PARK DISTRICT OF OAK PARK

Ridgeland Common

Existing Conditions Study

Final Report

June 2007

THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning
Landscape Architecture
Urban Planning

June 6, 2007

Mr. Gary Balling, CPRP
Executive Director
Park District of Oak Park
218 Madison Street
Oak Park, IL 60302

Dear Gary:

Pursuant to our contract, we are pleased to submit this final report entitled "Ridgeland Common Existing Conditions Study Final Report." The report fulfills the contract, which called for a detailed analysis of mechanical systems, building structure, systems, circulation and functionality, an overall site analysis and recommendations on the life expectancy and future of the facility. The TD&A Team consisted of Thompson Dyke & Associates, Ltd., lead consultant and park analysis, Counsilman - Hunsaker & Associates, aquatic assessment, General Energy Corporation, mechanical systems analysis and Ehlke Lonigro Architects, Ltd., building structural assessment. Their respective reports appear as appendices to the final report.

Throughout the analysis of Ridgeland Common and the preparation of this document we have sought to keep you fully informed of all pertinent issues that have arisen. In return, we have valued the insightful and invaluable input we have received from you and your staff as the project has progressed to completion. It has also been a pleasure to meet and work with residents through Special User Groups, Focus Groups, personal interviews and public meetings.

The TD&A Team has also thoroughly enjoyed working with the Park District Staff and Board members on this important assignment and wishes to express our appreciation for the time and effort spent on this project by you and Park District of Oak Park Staff members Mathew Ellmann, William Hamilton and Diane Stanke. Their assistance and cooperation during the preparation of this report and throughout the assignment has made the success of this project possible. It is our hope to continue our professional relationship with the Park District of Oak Park.

Sincerely,

THOMPSON DYKE & ASSOCIATES, LTD.

Peter Dyke, AICP
President

213 West Institute Place, Suite 700
Chicago, Illinois 60610.3196

Telephone 312.664.6500
Fax 312.664.6503
www.tdaplan.com

Ridgeland Common Existing Conditions Report

June 2007

Park District of Oak Park
218 Madison Street
Oak Park, IL 60302

Ridgeland Common
415 W. Lake Street
Oak Park, IL 60302

Credits

Executive Director
Gary Balling, CPRP

Superintendent of Recreation
Matthew L. Ellmann, CPRP

Assist. Superintendent of Revenue Facilities
William Hamilton

Manager of Administrative Services
Diane Stanke

Consultant Team

Thompson Dyke & Associates, Ltd.
213 W. Institute Place, Suite 700
Chicago, IL 60610
Project Lead / Landscape Architect

Ehlke Lonigro Architects
3424 N. Old Arlington Heights Rd.
Arlington Heights, IL 60004
Architect

General Energy Corporation
230 Madison St.
Oak Park, IL 60302
Mechanical / Electrical Engineer

Counsilman Hunsaker
10733 Sunset Office Dr., 4th Floor
St. Louis, MO 63127
Aquatic Specialist / Engineer

THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning
Landscape Architecture
Urban Planning

Project Directory
Park District of Oak Park
Comprehensive Study of Existing Conditions at Ridgeland Common
Project Number: 1149.00

Client Contact
Park District of Oak Park
218 Madison Street
Oak Park, IL 60302

Gary Balling, CPRP
Executive Director
T: 708.725.2020
F: 708.725.2095
Cell: 708.932.2225
Email: garyb@oakparkparks.com

Matthew L. Ellmann, CPRP
Superintendent of Recreation
T: 708.725.2021
F: 708.383.5702
Cell: 708.932.0978
Email: matte@oakparkparks.com

William Hamilton
Assist. Superintendent of Revenue Facilities
T: 708.725.2300
F: 708.848.9682
Cell: 708.932.2231
Email: billh@oakparkparks.com

Ridgeland Common
415 W. Lake Street
Oak Park, IL 60302

Project Lead/ Landscape Architect
Thompson Dyke & Associates
213 West Institute Place, Suite 700
Chicago, IL 60610-3125
www.tdaplan.com
T: 312.664.6500
F: 312.664.6503

Peter Dyke, AICP Ext. 12
Project Director
Cell: 847.420.3243
Email: pdyke@tdaplan.com

Robert Ahlberg, AICP Ext. 13
Vice President/Project Manager
Cell: 847.997.7107
Email: bahlberg@tdaplan.com

Ben Kutscheid, ASLA Ext. 21
Vice President, Project Manager
Cell: 847.217.5076
Email: bkutscheid@tdaplan.com

Architect
Ehlke Lonigro Architects
3424 N. Old Arlington Heights Rd.
Arlington Heights, Illinois 60004
www.ehlkelonigro.com

Sean Ehlke
Principal, Architect
Sehlke@ehlkelonigro.com
P: 847.222.1245
F: 847.222.1251

Mechanical/Electrical Engineer
General Energy Corporation
230 Madison Street
Oak Park, IL 60302
www.gecchicago.com

Prem Mehrotra, PE
Principal, LEED AP
PremM@gecchicago.com
P: 708.386.6000
F: 708.386.6091

Aquatic Specialist/Engineer
Counsilman Hunsaker
10733 Sunset Office Dr., 4th Floor
St. Louis, MO 63127
www.chh20.com

Bob Banker, NSPF
Feasibility Study Planner
T: 314.894.1245
F: 314.894.0109
Email: bobbanker@chh2o.com

Scott Hester, PE
Aquatic Engineer
T: 314.894.1245
Email: scotthester@chh2o.com

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EXECUTIVE SUMMARY

Despite the fact that Ridgeland Common has become physically and functionally obsolete, it continues to provide a home to many popular events and programs for Oak Park residents.

Recent Park District of Oak Park master planning and capital improvement initiatives called for a master plan for Ridgeland Common to be prepared in 2007. However, the Park District determined that a technical assessment of Ridgeland Common facilities would be required before such a master plan could be prepared. The TD&A Team was hired to conduct this assessment, and included Thompson Dyke & Associates, Ltd., Counsilman - Hunsaker & Associates, General Energy Corporation and Ehlke Lonigro Architects, Ltd. Detailed site assessments of all of Ridgeland Common facility systems were performed by the TD&A Team members in February and March of 2007 with the assistance of Park District Staff.

Ridgeland Common is a 6.06 acre heavily used park and recreation site. It contains a 35,000 square foot main building built in 1962 that includes a 27,000 square foot ice rink/indoor soccer field. It also features a 50-meter outdoor pool, two lighted ball fields, a sled hill and a recently provided dog friendly area. Ridgeland Common serves many special user groups and organizations and has seen continued expansion of programming and usage but no substantial renovations with the exception of a few required building system replacements over the years. As time goes on, its systems continue to age and maintenance costs keep rising.

A deteriorated beam end, identified in the architectural assessment, illustrates the need for substantial repairs at Ridgeland Common.

The TD&A Team began the assessment process with extensive data gathering. Data was obtained through Park District and Village staff interviews, community meetings, key citizen phone interviews, a focus group, special user group interviews and questionnaire results.

The TD&A Team then conducted a detailed technical assessment of all of Ridgeland Common's mechanical systems, architectural/structural systems, pool and

aquatic systems and a park site analysis. The Team concluded that extensive renovation of most of Ridgeland Common is needed within a 5-year time span. The Team also determined that the Park District should carefully consider the substantial costs of renovating existing improvements versus building a new facility. The Team found that even if it is renovated/repaired, Ridgeland Common's facilities are functionally obsolete. Ridgeland Common no longer represents the "flagship" facility it formerly did and lacks the flexibility to meet new programming needs. The total cost of the renovations/repairs recommended is estimated between $9.01 Million and $9.73 Million in 2007 dollars.

Building systems in disrepair are a common sight at Ridgeland Common and cause many day to day maintenance issues. Unfortunately, undertaking extensive renovation/repair is costly and time consuming.

