

Cary Park District  
Board of Commissioners  
**Special Meeting**  
November 13, 2008  
Cary Community Center  
255 Briargate Road  
Cary, IL

Commissioners Present: Krueger, Harvey, Hill, Stanko (7:07 PM)

Commissioner Absent: Renner

Staff Present: Cherveney, Glenn, Raica, Mayer, Nesler, Hughes, Jones, Rea, Kelly

Guest Present: Barbara Hill, Village of Cary

Craig Whitney, Pioneer Press

Andy Dogan, PHN Architects

Jennifer Norton, Lamp, Inc.

President Krueger called the special meeting to order at 7:02 PM.

There was no public comment.

There was no Commissioner comment.

First item for Discussion/Direction was the Community Center Renovation Project.

Commissioners had been provided with a copy of the Schematic Design report and representatives from PHN (Andy Dogan) and Lamp, Inc (Jennifer Norton). were present to answer any questions.

Mr. Dogan described the Schematic Design, using plans for both building levels to guide the group.

After reviewing the visual materials, Commissioner questions were asked and answered:

- Were the proposed bathroom facility additions adequate? (They are adequate for square footage of the building according to plumbing standards.)
- Would the warming area be better utilized in the nursery? (Accommodations could be made for delivery to area using the side door.)
- Is the elevator location set or is there room to change? (Location is established, but an alternate option is available.)
- Why enlarge the lobby? (Friendlier, more conducive to those waiting for children in classes.)
- Will the removal of the present glass doors interfere with noise abatement? (no, each room can be closed off.)

- Will the multi-purpose area have a dividing wall or one big area? (Dividing wall or folding wall to afford flexibility.)

Ms. Norton then spoke on the cost estimate for the project and what to expect as the bid process neared.

She was asked if the anticipated costs provided would be close to the estimate of the total project. She stated that the final cost should be very close to the proposed budget, allowing for material price increases and the competitiveness of a currently down market.

Jones described some of the options presented to the group in the Board Memo provided for the meeting.

Questions from the Commissioners:

Hill – in favor and will go to the maximum amount to insure project completion.

Harvey – is there an estimate of increased revenue due to the renovation? (Answered, minimal increase in revenue expected; project will bring facility up to current quality and demand needs.)

Stanko – feels strongly to move ahead.

Krueger – felt the Park District was overestimating the project cost and was comfortable that building construction could be done for the budget provided.

Commissioner Harvey moved to accept the Schematic Design report and direct the Executive Director to move the project forward and return with 100% Design Development Documents for consideration. Second by Hill. Roll Call vote: Hill – yes; Harvey – yes; Stanko – yes; Krueger – yes. Motion carried.

Commissioner Harvey moved to set a total project budget not to exceed \$1.85 million. Second by Hill. After minimal discussion, the motion was withdrawn by the maker and second.

The next item was the architect's contract. It had been revised with requested changes since the last consideration and all were comfortable with the slight changes that had taken place. A question was raised about mileage reimbursement and Dogan said that mileage from PHN to CPD would not be charged as a separate item.

Commissioner Stanko moved to approve PHN Architects (Wheaton, IL) to complete Design Development, Construction Documents, Bidding and Negotiation and Construction Administration services on the Community Center remodeling/renovation project. Second by Harvey. Roll Call vote: Hill – yes; Harvey – yes; Stanko – yes; Krueger – yes. Motion carried.

Commissioner Stanko moved to authorize the Executive Director to enter into a contract in an amount not to exceed \$106,500 plus PHN outsourced reimbursable items not to exceed \$1,000 (excluding bid document printing ) between PHN Architects and the Cary Park District for PHN Architects to provide professional services. Second by Harvey. Roll Call vote: Hill – yes; Harvey – yes; Stanko – yes; Krueger – yes. Motion carried.

The Community Center Parking Lot Project was discussed.

There was much discussion on what exactly was necessary and how “re-sealing” and “re-surfacing” were quite different approaches to the parking lot.

Initially it was felt that the borings could be done by STS Consultants and just have the data ready to be interpreted. After more discussion, it was decided that, at this point, since the project already was set apart from the Community Center renovation, there was no need to proceed nor take on the extra expenditure at this time. Staff should review the item again after project bids are received for the Community Center renovation and review with the Board if necessary.

In a straw poll, all Commissioners voted no to any further consideration to expend funds on parking lot engineering or improvement at this time.

Motion to adjourn by Harvey; second by Stanko. All voting aye.

Meeting adjourned at 8:45 PM.

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Stephen L. Cherveney, Secretary