

**APPROVED**

**Special Board Meeting**

A Special Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, June 17, 2015 at Central Community Center Facility of said Park District. President Kurka called the meeting to order at 6:00 p.m. On roll call, the following officers and commissioners were present:

Steve Kurka  
Tim Doherty  
Bill Klicka  
Bill Starr  
Lisa Tenuta  
Ray Massie  
Mike Murphy-absent

**Administrative Staff & Staff:**

Greg Kuhs, Executive Director  
Jim Jarog, Director of Parks & Planning  
Brian Taylor, Director of Recreation  
Teri Wirkus, Executive Professional Compliance Manager  
Sarah Thompson, Aquatics Manager  
Tiffany Barson, Aquatics Coordinator

**Professionals/Project Teams:**

John Green, Architects/Planners/Engineers- Groundwork, LTD.; Ryan Difatta V.P. Project Manager/Designer, Innovative Aquatic Design, LLC; Scott Brown, Consulting Engineer- W-T Engineering, Inc.  
John Dzarnowski, Principal-In-Charge; Ryan Rathman, Project Manager; Scott Hester, Pool Consultant- FGM Architects & Counsilman-Hunsaker –Aquatics for Life  
Tom LaLonde V.P. Project Manager/Designer- Williams Architects/Aquatics; Gary Pingel, Project Architect- Williams Architects/Aquatics; Rich Klarck, Aquatic Engineer - Williams Architects/Aquatics

**Visitors:**

None

**CHANGES OR ADDITIONS TO AGENDA**

None

### **APPROVAL OF AGENDA**

Commissioner Tenuta motioned to approve the agenda; seconded by Commissioner Klicka and carried by unanimous voice approval.

### **PUBLIC COMMENT**

None

### **DISCUSSION ITEMS**

President Kurka and Executive Director Kuhs explained three Architectural firms will present conceptual drawings/phase options and cost estimates to the Board for renovation of Big Surf. Each firm will have thirty minutes to present to the Board with fifteen minutes for questions.

### **FIRST PRESENTATION:**

John Green, Architects/Planners/Engineers- Groundwork, LTD.; Ryan Difatta V.P. Project Manager/Designer, Innovative Aquatic Design, LLC; Scott Brown, Consulting Engineer-W-T Engineering, Inc.

John Green, Groundwork Inc. explained:

- Project Approach Philosophy
- The Groundwork Design Team Advantage
  - A team encompasses all areas of the project: design/public facilitative/historic familiarity & local experience
  - Expert representation aquatics/architecture/facilities/planning/utilities/MEP/structural engineers; a total team; a single source contact.
  - Design contract control: providing single, complete contract for all design areas.
  - Consistency: single point design contact through from concept plans to grand opening.
  - Designing the best project for the community: design the Park District's project by listening, hearing & implementing
- A Team of Experts- handle everything and anything that has to do with in and out of the pool-facility, analysis information ie: operating costs, staffing costs, etc.
- Early Advantage Implementation
  - Value Engineering: begins when the project begins
  - Government Approvals: from IDPH to MWRD to Village to IEPA
  - Public Assessment: public input/Board awareness/Staff experience
  - Staff Involvement: drawing on knowledge & awareness from day one
- Embracing Familiarity and Historic Knowledge of the District
  - Big Surf Wave Pool: team members with original design knowledge (know the history)
  - Central Community Center: team members with original design knowledge
  - Cook Maintenance Facility: team members with original design knowledge
  - District-wide ADA Reviews: team members with site-specific knowledge
  - Mount Prospect Golf Club: team members with project design knowledge
  - O'Hare Cup Site: team members with project design knowledge
- Project Phasing Considerations
  - Phasing Advantages: permits phasing of project over multiple District budget periods
  - Affords some opportunity for project design adjustments between design phase &/or construction phase periods