Accordingly, the Team concludes that Ridgeland Common has outlived its useful life. While renovations/repairs can be undertaken, the Team believes it does not make sense to renovate/repair a facility that is *physically and functionally obsolete.* It is recommended that the Park District carefully considers the findings, recommendations and estimated costs in any decisions on extending the useful life of Ridgeland Common. Regardless, the ultimate decision on whether to renovate/repair Ridgeland Common or to replace it with new facilities will require long and short-term sacrifice by all of those now using Ridgeland Common.

I. INTRODUCTION/BACKGROUND

Impetus for Study

In 2002, at the request of the Board of Commissioners of the Park District of Oak Park (Park District), the Oak Park Parks Infrastructure Citizens Committee prepared a report entitled "Proposed Capital Improvement Program, November 2002." This report identified key facilities in the Park District system suffering from significant deferred maintenance. The findings were based on the Committee's inventory and assessment of existing conditions at each facility. Recommendations to address these conditions were developed by the Committee and corresponding priorities were assigned for their implementation. The report also provided some system-wide recommendations for the entire Park District. These included the preparation of a Comprehensive Plan for the entire Park District system, a Capital Improvement Plan to direct Park District capital expenditures and individual park master plans for each Park District park/facility.

Based on these recommendations, the Park District developed the recommended Plan and Capital Improvement Plan and, in early 2005, the "Comprehensive Plan and Five Year Capital Improvement Plan" were implemented to facilitate park renovation and improvements throughout the 26 facilities/80 acres of land constituting the Park District system. Recommended funding for the various renovations/improvements in the 2005 Capital Improvement Plan was also identified. The principal funding source for recommended improvements is tax revenues generated by a 2005-tax rate increase. This tax increase was championed by the Park District "Renew Our Park" Citizens Committee and received substantial support from Oak Park residents. The increase was proposed by the Park District to replace an annual fund transfer from the Village of Oak Park, and was aimed at funding a substantial portion of the 2005 Capital Improvement Plan. The referendum authorizing the increase was supported by more than 62% of Park District voters.

As with the 2002 Parks Infrastructure Committee report, the 2005 Capital Improvement Plan recommends that the Park District prepare park master plans for each park/facility in the Park District system including Ridgeland Common. The 2005 Capital Improvement Plan also includes a schedule that identifies the year in which each park/facility master plan should be prepared. That schedule calls for a master plan for Ridgeland Common to be prepared in 2007. However, the Park District has determined that a technical assessment of the present condition of Ridgeland Common facilities is required before such a master plan can be prepared. This assessment will identify deficiencies at Ridgeland Common and include cost estimates for the necessary renovation /repairs to extend its useful life. The assessment will provide the information necessary for the Park District to decide whether these improvements to Ridgeland Common make economic sense. This decision represents a "threshold question" that must be answered before a master plan for Ridgeland Common can be prepared.

In order to evaluate the present condition of Ridgeland Common's physical, mechanical, electrical, aquatic, structural and architectural systems and provide cost estimates for such renovation/repair, specialized consulting expertise is required. Specialized expertise in the fields of mechanical systems, electrical systems, structural engineering, architecture, aquatics, landscape architecture and urban planning is required so that a comprehensive "snapshot" of present conditions at Ridgeland Common can be compiled.

To that end, in late November of 2006, the Park District prepared and distributed a Request for Proposals soliciting the assistance of consultants qualified to conduct such an assessment of Ridgeland Common. After review of the proposals received, in February of 2007, the TD&A Team was selected to provide these assessment services for the Park District.

The TD&A Team

The TD&A Team consists of Thompson Dyke & Associates, Ltd. (team leader, public input facilitation and site assessment), Counsilman - Hunsaker & Associates (aquatics assessment) General Energy Corporation (mechanical and electrical systems assessment) and Ehlke Lonigro Architects, Ltd. (architectural assessment). A diagram, entitled "Figure 1: Consultant Team Organization Chart" depicts the structure of the working structure of the TD&A Team.

Detailed site assessments of all of Ridgeland Commons facility systems were performed by all TD&A Team members in February and March of 2007 with the assistance of Park District Staff. This Report summarizes the results of the Team's findings.

II. PROJECT CONTEXT

The Park District of Oak Park

The Park District operates a park and recreation system that includes 26 parks/facilities on 80 acres of land. The Park District was established in 1912 and is celebrating its 95th Anniversary. It operates a mature facility system that includes seven community centers, a fitness center with three studios, a gymnastics center, a conservatory, two historic homes, two 50-meter outdoor swimming pools, one of which is located at Ridgeland Common, an indoor ice area, two sled hills, 28 outdoor tennis courts and numerous playfields and picnic areas. Ridgeland Common is the fifth largest park in the Park District system.

Despite the fact that Ridgeland Common is in need of extensive renovation, the facility offers many important recreational amenities and programs to Oak Park residents and the surrounding community.

Many mature communities developed in the late 19th and early 20th centuries, such as Oak Park, are severely deficient in terms of the amount of open space that is provided for residents. Utilizing the 2000 Census population of 52,524, the Park District system provides a parkland to population ratio of only 1.52 acres/1,000 persons. While Oak Park is fully developed but experiencing some redevelopment, it is generally recommended that such mature communities provide a minimum of 8-10 acres/1,000 persons. However, some additional open space exists in Oak Park that is owned by other jurisdictions/institutions and has the practical effect of raising that ratio somewhat. Communities with open space shortages of this magnitude, such as Oak Park, must resort to over-programming their existing parks/facilities

and competition for limited resources frequently leads to conflict between competing interests.

To its credit, the Park District and its residents have accepted the challenges posed by these shortages and through negotiation and sensitivity for the wide range of needs and interests harbored by its residents, has managed to develop a recreation program for its parks/facilities that reasonably satisfies its residents. However, many Park District facilities, including Ridgeland Common, are aging and have been subject to deferred maintenance as the result of limited financial resources prior to the approval of the 2005 tax increase. These conditions at Ridgeland Common have been further exacerbated by the popularity of its programs, over programming of the facility, required sharing of limited space by non-complementary uses and a history of sharing these limited resources with other jurisdictions/institutions, including Oak Park River Forest High School and Fenwick High School.

Physical Description of Ridgeland Common

Ridgeland Common is a 6.06 acre improved park site containing a building with 35,000 square feet of floor area. The Ice Rink contains 27,000 square feet of building area and the balance of the building contains 8,000 square feet of floor area. Ridgeland Common is located at the southwest corner of Lake Street and Ridgeland Avenue. It is bounded by Scoville Avenue on the west, Lake Street on the north, Ridgeland Avenue on the east and a railroad embankment on the south. Not only is Ridgeland Common centrally located within Oak Park, it is conveniently located on two major streets. It lies southeast of the Oak Park River Forest High School and a 300 space municipal parking structure operated by the High School. The High School recently installed practice fields with artificial turf immediately west of Ridgeland Common, across Scoville. Ridgeland Common is also accessible from an existing CTA Green Line El stop located at Ridgeland Avenue just south of Lake.

An existing off street parking lot at Ridgeland Common contains 33 parking spaces including two handicap spaces. There are also 15 parallel parking spaces on Lake Street abutting the site and 12 parallel and 20 diagonal parking spaces on Scoville Avenue abutting the site. Parking on Ridgeland abutting the site is restricted as a result of its proximity to the Lake/Ridgeland intersection, the location of the Ridgeland Common parking lot exit on Ridgeland, an additional access drive to the site located immediately north of the rail embankment and sight clearance restrictions posed by the embankment. Based on input from patrons, when parking is not available in the Ridgeland Common parking lot, drivers typically exit the parking lot and drive south on Ridgeland, west on South Boulevard and north on Scoville in search of street parking before using the parking structure if it is available. The 300 space municipal garage located at the northwest corner of Scoville and Lake provides High School parking during the day, is available for Ridgeland Common parking during the evening and weekends but is not used much. While the parking structure is located "kitty corner" from the northwest corner of the Ridgeland Common site, it is not considered convenient for many users who consider it too far away from the Ridgeland Common building or inconvenient.

