

MINUTES
DeKalb Park District
Board of Commissioners Meeting
November 6, 2015
Hopkins Park Community Center
1403 Sycamore Rd., DeKalb, IL

I. President Phil Young called the meeting to order at 4:35 pm

Board Members Present: President Phil Young, Commissioner Dean Holliday, Commissioner Keith Nyquist, Commissioner Bryant Irving, and Commissioner Dag Grada

Staff Members Present: Executive Director Jason Mangum, Superintendent of Recreation Amy Doll, Superintendent of Parks Mat Emken

Others Present: Ed Harvey, Lisa Sharp

II. Action on Agenda

Commissioner Bryant made a motion to approve the agenda and Commissioner Holliday seconded the motion. Motion carried by voice vote.

III. Public Comment

None

IV. Maintenance Building Discussion

Lisa Sharp, of Sharp Architects gave a presentation regarding the District's maintenance campus. She began with a review of the existing conditions on the site. She then talked about concerns with providing sprinklers and the distance that the Hallgren building is from roof of the cold storage building.

Commissioner Holliday asked if the existing footings could be used. Sharp indicated that they could and that tests had been done to verify this.

The basic preliminary concept was to build a 12,000 single-story building, off-set from the existing foundations and to maintain 40' separation from the adjacent lean-to. The preliminary decision was made to not include a sprinkler system in the building.

Commissioner Irving asked if the city requires it. Sharp indicated that for buildings up to 12,000 square feet it is not required.

Commissioner Nyquist asked about the existing floor space compared to the old building and how that has worked for staff. Superintendent Emken indicated that he didn't know because he wasn't here, but he has been told that it was sufficient. Emken indicated that the old "retail space" would be reconfigured to become work space so they would gain work space. Commissioner Nyquist asked if we would gain considerable usable space and Sharp indicated yes.

Because this design shifts off the existing footprint, there is considerable site expense with this design.

Sharp referred to an 11x17 handout of the layout of the concept. Commissioner Irving asked about the size of the design. Sharp indicated that it is 12,000 square feet.

Commissioner Irving asked if all the building is all new foundations and concrete. Sharp

indicated that it was. The building includes 8680 square feet of maintenance and storage space, 6 overhead doors for thru traffic and over 2000 square feet of office space. The first cost estimate for this design was \$2.8 million. District Staff and Sharp felt that there items in this design that were overinflated. A second estimate came in at \$2.2 million. Commissioner Irving asked if the cost included taking out the old building. Sharp indicated that this was included in those costs.

Sharp went back to look at the existing footprint and presented a revised concept using the existing foundation that would also take the roof off the lean-to building to have the required distance for fire separation. The revised cost estimate came in at \$1.5 million. The cost savings are in the concrete costs and in using the existing foundations. The perimeter foundations are in place. The site work is considerably reduced. The existing asphalt can all stay in place. Sharp distributed the full version of the cost estimate which includes over \$200,000 for contingency. Sharp indicated that they are now struggling with what steps to take next to reduce the cost by the additional \$300,000.

President Young asked about the other building that Sharp had talked about being constructed by another company. Sharp indicated that it is at \$1.8 million and it is new construction with considerable site work.

Commissioner Holliday asked about how much of the roof would be taken off of the lean-to. Sharp indicated it would be about 10 feet.

Executive Director Mangum indicated that the cold storage building is as old as every other building on the site. The advantage of this proposal is that it allows the District to build what it can support now and add on later.

President Young asked if the District would be saving money or would save money in the long run if the District took down the cold storage building and allocated enough funds to build a big building and not have to take into account the requirements for easement for fire. Young indicated that if the District needs additional funds the District should consider allocating additional funds in addition to the \$1.25 million that is currently allocated for the project.

Executive Director Mangum indicated that the building has been budgeted from the fund balance. The District is reducing the fund balance by a third. The District has a policy requirement to keep a certain amount in the fund balance and would have to look at how much more there is to spend and still maintain the fund balance requirements. The District wouldn't be able to allocate that money from the annual capital money and it would have to come from the fund balance.

President Young indicated that perhaps the District could get a bigger building now to replace the pole barn building now rather than doing it in a couple of years if the District could get it for \$1,8 million similar to the project Sharp had discussed previously. Sharp indicated that the other building that she referred to earlier is not a prevailing wage job and significantly different in scope.

Commissioner Irving indicated that the District would probably outgrow the 12,000 square foot building and that the District should do it right. Commissioner Holliday said the District should figure out where the money would come from for that. But he thought the District had been looking at something like 35,000 square feet.

Superintendent Emken indicated that was only if the District moved off site and it would encompass all three of the buildings on site.

President Young asked if there has been an analysis of the south building to see what the conditions are. Superintendent Emken indicated that a significant amount of work has been done and it is in good shape.

Commissioner Irving indicated that in a few years this building would be too small.

Executive Director Mangum reminded the board that in a few years the Sports and Rec

Center will be paid off and there will be more funds available. Commissioner Holliday indicated that in a couple of years costs will go up.

President Young asked if there was a particular manufacturer the District was looking at to see if there is something that the commissioners could go and take a look at. Sharp indicated that she would find one.

Commissioner Grada asked about removing the roof on the lean-to and whether it would need to be replaced. Superintendent Emken reported that the things that are kept under there don't need to be kept under a roof.

President Young asked about the price and confirmed that the goal is to get it down to \$1.25 million and asked what work could be done in-house to bring the cost down.

Executive Director Mangum indicated that some work could be done in house but no numbers have been attached to that. Sharp indicated that there are some things that need to be done by licensed plumbers and electricians that couldn't be done in-house.

President Young asked when the Sports & Recreation Center will be paid off. Executive Director Mangum indicated that it is his understanding that it is 2019 but he will verify that. Young asked Mangum what the District's options are for paying for the building if the costs can't come down. Mangum indicated that \$200,000 contingency is one area that could provide some savings. The other areas are in the parts of the project that staff can do.

Commissioner Irving asked about the HVAC. Sharp indicated that it is all included.

Commissioner Nyquist asked what the budget is for paying off the Sports & Recreation Center bonds. Executive Director Mangum indicated that it varies but it is usually \$350,000 per year.

President Young asked that the District get information on the pole barn and its condition and longevity. He indicated that he would like to get an estimate of what it would cost to build the larger building to include the pole barn. Sharp indicated that they could get some information about work to be done by owner prior to the next meeting but evaluating the entire site would take more time.

V. Adjourn Special Meeting to go in to Executive Session

Commissioner Irving made a motion to go into executive session for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees pursuant to Section 2(c)(1) of the Illinois Open Meetings Act. Commissioner Holliday seconded the motion.

Motion carried by roll call vote. Aye: Holliday, Nyquist, Irving, Grada, Young (5-0-0)

The meeting was closed to the public at 5:20 p.m.

VI. Reconvene Public Meeting

Commissioner Nyquist made a motion to reconvene the public meeting at 5:45 p.m. Commissioner Dean Holliday seconded the motion. All were in favor.

VII. Adjourn Public Meeting

Commissioner Holliday moved to adjourn the meeting at 5:46 p.m., seconded by Commissioner Irving. Motion carried by voice vote.