



The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

**MINUTES
COMMITTEE OF THE WHOLE
March 15, 2016**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Committee of the Whole was held on March 15, 2016 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Commissioner R. Evans, Kaplan, Kilbridge, Kinnane, McGinn, Comm Rep Chhatwani, Katis, Musial (7:10 am.), Snyder, Utas, Winner, President Bickham

Absent: Commissioner Mohan, Comm Rep Bettencourt, Dekirmenjian, Dressler, Friedman, Henderson, Koltz, Neel, Triphahn, Wittkamp

Also Present: Executive Director Bostrom, Deputy Director/A&F Director Talsma, Rec/Facilities Director Kies, P&D Director Buczkowski, Golf Director Bechtold

Audience: Frank Parisi, William Architect; Mr. Russell Duke of 500 Arlington St, C&M Superintendent Manisco, Facility Supervisor Fong, Program Manager Dodson, Facility Manager Albig, Rec Superintendent Chesak, GM of Ice Operations Doschadis, IT Manager Agudelo

2. Approval of Agenda:

Commissioner McGinn made a motion, seconded by Commissioner Kilbridge to approve the agenda as presented. The motion carried by voice vote.

3. Comments From the Audience:

None

4. Old Business:

None

5. New Business:

A. 50+ Adults Center Expansion and Off-Ice Training Facility /M16-042L

Executive Director Bostrom introduced Frank Parisi who reviewed the issue. He noted that the 50+ space had 3 areas of concern:

- Admin
- 50+ Space
- Early Childhood and Game Room

Admin: Mr. Parisi explained that they were looking at moving the control desk over to where the present preschool offices were and creating an open workspace with cubicles.

50+ Space: He noted that a lounge area would be created on the other side of the hall for the 50+ group with removable walls so that the space could be opened to the lobby in the evening if there was more traffic. He also talked about breaking the now larger room into two smaller multi-use rooms but keeping the kitchen the same.

EC and Game Room: Mr. Parisi explained that the “game” area now in the old board room space would be moved to the present Arts and Crafts room and could double as an additional multi-use room. He explained that the lobby area would be extended past the kitchen, hugging the gym wall, to create a hallway to the game room and that the final room could be used as an additional EC room with its own bathroom and exit to the outside wall.

Mr. Parisi explained the estimated hard construction costs for the rooms to be:

- Admin: \$123,285
- 50+: \$472,860
- EC/Game: \$125,622

Commissioner Kilbridge asked about the low cost for the Admin area renovation and Mr. Parisi explained that there would not be much hard construction as most of the walls would be retained and the majority of the costs would be soft i.e., furniture, cubicles, etc.

Commissioner Kaplan asked why the 50+ area had such a large price tag and Mr. Parisi explained that the area would have to be gutted and HVAC, electrical, flooring and walls would all be impacted. He also noted that there was \$75,000 in the number for the possible removal of a structural pole in the room.

Commissioner Kinnane asked about the exterior of the building and Mr. Parisi noted that it would not be changed with the exception of creating the exit door in the EC room.

Comm Rep Katis asked about the square footage for 50+ and the man-hours required to demo and rebuild the area. Director Buczkowski explained that the

schedule was for the demolition to begin in November/December when the district's construction crew was slower. It was noted that the room was 3350 square feet.

Commissioner Kinnane asked how the coordination of the work would be handled and Executive Director Bostrom explained that Director Buczkowski would act as the General Contractor for the project, as he has done in the past for the district.

Comm Rep Utas asked about the security of the lounge area for evening use and Mr. Parisi explained that there would be removable panels to open the area up to the public, much like the ones used in hotel lobbies to provide space for continental breakfast areas but that the 50+ books and items would be secured inside locked cabinets.

Comm Rep Musial asked why there was a need to gut the large room area and Executive Director Bostrom explained that it was now 4 small rooms and that if they wanted to make that space more usable, the walls would have to come down. He also explained that a quality partition so that the space could be used for 2 separate functions would cost \$45,000.

Comm Rep Utas asked if the panels would be electric or manual and it was noted that they would be manual.

President Bickham questioned what would happen if they had basketball leagues and hockey on the same night with the parking and Executive Director Bostrom explained that the space would be programmed accordingly and not offer a hockey and basketball tournament at the same time.