Across Lake Street to the north is the large Pilgrim Church parking lot that was available for use by visitors to Ridgeland Common but that agreement has lapsed as a result of cost efficiencies and under utilization. The Farmers Market in the Church lot on Saturday mornings creates parking problems at Ridgeland Common. An aerial photograph of Ridgeland Common, entitled "Aerial Photo of Existing Conditions" is attached as a Report Exhibit with major improvements labeled.

As described in the 2002 Proposed Capital Improvement Program Ridgeland Common serves as the "workhorse" venue for Park District sports fields and contains many of the Park District's most important improvements. These include one of the two District lighted ball fields and its only indoor Ice Rink. The Ice Rink is also used for indoor soccer and day camp activities during summer months. These facilities are heavily used each day and are integral to activities provided by the Park District. The Ice Rink is also utilized by other key institutions in Oak Park including Oak Park River Forest High School, Fenwick High School and various sport associations and recreation interest groups (including AYSO, Bronco Baseball, Youth Baseball, TOPS, and others). Ridgeland Common also provides one of the District's two 50-meter outdoor pools, a wading pool and spray pad, dog friendly area/program, one of three Park District sled hills and serves as home to three popular summer day camps.

Parking is often limited at Ridgeland Common, especially at peak times when programming overlaps. Finding a parking space in the lot becomes almost impossible and Ridgeland Common users must park on surrounding streets.

III. DATA GATHERING

Substantial effort was expended gathering data to form the basis for the conclusions contained in this report. The specialized expertise provided by TD&A Team members was supplemented by extensive input from those who know the building best; persons previously involved with Ridgeland Common, Park District Staff and those who use the facilities on a regular basis. In addition, countless documents were provided to the Team by Park District Staff to provide background and context.

The following formal data gathering tasks were completed as part of the Study:

Staff Interviews

A series of Staff interviews were arranged by Park District Staff and took place at Ridgeland Common on February 14, 2007 from 1 PM to 5PM. Meeting notes from those interviews are included as "Appendix 1"and attendees are noted.

Interviews with Selected Village Staff

A meeting was arranged to interview various Village Staff on February 21, 2007 at 4 PM in the Comstock Room. Meeting notes from that interview are included in this Report as "Appendix 2" and attendees are noted.

Community Meeting

A publicized Community Meeting was held on February 21, 2007 at 7:00 PM in the Ridgeland Common Comstock Room. A meeting announcement prepared by Park District Staff and two different sets of meeting notes from that meeting are included in this

Report as "Appendix 3." One set of these minutes was prepared by TD&A and another was prepared by the Park District Citizen Committee.

Phone Interviews with Various Citizens Familiar with Ridgeland Common

Four individuals with substantial historic experience with Ridgeland Common were identified by Park District Staff and interviewed by phone. These included the architect for the major facilities at Ridgeland Common, the former Park District Executive Director, the Director of the Chamber of Commerce and a former Park District Board member. Notes from those phone interviews are included in this Report as "Appendix 4."

Phone Interviews with Village Staff

Some Village Staff members scheduled to be interviewed on February 14, 2007 were not available at that time. They were interviewed by phone at a later date. Notes from those interviews are included in this Report as "Appendix 5."

Focus Group Input

A focus group comprised of representatives of various organizations that utilize Ridgeland Common extensively and individuals who use it on a regular basis. This focus group was conducted at the John Hedges Administrative Center, on March 7, 2007 from 7 PM to 8:40 PM. Notes from that focus group are included in this Report as "Appendix 6."

Special User Interviews

Special user interviews with representatives of organizations and others who use Ridgeland Common on a regular basis were conducted at the John Hedges Administrative Center, on March 14, 2007 from 4:30 PM to 8:30 PM. Notes from these interviews are included in this Report as "Appendix 7."

Questionnaire Results

An informal Questionnaire soliciting opinions on various aspects of Ridgeland Common was prepared by the Park District, distributed at various meetings/interviews and was available via the Park District website. A copy of the Questionnaire is included in this Report as "Appendix 8." The intent of the Questionnaire was to gain input from citizens that could not attend the Community Meeting or desired to provide greater detail. Although the Questionnaire and subsequent responses do not constitute a statistically significant study, Park District Staff prepared a compilation of the responses contained in the 27 questionnaires returned to the Park District by the response deadline. This compilation of responses is presented on a copy of the Questionnaire utilized and is entitled "Summary of Ridgeland Common Existing Conditions Study Questionnaire Results" is also included in "Appendix 8."

The following general observations are provided by the TD&A Team and the reader is encouraged to review the entire Park District Summary for a more comprehensive understanding of the results:

- Respondents tended to be older, long-time residents of Oak Park who use Ridgeland Common often.
- A third or more of respondents use Ridgeland Common's Pool, Ice Rink and/or baseball/softball fields.

- Of all the facilities at Ridgeland Common, the Comstock Room, indoor soccer and Ice Rink were generally rated in the worst physical condition.
- Ten respondents rated the Pool in "fair" to poor condition (1 or 2 rating) and ten rated the pool in satisfactory to good condition (3 or 4 rating).
- Thirteen respondents rated the ballfields in satisfactory or better physical condition (3 or 4 rating) and twelve respondents rated the dog park in satisfactory or better physical condition (3 or 4 rating).
- No respondents rated conditions at Ridgeland Common as excellent (5 rating).
- Priorities assigned by respondents to a variety of potential Ridgeland Common improvements varied substantially. However, Ice Rink and ballfield improvements tended to be assigned first or second of three possible priorities and Pool improvements and building/locker room improvements tended to be assigned second or third priorities.
- Respondents had varying views as to the present status of Ridgeland Common's useful life. Of those responding, 12 suggested that Ridgeland Common is now at the end of its useful life and 2 suggested that it is nearing the end of its useful life. One respondent indicated it "may have 10 years left" (but also remarked "It needs to grow with the needs of the Community"). Finally, only one respondent suggested that Ridgeland Common could have over 10 years of remaining useful life provided it is "rehabbed."

Based on our analysis of the input received in all of the Data Gathering efforts summarized above, we conclude that Ridgeland Common is now perceived by its users as being at, or even past, its useful life. It is also perceived as being at capacity (or exceeding its capacity) in terms of the number of programs offered and the number of program participants that use Ridgeland Common.

The program capacity achieved at Ridgeland Common is the result of "careful orchestration" by Park District Staff. However, operation of this facility at this level of program capacity is beginning to create some friction points and is indicative of overuse. Deferred maintenance and its impact on facilities and competition for scarce resources at Ridgeland Common are exacerbating these perceptions.

Many of those interviewed mentioned the need for sacrifice by their organization or in the programs offered. Most indicated a willingness to make compromises so that other programs could be offered to meet the needs of other Oak Park residents. While they are proud of the Ridgeland Common history and "small town environment/character" provided, many have visited other facilities in the area and expressed frustration that better facilities with more modern amenities are not offered in Oak Park. It was suggested that achieving the quality of some of the facilities offered in neighboring communities should be a goal for the Park District to consider in decisions on Ridgeland Common.

IV. EXISTING CONDITIONS

Introduction

While it was hailed as the Park District's flagship recreation center when its major improvements were completed in 1962, with the exception of the phased enclosure of the Ice Rink and the replacement of some components of its major systems, substantial renovation of Ridgeland Common has not taken place. In this same time period, residents of the District have increasingly demanded more of Ridgeland Common. In 2007, the Park District is providing both a variety of programs and a level of usage at Ridgeland Common that could not have been imagined when the site was purchased in 1912 and contemplated when it was improved in 1962. This combination of aging facilities and overuse is further explored below.