- Phasing Inhibitors
  - Construction phasing can require additional contractor start-up/set-up costs
  - Phasing can stimulate additional sub-contractor costs in order to meet prevailing wage requirements
- Project Scope, Public Input & Amenities/Attractions Selection
  - Project Scope Identification: work directly with staff current market and use factor; cost analysis
  - Review historic attendance & use demographic trends at Big Surf facility
  - Assemble & review costs & other impacts governing renovation vs. new
  - Create a master list of potential use/features based on space, scheduling, etc.
  - Present selected Concept Option Plans & Cost Range Estimates at up to three public meetings & collect comments/alternative ideas etc; review and present to the Board
- Project Amenities/Attractions Evaluation
  - Review various identified amenities/attraction options with staff
  - Identify and review potential non-pool impacts to parking/utilities etc.
- Project Prioritization Programming
  - Work with staff to create an "Amenities/Attractions Options List"
  - Develop initial "Value Engineering" reviews-cost vs. value for various features
- Project Conceptual Design Phase
  - Create a primary and alternate Concept Plan based on renovation of Big Surf
  - Create a primary and alternate Concept Plan based on a new facility
  - Develop initial "Cost Range Estimates"
  - Review Concept Plans and "Uses Options Ranking" list and "Range Estimates" with Board and adjust based on discussions
  - Focus on what to look at in the first few months; the support behind the list
- Project Scope Selection/Public Hearing Phase
  - Present selected Concept Option Plans & Cost Range Estimates at up to three public meetings & collect comments/alternative ideas etc.; review, revise and present to the Board
  - Review/ discuss revised use and cost options(cost effective) with Board
  - Board selection of final concept for design implementation

Scott Brown, Director of Business Development- W-T Engineering, Inc. Consulting Engineers presented the history on their company (started in 1971); majority of their work are with park district and municipalities; added aquatic engineering to their disciplines which include civil, structural, mechanical, electrical, plumbing landscape architecture, ADA accessibility, etc. Innovative Aquatic Design integrated into the W-T family companies in 2002. The approximately 3-4 thousand projects and 30 plus park districts water park projects.

Ryan Di Fatta, VP Innovative Aquatic Design: the company has been designing pools since 1972 and Ryan has been with the company since 1998 (17 years) - wide range of experience and a good relationship with IEPH; Jim Lueders, President was with the original design team for Big Surf pool and may still have access to the original drawings of the pool. In the last few years over 200 projects, approximately 50 percent are done in Illinois; they estimate 40-50% of pools permitted in Illinois come through Innovative office.

Examples of a few park district designs:

- Gurnee Park District-Hunt Club Park Aquatic Center-created a 1,500 swimmer capacity aquatic center which is now the largest in Lake County; numerous slides available to every level of swimmer (tube slides, drop slides, body slides, speed slides and youth/toddler slides); cascading waterfall, concession & party deck etc. zero depth entry-great amenities.
- Champaign Park District, Sholem Aquatic Center-With several sections known as the Beach (activity pool & spray features); relaxing float inner tube area; the Falls tube slide with twists and turns during descending into the lazy river; designed exclusively for toddlers with zero depth; the Prairie is a private rental lawn section and the Oasis is a concession stand with plenty of seating in shade or sun.
- Hanover Park Park District with the Safari theme called the Safari Springs Aquatic Center-with faux rock work with a waterfall and faux palm trees.
- St. Charles Park District was a renovation called Swanson Pool; brand new with play features for children; swimming pool integrated several amenities alongside the lap lanes, many multi-purpose areas.
- Innovative Aquatic Designs also showed examples from other Park District's: the different types of slides/plunge pool, splash pads-great for younger children and a safer alternative, climbing walls, and the flow rider incorporated into their pool design.

### Questions & Answers

Commissioner Massie: asked if there were any prices for the previous designs.

Ryan DiFatta explained once the project budget is determined they could look for pieces that would could work.

Commissioner Doherty: what is the benefit to the district to having the two companies together?

John Green explained this is how we structure the program - to give the district the best full team package approach and value.

Commissioner Starr: questioned the public design phase (public & staff having input of what we want to do) - do you have a process?

John Green explained the specific process, arriving at a collective conclusion and the time frame.

Commissioner Tenuta: since John was familiar with the facility what would the biggest challenges be?

John explained the building itself was solid but not up to code (ADA etc.), the flow is terrible and could be fixed; have to look at the building and decide what needs to be done.

Commissioner Kurka: what do you think of phasing?

John Green explained that their job is to facilitate the project and deliver; the phasing would be up to the Board.

Commissioner Tenuta: at this time the pool seems like a teen facility and patrons would like to bring their whole family—do you think we could make this pool multi-use for all ages; i.e. with a splash pad, toddler pool etc.?

John Green stated at the time the pool was built in 1984, it was a regional draw (special type of pool). Today there is competition and each of the three district pools were built to be complimentary of each other; is the Board looking for a regional draw or diversified family oriented pool.

