



Meeting Minutes

Riverwalk Planning, Design and Construction Committee

Tuesday, March 5, 2019

7:30 AM

Municipal Center Lunchroom

A. CALL TO ORDER:

Buddingh called the March 5, 2019 Naperville Riverwalk Planning, Design & Construction Committee meeting to order at 7:31 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; John Cuff; Jeff Friant; John Joseph; Pat Kennedy; Debra Lellbach; Bill Novack; Chuck Papanos; and Geoff Roehll, Riverwalk Commission Chairman

Absent: Valla Aguilar, Judy Brodhead and Bobby Carlsen

Also Present: Brian Dusak, ERA; Jan Erickson, Riverwalk Administrator via phone call; Dick Galitz, former Riverwalk Commissioner; Dave Martin, resident; Stephanie Penick, Riverwalk Foundation (arr. 7:41); Carl Peterson, GRWA; Marie Wilson, Daily Herald; and Jake Wolf, ERA

C. PUBLIC FORUM:

Comments from the public can be found under Agenda Item D.4.

D. OLD BUSINESS:

1. Approval of Minutes - Jeanne Buddingh

Approve the minutes from the February 5, 2019 Riverwalk Planning, Design & Construction Committee

Attachments: [19PDCMinutes0205.pdf](#)

A motion to approve the February 5, 2019 minutes was made by Roehll, seconded by Friant. MOTION CARRIED

2. Park District - Chuck Papanos

Papanos reminded the committee of the vehicle that left the road by the red landform sculpture a couple of months ago. A similar accident occurred recently, this one again during the early morning hours. A vehicle left the road near Jackson and Eagle striking one of the large round planters. The planter ended up over on the south side of Jackson Avenue near the exit to the Administration parking lot. There was some discussion of whether the planters need to be fastened to the underlying pavement; the Park District will take that into consideration and continue to monitor the planters.

3. Naperville Jaycees Park - Geoff Roehl

Roehl stated that there is no new report. The very cold weather continues to keep any further work from being completed this time of year.

4. Moser Tower Assessment - Bill Novack

Novack stated that the report was just distributed to the committee members yesterday so, at best, everyone has had just one day to read and consider its content. The plan is to have ERA give an overview of the report this morning, let the committee think about the report over the next month, and then at the April meeting see if the committee can arrive at consensus on a recommendation that can be sent to the Riverwalk Commission.

Dusak noted the text of the report is very similar to the earlier version. The main difference is the addition of the updated cost estimates provided by Golf Construction.

Wolf discussed how the report prioritizes the types of repairs that are recommended. The overall news is much better than the earlier reports. The overall costs have been reduced significantly due to better construction access through the use of the swing stage. The estimates in the prior report were higher mostly due to the necessary scaffolding. The recommended repairs are similar in scope to the prior report; we just now have less scale and more confidence in the quantities. Wolf described the three categories of proposed repairs: addressing the concrete, addressing the structural steel, and addressing the plaza repairs. Of these, the plaza repairs are by far the lowest priority and has the potential to be done at a later date.

Roehl questioned if, on page 7, the word "negligent" should actually be "negligible?" ERA will look into that. He also asked if the concrete referenced on page 8 was cast in place concrete or the precast concrete.

ERA responded that it was the precast.

Cuff questioned if the original concrete mix was bad, noting the questions around the water/cement ratio in the report. ERA noted that one of the larger contributors to the condition of the precast pieces was the manner in which the pieces were stored and handled in the concrete contractor's yard, especially the pieces that were erected years after the initial construction.

Roehll questioned if enclosing the tower will extend the useful life of the structure. ERA responded that if the tower is enclosed, then additional elements will be needed, such as HVAC and ventilation. The additional cost and maintenance of those elements will exceed any benefit that enclosing the tower will provide since enclosing will provide a minimal benefit.

Friant questioned the three year ongoing inspections. It was noted that this is the current recommendation. If future inspections show signs that the frequency of inspections needs to be increased, then that would have to be considered at that time.

Martin asked if mapping of the cracks had been performed. ERA responded that it had not been done. Martin noted that the post tensioning rods should be inspected for voids right below the anchoring plate; that is where voids will show up.

E. NEW BUSINESS:

Papanos stated that the Park District is considering changing their banner system. He distributed pictures of the existing and proposed banners. The proposed banners are larger and will have an additional support located at the bottom of the banner. Papanos wanted to see if there was any concern with the change; none was voiced.

F. MEETING SCHEDULE:

Riverwalk Commission, March 13, 2019, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Planning, Design & Construction Committee, April 2, 2019, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Commission, April 10, 2019, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

G. ADJOURNMENT:

Motion to adjourn was made by Roehll, seconded by Lellbach. The motion was approved unanimously and the meeting was adjourned at 8:05.

Respectfully submitted by
William J. Novack, Director of Transportation/Engineering/Development