2002 Parks Infrastructure Committee Findings

In its 2002 "Proposed Capital Improvement Program" the Parks Infrastructure Committee identified the need for numerous renovations/repairs for Ridgeland Common. Various repair and improvement projects were described, assigned an implementation priority and some renovations/repairs for major projects were accompanied by a cost estimate. The costs provided were for renovations/repairs slated to take place within five years of 2002 (by 2007). These costs totaled $815,000 (in 2002 dollars). In addition, the Ice Rink's refrigeration system was recommended for replacement in 2007 to 2010 at an estimated additional cost of $750,000. However, the Committee suggested that before the refrigeration system was replaced, policy direction from the District Board should be obtained at to how the Rink should be used in the future and whether a larger regulation sized rink should be constructed.

Lighted fields allow Ridgeland Common to be utilized for evening and night baseball and softball programming. These lighted fields serve a majority of adult softball leagues.

Since the 2002 Report was prepared, only one of the major improvements recommended in the 2002 Report has been partially completed. A used ice-resurfacing machine was purchased in 2005 in lieu of the new machine recommended.

2007 Existing Conditions

Since the 2002 Infrastructure Committee Report was prepared, Ridgeland Common has continued to deteriorate. Despite the expenditure of substantial repair expense and Staff effort to address various facility problems as they arise, its major systems are aging, deteriorating and have become obsolete. With uncertainty over the remaining useful life of Ridgeland

Common in recent years, with few exceptions, only basic maintenance has occurred at Ridgeland Common. These exceptions generally arose from the need for repair but include construction of an updated wading pool, installation of the spray pad, a minor overhaul of the ballfield lighting system, the construction of new Team Locker rooms, a minor reconfiguration of floor space to create more administrative office space, the replacement of most of the Pool deck and replacement of the piping underneath the replaced deck. Failure of major systems has become more frequent and expensive to address as these systems continue to age.

Space is limited at Ridgeland Common and program uses are often non-complementary. Overcrowding, programming conflicts and congestion often result.

The ingenuity utilized by Staff in overcoming Ridgeland Common's existing conditions and maximizing the number of programs provided is reflected in the popularity of Ridgeland Common programs. It also demonstrates a general trend in recreation; residents have increasing expectations of recreation providers. The overuse and over-programming of Ridgeland Common in response to these expectations requires the staging of various programs and major events and operating seasons that no longer meet the needs of its users. For example, the use of the Pool as a component of the Ice Rink refrigeration system means that the Rink can not be open when most hockey programs begin seasonal activities in late summer.

Impact of Existing Conditions on Staff and Program Participants

Present conditions at Ridgeland Common require substantial effort and time to be expended by Staff, volunteers and users merely to keep existing systems operating so that present programs can be offered. Additional time and expense must also be incurred to overcome basic building shortcomings. For example, due to a lack of adequate building storage, many stored program items must be relocated several times each year as available storage space arises with program/season changes. Other building shortcomings were identified by Staff, volunteers and facility users that further highlight the inefficient and costly manner programs must be offered at Ridgeland Common. These include the need to convert the Pool from cooling tower for swimming and reverse the process each year and typical Staff support areas/features are not provided. Administrative inefficiencies arise as a result of office locations that are remote from the facilities to which they relate. Access control for those obtaining pool passes is compromised by office layout deficiencies.

Program participants are also affected by building shortcomings and layout. As a result of the location of the front desk where entry is controlled, all Ice Rink patrons must completely exit the Rink at the conclusion of an ice program even if they are participating in the following program. Furthermore, no dedicated handicap accessible meeting room is available at Ridgeland Common. Only the second floor Comstock Room, accessible only by stairs, is suitable for meetings but is also heavily programmed.

The Park District is also constrained by present conditions/facilities at Ridgeland Common because its major improvements are difficult to utilize for alternative uses due to program popularity/level of usage, age of the facilities, antiquated design, incompatibility with other programs and the high maintenance/low efficiency required for existing systems.

The combination of aging equipment throughout Ridgeland Common and deferred maintenance has resulted in major system failures in recent years that includes electrical outages, water leaks, a lack of potable water and inadequate heating and air conditioning. Additional system failures will continue unless these systems are renovated/repaired.

The impact of these failures on operations at Ridgeland Common is increasing and beginning to affect the Park District's ability to provide its existing programming. Failures in major systems have required cancellation of programs and major events in past years. Recently, the 2007 Ice Show was almost cancelled less than an hour before it was to start as the result of a major water line leak that resulted in water entering the Ridgeland Common's basement equipment room in close proximity to the building's high voltage electrical panels. Major renovation/repair of virtually all of Ridgeland Common systems will be required to minimize these failures and their impact on programs and scheduled events in the future.

Impact of Existing Conditions on the Park District Budget

As the Ridgeland Common Facility continues to age the Park District has experienced increases in costs in the operation of Ridgeland Common as a result of increased repair and replacement costs, maintenance Staff time/costs and utility costs. Unexpected repairs have become more common place and they affect the Park District's ability to control established budgets. As a result of higher than expected expenses to undertake maintain the facilities, in many years line items such as property repair or building materials many planned improvements have been forgone in order to keep actual costs in line with the budget. The following tables summarize the difference in budgeted and actual repair, maintenance operations and utilities for the Park District's pools and its Ice Rink. Unfortunately, budget Estimates were not available for 1996 and 1997. It is important to note that the Park District operates two pools (Ridgeland Common and Rehm) and budgets/expenses are, in some cases co-mingled. However, because both pools are at least 40 years old, the data does illustrate a trend toward increasing repairs, maintenance and utilities, as well as the difficulty in budgeting for the increased costs associated with the operation of aging facilities. Weather conditions each year have been highly variable and affect pool usage and these costs significantly.

Deferred maintenance costs the Park District thousands of dollars each year and is the source of many system failures. These system failures are beginning to affect the Park District's programming on an increasing basis.

Table 1: Yearly Pool Operation/Maintenance Costs - 1996 -2006								
Budget Year	Property Repair Budget	Property Repair Actual	Building Material Budget	Building Material Actual	Maint. Staff Budget	Maint. Staff Actual	Estimated Utilities Budget	Utilities Actual
2006	$31,900	$34,745	$24,750	$38,132	$35,928	$45,539	$78,825	$79,184
2005	$28,000	$38,067	$18,750	$29,194	$28,000	$38,659	$73,550	$70,530
2004	$34,000	$25,990	$17,750	$20,808	$24,900	$30,657	$69,000	$77,162
2003	$53,000	$60,980	$17,000	$22,840	$27,500	$41,863	$62,500	$77,408
2002	$20,000	$24,833	$17,000	$18,404	$21,200	$36,488	$60,000	$87,412
2001	$30,000	$25,673	$16,500	$23,087	$20,000	$27,064	$61,000	$68,296
2000	$24,300	$25,472	$13,500	$17,437	$18,000	$22,057	$54,200	$63,273
1999	$21,500	$22,466	$12,700	$15,434	$18,000	$20,360	$51,600	$65,704
1998	$21,000	$21,218	$14,825	$15,599	$15,000	$18,889	$50,300	$62,758
1997		$23,945		$16,202		$20,997		$63,157
1996		$17,155		$17,492		$14,257		$53,313

The following table shows the same data for the Ice Rink. The reader is cautioned that because the Rink's ice season straddles budget years and the Park District's budget year begins each January 1st, some costs actually incurred in one year may be reflected in a different year. It is also important to note that weather conditions each year have a significant affect on Ice Rink costs.