Off-Ice: Mr. Parisi talked about the different options and explained that they were looking at repurposing the gymnastic shelf. He explained that they would have 2400 square foot and some use of the track to offer strength and agility training, skating area, training and shooting area. He noted that they would pad the walls and add extra netting between the shelf and the gym and use portable synthetic ice. He explained that the hard construction costs for this area would be \$82,000.

Commissioner Kaplan asked if this would provide the type of space needed or if it was too small. Comm Rep Utas asked if the space was too far from the ice. GM Doschadis explained that the space would accommodate 15-18 kids at a time and should suite the needs very well. He also explained that proximity to ice would not have any impact on the use.

Comm Rep Musial asked about the hours and days of the usage and it was noted that it would be addressed in the Recreation presentation. She also asked about the noise level and it was noted that it would not be as loud as the gymnasium noise.

Commissioner R. Evans asked about the Wolves usage and GM Doschadis noted that they had been talking, however, the Wolves had training space on their side of the building and they were taking a wait and see position .

Director Buczkowski noted that staff had been very cognitive of the ROI on the space prior to making the selection explaining that reconfiguring the fitness center was approximately \$450,000 - \$500,000 while creating an outside space would cost between \$650,000 - \$1,000,000. Comm Rep Katis asked about the need and viability of this type of space and GM Doschadis explained that now they were seeing a shortage of ice in the area due to the popularity of hockey. He also explained that having a training site would increase exposure and that the participants had been asking for this space. He explained that the addition of off-ice training would increase the chances of keeping the hockey numbers consistent and he felt a need to keep this project moving forward.

Director Kies noted that the space could be altered to accommodate other activities with minimal cost. Comm Rep Utas asked if there would be an area for parents and it was noted that there would not.

President Bickham asked about the netting and it was noted that it would be between the shelf and the gymnasium.

Total Cost of the project:

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|----------------------------|--------------------|
| • Hard Construction Costs: | \$803,767 |
| • Soft Costs: | \$213,733 |
| TOTAL | \$1,017,500 |

Executive Director Bostrom noted that the soft costs would include everything from the type of flooring, chairs, and all non-hard construction costs to come up with the correct soft cost estimate.

Commissioner Kinnane asked about the bidding process and Executive Director Bostrom explained that staff would work with Williams Architects on that item. Director Kies noted that with the 50+ population growing, the district needed to redesign the space into a more dynamic space. He also explained that if ice were to go away, that space could be repurposed very easily. It was explained that the gymnastic equipment and program would go to the Vogelei Barn.

It was explained that:

- the Vogelei rentals would come to the Triphahn Center in the new multi-purpose rooms;
- the summer camp before and after care located at Vogelei would go to space in District 54
- the Kiln room would be removed as it had never been a popular program and the kilns would be sold. If classes were to come back, they could be done with an outside contractor.

- the indoor track would remain open to the public, but that when the off-ice participants needed to use it, the public would potentially be provided with a looped experience.
- staff would look at a new fee structure for the 50+ group

Commissioner Kaplan noted that he did not like the idea of a looped experience for members on the track. Comm Rep Musial noted that they would have people moving in both directions on the track.

It was noted that the ROI for room 107 showed only 10 children participating for \$43,800 surplus but that the room capacity was 17.

President Bickham noted that the project appeared to have a 2-year ROI and Director Talsma noted that with the FFE it might be closer to 3 years.

The ROI for the 50+ renovation was projected to be \$96,664/year or a 10 ½ years ROI not including any membership fees for the 50+ group.

Commissioner McGinn asked about expenses incurred in moving gymnastics to Vogelei and it was noted that most of it would be in-house without much costs. Superintendent Chesak explained that gymnastics was eager to move to a larger space with higher ceilings. She also explained that with more of a spring floor, they felt they could take the team to a higher level from a 3 to a 5.

Commissioner Kilbridge asked if there was a room at Vogelei for parents and it was noted that there was not; but they could view the gymnastics space from the landing outside the space. It was noted that they would need new locks to prevent Teen Center participants from accessing the equipment unsupervised.

Comm Rep Musial asked about parking and Executive Director Bostrom explained that they had space for 45 cars.

Commissioner Kinnane asked about an elevator and it was noted that there was one.

President Bickham asked about the room for EC and Superintendent Chesak explained that it could allow for separate rooms for 3, 4, 5 year olds as well as another option for preschool rooms.

Comm Rep Musial asked staff to look at why the 50+ programs stopped at 4 pm noting that many 50+ would participate in evening events.

