

DRAFT

SPECIAL REVENUE FACILITIES COMMITTEE

Glenview Park District Park and Facility Services East

1100 Roosevelt Avenue, Glenview, IL 60025

Regular Meeting Minutes

Thursday, February 2, 2017 @ 8:30 a.m.

1. Roll Call

Chairman Dave Dillon called the meeting to order at 8:33 am and the roll was called.

Commissioners present: Dave Dillon, Dave Tosh, Angie Katsamakias, Bob Patton, Charlie Kuhn, Bill Casey, Dan Peterson (via phone)

Official Staff present: Executive Director Mike McCarty, Superintendent of Special Facilities Lori Lovell, Director of Golf Ron Cassidy, Glenview Prairie Club Manager Kristen Kechik, Ice Center Manager Jim Weides, Park District Treasurer Bill Moore, Director of The Grove Steve Swanson, Recording Secretary Amy Wille

Guests: Managers Andy Dogan and Tom Poulos of Williams Architects, Dave Olson of WB Olson Architects, Charlie Johnson and Chris Budd of Johnson Consulting, Fred Barofsky of Indoor Sports Management Group (ISMG), Steve Konters of Hitchcock Design Group, Bob Quill of AT Group

Public Visitors: Jen Roberts

Late Arrivals, Early Departures: Steve Swanson arrived at 9:28 am, all guests left at 10:53 am

Commissioners/Official Staff absent: None

2. AGENDA TOPICS

a) Platform Tennis Expansion, Courts Bids and Staff Recommendations - Glenview Prairie Club

Staff recommended the acceptance of the bid from Elanar Construction Co. of Chicago, IL in the amount of \$537,440.

Superintendent of Special Revenue Facilities Lori Lovell reminded the committee of the bids received in summer of 2016 for court installation and the various trade projects as part of the Glenview Prairie Club Platform Tennis Expansion project. The total project cost made the project cost prohibitive and all bids were rejected.

With the intention of accomplishing the project at a lesser financial impact to the District, staff decided to rebid the project using an alternate construction method, General Contractor. The previous bid utilized a construction manager delivery method. On January 12, 2017 four qualified bids were received and opened for the project. The total estimated project budget for the Glenview Prairie Club Platform expansion project is

\$641,280; \$11,899 under the revised budget of \$653,179 and \$141,280 over the amount reflected in the District's 2016-2017 budget.

Superintendent Lovell explained the variance between the staff recommendation of \$537,440 and the base bid of \$618,400. In order to create savings on the project cost, grassing and landscaping were removed from the contractor scope in the amount of \$80,960. Staff decided that these items would be done by the District's Park Services team rather than the contractor. Superintendent Lovell further explained that the cost savings would roughly be cut in half by doing the work in-house.

The committee discussed their concern over bathroom availability with the additional courts. Bob Quill of AT Group noted that the facility would meet the code based on the capacity of its outdoor needs included with the expansion. Staff agreed to look into this concern.

The committee endorsed the staff recommendation to accept the bid from Elanar Construction Co. of Chicago, IL for the platform tennis expansion for full board approval, on the consent agenda.

b) Glenview Ice Center, feasibility study update

Staff requested consideration of the proposed sites for the Glenview Ice Center (GIC) as presented by the team conducting the Design Engineering and Consulting Services feasibility study. Staff requested the committee to make a site recommendation and a recommendation for the number of ice sheets for the proposed facility.

Tom Poulos of Williams Architects reiterated the request to narrow down one or two concepts for a site location that would include facility orientation and number of ice sheets. Charlie Johnson and Chris Budd of Johnson Consulting followed with the market study analysis. The team presented their findings on an assessment of 15 other local facilities and their amenities in comparison to GIC's current facility and their amenities. In conclusion to this study, the recommendation was to create a facility with additional multipurpose space and two and one half sheets of ice (Two NHL size sheets of ice, 200' by 85' and one instructional sheet of ice, 90' by 60'). Chris Budd explained the benefits of their recommendation of a two and a half sheet facility in comparison to a two sheet facility. In addition, Chris showed the potential revenue increase for GIC if it were upgraded to a two and a half sheet facility. The committee discussed the findings in regards to the team's recommendation. Fred Barofsky of ISMG included that studio rinks are not typically recommended, but GIC has a very successful studio rink well catered to its local market. He added that the team's recommendation would enhance and build off of the current programming structure.

Following the recommendation, Steve Konters of Hitchcock Design Group presented site components to be considered for the proposed ice center. Steve explained the need for identity signage that will provide a brand for the facility and help promote marketing opportunities. He followed up with several opportunities to include green infrastructure, such as methods for stormwater management. Tom Poulos concluded with a summary of the existing facility space compared to proposed facility space.

Andy Dogan of Williams Architects presented four concepts for the Glenview Ice Center to be located at the current Landwehr site. These concepts centered around the GIC proposed building and space requirements based on the various site evaluations as potential venues. The existing ice center site was recommended due to the programming foundation, visibility from major roadways, no acquisition cost, minimal impact to surrounding residential development, and shared parking opportunities.

The committee was asked to consider the following concepts:

- 1) Concept 1 included an expansion and renovation of the existing facility that shares parking with the school district and fire station.
- 2) Concept 2 included building a new facility that would maximize the parking space in the north and west.
- 3) Concept 3 included a new facility that would be oriented to accommodate an entrance facing the south. This concept allowed one sheet of ice to remain open for programming during construction.
- 4) Concept 4 included a new facility with similar parking and a southern entrance like Concept 3, but incorporates a different layout for the interior. This concept involved a more compact and efficient layout.

The committee discussed each concept's opportunities and cost savings. Commissioner Bill Casey asked if the District's finances line up with the proposed concept costs and if a referendum will be needed. Executive Director Mike McCarty responded that this proposal will be brought to the next Finance committee meeting in February. The committee further discussed parking availability and the need for stormwater management in conjunction with the parking space based on the Village of Glenview's requirements.

The committee endorsed the recommendation of two and a half sheets for the new Glenview Ice Center at the current Landwehr site. The committee also requested further research from the team that pursues one concept that keeps the foundation of the existing facility and one concept that involves a new facility.

**c) Adjourned to Executive Session Pursuant to 5 ILCS 120/2 subsection (c5 or c6):
Land Acquisition**

No executive session was held.

3. Other

Executive Director Mike McCarty reported an update on the Land and Water Conservation Grant application that would help with the land acquisition costs for the 4111 Kennicott property and the Portage Run property next to The Grove. The District did not receive this particular grant, but Director of The Grove Steve Swanson reached out for another grant opportunity with Clean Energy. This application would be an opportunity to receive the funds that are not covered by the Grove Heritage Association. Executive Director McCarty stated the land to be acquired has an appraised value of \$765,000 with the Grove Heritage Association funding \$500,000.

4. Matters from the Public

None

5. Adjourn

Commissioner Dave Dillon moved seconded by Commissioner Charlie Kuhn to adjourn the Open Session at 10:57 am. On Voice Vote: All present voted aye, motion carried.

ATTEST:

Daniel B. Peterson
Board President

Michael D. McCarty
Board Secretary

Approved this 23rd day of March 2017