Table 2: Yearly Ice Rink Operation/Maintenance Costs - 1996 -2006								
Budget Year	Property Repair Budget	Property Repair Actual	Building Material Budget	Building Material Actual	Maint. Staff Budget	Maint. Staff Actual	Estimated Utilities Budget	Utilities Actual
2006	$27,100	$41,564	$8,500	$14,857	$17,212	$22,566	$115,705	$136,235
2005	$27,000	$34,740	$8,500	$7,616	$14,800	$19,190	$109,050	$86,307
2004	$27,000	$29,158	$8,500	$8,214	$13,000	$18,232	$100,000	$93,638
2003	$27,000	$30,424	$8,500	$9,865	$12,150	$18,901	$95,500	$100,630
2002	$35,000	$55,994	$7,000	$10,110	$10,000	$14,982	$99,700	$92,001
2001	$27,000	$17,725	$7,200	$6,740	$10,000	$11,781	$92,000	$106,729
2000	$22,000	$23,511	$7,200	$9,507	$10,000	$11,419	$91,300	$87,456
1999	$19,000	$35,091	$7,200	$7,757	$8,165	$11,397	$94,000	$90,914
1998	$25,000	$21,642	$6,800	$6,691	$7,500	$8,929	$88,500	$91,858
1997		$36,239		$27,900		$9,896		$105,518
1996		$45,392		$9,133		$8,655		$108,995

The figures in both of the above tables demonstrate increasing repair, maintenance and utility costs, as well as a continuing gap between budgeted and actual maintenance/operations costs.

As a result of historically tight fiscal conditions, in many cases, a "band-aid" approach to repairs and necessary replacement has been required to keep the budget in control. In 2006, the pools and Ice Rink required major repairs/replacement for the Rink's roof, heating systems, water pipe replacement ($20,000 was spent in 2006 on water pipe repairs with additional leaks still arising), radiator unit replacement, doors/door frame failures, mechanical equipment failures, refrigeration system failures and the repair of underground pipe breaks.

Most of the significant mechanical systems are 20 to 42 years old. Major costs reflected in the above tables associated with equipment failure include:

- In 2003 substantial expenses were charged to the Property Repair category of the pool budget related to required repair of a large number of leaks and the replacement of the pool circulation pump.
- In 2002 there a large charge to the Property Repair category of the Ice Rink budget was required to repair a significant failure in refrigeration equipment. As a result of this failure, a new compressor had to be installed and an evaporator unit repaired.

Materials and hardware purchases have also increased in recent years as a result of the increased repairs and the replacement of equipment that is required. Staff costs for maintenance are also increasing at a rate that exceeds increases in the costs of living increases as a result of the amount of work that is required to prepare Ridgeland Common's facilities for the different seasons in addition to the day to day operational demands of the facilities.

Utility costs are also rising at Ridgeland Common as a result of rate increases (particularly large increase in electric and gas expenses in 2006) and aging and inefficient systems. The heating and lighting systems are particularly inefficient and the lack of facility insulation at Ridgeland Common exacerbates energy use.

V. TD&A TEAM FINDINGS

Summary of Mechanical and Electrical System Assessment and Costs

An assessment of all of Ridgeland Common's mechanical, electrical and plumbing systems was conducted by General Energy Corporation (GEC) located in Oak Park. Its assessment is based on a review of various documents, plans and records provided by Park District Staff, a lengthy inspection and its specific expertise in electrical and mechanical system design and operation. A detailed itemization of all recommended electrical and mechanical renovations/repairs, recent energy consumption, priorities and estimated costs is included in Table 8: Summary of Costs for Recommended Improvements table that follows and is fully documented in GEC's complete report that can be found in "Appendix 9" of this Report.

Table 3: Summary of Mechanical and Electrical Estimated Costs	
Mechanical Subtotal	$1,398,000
Electrical Subtotal	$349,000
Combined Mechanical and Electrical Subtotal	**$1,747,000**
A/E Fee (10%)	$174,700
Contingency (15%)	$262,050
Total Mechanical and Electrical Estimated Costs	**$2,183,750**

Mechanical and Electrical Assessment and Cost Conclusion: Substantial costs will be expended making the building more compliant with current codes and standards. While some of the costs associated with recommended minor renovation/repair items can be slightly reduced by utilizing Park District Staff, the remaining costs are substantial. The Park District should carefully evaluate whether the existing Ridgeland Common building and Ice

Rink/Arena best meet its needs before expending the $2.18 Million to update/improve its mechanical, electrical and plumbing systems as recommended in the GEC Report.

Summary of Architectural and Structural Assessment and Costs

A thorough assessment of Ridgeland Common building condition, visible structural elements and layout was conducted by Ehlke Lonigro Asscociates, Ltd. (ELA) located in Arlington Heights. ELA's assessment is based on several inspections of Ridgeland Common and its specific expertise in public building design, rehabilitation and construction. A detailed itemization of all recommended structural and architectural renovations/repairs, priorities and estimated costs is included in Table 6: Summary of Costs for Recommended Improvements table that follows and is fully documented in ELA's complete report that can be found in "Appendix 10" of this Report. ELA's report also includes two options. Option 1 represents a modest reconfiguration of the existing lobby/Pool Locker Room/Pool entrance to create more office, Staff and storage space. Option 2 represents a small expansion of the Rink's structure and the reconfiguration of its layout so that the concrete slab that must be replaced as part of the new Rink refrigeration system can be relocated and slightly lengthened to provide a regulation sized rink. The existing locker rooms and bleachers now located south of the Rink will be eliminated and the area west of the Rink devoted to Rink operations and equipment. New bleachers with new locker rooms below will also be constructed on the east side of the Rink.

Table 4: Summary of Architectural and Structural Estimated Costs	
Architectural Subtotal	$3,574,000
Structural Subtotal	$10,000
Combined Architectural and Structural Subtotal	$3,584,000
A/E Fee (10%)	$358,400
Contingency (15%)	$537,600
Total Architectural and Structural Estimated Costs	**$4,480,000**
Architectural Options 1 & 2 (including A/E and Contingency)	$666,250
Total Arch., Structural and Options 1&2 Estimated Costs	**$5,146,200**

Architectural and Structural Assessment and Cost Conclusion: In the Conclusion section of its report (see Page 12), ELA notes that Ridgeland Common no longer represents the "flagship facility" contemplate whether a new facility at Ridgeland Common can better meet the needs of users now and in the future.

Summary of Aquatic Assessment and Costs

A detailed assessment of Ridgeland Common's 50-meter Pool, Wading Pool and related systems/equipment was conducted by Counsilman - Hunsaker & Asscociates (CH) located in St. Louis. CH's assessment is based on a lengthy inspection of Ridgeland Common's aquatic facilities and its specific expertise in aquatic operation and design. A detailed itemization of all recommended aquatic renovations/repairs, priorities and estimated costs is included in Table

8: Summary of Costs for Recommended Improvements table that follows and is fully documented in CH's complete report that can be found in "Appendix 11" of this Report.

Table 5: Summary of Aquatic Estimated Costs	
50-meter Pool Subtotal	$1,348,000
Wading Pool Subtotal	$76,940
Combined 50-meter and Wading Pool Subtotal	**$1,190,358**
A/E Fee (10%)	$119,036
Contingency (15%)	$178,554
Total Aquatic Estimated Costs	**$1,487,947**

Aquatics Assessment and Cost Conclusion: In the Recommendations section of its report (see Page 12), CH notes that significant items need to be addressed to extend the useful life of the 50-meter Pool. CH further notes that "...extending the life of a pool with concrete that is already 46 years old is not the appropriate choice even if it is in relatively good shape today." CH finds that "...replacing the pools at Ridgeland Common is recommended." CH observes that such replacement may offer a more family-oriented aquatic facility to be constructed that has the potential to increase usage sufficiently to recover increased costs.

Even though the Ridgeland Common pool is a fully functioning 50-meter competition pool, the facility is experiencing decreased use as residents begin to frequent more modern facilities in neighboring communities.

Summary of Park Site Assessment and Costs

A detailed assessment of the Ridgeland Common site, non-aquatic outdoor facilities and site landscaping was conducted by Thompson-Dyke & Associates, Ltd. (TD&A) located in Chicago. TD&A's assessment is based on an inspection and its specific expertise in landscape architecture, park design and urban planning. A detailed itemization of all recommended aquatic renovations/repairs, priorities and estimated costs is included in Table 6: Summary of Costs for Recommended Improvements table that follows and is fully documented in TD&A's complete report that can be found in Appendix 12 of this Report.