Director Talsma noted that ice generated 40% and ELC generated 35% with only 10 kids or 75% of the ROI and they would also recoup the Vogelei rentals. Director Kies explained that the renovations would allow for a more dynamic space with more options offering more revenue.

Comm Rep Utas asked why the 50+ was not moved to the barn and Executive Director Bostrom explained that it was well documented that stand alone centers did not do well; that 50+ wanted to remain in the mainstream and participate in other activities.

Comm Rep Utas asked why they did not move Administration and Executive Director Bostrom explained that the barn was not large enough for present Admin needs but that in another 10 – 15 years it might be an option to look at alternative spaces to expand programming in the Triphahn Center.

Comm Rep Musial asked about the B/A Camp moving to District 54 and the costs incurred and Superintendent Chesak noted that they would not be incurring any additional costs and might move this summer even though construction would not begin until November.

President Bickham asked how many ice facilities had off-ice and GM Doschadis noted that staff had only toured those facilities with off-ice space.

President Bickham asked about the rentals at Vogelei/TC versus BPC and Director Talsma explained that there was no conflict with BPC as the Vogelei/TC rentals wanted to bring in their own food.

President Bickham asked where in District 54 the camp would move to and Superintendent Chesak noted that it would be McArthur School.

Director Talsma addressed the committee noting that the district could afford the project as a 2017 budgetary project. He explained that the Recreation Fund had \$1,000,000 that could be utilized and that the ROI would go back into that fund. His recommendation was to authorize the \$1,017,500 project as part of the 2017 budget process and to authorize the spending of the remaining pre-construction costs to Williams Architects of \$69,490 plus reimbursables prior to the construction start in November.

Commissioner Kilbridge made a motion, seconded by Commissioner R. Evans to recommend the board approve the concept plans for renovation of the north end of the TC and off-ice training facility as prepared by Williams' Architects and outlined in M16-042 as well as authorizing the spending of the remaining pre-construction costs to Williams Architects of \$69,490 plus reimbursables not to exceed \$10,000; and to approve the inclusion of the overall project in the 2017 budget for a cost of \$926,000 which includes additional fee to Williams of \$17,373 (Total project cost of \$1,017,500). The motion carried by voice vote with Comm Rep Katis voting Nay. (11-1-10)

B. HEPD Logo/M16-043:

Executive Director Bostrom presented C&M Superintendent Manisco to review the memo. Executive Director Bostrom reviewed the infringement of trademark and IP

rights noting that legal council did not recommend expending funds to have the logo or tag line patented.

Comm Rep Utas asked why it was not capitalized and Superintendent Manisco noted that it was a stylistic look. Director Talsma noted that the “heparks” would help to drive participants to the website.

Comm Rep Musial noted that she mistook the logo for an eyeball not a sun with leaf and water.

Executive Director Bostrom explained that it was critical to have a web presence and felt it important to use a logo that would help drive participants to that website.

Comm Rep Katis asked about the cost of switching and Executive Director Bostrom noted that it would not be that costly as the district would make switches in a timely manner i.e. ordering new logos when there was a need to order new shirts and/or new letterhead; that much of the change would be electronic. He explained that the cost would be incurred to switch the vehicles and the marquees, however, they could be done through the budget process and not be required to switch immediately.

Comm Rep Utas said he would like to see the first letters capitalized. Comm Rep Winner said he like the logo; that it looked modern.

Commissioner McGinn made a motion, seconded by Comm Rep Chhatwani to recommend the board recommend the district implement the new rebranded logo and new tag line, implementing the new branding as soon as possible over the course of the year. The motion carried by voice vote with Comm Rep Utas voting Nay. (11-1-10).

6. Committee Member Comments:

Comm Rep Katis said he felt the renovation project too expensive.

Comm Rep Musial said she was glad the A&F Committee chose to represent the majority of the Committee of the Whole.

Comm Rep Chhatwani said she loved the new logo.

Commissioner Kinnane noted that he had been on the golf course and the Fish Fry and enjoyed both. He also explained that he had the opportunity to meet Supervisor Taylor and other maintenance crew.

Commissioner R. Evans said he had seen the new equipment at PSSWC.

President Bickham thanked the A&F Committee for representing the Committee of the Whole and encouraged everyone to view the events page.

7. **Adjournment:**

Comm Rep Musial made a motion, seconded by Commissioner Kilbridge to adjourn the meeting at 9:20 p.m. The motion carried by voice vote.

Respectfully submitted,

Dean R. Bostrom
Secretary

Peg Kusmierski
Recording Secretary