

**THE LISLE PARK DISTRICT  
JOURNAL OF PROCEEDINGS  
SPECIAL MEETING  
FEBRUARY 9, 2011**

**CALL TO ORDER AND ROLL CALL:** President Cook called the meeting to order at 7:04 p.m. at the Meadows Center, 5801 Westview Lane, Lisle, IL 60532.

Roll Call:	Commissioners Present:	Carballo Morse Cook Hough (7:10)
	Commissioners Absent:	Kanzler
	Also Present:	
	Director	Garvy
	Superintendent of Recreation	Toohy
	Superintendent of Operations	Leone
	Superintendent of Parks	Cerutti
	Aquatics & Fitness Supervisor	Porrevecchio
	Recreation Supervisor	Wise
	Recreation Supervisor	Gianatasio

**NEW BUSINESS**

**A. Temporary Construction Easement – Short Street Bridge replacement**

President Cook reported there is no documentation so this issue will be considered at the regular meeting of the park board on February 17.

**B. Approve Special Meeting Minutes of January 17, 2011**

**MOTION:** Commissioner Carballo moved to approve the meeting agenda for the regular meeting for Thursday, January 20, 2011. Commissioner Morse seconded the motion.

There was no further discussion and the motion passed unanimously by voice vote.

**PRESENTATION**

Director Garvy introduced Mr. Tom LaLonde from Williams Architects. Mr. LaLonde reviewed their scope of work and stated the bulk of the work will be done as interior renovations, with minor improvements being made to the exterior main entrance area as the lone exception. He reviewed the floor plan and highlighted the different zones of the plan, including entrance and lobby, administrative offices, and preschool. Mr. LaLonde reported the architects and park district met with Village officials to review code requirements and stated there appear to be no major obstacles with the planned improvements. He identified the site of a future playground in the location of the current loading dock, but stated it is not part of the current plan. He reported they will be able to save significant portions of the existing perimeter offices for administrative use. He

explained the three alternates at this time, which include an optional main restroom configuration, adding windows to two of the six preschool rooms, and the entrance canopy. He reported the total square feet of renovated space to be approximately 19,000, with approximately 10,000 being office and reception and 9,000 being the preschool area. Mr. LaLonde explained they will be able to re-use the existing HVAC system above the admin sections, but the preschool area will require an entirely new system because of the drastic change in use.

Commissioner Carballo stated the park district already purchased the playground equipment and would like to see the future use area incorporated into the current project. Commissioner Morse agreed, saying it will be a huge benefit to the preschool program and other early childhood activities. Director Garvy agreed and reported staff is in the process of gathering cost estimates and possible funding sources. Commissioner Hough asked about drainage and surfacing options. Director Garvy explained sub surface and surfacing options and preferences. Discussion ensued regarding specific design elements including restroom layout, receiving, circulation and security.

President Cook expressed concern regarding circulation and evacuation routes in the preschool area. He explained that in the event of a commotion or emergency by the main entrance to the preschool area, two rooms had no other means by which to exit than into that space. He recommended a door be provided in one of the rooms that would allow the two rooms in question to exit through the common work space and into another area.

Mr. LaLonde explained the multi-use rooms, capacities, and the partition wall. He explained the acoustical advantages of the partition being recommended citing that since each space will be programmed concurrently the feature is important. Commissioner Carballo asked if the partition wall was mechanically operated or would be opened and closed by hand. Mr. LaLonde explained the system is on tracks, would be slid open and closed by hand, and can be locked in place.

Mr. LaLonde explained the exterior canopy and the advantages of having a covered entrance area. Commissioner Morse asked about circulation around the exterior of the building. Director Garvy stated there is still internal debate about whether or not a drop off arrangement is appropriate for preschool. He reported there have been mixed responses from management and preschool staff. He stated at this point they are planning on keeping the system currently in place at the Meadows Center, which is allowing parents to park and escort their child into the building themselves.

President Cook said he likes the overall design. Mr. LaLonde stated the current design has worked nicely from the initial concept of transforming the existing industrial/manufacturing space to administrative office, multipurpose and preschool use.

Director Garvy reported the budget for the current design is estimated at \$2.1-\$2.2 million, which also includes furniture, fixtures and equipment as well as very healthy design and construction contingencies. He said that if the park district's relationship with Williams Architects says anything, it is they deliver projects at or below budget, and that

this budget estimate is a worst case scenario. He stated that the original estimate of \$1.5 million proved to be unrealistic and that until detailed cost estimates could be performed a realistic number was difficult to discern. He reported the park district can fund this cost within the existing budget and fund balance without compromising any other capital, operational or service needs. He stated staff and the architects have been diligent and creative in trying to keep costs down, but there are existing conditions that need to be addressed. He stated the improvements being considered are for the long term and there are some issues and conditions that should not be compromised. He commended staff for not pushing for extravagant designs or finishes and said they have been extremely helpful in identifying practical solutions. Mr. LaLonde agreed, reporting the flooring recommendations from staff as one example are much less costly than what was originally being considered, and reiterated the team's attempts to re-use as much of the existing facility as is feasible. He reported that the electrical, plumbing, and HVAC systems are hovering around \$600,000 - \$700,000 alone but they will continue to work on keeping costs down.

Commissioner Hough asked Superintendent Toohey how the recreation department staff feels about the proposed design. Superintendent Toohey reported several of his staff are present in the audience and they are very excited. He stated they have all been involved in many areas of the planning and design and they are all looking forward to the finished product. Director Garvy agreed and stated they have involved every level of staff, including preschool teachers, in the design of the current plan and their input has been invaluable.

President Cook asked if there were any questions or comments from the public. There were none. He thanked Mr. LaLonde for his work and said he really likes what was presented.

#### **ADJOURN OPEN MEETING**

**MOTION:** Commissioner Hough moved to adjourn the special meeting at 8:00 p.m. Commissioner Morse seconded the motion. There was no further discussion and the motion passed by voice vote.