

**MINUTES OF A THE FACILITY & RECREATION COMMITTEE MEETING  
OF THE PARK DISTRICT OF HIGHLAND PARK  
HELD ON AUGUST 17, 2022 at 6:03 PM**

**Present:** Commissioner Bernstein, Commissioner Ruttenberg, Vice President Freeman

**Absent:** Commissioner Kaplan, President Grossberg

**Also, Present:** Executive Director Romes; Director Voss; Director Carr; Director Gogola; Assistant Director Murrin, Assistant Director Maliszewski, Manager Schwartz; Manager Sassorossi; Coordinator Hejnowski

**Guest Speakers:** Gilbane Construction: David Norris, Project Executive; Michele McClendon, Senior Project Executive

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

**Additions to the Agenda**

None.

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

The minutes from the July 20, 2022 Facility and Recreation Committee Minutes were approved by unanimous vote.

**West Ridge Park and Site Project Update**

Manager Schwartz reported that at the Regular Meeting on February 23, 2022, the Park District Board of Commissioners approved authorization to enter into a professional services agreement with Holabird and Root for conceptual planning and with Gilbane Construction Company for preliminary pre-construction services. The project team has been meeting weekly since March and Holabird and Root are here this evening to provide an update.

Mr. Risinger, Holabird and Root, recommend that the team continue working over the next four weeks with Gilbane Construction to further understand, refine, and develop a preliminary strategy that will help us better understand the feasible building size and type to determine reuse or replacement. The purpose of the conceptual study was to verify and validate the program from an interior use and site strategy to determine whether or not to renovate or build new.

The building as we know it, being originally designed as an elementary school has parts that work well with existing programming, however, there are other parts, administration use, meeting spaces, and gymnastics, that were not designed to accommodate those needs. As a result, Holabird and Root explored different scenarios including renovating the existing building, rebuild on the existing site, or building in an

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open area. Holabird and Root are working to align programs with the budget while also making sure the budget aligns with inflation and the country/state's current financial situation. The budget is \$15 million. Based on alignment and budget scope the team is looking at reuse and replacement vs. constructing a new facility. Over the next four weeks, Holabird and Root, and Gilbane Construction focus on the pre-schematic level of constructability for the current facility, look at materials, and gather cost estimates that stay within budget while achieving the programmatic elements and needs.

Mr. Walker, Holabird and Root, reported that in four weeks, the team will present a recommended scheme with variations and different cost models that align with the District's programmatic vision, so there is flexibility.

**Other Business**

None.

**Open to the Public to Address the Board**

None.

**Adjournment**

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

*Roxanne Hejnowski*

Roxanne Hejnowski, Assistant Secretary