings and she is fine with having the guard area in that location.

Mr. Eckelberry indicated he had some concerns with taking out slides. The bather capacity is doubling and they would be adding one more slide, a lazy river and a spray pad that some may or may not use. Ms. Fletcher clarified and said there would also be a drop slide and zip line on the activity island. Mr. Eckelberry mentioned that two slides are being removed from the plans. It's disappointing. Mr. Lewis mentioned that years ago when the current pool was built there was room for two slides on the filter building. The plunge pool and deck is already there for a second slide. In the existing area it would be a notable feature if they give something else there. Mr. Caputo indicated it would be about \$121,000 for a new slide at the existing plunge pool.

Mr. Caputo noted that the earthwork to excavate the hill for the lazy river is expensive. With excavation to lower the hill, there's over 15,000 cubic yards of earth to get rid of. They will use some of the soil on the site to pile up near the forest preserve and for the tube slide tower, but they

still have to get rid of 5-6,000 cubic yards of dirt off site, and that's a huge amount of money. The excavation is over \$400,000 to remove the dirt, backfilling, and stonework. The site utilities are another \$130,000 as there is a deep manhole that has to go in by the deep drop slide. The lions share comes in for the pool piping at \$1.6 million, including underground piping, filters, pumps, heaters, controls, stainless steel gutters, piping pump to the slide towers, and pumps for the spray pads, pumps for the lazy river and rapids, and surge tanks. The rides would include the inner tube tower for the tube slide, one drop slide, and zip line is over \$600,000 for the slide work. All of the slides are custom for the site and have to be engineered.

Mr. Eckelberry asked how they were so far off from what they originally started with, how did it happen, and where did they go wrong. Mr. Tristano indicated that typically when the architect and the builders are sitting in the client from day one they have some healthy continuity. It was a year since the architects have been working on this plan with the Park District. Unfortunately, Williams Construction Management only got involved in the job just three months ago. They would have been up front early on to say they were stretching the budget. The significant issue is that there is \$906,000 in site work on the budget for moving the dirt, site utilities, fencing, decks, irrigation, landscaping, demolition, etc. There were some big unknown information on the site was not properly analyzed to be able to assess the magnitude of the job and what it means for the site. A lengthy discussion ensued.

Ms. Fletcher mentioned that the cost is still over budget and they need to hear from the Board if there is something that could go and what has to stay. Mr. Eckelberry noted that whatever is cut out, at some point it could work into the capital budget and to make sure the piping is in there so they can add it on later. Mr. Lewis indicated they made a lot of decisions based on pictures, but there were no costs associated. The Board needs a list of what the costs are for the features so they can make an educated decision. Mr. Tristano indicated that the dilemma they face is there are 26 pages of numbers. They want to know what is important to the Board so they can budget for that information. It's not a bid; it's a forecast of what the market will be. A lengthy discussion ensued. Mr. Eckelberry asked the architects to come back with a couple of options for the Board to look at and the costs associated with the features so they are not theorizing what the costs would be. The architects left the meeting at 8:41pm.

Building and Grounds Committee Workshop, Mr. Lewis Chairperson

Cargo Van Purchase

Mr. Lewis indicated that staff is requesting approval to purchase a Ford E-350 cargo van in the amount of \$20,640.00 from state joint purchasing to be used for facility maintenance. Ms. Cordell moved to recommend approval of the purchase, seconded by Mr. Eckelberry. ***Motion carried.***

Villa Olivia Ski Hill Chairlift Bid

Mr. Lewis noted that the Park District is planning on replacing the chair lift at Villa Olivia this year. A bid opening took place yesterday and staff needs more time to review the bid information.

Recreation Committee Workshop, Mr. Mansfield Chairperson

Community Youth Sports Program

Mr. Mansfield mentioned that the District is able to participate in the Community Youth Sports Softball Program through Dick's Sporting Goods, who has generously supplied the program with equipment such as softball bags, scorebooks and softballs.

Revenue Facilities Committee Workshop, Ms. Cordell Chairperson**Sunrise Park Request**

Ms. Cordell indicated that Athletes by Design is asking for approval to use Sunrise Park for their annual Cyclocross Bicycle Race on Sunday, October 23, 2011. They are asking for approval to have a food vendor, subject to receiving a DuPage County Health Department food permit. They will also be making arrangement for parking at Sycamore School with permission from School District U-46. Mr. Woods moved to recommend approval of the request, seconded by Ms. Stocks.

Motion carried.

State Park Shelter Request

Ms. Cordell mentioned that a resident would like to hold a 1st birthday party at the James 'Pate' Phillip State Park Shelter on July 31st for 100 people and asking for permission to erect a tent next to the shelter, which will require approval from the IDNR. Ms. Stocks moved to recommend approval of the request, seconded by Mr. Lewis. **Motion carried.**

Bartlett Park Request

Ms. Cordell noted that a resident would like to use Bartlett Park in conjunction with their Log Cabin rental for a family picnic on August 13th for approximately 100 people. She will be setting up a climbing wall, bungee jump, moon walks/bouncers, DJ, face painter, and hula and fire dancers. Staff is recommending approval of the request subject to the resident getting a sound permit from the Village and the proper certificates of insurance. Ms. Stocks moved to recommend approval of the request, seconded by Mr. Eckelberry. **Motion carried.**

Grant Application

Ms. Cordell mentioned that the Park District has applied for a grant from NRPA for funding a new golf pilot program called "Starting New at Golf." It's golf's version of T-Ball, focusing on children from 5 to 8 years of age. Staff will find out if the grant is successful in June.

Staff Recognition

Ms. Cordell indicated that the new Scheduling Manager Katie Jablonski has received her Certified Parks and Recreation Professional certification from NRPA. She asked Mr. Karoliussen to commend her on behalf of the board for getting her CPRP.

Personnel Committee Workshop, Ms. Palmer Chairperson**3.50, Identity Protection Policy**

Ms. Palmer noted that by June 1, 2011, every park district must approve an Identity-Protection Policy and then train staff on the proper handling of Social Security numbers. Mr. Eckelberry moved to recommend approval of the policy, seconded by Mr. Lewis. **Motion carried.**

Community Relations and Legislative Issues Committee Workshop, Mr. Woods Chairperson**Memorial Day Walk**

Mr. Woods noted that the Memorial Day Walk and Remembrance is on Monday, May 30, 2011. Ms. Fletcher noted that if anyone would like to be in the Memorial Day walk to let her know so she can inform the Village to expect them.

Other Business

Mr. Woods mentioned that he received an invitation for the District to be part of the recognition dinner at St. Peter Damian. Ms. Cordell and Mr. Mansfield indicated they would attend.

Old Business

None.

New Business

Committee Assignments

Mr. Eckelberry assigned committee chairs as follows:

Finance Committee: Jim Mansfield

Planning Committee: Lori Palmer

Building & Grounds Committee: Ted Lewis

Recreation Committee: Susan Stocks

Revenue Facilities Committee: Ken Woods

Personnel Committee: Marianne Cordell

Community Relations and Legislative Issues Committee: Steve Eckelberry

Resident Comments

None.

Adjournment

There being no further business before the Board, Mr. Woods moved to adjourn the meeting, seconded by Ms. Stocks. **Motion carried at 8:50 p.m.**

Minutes Approved by the Board on 05/24/2011.

By: _____
Rita Fletcher, Board Secretary