Table 6: Summary of Park Site Estimated Costs	
Site Subtotal	$730,000
A/E Fee (10%)	$73,000
Contingency (15%)	$109,500
Total Site Estimated Costs	**$912,500**

Park Site Assessment and Cost Conclusion: In the initial Summary of its report (see Page 12), TD&A notes that "Overall the site is showing its age and has not received major updates and renovations in the last 45 years." TD&A recommends that the Park District carefully evaluate whether the existing Ridgeland Common site and building best meet its needs before expending the renovation/repair costs to update the Park site.

Synthesis of TD&A Team Findings

In preparing this study, the TD&A Team has identified substantial and serious deficiencies in Ridgeland Common's basic building systems and facilities. Virtually all of the Ridgeland Common's basic building systems must be replaced to extend its useful life. These systems are essential and must operate dependably in order for Ridgeland Common's present program offering to be offered. They are very expensive to replace and are usually only noticed when they malfunction and are in need of repair. The typical user of facilities at Ridgeland Common arrives at the facility expecting quality ice, lights that work, protection from the elements, a Pool with water that is safe for swimming, etc.

While the Team has identified and estimated the costs of numerous recommended renovations/repairs that are itemized and prioritized in Table 8: Summary of Costs for the Recommended Improvements table that follows, these costs include a significant number of replacements of major facility systems. As a result of their importance in the day to day operations of Ridgeland Common and related considerations, almost all of these repairs are recommended to be completed within the next five years.

Major renovations/repairs recommended include the following:

- Replacement of the Rink's roof and skylights and installation of insulation.
- Replacement of the Rink's lighting.
- Replacement of substantial portions of the Rink's walls and installation of insulation.
- Replacement of the Rink refrigeration system (requires a new concrete slab) and installation of a dedicated cooling tower.
- Installation of a new HVAC system to air condition the Rink and entire building.
- Replacement of the Rink's existing pneumatic controls.
- Replacement of the fire alarm system and the installation of fire sprinklers throughout the building.
- Replacement of the Pool filtration system, piping.
- Replacement of the Pool room equipment, pump, motor, filter, flow meter valves piping, gauges and chemical equipment.
- Replacement of the Wading Pool piping, valves and heater.
- Replacement of the Wading Pool filter, valves and chemical equipment.
- Installation of a new Pool solar heating system to supplement the existing boilers.

- Replacement of the existing hot water chemical treatment system.
- Replacement of the entire electrical system including installation and/or relocation of new panels, wiring and conduit.
- Reconfiguration of the diving well's slope and depth to meet present standards (its present configuration is "grandfathered in").
- Replacement of the Pool's back and concession decks.
- Installation of an elevator and other improvements to make the entire facility handicap accessible.
- Replacement of the ballfield lighting system.
- Replacement of the ballfield irrigation system.

Despite recent renovations, many common areas at Ridgeland Common are in need of repair or replacement.

Many other deficiencies are noted and renovation/repair of other items are also recommended. The reader is encouraged to review the attached Table 8: Summary of Costs for Recommended Improvements that follows this section as well as the individual reports from each Team member that are included as Appendices to this Report.

Total Estimated Costs of Recommendations

The total estimated cost of the renovations/repairs now recommended is between $9.01 Million and $9.73 Million. An itemized description of all renovations/repairs and their costs is contained in Table 8.

The $9.01 Million estimated cost includes the basic recommended improvements necessary to extend the useful life of Ridgeland Common so that is can continue to house existing programs, rectify some serious building deficiencies and modestly enhance the Ridgeland Common environment for its users. As a result of the importance of these systems to extending the useful life of Ridgeland Common as well as its day to day program offerings, a majority of these renovations/repairs are recommended to be completed in the next five years.

The $9.73 Million figure will accomplish the same improvements but also add two modest additional improvements to the existing Ridgeland Common building. These optional improvements will address some of the operational problems attributable to the present building layout, improve building conditions, add storage and office space and increase the size of the existing Ice Rink. The specific improvements provided in each option are summarized in Table 6: Summary of Costs for Recommended Improvements Table as Options 1 and 2 and further described in detail in ELA's complete report, attached hereto as "Appendix 10." A summary of total estimated costs is provided in the following table that also provides a recommended priority/phasing for each improvement.

Table 7: Total Costs - All Recommendations				
	All Recommendations	**High Priority Need (1-2 yrs.)**	**Medium Priority Need (3-5 yrs.)**	**Low Priority Need (6-10 yrs.)**
1	Subtotal Mechanical and Electrical Costs.	$1,129,000	$618,000	$0
2	Subtotal Arch. and Structural Costs (Excluding Options 1 & 2)	$2,010,000	$794,000	$780,000
3	Subtotal 50-Meter and Wading Pool Costs.	$898,012	$292,346	$0
4	Subtotal Park Site Costs.	$150,000	$350,000	$230,000
	All Subtotal Costs by Phase	**$4,187,012**	**$2,054,346**	**$1,010,000**
	A/E Fee (10%)	$418,701	$205,435	$101,000
	Contingency (15%)	$628,052	$308,152	$151,500
	Total Costs by Phase (Excludes Arch. Options 1 & 2)	**$5,233,765**	**$2,567,933**	**$1,262,500**
	Total Costs (Excludes Arch. Options 1 & 2) - All Phases		**$9,064,197**	
1	Architectural Options 1&2 (including 10% A/E & 15% Cont.)	$0	$666,250	$0
	Total Costs Including Arch. Options 1 & 2 - All Phases		**$9,730,447**	

In addition to correcting serious deficiencies in basic building systems and slightly enhancing program participant experience at Ridgeland Common, the renovations/repairs recommended by the Team may also reduce some Staff, maintenance and energy costs. However, those reductions are extremely difficult to estimate until present hourly responsibilities are identified and projections prepared of how those responsibilities will be affected by new systems. The recommendations are principally aimed at bringing Ridgeland Common into conformance with selected modern codes/standards, and extending its useful life. They will also improve safety, improve privacy for Pool users, provide limited Staff support space, increase storage and moderately improve the appearance of the building interior and site. However, even if all of the recommendations are implemented, the TD&A Team concludes that an improved Ridgeland Common will not provide sufficient flexibility to permit the introduction of major new programs. Furthermore, these recommended improvements do not substantially increase program space, and the building and site are already programmed to capacity. Instead, the recommendations reflect the Team's opinion of cost effective improvements necessary for the Park District to continue to extend Ridgeland Common's useful life so that present programs can continue to be offered at present levels.

It is also important to note that the recommended renovation/repairs will not address some of Ridgeland Common's other substantial problems including a lack of adequate parking, inadequate drop-off area, inadequate Ice Rink skater staging area, lack of space to add additional baseball amenities and provision of many of the modern features expected by recreation consumers today. In many of the Team's interviews of those using Ridgeland Common facilities frequently, interviewees were aware of migration to other nearby facilities by former Park District program participants. This migration is attributed to Ridgeland Common's present deteriorating condition, its antiquated design and the lack of modern features/amenities offered in competing facilities. Interviewees expect this migration to continue and increase unless Ridgeland Common facilities are renovated/repaired **and upgraded** to a level that can match or exceed the quality of other facilities nearby.

The Impact of Not Undertaking the Improvements

While the Park District can continue to defer maintenance and avoid the expenditures required to complete the other renovation/repairs recommended, we believe that such an action will require continually increased Staff and District resources and more frequent and serious Ridgeland Common system failures will result. These failures will affect Ridgeland Common's program offerings when they occur and likely require the cancellation of its scheduled events with greater frequency.

Preservation and Character at Ridgeland Common

The original plan for Ridgeland Common was prepared by noted Landscape Architect Jens Jensen in 1913. However, improvements since that time have all but eliminated the original design features from that Plan. Only some of the mature trees at Ridgeland Common and the large play field now occupied by the ballfields might be considered remnants from the original plan.

