

MINUTES OF A FACILITY COMMITTEE MEETING OF THE PARK DISTRICT OF HIGHLAND PARK HELD ON THURSDAY, JUNE 24, 2021, 4:00 PM. THE MEETING WAS CONDUCTED REMOTELY DUE TO THE GOVERNOR’S DECLARATION OF EMERGENCY AS A RESULT OF THE COVID-19 PANDEMIC. MEMBERS OF THE PUBLIC WERE ABLE TO VIEW A LIVE STREAM OF THE LAKEFRONT COMMITTEE MEETING AND SUBMIT ITEMS FOR PUBLIC COMMENT VIA EMAIL TO THE EXECUTIVE DIRECTOR TO BE READ ALOUD DURING THE MEETING.

Present: Commissioner Bernstein, Commissioner Freeman, Commissioner Kaplan, President Ruttenberg

Also, Present: Executive Director Romes; Director Smith, Director Voss, Manager Ochs, Manager Schwartz, Manager Johnson; Coordinator Hejnowski

Guest Speaker: None

Public Comment for Items on the Agenda

None

Golf Learning Center Optimization Report

Executive Director Romes reported that staff met with SFA Group, received a 14-page report with findings, reviewing financials and operations, and provides a summary of recommendations. Recommendations include an automated ball system, improvements to technology, enhanced food, and beverage services which could be offered in the existing structure, modernizing and refurbishing the mini-golf course, reviewing the management model for the dome, updating the brand to turn this venue into a destination and expand into new marketing for programming. Items that will be addressed in the next report include range and short-game area improvements, dome replacement options, transforming the building into an event structure, and making the site an entertainment center. SFA will share an opinion of cost and revenue strategies to support those costs.

As for the parking lot, they did not have any recommended changes unless the Park District had an investor to help cover those expenses.

President Ruttenberg would like to know when staff will receive the report.

Executive Director Romes reported staff should receive the draft version tomorrow, which will be presented to the Facility Committee at the next meeting.

President Ruttenberg requested an update regarding the Dome.

Executive Director Romes reported that staff would like to extend the current term 1-2years, so the Park District can determine long-term goals. Staff has been communicating with the owners weekly.

Golf Learning Center Parking Lot Project Update

Director Smith shared an aerial image of the site, highlighting areas of the parking lot and sidewalks which are included in the project update. As for the ingress and egress, staff has yet to move forward with permitting, so the ingress and egress will not be resurfaced this year. Regardless staff discussed repair options, which Daniel Creaney proposed an additional right turn lane along the current shoulder on Route 41. As a result, a shoulder would have to be added and the Park District would be responsible for repaving the adjacent lane on Route 41. The total estimated cost is \$222,230. Currently, staff budgeted \$320,000 for this project, which is reserved for the parking lot, so the estimated cost provided by Daniel Creaney is not budgeted. Other challenges include FEMA Special Flood Hazard Area and wetland permitting, lane tapering which IDOT would require 540ft to be tapered, the Park District would need to get an agreement from Targe or condemnation of the area if the right lane is added, and lastly, a traffic study would need to be conducted. Due to the unbudgeted expenses and challenges, staff recommends repaving the ingress and egress, and no further changes to be fiscally responsible.

As for the parking lot, there are currently 40 standard spaces and 1 handicap-accessible space in the upper lot. Director Smith discussed the proposed options, Option A improves the traffic flow and does not increase parking spaces is estimated at \$381,000 whereas Option B improves traffic flow and increases the number of parking spaces, however, this option is significantly higher estimated at \$535,000. As a result, staff are recommending Option A, with the removal of the permeable pavers to decrease the estimated cost to \$277,000, which would keep the project under budget.

As for the timelines, Director Smith reported the bid opening would occur in August, construction would begin in September, and staff are anticipating a completion date in October.

President Ruttenberg would like to know why staff are recommending repairs to the north parking lot since there is no definitive plan at this time for the dome.

Director Smith reported that SFA recommends repairs to the north parking since the dome is included as a crucial component to enhance and generate revenue to the facility and are providing recommendations for the dome.

Executive Director Romes reported that the current dome has not met its useful life, so staff are working with SFA to form a management model for the dome to increase its revenue-generating potential.

President Ruttenberg would like to know the costs are for contractor fees.

Director Smith reported he could follow up to share those exact costs, regardless of this type of project most of those fees will be minimal as most of the work is being completed in-house.

President Ruttenberg supports staff's recommendation.

Centennial Ice Arena Facility Renovation Update

Manager Schwartz reported that the general scope of this project includes interior renovations focus on the lobby along with exterior improvements for the parking lot. Staff worked with Woodhouse Tinucci Architects to improve visibility and efficient use of space. As a result, staff developed a layout with Woodhouse Tinucci Architects which also provided specialized spaces for the Giants and Falcons. In addition to working with Woodhouse Tinucci Architects, staff are recommending adding Gewalt Hamilton and Associates to this project to address the entry and parking areas.

Executive Director Romes reported that the contracts for the civil engineer and the architect will be separately managed to reduce costs. Staff also plans to conduct the construction management in-house.

As for the Giants, they are willing to pay for their dedicated locker room, so staff are working closely with the Giants to better understand how they will come up with those funds.

President Ruttenberg would like to know if the Falcons are willing to pay for their dedicated locker room.

Executive Director Romes reported that anything outside of the Park District's current scope and plan provided by Woodhouse Tinucci Architects, staff would require the Falcons to fund those amenities just like the Giants.

President Ruttenberg requested plans.

Manager Schwartz reported once staff has design and development plans, she can share those along with the current preliminary concept plans.

Executive Director Romes reported the plans and proposal will be presented at the July Finance Committee Meeting.

West Ridge Center Replacement Project Update

Executive Director Romes reported that staff has been meeting with District 112 to discuss a shared building or administrative offices, ParkSchool, and gymnastics. Gilbane estimated \$12.5 million to \$16.5 million for a shared building, whereas the Lakota Group estimated \$12.5million for the construction of a new facility. Since that time staff engaged with Lamp Incorporated to get a second opinion of the cost estimation for the construction of a new building, their range was \$12.5 million from \$18 million. Staff are focusing on a \$12 million concept to incorporate into the 5-year Capital Plan. The next steps are to evaluate the Park District and School District's synergies and plan to have an update with the Finance Committee Meeting in July and plan to have a recommendation regarding which path to pursue.

Commissioner Bernstein requested that staff provide updated figures which include the operating costs for a shared-use facility.

Executive Director Romes reported that staff requested a cost difference from Lamp Incorporated for a shared building vs. new construction.

President Ruttenberg would like to know if staff are discussing the parking lot challenges.

Executive Director Romes reported staff are meeting with District 112 tomorrow.

President Ruttenberg would like to know if opting for the shared use-facility requires union wages to cover janitorial and maintenance costs vs. the cost for a Park District employee.

Executive Director Romes reported that he will include this in the discussions regarding the Intergovernmental Agreement.

Closed Session

A motion was made by President Ruttenberg, seconded by Commissioner Bernstein to adjourn into Closed Session for discussion of Section 2(c)5 – the purchase or lease of real estate including discussion on whether a certain parcel of property should be acquired.

Roll Call:

Aye: Commissioner Bernstein, Commissioner Freeman, Commissioner Kaplan, President Ruttenberg

Nay: None

Absent: None

Abstain: None

Motion Carried

The meeting adjourned into Closed Session at 4:56 p.m.

The meeting reconvened into Open Session at 5:07 p.m.

Action from Closed Session if Any

No action was taken during closed session.

Adjournment

The meeting adjourned at 5:07 p.m.