



**Westmont Park District Board of Commissioners  
Minutes of the Special Meeting  
Ronald J. Gunter Administrative Center  
55 E. Richmond St., Westmont, IL 60559  
July 28, 2022 5:30 pm**

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 5:40 pm.

Agenda Item #2 Roll Call

Comm. Conneely, Comm. Karesh, Comm. Zapinski  
Staff Present: Bob Fleck, Executive Director, Joel Hymen, Supt. of Revenue Facilities & IT/Asst. Director, Luke Wyss, Supt. of Recreation, Lenore Farmer, Finance Assistant & HR, Alice Krampits, Senior & Special Events Coordinator

Guests: Steve Mihelich, Brad Maser and Carrie Kotera from Williams Architects

Agenda Item #3 Board to Consider Fire Suppression Bid

Bob reported that only one bid was received, from Absolute Fire Protection Inc. The Board was provided with a listing of the base bid, alternate #1 and alternate #2 for their consideration. Bob explained that the fire panel would be separate, through Norcomm Public Safety. In addition, the Village of Westmont requires final design for fire suppression. The Board discussed, and questioned why Norcomm needs to be used. Bob explained that this is required per Village ordinance, adding that Norcomm is proven and consistent.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve the Absolute Fire Protection Inc. base bid of \$20,370, including alternate #2 unit prices.

Roll Call Vote:

Ayes: Comm. Zapinski, Comm. Conneely, Comm. Karesh

Nays: None

Absent: Comm. Moffett

Motion Carried.

Agenda Item#4 Williams Architects – New building presentation: Project schedule, materials, interiors and final design for Board consideration

Steve Mihelich began the presentation by reviewing the multi-use capability of the new building, location and Village requirements, such as fire suppression and masonry. Brad Maser and Carrie Kotera assisted with the presentation.

Drawings of the site plan and floor plan were presented for the Board's review. Bob emphasized the new storage area for recreation program and athletic supplies. Next,

exteriors were reviewed, and the Board's attention was drawn to the butterfly roof, masonry exterior and overhead garage door. Bob explained that this garage door creates its own canopy; however, this will be an alternate bid, as costs will first need to be determined. Since there will be floor to ceiling windows, on the south and east sides of the building, window treatments were discussed. It was explained that the slope of the roof eliminates gutters and downspouts; however, there will be two overflow scuppers. The roofing system will be white TPO; Bob explained that we also have this at the Fitness Club and Community Center.

There were additional slides of both exterior and interior materials, and samples were provided for the Board to review. President Karesh suggested charging stations, which will be included in the lobby. Bob confirmed that there is little wall space due to the windows, however, it was noted that there is large blank wall in the lobby. It was suggested that this would be a good locations for pictures, signs or marketing materials. There was discussion about the room divider system, which is currently on an open truss, and options for closing this in. The Board was agreeable towards a clear glass enclosure. Refrigerator location was considered, along with flooring, cabinetry, and tile backsplash options.

In addition, the schedule was reviewed. Demo is tentatively set to begin Monday, August 9<sup>th</sup>. Bidding will occur Late August into September; existing building demo and utility shut off should be complete early September; permits and construction will start mid to late September; the project should be complete in April 2023, with move in scheduled for May 2023. According to Bob, we will utilize the online bid room for bidding the trades: masonry, concrete, roofing, etc.

The Board was appreciative of the presentation and came to consensus on the items presented for consideration, prior to going out to bid.

#### Agenda Item# 5 Adjournment

Seeing no further business to discuss, a motion was made by Comm. Zapinski and seconded by Comm. Conneely to adjourn the Special Meeting.

Roll Call Vote:

Ayes: Comm. Zapinski, Comm. Conneely, Comm. Karesh

Nays: None

Absent: Comm. Moffett

Motion Carried.

The Special Meeting was adjourned at 6:47 pm.