Many comments from Ridgeland Common users highlighted its value in enhancing Oak Park's character and unique quality of life. Ridgeland Common elicits fond memories for many that have used it over the years. It continues to provide unique recreational facilities and experiences for its users. The desire to replicate the existing character/feel of Ridgeland Common was suggested for any renovations/repairs or even replacement facilities should this option be selected.

Ridgeland Common is home to a Spanish American War Memorial and several other memorial plaques. These memorials illustrate the importance of the Ridgeland Common site to Oak Park residents.

In all of the public input and interview sessions feedback was solicited by the Team as to whether those queried considered Ridgeland Common to be an architectural or historic site worthy of preservation. No comments were received calling for the preservation of its present improvements for historic or architectural reasons. Nevertheless, the Park District might consider documenting the importance of Ridgeland Common to Oak Park and this importance could be featured in the design of renovated/repaired areas or featured in any replacement facilities.

Ridgeland Common's Useful Life

The TD&A Team concludes that Ridgeland Common has outlived its useful life. Based on lengthy site inspections, substantial public input from users and Staff and the Team's expertise in planning, designing and operating similar facilities, the Team has identified renovations/repairs of its major systems that can extend its useful life. However, the estimated cost for this extension is almost $10 Million and the Team believes that an expenditure of this magnitude on outdated facilities with basic shortcomings is simply not prudent.

Even with the renovation/repairs recommended, other components of the building/facility not renovated/repaired will continue to age and deteriorate. For example, the recommended renovation/repairs to the 50-meter Pool does not include the replacement of its 45-year-old concrete shell because the shell appears to be in relatively good condition at present (CH recommends that the Park District confirm this present condition through core sampling). Regardless, this concrete will continue to age and eventually will require increasing maintenance and eventual replacement. Furthermore, while the existing Pool design is attractive for competitive and lap swimming, it does not fulfill the needs of a broad cross section of recreational swimmers who prefer a variety of aquatic features such as those at a modern aquatic center. The introduction of such features to the existing pool would probably detract from its suitability for competition. Similarly, the condition of the Ice Rink and user experience will be improved if the recommended renovations/repairs are completed. However, these renovations/repairs will not improve vehicular circulation, the lack of on-site parking and its limited seasonal availability and these elements will continue to adversely affect the user experience for skaters and spectators.

An outdated floor plan results in congestion and circulation issues in the building. Over - programming and program overlap exacerbate these problems, particularly at peak usage times.

These examples illustrate some of the inherent design compromise required in retrofitting antiquated facilities. The TD&A Team concludes that unless a comprehensive approach is undertaken to improve all aspects of Ridgeland Common, its popularity will continue to decline.

The need to satisfy modern life safety, construction and accessibility codes adds substantially to the costs required to extend Ridgeland Common's useful life. These include the installation of fire sprinklers throughout the building, making Ridgeland Common more energy efficient, replacing systems that rely on materials that pose health and environmental risks and making Ridgeland Common handicap accessible. The cost of installing such improvements in existing buildings is substantially higher than installing them during construction of a new facility.

While all of these contributing factors affecting the useful life of Ridgeland Common have evolved slowly over the last 45 years, they now conspire to suggest that the building has simply outlived its useful life.

Physical and Functional Obsolescence

Extending the useful life of the existing facilities at Ridgeland Common can be realized by implementing the recommended renovations/repairs at substantial cost. However, it is our

belief that it does not make sense to renovate/repair a facility that is now already physically and functionally obsolete.

For purposes of this study, physical obsolescence describes a condition in which deficiencies in a building/facility's condition requires substantially all of its major systems to be renovated, repaired or replaced to extend its useful life.

Functional obsolescence relates to how well a building/facility can be used for its intended purpose. Functional obsolescence arises when a building/facility's antiquated design, physical layout and/or physical condition impose substantial constraints on how well it fulfills its intended purpose. Functional obsolescence can also result from a combination of inflexible design characteristics making desired program revisions or facility enhancements difficult to accomplish. To maximize useful life and avoid premature functional obsolescence, modern recreation buildings/facilities are designed to provide flexible elements such as multi-purpose rooms and gymnasiums. With such flexible elements, program changes can be introduced with minimal cost, effort and impact on other programs provided in the facility. This flexibility is not incorporated into the improvements at Ridgeland Common to a meaningful extent and contributes to its functional obsolescence.

VI. TD&A TEAM RECOMMENDATIONS AND CONCLUSION

Based on our findings, the TD&A Team concludes that Ridgeland Common is both physically and functionally obsolete and should be replaced rather than renovated/repaired. This obsolescence is exacerbated by a variety of factors including: basic aging of its major components/systems, deferred maintenance over its 45 year life span, the popularity of programs offered at Ridgeland Common, substantial overuse/over-programming of Ridgeland Common in recent years, a changing/aging patron base, evolving recreation interests, competition from other more modern facilities in the Oak Park area, migration of program participants to other facilities (and its negative impact on facility revenues) and increasing expectations of Park District residents. Further exacerbating this obsolescence are increasing energy costs, antiquated and inefficient basic systems located throughout Ridgeland Common, constantly increasing maintenance costs as existing components/systems fail and the need for costly repairs/renovation in the next several years if the useful life of existing facilities are to be extended.

It is recommended that the Park District carefully consider the findings, recommendations and estimated costs contained in this Report and appendices in any decisions on extending the useful life of Ridgeland Common.

Collaboration

Consistent with the Park District's Mission, Vision and Values, we suggest that any decision also involve continuing communication, collaboration and partnerships with other jurisdictions, special interest groups and the surrounding neighborhood.

Continuing the Present Ridgeland Common Program

The TD&A Team also recommends that the Park District carefully consider whether all of the facilities now located at Ridgeland Common should be completely replaced at Ridgeland

Common and/or relocated elsewhere before incurring the substantial renovation/repair expenses identified.

Public Input/Policies

We recommend that consideration of whether the Park District should expend the estimated costs identified herein to extend the useful life of Ridgeland Common should be predicated on:

- Substantial public input.
- Detailed analysis of continuing demand/market for the renovated/repaired facilities.
- Consensus on whether renovated/repaired Ridgeland Common facilities meet the needs of a broad cross section of District residents.

To assist in the consideration of these issues, a series of policies were developed to supplement the overarching policies of the District. They are included in this Report as "Appendix 13."

