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MUSEUMS & HISTORICAL PRESERVATION COMMITTEE

Glenview Park District - Wagner Farm
1510 Wagner Road, Glenview, IL 60025
Regular Meeting Minutes
Tuesday, August 7, 2018 @ 8:30 a.m.

1. Roll Call

Chairman Dave Tosh called the meeting to order at 8:32 am and the roll was called.

Commissioners present: Jen Roberts, Dave Tosh, Dan Peterson (via phone), Bill Casey, Angie Katsamakidis, Dave Dillon

Official Staff present: Executive Director Mike McCarty, Superintendent of Park & Facility Services Jim Warnstedt, Superintendent of Special Facilities Lori Lovell, Director of Wagner Farm Todd Price, Director of The Grove Lorin Ottlinger, Supervisor of Buildings & Grounds at The Grove Phil Munro, Recording Secretary Tanya Trapani

Guests: Jan Behounek of Holabird & Root, Jerry Aulisio of AT Group, Bill Marquardt and Beverly Dawson of Glenview Hangar One Foundation, Kirsten Bergin and Lisa Zimmler of Bring It Home Glenview

Late Arrivals, Early Departure: Jerry Aulisio left at 8:43am, Phil Munro left at 8:50am

Commissioners/Official Staff absent: None

2. AGENDA TOPICS

a) Wight & Company Agreement, The Grove Interpretive Center Improvements

Staff requested consideration to approve an agreement with Wight & Company of Darien, Illinois for architectural, engineering, and exhibit design services (Schematic Design through Construction Phase) for The Grove Interpretive Center Improvements project.

Superintendent of Park & Facility Services Jim Warnstedt informed the committee that staff engaged the architectural firm of Wight & Company to assist in planning for safety enhancements and improvements at The Grove Interpretive Center. The main elements of the project include space optimization, downsizing and relocating the retail space, refresh and create new exhibits, renovate the HVAC system, and add a fire alarm and sprinkler system. To move this project forward, the District needs to secure professional architectural and engineering services. Superintendent Warnstedt noted that Derke Price, attorney at Ancel Glink, has reviewed the attached contract. Derke requested a few changes to the original proposal which will be included in the final document.

The total project budget for the improvements at The Grove Interpretive Center is \$2,000,000. The cost of the architectural, engineering, and exhibit design services are \$257,000 (12.85% of the total project cost) which is included as part of the overall project budget, and is part of the approved 2018-19 Fiscal Year budget.

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The committee endorsed the staff recommendation that the proposed draft contract with Wight & Company of Darien, IL for architectural, engineering, and exhibit design services for The Grove Interpretive Center Improvements project (Schematic Design through Construction Phase) in the amount of \$257,000 be moved to the full board for approval at the August 23 Board Meeting, under the Consent Agenda.

b) The AT Group Agreement, The Grove Interpretive Center Improvements

Staff requested consideration to approve an agreement with The AT Group of Park Ridge, Illinois for program management/owners representative services (Schematic Design through Construction Phase) for The Grove Interpretive Center Improvements project.

Superintendent Warnstedt informed the committee that the District needs to secure program management/owner's representative services, as part of the design and construction process of The Grove Interpretive Center Improvements project. The Project Management Services Phase consists of: Orientation and Analysis, Project Organization, Budget Development, Schedule Development, Team Assembly, Administration, Consultant Contract Administration, Cost and Progress Reporting, Value Engineering, Permit Coordination, Utility Coordination, Bidding/Subcontractor Administration, Bidding/Proposal Administration, and Contract Negotiation. The Construction Services Phase consists of: Phase Construction Oversight, Contract Administration, Progress Reporting, Change Request Management, Coordination of Owner Supplied Work, Regulatory Agency Coordination, Utility Coordination, Conflict Resolution, and Owner Acceptance. Superintendent Warnstedt noted that Derke Price, attorney at Ancel Glink, has reviewed the proposal. Derke requested a few changes to the original proposal, to which The AT Group agreed to.

The total project budget for the improvements at The Grove Interpretive Center is \$2,000,000. The cost for program management/owners representative services are \$30,000 (1.5% of the total project cost) which is included as part of the overall project budget, which is part of the approved 2018-19 Fiscal Year budget. Minor changes in verbiage and formatting were recommended by the committee and will be implemented.

The committee endorsed the staff recommendation that the proposed agreement with The AT Group of Park Ridge, IL for program management/owner's representative services for The Grove Interpretive Center Improvements project (Schematic Design through Construction Phase) in the amount of \$30,000 be moved to the full board for approval at the August 23 Board Meeting, under the Consent Agenda.

c) Results/Staff Recommendation for Grove Roofing Projects 2018

Staff requested consideration to accept the Grove Roofing Projects 2018 bid results.

Superintendent Warnstedt informed the committee that the Program Barn and the Interpretive Center asphalt shingle roofs at The Grove need to be replaced, as part of the Capital Replacement Program. Staff originally bid this project as an asphalt and wooden shingle replacement in June but only received 1 bid. Staff rebid the project in July, to allow for the asphalt shingle replacement only, and were able to get 2 bids, which allowed for comparative pricing.

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The financial impact of the Grove Roofing Projects 2018 is \$88,000. There is \$126,000 in available Capital Replacement and Operating fund, which is part of the approved 2018-19 Fiscal Year budget.

