



Meeting Minutes

Riverwalk Planning, Design and Construction Committee

Tuesday, October 2, 2018

7:30 AM

Lunch Room

A. CALL TO ORDER:

Buddingh called the October 2, 2018 Naperville Riverwalk Planning, Design & Construction Committee meeting to order at 7:30 a.m. The meeting was held in the lunch room of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois.

B. ROLL CALL:

Present: Jeanne Buddingh, PD&C Chairman; Jeff Friant; John Joseph; Pat Kennedy; Debra Lellbach; Bill Novack; Stephanie Penick; Chuck Papanos; and Geoff Roehll, Riverwalk Commission Chairman

Absent: Valla Aguilar, Judy Brodhead, and Bobby Carlsen

Also Present: Brian Dusak, ERA; Carl Peterson, GRWA; Jake Wolf, ERA

C. PUBLIC FORUM:

There were no members of the public who wished to address the committee.

D. OLD BUSINESS:

1. Approval of Minutes - Jeanne Buddingh

Approve minutes from the September 4, 2018 Riverwalk Planning, Design & Construction Committee meeting

Attachments: [18PDCMinutes 0904.pdf](#)

A motion to approve the September 4, 2018 minutes was made by Roehll, seconded by Lellbach. MOTION CARRIED

2. Park District - Chuck Papanos

a. Warming Shelter Remodel

Construction has started on the Warming Shelter. The Park District hopes to have the project completed before winter.

b. Porch-Type Swings

A resident asked that the Riverwalk Commission (RWC) consider adding porch-type swings to the Riverwalk. Novack stated that the RWC had discussed a request for the same type of swing several months ago. The outcome of the request was denied as the swings could cause a safety issue. Papanos will relate this to the resident.

c. Bicycle Signage

Buddingh shared that she was on the east extension when she saw a father and daughter dismount when they noticed the new bicycle dismount signage. Unfortunately, she saw them riding their bikes near Rotary Hill later in the day. The question of installing additional bike dismount signage was raised.

3. Naperville Jaycees Park - Geoff Roehll

The City and Naperville Area Chamber of Commerce hosted a well-attended ground breaking ceremony on September 18, 2018. Construction began soon after. Barring any weather related issues, the project is expected to be substantially completed this fall with the landscaping and final touches completed in the spring.

4. Harmony Park - Geoff Roehll

The Rotary Club is hosting a ground breaking for Harmony Park on October 3, 2018. The club related that the instruments have shipped and construction should commence shortly. Once the project starts, it should take approximately four weeks to complete, assuming there are no weather issues.

5. Maintenance Policy for New Additions to the Riverwalk - Jan Erickson

Erickson reported that the subcommittee is working on updating the existing policy to address funding for maintenance for future amenities to the Riverwalk. A draft may be available for the November PDC meeting.

6. Moser Tower Assessment - Brian Dusak/Jake Wolf

The draft addendum to the Moser Tower Assessment Report was submitted in the middle of September. Links to the draft addendum as well as the original 2017 report are available on the Riverwalk webpage on the City's website. A press briefing was held on September 27, 2018.

Dusak reviewed the background of the project. The team that did the work for the second phase of assessment consists of Engineering Resource (ERA), EChem, Brush Architects and Golf Construction. The team focused on material assessment, durability, structural service life, aesthetics and accessibility for possible repairs.

Wolf summarized some of the findings. He stated that prior to the additional exploration, there were many unknowns regarding how the structure was constructed as it had been built in phases with different architects and contractors with each phase. He explained that following the additional testing, most of the unknowns have been answered. He further explained how the structure gains its stability with the post tensioned rods, compression rings and girders connected to concrete.

The findings show that the tower is currently structurally sound, in serviceable condition and can be repaired. There are areas that need attention to address existing corrosion and concrete deterioration. The concrete encased post-tensioned rods appear to be in good condition. Several of the metal components show evidence of corrosion which must be cleaned, painted and sealed or flashed to prevent further corrosion. There are two types of concrete; pre-cast and cast-in-place. Both have evidence of cracking and spalling, allowing water intrusion to cause steel corrosion. Currently, these issues can be repaired. The biggest issue is water intrusion and the freeze-thaw that occurs in Illinois. Abating the moisture is key to the future of the tower.

Moser Tower is in a proactive repair state where work and repairs can be designed to slow down or prevent additional issues. If left alone, the tower would likely continue to deteriorate into a reactive state where more significant, immediate, and more costly steps would need to be taken.

ERA will keep the format consistent with the original report. The draft addendum will hone in on the new findings, an updated cost opinion and clarify assumptions made in the original report. It will take several months for the Riverwalk Commission to fully review, digest and discuss the information presented in the addendum prior to making a recommendation to the City Council. In coming months, the Riverwalk Commission will discuss various options for the process moving forward.

E. NEW BUSINESS:

No new business was discussed.

F. MEETING SCHEDULE:

Riverwalk Commission, October 10, 2018, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

Planning, Design & Construction Committee, November 6, 2018, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Commission, November 14, 2018, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

G. ADJOURNMENT:

A motion to adjourn was made by Lellbach, seconded by Kennedy at 8:54
a.m. MOTION CARRIED

Respectfully submitted by
Janette Erickson, Riverwalk Administrator