July 13, 2012

MEMO

TO: Dave Harris, Executive Director
FROM: Brian Cannaday, Parks Foreman
CC:
RE: Summary of Lake Foxcroft Sustainable Garden/Intern and Churchill Boardwalk for board meeting

Lake Foxcroft Sustainable Garden

- Project is a co-op project with the GEPD and the College of DuPage
- The designer of the sign bed is Roy Diblik (http://northwindperennialfarm.com/main.html http://www.youtube.com/watch?v=H_lh6thdi38) He has designed and planted many gardens including the Lurie Garden in Chicago and the Boulevards in Fontana, Wisconsin (picture below).

![Image of the garden](image.png)

- Students from the class that Roy teaches at C.O.D. have begun planting the sign bed along Lambert Rd. Drought and salt tolerant species have been chosen for this site. Due to the lack of precipitation this site is tentatively planning on finishing the planting the first week of August. In the meantime GEPD staff will be watering the plant material that has already been installed. Even though the plant material is drought tolerant they must be watered routinely for the first season so they can properly establish themselves.

Parks Intern

- Currently the intern has been working with GEPD staff as a seasonal employee working closely with our Naturalists Jill & Renae getting familiar with the district in addition to gaining knowledge from our staff.

Goals:
1. Learn plant species used in sustainable gardening
2. Learn planting techniques, layout and designing of sustainable gardens
3. Insure that the newly planted material at Lake Foxcroft remains viable and thrives
4. Maintain weed control while garden is establishing
5. Use the above knowledge to teach the GEPD staff about all the aspects of designing, planting, and maintenance of sustainable gardens
July 16, 2012

Mr. Dave Harris
Glen Ellyn Park District
185 Spring Ave.
Glen Ellyn, IL 60137

Re: Ackerman Sports and Fitness Center
    Roof Overclad Project
    800 West St. Charles Road
    WJE No. 2010.3655

Dear Mr. Harris,

As part of installation of the roof mock-up on July 2, 2012, Solaris performed removal of the parapet wall siding on the roof side of the wall. At this time, WJE was able to assess as-built conditions within the walls. It was discovered that the roof to parapet walls interface were not adequately installed and not airtight. Stains found on the insulation indicate that moisture had condensed within the parapet wall cavity and most likely contributed to water leakage in the building. At approximately 80 percent of the framing bays, gaps and discontinuous batt insulation was observed. In the remaining 20 percent of the bays, there was no insulation observed. The observed conditions were described in WJE’s Site Visit Report No. 1.

Based on the discovered conditions, WJE recommends installation of an air-tight barrier between the roof and parapet wall. The purpose of this barrier is to reduce air infiltration and formation of condensation from air in the parapet wall cavity and subsequent moisture leakage into the building.

WJE suggested two approaches for addressing construction irregularities in the parapet: 1.) filling the cavity with batt insulation or 2.) creating a spray foam plug within the wall at the roof interface. WJE recommends the installation of the spray foam plug. Spray foam is a low-rise insulation that expands in place. It is most effective at filling in crevices and contours that batt insulation cannot. Furthermore, spray foam is an air impermeable material and will thus restrict the flow of air within the wall at the roof interface. The foam plug will be more effective at restricting the flow of moisture-laden air than batt insulation.

WJE has reviewed the Solaris cost estimates for the two approaches. Cost Estimate No.1: Batt Insulation has assumed a unit price of $1.23 sq. ft. for materials and labor, 565 linear feet of wall, and an average parapet height of approximately 7 feet. WJE feels that the unit price is conservative. Additionally, the average height of the parapet is approximately 4 feet tall instead of 7 feet tall. It should be noted that the estimate stipulates that the price will be adjusted up or down depending on quantities of materials used. If less material is required, the cost can be re-evaluated. If this approach is selected, a plan should be developed with the contractor to quantify the amount of batt insulation used on the parapet walls.

Cost Estimate No.2: Spray Foam Plug. After reviewing the estimate, it appears that Solaris interpreted the scope of the work in the way WJE intended. The estimate for this installation appears to be reasonable. Solaris assumed a unit cost for spray foam insulation of $2.75 per square foot and 8200 sq. ft. of wall...
area. The unit cost of $2.75 per sq. ft. is within the range of reasonable unit prices, albeit, on the conservative end. Solaris assumed a spray foam plug depth of 9 inches. WJE feels this is a reasonable assumption although an effective depth for the plug cannot be determined until mock-ups are performed. If this approach is selected, a plan should be developed with the contractor to quantify the number of froth-paks used on the parapet walls.

Please call if you have any questions.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Richard S. Kozioł
Principal

Mike Ford
Associate III
6. Assess sign beds district wide and work with GEPD staff in identifying future locations where GEPD and C.O.D. can continue their co-op partnership.

7. Coordinate an educational meeting with the Foxcroft Subdivision HOA, GEPD, and COD to inform the surrounding residents of what has been installed in their neighborhood park. This was attempted earlier this year however the HOA was going through a transition and GEPD was unable to coordinate with them before the project began.

Churchill Boardwalk

- Thursday, July 19 GEPD staff will be having a pre-construction meeting with Kane/DuPage Soil and Water Conservation District. At this time they will instruct us as to the exact procedures we will need to follow during the construction of the boardwalk. Currently staff is also trying to coordinate with the Diamond Pier and Silt Worm Erosion Control suppliers to attend the meeting.
- After the meeting staff will get final pricing for the total costs remaining to complete the project.
- There was $15,000 ($10,500 in capitals and $4,500 in ADA) budgeted for 2012. Of this we have currently spent $1,731 leaving $13,269 remaining.
- Staff has estimated the boardwalk materials and fasteners to be approximately $17,500 plus the cost of the diamond piers which may need to be installed by an outside contractor.
- To date all known necessary permits have been obtained by GEPD.