

MINUTES OF A THE FACILITY COMMITTEE MEETING OF THE PARK DISTRICT OF HIGHLAND PARK HELD ON DECEMBER 2, 2021, 4:02 PM. PURSUANT TO SECTION 7(e) OF THE OPEN MEETINGS ACT, THE PRESIDENT OF THE BOARD OF PARK COMMISSIONERS HAS MADE A FINDING THAT IT IS NOT PRACTICAL OR PRUDENT TO HOLD IN PERSON MEETINGS BECAUSE OF THE COVID-19 PUBLIC HEALTH EMERGENCY. NEITHER THE ELECTED OFFICIALS NOR THE PUBLIC WILL BE ALLOWED TO ATTEND REGULAR OR COMMITTEE MEETINGS IN PERSON BUT WILL PARTICIPATE VIRTUALLY. LINKS TO THE VIRTUAL MEETING CAN BE FOUND ON THE PARK DISTRICT WEBSITE [HTTPS://WWW.PDHP.ORG/PARK-BOARD/MEETINGS/](https://www.pdhp.org/park-board/meetings/)

Present: Commissioner Bernstein, Commissioner Freeman, Vice President Grossberg, President Ruttenberg

Absent: Commissioner Kaplan

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

Guest Speaker: None

Additions to the Agenda

None

Public Comment for Items on the Agenda

None

Approval of the Facility Committee Meeting Minutes from November 2, 2021

The minutes from the November 2, 2021 Facility Committee Meeting Minutes were approved.

Centennial Ice Arena Project Update

Interior Renovations

Manager Schwartz shared an image of the existing floor plan and compared it to the new layout developed by Woodhouse Tinucci Architects. The new layout includes a shared shower space and single-user restrooms to allow for more cubby space in the locker rooms, a new entry experience, an open office space to improve efficiency, a dedicated space for the Highland Park Giants locker room, removing the concession area to increase the viewing area into the gymnastics studio, removing the drop ceiling to brighten the lobby, and restroom renovations that include a new gender-neutral stall.

Manager Schwartz reported that there is a possibility to add a mezzanine space for improved viewing into the skating rink and the gymnastics studio.

President Ruttenberg would like to know if floor-to-ceiling windows will be installed around the gymnastics studio.

Manager Schwartz reported that windows have not been selected, but that is the goal.

President Ruttenberg would like to know if solar panels are included in the scope of this project.

Director Smith reported that solar panels are not included in the scope of this project, however, it could be a possibility in the future.

President Ruttenberg would like to know if the District uses gas or electric-powered Zambonis.

Assistant Director Maliszewski reported that the District uses electric-powered Zambonis.

Commissioner Bernstein would like to know why staff decided to remove the concession area.

Assistant Director Maliszewski reported that there is a dedicated vending area that is highly used. When it comes to shows and tournaments, the District allows the Highland Park Figure Skating Club to sell concessions at shows.

Commissioner Bernstein would like to know how the dedicated space for the Giants locker room was designed.

Manager Schwartz reported that the High School was involved in design discussions for the dedicated spaces for the Giants.

Commissioner Bernstein would like to know the criteria staff used to renovate the public locker rooms.

Manager Schwartz reported that the public locker rooms needed to have enough space for 20-21 benches.

Assistant Director Maliszewski reported that he and Manager Sassorossi visited six local ice arenas to determine the design for all the locker rooms throughout the facility.

Commissioner Bernstein would like to know why the figure skaters do not have designated locker rooms.

Assistant Director Maliszewski reported that he and Manager Sassorossi determined that locker rooms are not necessary for figure skaters, instead, they have dedicated lockers throughout the facility.

Commissioner Bernstein would like to know why staff decided to reduce the number of showers.

Assistant Director Maliszewski reported that the adult leagues are the primary users of the showers, so staff determined that four showers would suffice instead of a shower in each locker room.

Commissioner Bernstein would like to know if the chillers have been repaired.

Assistant Director Maliszewski reported that the system is efficient. As for ice conditions and maintenance, those issues have been addressed and the ice has been shaved and leveled.

Commissioner Bernstein requested that staff provide updates in January or February regarding the conditions of the ice.

Exterior Renovations

Manager Schwartz shared an image of the existing exterior to highlight the renovations which include a new entry and pathway, repairs to the north and south parking lots, adding permeable pavers along the

west side of the north parking lot, reconfiguring the parking lot turn around and drop off location which allows for five vehicles, drainage improvements along the backside of the facility, and adding exterior lighting to the parking lots.

