

Cary Park District
Board of Commissioners
Committee of the Whole Meeting
June 28, 2018
6:30 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

Board Members Present: Howell, Stanko, Frangiamore, and Renner.
Commissioner Hauck entered the meeting at 6:31 PM.

Staff Present: Jones, Krueger, Kelly, Rogus, Raica, Hughes, and Lee.

Renner called the meeting to order at 6:30 PM.

The Pledge of Allegiance was recited.

There were no items from the Public or Staff.

Under Direction Items, Proposal to Complete a Feasibility Study for an Indoor Recreation Center and Outdoor Aquatic Center from Williams Architects/Aquatics, Itasca, IL was discussed.

Jones explained that representatives from Williams Architects and PROS Consulting were present for the meeting.

Jones recapped that back in 2016 the Comprehensive Master Plan was approved and within that plan was an Action Plan that stated that an indoor recreation center was to be constructed within the next five years. During the last two years, the Board has been able to tour several facilities to gain a perspective on what a facility at Cary-Grove Park might look like as well as the costs associated with opening and operating a new facility. After reviewing the cost, it was determined that the building was not financially feasible from existing resources. When the 2016 Action Plan was revised to the 2018 version of the Action Plan, the Board directed a feasibility study be conducted on an indoor recreation center as well as an outdoor aquatic facility. The purpose being to complete this study and Board would have the information and decision point as to the next steps for which facility project to pursue.

Thomas Lalonde from Williams Architects and Leon Younger began presenting what they do and the services they would provide to the Park District.

Lalonde explained that their main focus is the Park District's priorities and goals, and from those they will put together a plan and how that plan can be achieved. Younger stated the main priority is programming and how a facility can fit those needs. Together

with Williams Architect, they maximize how the desired space gets created and utilized. Williams provides the cost to build the facility, and PROS Consulting can provide the cost to operate the facility once constructed and over a six year period.

Younger explained that PROS Consulting will provide a full building program plan to show that the market can support those activities and programs, and the plan is provided by season and month.

Lalonde stated there is a lot of back and forth that will occur between staff and Williams Architects. They would start with the Cary-Grove Site Master Plan and work from that design and build upon the desired amenities. It is best to maximize the space and programs within that space to generate revenue.

Frangiamore asked about existing buildings and if they would look into incorporating existing facilities into new projects to make sure existing programming space is repurposed. Lalonde explained that will be addressed within the study.

Stanko asked if the decision is made to keep the existing pool facility and open a new one how that would work and what the transition would look like shifting to the new facility. Lalonde explained that is something that will be provided within the study. Stanko then stated the Board has a good idea of what is desired and what can be financially feasible. He asked if phasing of construction can be provided based on the cost analysis. Lalonde stated that if the desire is to continue using the current pool, then that will be considered and if it would make sense to have an overlap between the two aquatic facilities.

Stanko stated he wants to be able to prioritize the highest values based on what the needs are of the community.

Renner asked if aquatics and recreation could be separated, and Lalonde stated that it would be separate. He then asked if there would be any sub-consultants on the team in regards to infrastructure costs. Lalonde explained that it would be minimal and it isn't anticipated that sub-consultants would be used. Jones explained that there is also past information provided by Lamp, Inc. that may be used to assist with this study.

Hauck asked if the study is public or private once it is complete. Lalonde explained that it is public information and will be subject to the Freedom of Information Act as well as the information would be presented at a public Board meeting.

Jones explained that a schedule has been provided in the packet and it will need to be readjusted due to other Park District projects taking place within the next several months thereby limiting staff resources. Stanko stated he is okay with pushing everything back as long as it is done correctly. Renner stated that staff will guide the schedule.

Frangiamore moved to recommend Board of Commissioners approval of Williams Architects/Aquatics, Itasca, IL proposal to complete a feasibility study for an Indoor

Recreation Center and Outdoor Aquatic Center for a lump sum fee not to exceed \$51,800 and reimbursable expenses not to exceed \$2,700. Second by Stanko.

Roll call vote: Yes –Howell, Stanko, Hauck, Frangiamore, and Renner. No – None.
Motion carried.

Stanko moved to adjourn the meeting; second by Hauck.

Voice vote: All voting yes. Motion carried.

Meeting adjourned at 7:19PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners