

MINUTES OF A THE FACILITY & RECREATION COMMITTEE MEETING OF THE PARK DISTRICT OF HIGHLAND PARK HELD ON FEBRUARY 9, 2022 5:00 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 Freeman, President Ruttenberg

Absent: Commissioner Bernstein, Commissioner Kaplan, Vice President Grossberg

Also, Present: Executive Director Romes; Director Smith; Director Voss; Director Peters; Director Carr; Director Gogola; Assistant Director Maliszewski; Assistant Director Murrin; Manager Schwartz; Manager Sassorossi; Manager Ochs; Manager Johnson; Coordinator Hejnowski

Guest Speakers: None

Additions to the Agenda

None

Public Comment for Items on the Agenda

None

Approval of the Facility and Recreation Committee Meeting Minutes from January 20, 2022

The minutes from the January 20, 2022 Facility and Recreation Committee were approved.

Centennial Ice Arena Project Update

Manager Schwartz reported that staff are here this evening to provide an update on the feedback from the January meeting, which includes a review of the drainage solutions and possible alternatives staff examined, address questions regarding some of the other site improvements, discuss interior cost-saving options, and staff's recommendation, and lastly, discuss exterior options, the cost analysis, and staff's recommendation.

Drainage Improvements

Manager Schwartz shared a drawing of the site with an overlay of the proposed plan. As a reminder, the west side of the site tends to flood, which impacts an emergency access path. Surrounding the emergency access path is a large, wooded area. In 2005, staff identified this as a protected area since it is a flatwood remnant, with a rare combination of soils, historic oaks, and remnant ground cover. Likewise, the area to the north was also identified as a protected area since it is a flatwood remnant containing 18 key trees following the City Ordinance.

Manager Schwartz reported that there is a water main and a fiber optic line that runs around the facility to the north and to the east. There is an emergency exit from the gymnastics studio and a generator that maintains the ice in the northwest corner of the facility that is experiencing flooding. Likewise, there is an

Facility & Recreation Committee Meeting Minutes
February 9, 2022

emergency exit from the rink, a cooling tower, and other mechanicals along the west side of the facility that is experiencing flooding. When water enters the ice arena it could go into an underground trench, which runs along the west side of the facility and feeds the glycol from the compressor system to the ice mat. The underground pipe is -18 degrees so if water gets in within minutes that water is freezing which could heave the pipes.

Unfortunately, NOAA has reported that climate change has increased local perception and flooding. As a result, staff are using sandbags to try and prevent water from entering the facility, however, during severe storms, staff are scrambling to pump water out of the facility and pushing it towards the Zamboni room where there are drainpipes. Furthermore, when water enters the gymnastics studio, which is built upon a sand sub-base, mold develops. Overall, evening storms are creating further challenges since there is little to no staff on-site to intervene and help mitigate the floodwaters.

Manager Schwartz reported that staff are working with Gewalt Hamilton Associates to address these issues.

Gewalt Hamilton and staff are proposing installing additional underground pipes to the north and south to collect and discharge water away from the existing systems into an existing wetland.

Manager Schwartz reported that staff explored alternative options based on feedback from the Committee liaisons. The only feasible alternative includes digging a trench along the west, removing a portion of pipe along the north, and regrading that area. Removing a portion of the pipe would be an \$11,000 savings, however, the overall costs for the project would increase since the generator in the northwest corner and the fiber optic line along the west would have to be relocated. The generators' current location provides maximum utility. Relocating the generator would reduce the energy flowing to the ice and require ongoing maintenance since the generator would never settle in the new location. Staff are estimating it would cost \$100,000 to relocate the generator and \$50,000 to relocate the fiber optic line, for an estimated project increase of \$139,000. As a result, staff are recommending the proposed draining solution, even though it is over budget. The piping to the north in the proposed solution is estimated at \$84,442 and the piping to the south is estimated at \$122,110. The full installation would provide maximum mitigation, however, only installing one of the proposed systems would help reduce the amount of water flooding along the west and north sides of the facility.

Lastly, Manager Schwartz reported that staff are further investigating the emergency access path to see if it is truly needed. By removing or relocating the storage shed, the emergency access path may no longer be a fire code requirement, permitting the trench alternative. However, as of today, staff are recommending Gewalt Hamilton's proposal for additional underground piping.

President Ruttenberg said doing it half-hearted is halfway to the solution. He feels the drainage solution needs to be 99% effective, even if the project is \$200,000 over budget. He wants to keep pressing for possible savings but supports the proposed solution.

Commissioner Freeman would like to know if ejector pipes and drain tiles would help mitigate flooding. Additionally, she agrees with President Ruttenberg and supports the proposed solution.

Additional Lighting Throughout the Parking Lots

Manager Schwartz shared a photometric image of the parking lot highlighting existing and proposed light pole locations. The proposed plan would add nine lights to the south lot, seven light poles to the north lot, and three lights in the turnaround. After meeting with the District's Lighting Consultant, she is pleased to report that the proposed plan follows the Illuminating Engineering Society Standards and City of Highland Park code. The average foot-candles proposed at Centennial Ice Arena is 1.1-foot-candles, which is more than 5 times the recommended minimum. Additionally, the proposed plan meets the City's Dark Sky Ordinance. Staff asked the District's Lighting Consultant if lighting could still be increased since this was a concern presented at the last meeting. The District's consultant advised against this since additional lighting would put the average foot cancel above the City's permitted maximum average and be a violation of the IES standards.

President Ruttenberg would like staff to explore adding bollard lights to help further illuminate critical areas without violating codes.

Manager Schwartz reported that she would follow up with the District's Lighting Consultant regarding adding bollards.

Parking Lot Turnaround

Manager Schwartz shared a geometric analysis of the proposed turnaround. The analysis used firetrucks to better explain the available width of the turnaround for vehicular traffic.

Budget Impacts

Manager Schwartz reported that staff explored value engineering options for the interior renovations to try and reduce costs, this includes, using concrete walls vs. drywall and removing interior glazing. These changes would not reduce the scope or change what the District is trying to achieve of the finished product. Staff identified \$59,000 in savings. As for the Site improvements, Manager Schwartz reported that the District could save \$122,110 by removing the proposed drainage pipes to the south, save \$241,000 by removing the north parking lot repairs, and save \$70,000 by removing the additional light poles for the north parking lot, for \$492,335 estimated savings. As a result, alternates will be included in the bid so that the Park Board of Commissioners has options.

President Ruttenberg is opposed to removing items if it alters the final product.

Entry Renovations

Manager Schwartz reported that at the last meeting, the Committee liaisons recommended a large overhang for the entry vs. the proposed open glass structure, so Woodhouse Tinucci Architects developed a new entry which is \$135,135 more than the originally proposed open glass structure. She shared images of the original iteration vs. the updated design and requested feedback from the Committee liaisons.

Commissioner Freeman reported that even though the design with the large overhang is \$135,135 more than the originally proposed open glass structure she favors that option. Additionally, she feels the open glass structure appears unfinished.

President Ruttenberg agrees that the open glass structure appears unfinished.

Manager Schwartz reported that staff will relay this feedback to Woodhouse Tinucci Architects.

West Ridge Park Site and Building Update

Manager Schwartz reported that staff received an updated cost from Holabird & Root. Previously shared the first reiteration of the proposal. Have since done research looking at scope items, what other districts and agencies are paying for a similar type of work, so that staff can evaluate the proposal.

Pre-Design Work

1. *Visioning and Strategic Planning Services*

Re-establish the West Ridge Center vision and alignment with GreenPrint Master Plan and Sports Field Master Plan. Confirming the direction.

2. *Site Selection Services*

Analysis and alignment of potential locations on existing site. Determining the right location for the new building.

3. *Programming, Planning and Preliminary Design Services*

Develop project programs, preliminary designs through community engagement. Staff put together concepts to position the District before design review and City approval processes.

Formal Design

1. *Design Documentation and Administration*

This includes schematic design, design development, construction documents, permitting, bid coordinating, and construction administration to close out the project.

The initial proposal was around \$122,000 with 8.5% of the construction value. Whereas the current proposal is \$58,870 with 8% of construction value. Staff has refined the scope that includes actual needs vs. robust features in the Master Plan. The refined scope confirms programming, moving gymnastics to West Ridge Center, confirming partial renovation or new construction, building on the same site, or finding a new location, so that the District can move into schematic planning.

Manager Schwartz reported that the next step will be presenting this to the Finance Committee on February 16, 2022, in hopes of the contract being awarded at the end of February or early March.

Regarding construction management, staff are currently in the selection process having interviewed four firms, Gilbane, Lamp Incorporated, W.B Olson, and Wight, to oversee this project. Currently, staff are reviewing references so that the proposals can be presented at the February 16 Finance Committee Meeting.

Open to the Public to Address the Board

None.

Other Business

None.

Adjournment

The meeting adjourned at 5:48 p.m.

Facility & Recreation Committee Meeting Minutes
February 9, 2022

Respectfully submitted,

Roxanne Hejnowski

Roxanne Hejnowski, Assistant Secretary