

DRAFT

**SPECIAL REVENUE FACILITIES COMMITTEE**

Glenview Park District  
1930 Prairie Street, Glenview, IL 60025  
Regular Meeting Minutes  
Wednesday, November 13, 2019, 8:00 AM

**1. Roll Call**

Chairperson Dave Dillon called the meeting to order at 8:00 AM

**Commissioners Present:** Committee Chair: Dave Dillon; Committee Member: Dave Tosh;  
Commissioners: Jen Roberts, Joe Sullivan, and Dan Peterson

**Official Staff Present:** Executive Director Michael McCarty, Deputy Executive Director Katie Skibbe, Superintendent of Special Revenue Facilities Lori Lovell, Manager of Glenview Community Ice Center Jim Weides, Manager of Program Services for Glenview Community Ice Center Brian Montgomery, Recording Secretary Laney Hauptert

**Guests:** Jerry Aulisio of the AT Group, Frank Parisi of Williams Architects, John Emser of W.B. Olson, and Dave Olson of W.B. Olson

**Late Arrival/Early Departure:** Katie Skibbe arrived at 8:02 AM, Brian Montgomery arrived at 8:24 AM

**Absent:** Committee Member: Bill Casey

**2. Agenda Topics**

**a. Glenview Community Ice Center, Project Update**

Superintendent of Special Facilities Lori Lovell presented the Committee with Change Order #006 for Glenview Community Ice Center. She explained that Change Order #006 incorporates the cost to upgrade the roofing system from a PVC system to a Modified Bitumen system (MBS). She explained that this would be an opportunity to enhance the value of the ice center through the addition of a higher quality roof, less maintenance over the life of the roof, a longer lifespan and warranty for the roof. She added that the warranty would be a no dollar cost warranty.

She informed the Committee that as the construction timeline was modified for the project, the ice center team looked into two additional options for roofing. She introduced the first option: the TPO system. She explained that the TPO system would have more maintenance, a shorter lifespan, and a shorter warranty than the MBS.

Superintendent Lovell informed the Committee that the District's roofing consultant, Chuck Crowley of CE Crowley and Associates Inc., and the design team for the ice center recommended the Modified Bitumen system as the best option for the ice center. Superintendent Lovell explained that the District had multiple opportunities to fund the Modified Bitumen roofing system for the ice center, including contingency funds, accumulated funds, unspent funds, or rejecting the change order. Executive Director Michael McCarty added that the Modified Bitumen roofing system was the system on the existing ice center building.

Commissioner Dan Peterson asked when the installation would occur for the roof. Superintendent Lovell informed the Committee that the roof is separated into sections. She included that the section over the mechanical room would need to be decided on and

completed as soon as possible, but the rinks will have three to four weeks before installation of the roof begins. She included that the installation of the roof will go until mid to late February if it begins now. Commissioner Jen Roberts asked what type of costs would be associated with the roof if the Committee decided upon the TPO system. Executive Director Michael McCarty explained that Chuck Crowley of CE Crowley estimated the life expectancy of a TPO roof to be 15 years due to temperature issues and the creation of more seams in the roof, while the Modified Bitumen system is expected to last 30 years. Frank Parisi of Williams Architects added that the Modified Bitumen system is easier to repair since materials can have overlay.

Frank Parisi explained to the Committee that the project has always had sustainability goals, and the TPO and PVC roof systems absorb heat and offsets the environment around it. He added that the Modified Bitumen system is reflective, reducing the environmental impact.

Commissioner Jen Roberts asked if the white granules used on the Modified Bitumen roof would be an additional cost to the District, to which Frank Parisi told her it was not.

The Committee discussed the application process in regard to the different type of roofing systems. Dave Olson of W.B. Olson explained that the PVC system would need to be glued together, while the Modified Bitumen system is a torch installed system.

The Committee discussed what the proposed new timeline would look like in relation to the previous one using the PVC roofing system. John Emser of W.B. Olson informed the Committee that due to the weather conditions, money would have to be spent to create temporary conditions should the Committee decide to use the PVC system. Jerry Aulisio added that instead of spending money to create the temporary conditions and install the PVC roof, the Committee could choose to upgrade to the Modified Bitumen system. Executive Director Michael McCarty included that instead of using the winter conditions funds previously set aside for the PVC roof, they could be used to invest in a higher quality product.

The Committee discussed the contingency funds and how moving forward with the Modified Bitumen roof would affect the contingency. Jerry Aulisio of AT Group informed the Committee that the team does not know what else is out there in terms of the overall scope of the project, but in terms of the roof, it would help avoid future costs and move the project forward.

Commissioner Joe Sullivan asked about the contingency funds, to which John Emser of W.B. Olson explained that all unspent contingency would be returned to the District.

Superintendent Lovell informed the Committee that the ComEd incentives from energy and gas savings throughout the building would be credited to the District for implementing the recommendations.

Executive Director McCarty informed the Committee that the Modified Bitumen system would enhance the project. He added that the funds were available; it is a question of where they are coming from. Commissioner Joe Sullivan asked if the Committee was willing to increase the budget to upgrade the roofing system.

Superintendent Lovell clarified that all three roofing systems were quality systems. She explained that Chuck Crowley of CE Crowley reinforced that all are quality systems, but the Modified Bitumen is the top of the line. Frank Parisi explained that the differences were primarily in warranty. He explained that with the Modified Bitumen system, there is a 25-year no-dollar-limit warranty where contractors would replace the roof if there is an issue, whereas the PVC and TPO roof systems would be patched.

The Committee agreed to move Change Order #006 for Glenview Community Ice Center as a Committee Recommendation to the November 21, 2019 Board Meeting.

**b. Other**

None

**3. Matters from the Public**

None

**4. Adjourn**

Dave Dillon moved, seconded by Commissioner Dave Tosh to adjourn the Open Session at 8:57 AM. On Voice Vote: All present voted aye, motion carried.

ATTEST:

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Jennifer G. Roberts  
Board President

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Michael D. McCarty  
Board Secretary

Approved this 12<sup>th</sup> day of December 2019.