Commissioner Tenuta asked Ryan DiFatta, Innovative Aquatic Design what makes his company stand out?

Ryan explained that his company is the only aquatic engineering company in Illinois that is north of I-80; we do about 50% of work in the state; receive business with recommendations (word of mouth); lack of



competition in the area as well with the experience of Jim Lueders and himself is a good recipe for success.

Sarah Thompson liked the fact John Green knows the community and each of the District's three pools has something unique for community; sustainability is a concern and direction of the project.

## **SECOND PRESENTATION**

John Dzarnowski, Principal-In-Charge; Ryan Rathman, Project Manager; Scott Hester, Pool Consultant-FGM Architects & Counsilman-Hunsaker –Aquatics for Life

John Dzarnowski, FGM Architects explained:

- Founded in 1945, 4 different practices, and a committed team
- Depth of Resources of 100-person firm to support the project
- Aquatic Design Experts have over 25 years aquatic experience

Scott Hester, Project Manager stated:

- Our company is here to serve you and the people who use the facility;
- Presented some of the projects that FGM has been involved in and partnered up with.
  - ie: Northbrook Sports Center Pool Renovation; Pontiac Parks and Rec. Pool Feasibility Study; Deerfield Mitchell Pool Renovation; Mt. Vernon Aquatic Zoo; Glendale Heights; Lombard Paradise Bay Water Park;
- Project Approach- 5 step project:
  - Data gathering: facility evaluation; understanding district history, site, physical constraints, understand opinions (expectations) from the staff/Board
  - Vision: setting aquatic facility goals & objectives/potential public process input; steps the staff & Board wants to take; pool uniqueness to stand out; talked about the aquatic study; revenue generating facility;
  - Program: identifying specific aquatic facility needs and budget for Big Surf - avoid duplicating amenities of Meadows Pool (wide variety of experiences) with consistent "branding"; user program needs: age specific opportunities, multiple programming; possible thrill-extreme features; varying water depth requirements;
  - Concept: create aquatic design option(s) for selection and analysis-bather experience; accessibility; functionality; safety; operations
  - Documentation (Basic Services): finalize design, construction documents, bidding construction; how will the facility be operated: funding requirements, fee schedule, revenue, expenses (detailed analysis) operating performances;
- Community Participation Plan: develop process unique to MPPD; public input goals driven the process options: focus groups to identify goals/concepts; how to involve the community with feedback & comments in this process.
- Possible phasing the project: identify phasing after developing conceptual plan; have a master plan; look at the budget; the right approach for the district.
- Possible maintaining the district branding as the "Wave Pool"; reviewed possible amenities to consider i.e.: flow rider; different types of slides; wading pool etc.

**STOP**

### **Questions & Answers**

Commissioner Klicka: asked if the pool itself has to be replaced or just the shell?

John Dzarnowski: remarked they believe settlement of existing pool, decks are in good condition, drains in horrible condition; mechanical systems are not in good shape - but at this point they could not recommend keeping the existing pool but possibly use the same hole for placement of the pool.

Commissioner Kurka: asked about the business perspective opportunities that have been mentioned.

Ryan Rathman: responded it could be financial/goodwill partnership, advertising; operational division; help develop with a startup plan; help purchase equipment with local dealers to will lower the cost

Commissioner Tenuta: asked about the feasibility study on the cost if we fixed (pool) issues, was that for doing nothing but repairing our current structure and what are the challenges with the bathhouse structure.

John Dzarnowski, said the feasibility study was for the cost to fix the pool; he talked about two things that could be done for the bathhouse-#1 tear it down and build the bathhouse up or #2 gut the bathhouse and remodel (could save money by using the existing walls and roof); or utilize the original bathhouse and just make improvements to the pool area itself and go back and remodel at a later date (some ADA issues but could be addressed at a later time); the district has a unique brand being the only public wave pool in the area.

Commissioner Doherty: is the existing footprint adequate and John explained that they thought new amenities could be included within the existing footprint.

Commissioner Kurka: asked who would determine how to gain public input - FGM suggested the district would identify who would be involved since the district knows the community-FGM would assist us with letters, ideas, etc.

Commissioner Doherty: asked since Counsilman-Hinsaker is located out of St. Louis how much work have they done in Illinois and how will this affect the project being out of state?

Counsilman-Hinsaker stated they have done approximately 30 plus projects in Illinois over the past 20-25 years alone; they would drive (only four hours) or fly with no problem; St. Louis is closer to Springfield to meet with IDPH to make sure everyone is on the same page.