The committee endorsed the staff recommendation to accept the bid for Grove Roofing Projects 2018 with Select Construction Group, LLC of Elgin, IL in the amount of \$88,000 and move to the full board for approval at the August 23 Board Meeting, under the Consent Agenda.

d) Naval Air Station Glenview Museum + Ingenuity Center, Feasibility Study

Staff provided an update on the feasibility study for the Naval Air Station Glenview Museum. Staff, along with representatives from Hangar One Foundation, Bring It Home Glenview and the architectural firm of Holabird & Root presented their findings and requested input from the committee on next steps.

The concept of the Naval Museum was brought to the Glenview Park District four years ago by Bill Marquardt of Hangar One Foundation and Kirsten Bergin of Bring It Home Glenview. Their request was for the GPD to agree to provide land for a future Naval Museum and assume operations if HOF would commit to fully funding it.

In June of 2016, at the Park Board's direction, Williams Architects produced a site location study that highlighted 12 potential sites on the former Navy base. With input from Village of Glenview staff, the list was narrowed and eventually the Park Board chose the location directly northeast of Park Center.

On September 22, 2016, the Board approved Resolution 2016-13 which outlined an agreement that detailed the following:

- A feasibility study be funded by HOF to investigate construction and operation of an approximately 7,000 square foot museum.
- Should the study be successful, the GPD would agree to build and operate the museum if HOF would secure donations and pledges for the construction and at least the first twenty years' operation of the museum.

In July of 2017, District staff along with Bill and Kirsten held initial meetings with representatives from Holabird & Root for the purpose of developing the GNAS feasibility study. Visioning sessions were conducted with educators from School Districts 34 and 225 along with Don Owen from the Village of Glenview. These were substantive meetings that provided insight into opportunities for programming that could be unique for this museum and have a relevant tie to current curriculum standards. With a programming vision in mind, the architects went about creating a building that would be both functional and provide a nod to the museums naval content.

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Jan Behounek of Holabird & Root presented the overall vision and concept of the Glenview Naval Air Station Museum, which included conceptual design, potential flight lab, redesigned amphitheater, educational programming space, possible site location, building layout and square footage. Jan noted that the museum parking could be used as additional parking for Park Center. Executive Director Mike McCarty explained the functionality issues of the current amphitheater including the ability to project sound appropriately, equipment storage, having a backdrop without blocking views and accessible bathrooms. Executive Director McCarty added that this could be an opportunity to reconfigure the current amphitheater and maximize usage. The committee was provided the anticipated operational budget for a span of twenty years, which included HOF's proposal for creating a sustainable funding model that would support the museum. The size of the museum and the means of supplying the reserves to cover the first twenty years of operation of the museum are two areas within the feasibility study that have a bearing on the overall financial vision of the project.

Jan noted that in the initial Board resolution, the size was referenced at approximately 7,000 square feet. At this time, the building covers 15,560 square feet and is estimated to cost \$10.9M with an additional \$2.5M in associated capital expenditures. Much of the growth of the facility was driven by robust programming plans and flex space opportunities anticipated for the museum.

Kirsten Bergin of Bring It Home Glenview explained the two options offered by HOF to meet this obligation. Option A strictly adheres to the wording of the resolution and looks to supply approximately \$6.5M in an endowment, with a forecast of generating \$3.1M in interest that would cover the operational deficit that is predicted after twenty years. Option B included a smaller endowment amount while at the same time calling for a dedicated GPD staff member to assist the HOF in an annual giving campaign. This strategy would allow more interest to be reinvested into the endowment and helps cover operational shortcomings into perpetuity. Wagner Farm Director Todd Price noted that Capital Replacement includes roof, hvac and all controls and the endowment will serve as a fund balance.

Executive Director McCarty explained that what Hanger One Foundation is proposing with a Development Director is not in keeping with the Board's resolution on the Glenview Naval Air Station Museum. A reason why Wagner Farm and The Grove have been so successful has been their tie to a foundation, which has the ability to generate additional revenue that a government entity cannot always generate. Executive Director McCarty expressed concern about museum funds after the first twenty years. Kristen noted that financial option B includes a permanent endowment that will be there in perpetuity as support of the facility beyond the first twenty years of operation and includes ongoing fundraising. The committee discussed fundraising strategies and opportunities. Bill Marquardt noted that the right fundraising model needs to be designed to get people to see the viability of the project to make significant contributions.

The committee discussed the potential use of space for Park District events and programming. Executive Director McCarty noted that the museum could provide people with a unique rental at the GPD. Commissioner Dave Dillon expressed concern about the cost of the facility, per square footage. Jan noted that cost estimate provided is conceptual

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and does include site work. More information will be provided as the design develops. Commissioner Dan Peterson expressed concern about financial, design and conceptual items, which will be addressed in more detail at the September MHP Committee Meeting. Superintendent Lori Lovell stated that should the feasibility study be accepted by the Museums and Historical Preservation Committee; the next phase would be for staff and legal counsel to draft an agreement with HOF outlining all necessary details followed by a presentation of the draft agreement to MHP Committee for consideration.

Bill and Kirsten thanked the committee for the opportunity to share the findings of the feasibility study and the opportunity to put something together to remember Glenview's history. Executive Director McCarty thanked Bill, Kirsten and Todd for their efforts and noted that the Feasibility Study was paid for by Hangar One Foundation. The committee commended Holabird & Root on a great presentation with added imagery and showing how everything ties into an educational facility.

3. Other Business

None

4. Matters from the Public

None

5. Adjourn

Chairman Dave Tosh moved seconded by Commissioner Angie Katsamakakis to adjourn the Open Session at 10:25 am. On Voice Vote: All present voted aye, motion carried.

ATTEST:

David M. Dillon
Board President

Michael D. McCarty
Board Secretary

Approved this 20th day of September 2018.