

**MINUTES OF A THE FACILITY & RECREATION COMMITTEE MEETING
OF THE PARK DISTRICT OF HIGHLAND PARK
HELD ON NOVEMBER 4, 2022 at 8:01 AM**

Present: Commissioner Bernstein, Commissioner Ruttenberg, Vice President Freeman

Commissioner Kaplan joined the meeting at 8:08 a.m.

Absent: President Grossberg

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

Guest Speakers: Gilbane Construction: David Norris, Project Executive; Stewart Norris

Holabird and Root: Rusty Walker, AIA, LEED AP; Max Hanisch, Senior Project Architect; Eric Risinger, AIA Principal

Additions to the Agenda

None.

West Ridge Park and Site Project Update

Mr. Risinger and Mr. Hanisch, Holabird and Root, reported that the purpose of today's discussion is to better understand the feasible building size and type and to review renovation and new construction options.

1. *\$15million Renovation*

Includes selective demolition and adding a new program area for gymnastics. 26,210 of the current facility footprint will be renovated. Not all areas will be renovated. Holabird and Root will work with staff and the Park Board to determine which areas will be excluded from the renovation. This will be a phased approach to limit the amount of disruption to staff and programming, however, this extends the project timeline.

2. *\$15million New Building*

Achieve new strategically designed square footage with multiuse options. Aggressive sustainability goals can be accomplished with new construction, even with a reduction in the square footage of the entire facility. Operations and programs continue uninterrupted. A site map was shared to display where the new building would be constructed. This proposed location for the new building provides a buffer and alleviates traffic from the nursery school.

3. \$14million Fire, Life Safety, and ADA Upgrades to the Current Facility

Renovation of the entire facility, however, the building plan will not change, unless required to accommodate fire, life safety, and ADA upgrades. An accessibility study will be conducted to determine what components are needed. This does not include lockdown protection from intruders.

Commissioner Ruttenberg would like to know if sustainability components are included.

Mr. Walker reported energy costs will remain the same or increase in this option since mechanicals are not changing.

Mr. Hanisch reported some storage space could be lost in this option.

Mr. Risinger and Mr. Hanisch reported that our goal is to be under \$400 a square foot and not hit the \$15 million budget cap if options 1 or 2 are selected. Holabird and Root recommend option 2, New Building.

Commissioner Bernstein would like to know which options include site work.

Mr. Risinger reported that option 2, New Building, includes site work, primarily hardscape.

Commissioner Bernstein would like to know if the second option is a multi-level facility.

Mr. Risinger reported that the new building would be a single level, to help reduce costs.

Commissioner Bernstein would like to know the process if the gymnasium was renovated at a future date.

Mr. Risinger reported that it would be designed as an alternate.

Commissioner Bernstein would like to know the project timelines for options 1 and 2.

Mr. Risinger reported option 1, Renovation, is 8 – 9 months. Option 2, New Building, is 14 months.

Commissioner Ruttenberg would like staff to evaluate the needs of the community and programming for this facility. A lot is changing in the school district, which could impact early childhood programming needs. Is senior programming needed for this facility?

Commissioner Bernstein would like to know if remedial stormwater management is needed at the site.

Mr. Risinger reported that from the preliminary study nothing additional was found, however, there will be more impervious surfaces.

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Commissioner Bernstein would like to know if the existing parking lot along Ridge Road is sufficient based on the findings from the parking analysis.

Mr. Hanisch reported that the existing lot does not accommodate programming needs. The existing parking lot along Ridge Road will be leveraged, and the north lot will be reconfigured to accommodate programming needs.

Commissioner Bernstein would like to know staff's recommendation.

Executive Director Romes reported option 1, Renovation, does not address the entire building, so staff are recommending option 2, New Building, and conducting pro-forma to identify priority spaces. Furthermore, staff will explore grant options to help support unfunded components that will be renovated in the future.

Commissioner Bernstein would like to know the optics of the taxpayers when renovating or constructing a new facility.

Mr. Risinger and Mr. Walker reported, historically, renovations receive negative feedback due to the high costs and minimal changes when compared to a new building.

Vice President Freeman is in favor of renovating the gymnasium in the future since gymnastics currently has a home at Lincoln School.

Commissioner Bernstein would like to know if Holabird and Root have constructed similar projects.

Mr. Risinger reported that Holabird and Root just completed a 75,000-square-foot Community Center. Holabird and Root can work with staff to determine costs per square foot vs. revenue generation from programs.

Commissioner Ruttenberg would like to differ the next presentation until the proforma is conducted and reviewed with the Park Board.

Commissioner Kaplan is leaning toward option 2, New Building, however, he wants gymnastics included in the new construction vs. adding it as an alternate to a future renovation.

Commissioner Bernstein would like to access as much of the site as possible and renovate the gymnasium in the future. Money saved from the gymnasium could be used on the ball fields, etc.

Staff received consensus from the Facility and Recreation Committee to conduct a proforma.

Other Business

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None.

Open to the Public to Address the Board

None.

Adjournment

The meeting adjourned at 9:25 a.m.

Respectfully submitted,

Roxanne Hejnowski

Roxanne Hejnowski, Assistant Secretary