Commissioner Bernstein would like to know how pedestrians can safely travel from the south parking lot to the facility.

Manager Schwartz reported that staff are exploring options of adding painted crosswalks to not lose parking spaces or increase the project cost with more hardscape.

Commissioner Bernstein would like to know the lighting plans.

Manager Schwartz reported that a photometric analysis will be done once the layout is finalized.

Commissioner Bernstein would like to know the landscaping plans.

Manager Schwartz reported that landscaping will be done in-house and those discussions will begin after the parking lot layout is finalized.

Commissioner Bernstein requested that staff find a creative way to landscape the island. Additionally, he would like to know if the cul-de-sac is wide enough for two lanes.

Manager Schwartz reported that portions of the cul-de-sac have two lanes, but upon exiting the lanes reduce to one.

Project Schedule

Manager Schwartz provided a project timeline indicating that staff are wrapping up design development, Woodhouse Tinucci and Gewalt Hamilton will have presentations in January of 2022, staff will receive construction documents by March of 2022, permitting and bidding will begin in April of 2022, and construction will begin in June of 2022.

Commissioner Bernstein would like to know if the facility can still operate during the 6months of construction.

Manager Schwartz reported that gymnastics and ice programming will not be operational over the summer, however, both programs will resume operations in the fall.

West Ridge Center Project Update

Executive Director Romes reported that staff reviewed 14 submittals from the RFQ and narrowed it down to 4 finalists, Holabird and Root, Woodhouse Tinucci Architects, Williams Architects/Aquaitcs', and Wight and Company. The RFQ specified our evaluation criteria, which included organization and completeness of submittal, demonstrated understanding of the project, sustainable design, firm size, size familiarity when working with park districts, representative project experience, and the proposed plan for approaching this project.

Commissioner Bernstein reported that as staff evaluated GreenPrint it was determined that renovations to the existing building would not be feasible and cost prohibited, however, one of the architects presented a renovation plan which he found interesting. As a result, he feels this is a good time to discuss

Vice President Grossberg is not in favor of renovating the existing facility.

Commissioner Freeman does not want to pause or hold up the project.

President Ruttenberg liked that Wight and Company suggest replacing the shell of the current facility, which he supports since it stays within the budget.

Commissioner Bernstein feels there is something to be said about the scale of the current facility since it's located in a residential area. The new building cannot alter the character of the neighborhood. If staff decides to build new within the existing structure, staff will need to relocate.

Commissioner Freeman would like to explore where the facility should go once an architectural firm is selected.

Commissioner Bernstein reported that if the Park Board of Commissioners would like to renovate and reuse the existing structure then the direction and communication with the architects and engineers needs to change.

Executive Director Romes reported that his opinion has not changed, but he is open to exploring the discussion with an architect to renovate and reuse the existing structure.

Assistant Director Maliszewski reported that he would prefer a new facility, but he understands the discussion of clarifying that prior to hiring an architect, suggesting an architect may not want to take on the project if the plan is to renovate and reuse the existing structure.

Manager Schwartz reported that from a feasibility standpoint, none of the firms know the condition of the building, however, two firms feel there are benefits to partial or full renovations. She is interested in exploring renovations.

President Ruttenberg would like to know which firms proposed renovations.

Manager Schwartz reported that Wight and Company, Holabird and Root, and Woodhouse Tinucci Architects feel there are benefits from renovations, however, Wight and Company offered the most extreme approach for renovations.

Director Smith reported that the GreenPrint refresh supported the construction of a new facility, however, staff are excited that some of the firms proposed renovations.

Director Voss agrees with Assistant Manager Maliszewski reported that the direction needs to be clear to the architects.

Closed Session

A motion was made by President Ruttenberg, seconded by Vice President Grossberg to adjourn into Closed Session for discussion of Section 2(c)1: The employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body.

Roll Call:

Aye: Commissioner Bernstein, Commissioner Freeman, Vice President Grossberg, President Ruttenberg

Nay: None

Absent: Commissioner Kaplan

Abstain: None

Motion Carried

The meeting adjourned into Closed Session at 5:06 p.m.

The meeting reconvened into Open Session at 5:56 p.m.

Other Business

None

Open to the Public to Address the Board

None

Adjournment

The meeting adjourned at 5:58 p.m.