Commissioner Doherty and John Dzarnowski discussed the many reasons of possibly going over budget and how to curtail that (example a construction manager etc.)

Commissioner Kurka: asked if it was feasible for the scope of the project to have the pool shut down from August and reopen in June.

FGM feels it would be feasible to shut down around August 15 and have the pool ready to open by the following June - if you get the right construction manager involved and the weather cooperates; that is the typical pool construction season in the Chicagoland.

Discussion on function, adding amenities and the pools footprint; it was suggested to look at adding additional amenities (about every 10 years) - to keep it the facility interesting.

### **THIRD PRESENTATION**

Tom LaLonde V.P. Project Manager/Designer- Williams Architects/Aquatics; Gary Pingel, Project Architect- Williams Architects/Aquatics; Rich Klarck, Aquatic Engineer - Williams Architects/Aquatics.

- Project team: 35-40 years local & national aquatic experience primarily in Chicago area but also national, in house aquatics engineering department, experienced with the IDPH (good working relationship); primarily work with park districts in Illinois.
- Comprehensive Project Service - quality/people/service (beginning to end).



- Project Approach:
  - Background/data gathering: on existing facility including site information, ongoing issues/concerns, use, operational & staff information, facility condition & previous studies & reports.
  - Kick-off meeting: introduce team, establish lines of communication, define project parameters & goals, review project background & discuss additional information, project timeline & milestone dates.
  - Public input-consider community-wide survey or ask patrons at Big Surf, open house(s), post on website, utilize social media to gather additional public input.
  - Develop facility design statement: meet with staff/Board to review results of public input, prioritize program components/amenities, and finalize program statement.
  - Prepare design options: Williams Architects would prepare multiple design options to review with staff and Board, update/refine options based on client input, prepare preliminary cost information & review, consider phasing, select preferred option(s) for further refinement.
  - Present design options: additional public input (optional), go to the project site and ask the patron their opinion; any form with meetings or open houses; slide presentations; get a good read on what is important to the community.
  - Final presentation: drawings to adequately convey design intent along with cost and optional phasing information, present at Board meeting.
  - Final deliverable: prepare and deliver final presentation including written documentation of process and outcomes.
- Discussed many amenities and attractions of the existing wave pool:
  - Presented the different options of this site: advantage of various depths of water for different type of zones and separate bodies of water, opportunities for leisure, teaching, exercise or competition, interactive water play features (spray features), different water slides features, climbing walls; driving boards; pad walk; step-in entry, shade structures and concession areas; make this facility accessible to everyone.
- Touched on the pros and cons of project phasing; save money up front but phasing out will be a premium; planning ahead for the phases and the cost.

### **Questions & Answers**

Commissioner Massie: asked if there were any estimates on the cost of just redoing the existing pool? Tom LaLonde explained they would have to re-evaluate the pool to verify certain things and to give an estimate for the equipment only; a lot of factors involved; talked about balancing of the pool with fine tuning and investigation of the existing tank.

Commissioner Klicka: asked what could be done with the bathhouse?

Tom LaLonde stated wants to work with what we have but there are so many issues with the building where the renovation costs could be the same as the replacement costs; could replace the bathhouse with a smaller facility; i.e.: add family changing room; increase concession, etc.

Commissioner Doherty: asked if it would be realistic that the tank would be salvageable.

Tom LaLonde stated it could be salvageable if the concrete is in good condition and could be sealed but would have to do testing to be sure.

Commissioner Doherty: asked Williams Architects about the number of projects their firm has done in Illinois over the last five years with a similar project scope – if they ever went over budget and why?

Tom Lalonde responded that they have done 10-15 projects similar to ours, but overall a lot more than that; never had any significant budget issues - a lot of the projects are done with Construction Managers (utilize the pre-data information in house for the estimates for the designed facilities - we would build in contingencies); also go to an outside resource.

Discussed the contractors that have done this type of work before; specifications for experience with the contractors; verify cost estimates with contractors who would do this type of work;

Commissioner Tenuta talked about focus groups and Williams Architects suggested having a citizen's task force and have a presentation for this group (optional).

Williams Architects ended with a summary of their presentation.

### **Adjournment**

President Kurka motioned to adjourn the meeting at 9:00 p.m.; seconded by Commissioner Tenuta and carried by unanimous voice approval.

Respectfully submitted

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William J. Starr