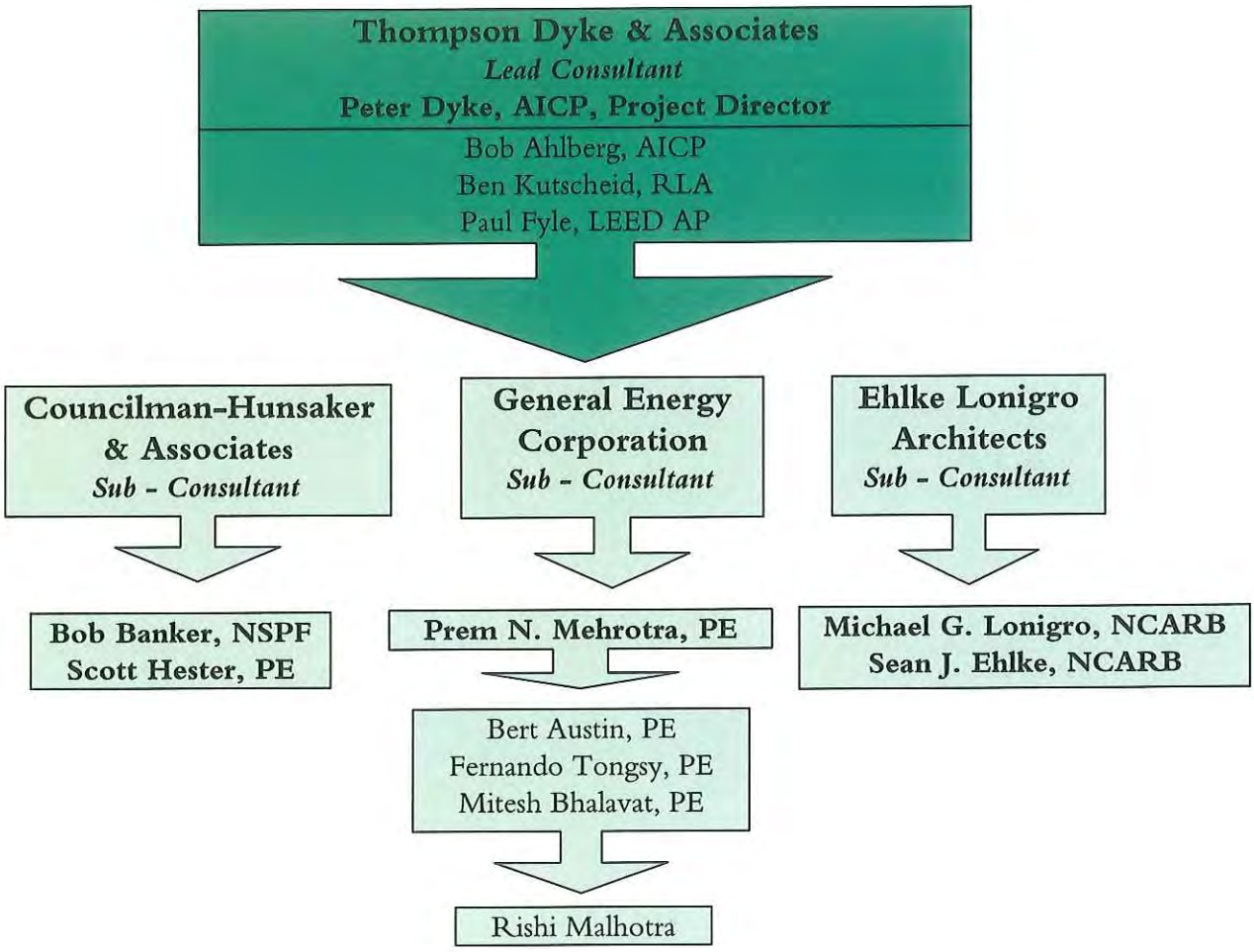
The decision to renovate/repair Ridgeland Common or replace it with new facilities will require substantial collaboration with its present users, dialogue with residents and will be difficult and time consuming. We believe that this decision must be aimed at ensuring the type of facilities at Ridgeland Common best meet the needs of a broad cross section of Oak Park residents now and into the future. The ultimate decision on whether to renovate/repair Ridgeland Common or to replace it with new facilities will require short and long term sacrifices and the sharing of those sacrifices by all of those now using Ridgeland Common. This decision requires informed residents and consensus on meeting long term needs. Based on our experiences with the District Board, Park District Staff, others involved with the activities at Ridgeland Common, we are confident these groups are particularly well suited to make a decision appropriate for Oak Park.

A summary of the findings and recommendations contained in this Report were presented in a 2nd Community Meeting held on May 16, 2007 at Ridgeland Common. The Park District Meeting Announcement Flyer and meeting minutes prepared by the Park District Citizen Committee are included in this Report as "Appendix 14."

VII. EXHIBITS

Exhibits to this Report begin on the following page.

Consultant Team Organizational Chart



PARK DISTRICT OF OAK PARK

RIDGELAND COMMON EXISTING CONDITIONS STUDY FACT SHEET

A Seasonal Indoor Ice Arena, Outdoor Swimming Pool and Park Site

PROJECT SUMMARY

In January 2007, the Park District of Oak Park initiated a comprehensive study of existing conditions at Ridgeland Common, the Park District's "flagship" recreation center. Ridgeland Common features an indoor seasonal ice rink with common areas, registration and staff support offices, programming room, an outdoor swimming pool and a 6 acre park site with sports fields, sled hill and a dog park. The scope of work includes a comprehensive physical evaluation and analysis of the facility related to safety, security, and code compliance including an assessment of (but not limited to) the current conditions of all of the following systems:

Mechanical Systems
- HVAC
- Plumbing
- Swimming Pool
- Sanitary sewer
- Ice rink

Electrical Systems
- Interior, exterior and sports lighting
- Electrical service and distribution
- Alarms

Civil / Yard Piping Systems
- Storm drainage
- Irrigation
- Flood control
- Parking lot

Structural Systems
- Roof and ceiling
- Walls and supports
- Foundations

Architectural Systems
- Flooring
- Seating
- Storage space
- Maintenance
- Facility accessibility
- Windows/skylights
- Entrance and circulation
- Current patron flow in/around the facility
- Offices and work rooms
- Flow for movement of equipment/supplies
- Restrooms and Locker Rooms
- Sound systems
- Visitor amenities
- Finishes
- Signage
- Waste

PROJECT TEAM

A team of experts in aquatics, engineering and landscape and facility architecture lead by representatives from Thompson Dyke & Associates will complete the project. Thompson Dyke & Associates is a full-service design firm covering all aspects of land planning, landscape architecture and urban planning. Counsilman-Hunsaker & Associates is an international leader in aquatic facilities design. General Energy Corporation, based in Oak Park, is a progressive professional organization providing consulting engineering services. Ehlke Lonigro Architects, Ltd. is an architectural firm recogized for their excellence in design, planning and construction technology.

COMMUNITY INPUT

Two Community Meetings will be held during this project. The first will provide information on the Existing Conditions Study process. The second Community Meeting will provide information on the results of the study. The project will also entail collecting input from focus group members,special user groups and Park District staff regarding current usage.

TIMELINE

• Project Begins	January 29, 2007
• Community Meeting	February 21, 2007
• Tentative Park Board/ Citizen Committee Meeting to review preliminary report	May 3, 2007
• 2nd Community Meeting	TBA
• Tentative Project completion	May 17, 2007

For more information contact Bill Hamilton at (708) 725-2050 or billh@oakparkparks.com or Diane Stanke at (708) 725-2022 or dianes@oakparkparks.com.

February 2007

PARK DISTRICT OF OAK PARK

Ridgeland Common Existing Conditions Study

A seasonal indoor ice arena, outdoor swimming pool and park site

In January 2007 the Park District of Oak Park initiated a comprehensive study of existing conditions at Ridgeland Common, the Park District's "flagship" recreation center. The scope of work includes a comprehensive physical evaluation and analysis of current facility conditions regarding the mechanical, electrical, structural, architectural and park systems.

Why has Ridgeland Common park, pool and ice arena been allowed to get into its current condition?

In November 2002, a Parks Infrastructure Committee made up of Oak Park citizens completed a 14-month study that found that a lack of financial resources had created a serious deferred maintenance problem and that existing financial resources were nowhere near enough to pay for all the needed improvements.

To address the problems, the Park District prepared a Comprehensive Master Plan, a Capital Improvements Program, and started the process to prepare Master Site Plans for every facility in the system. Oak Park voters approved a referendum in 2005 that increased funding for the Park District. The Park District is currently moving ahead with plans to improve conditions in every park and facility. That is why an existing conditions study is now underway for Ridgeland Common.

Why complete the existing conditions study?

The Park District needs solid information and analysis to make good decisions about the future of Ridgeland Common. The Park District is doing two studies: (1) a detailed examination of current conditions and (2) the operational viability of the current layout. Depending on the results of these two studies, the Park District will then prepare detailed rehabilitation plans or a long-term Master Site Plan.

Oak Park residents demand solid evidence for why their tax dollars are being spent on specific projects. They also demand high quality facilities and services. An existing conditions study will be vitally important in the process of winning public support for any improvements.

Why has the Park District developed Site Master Plans for other parks before focusing on Ridgeland Common?

Prior to 2006, the Park District had not completed a single large scale capital improvement or park master plan for nearly a decade. Developing the capacity to run a good public input process and manage park construction projects takes time. Several smaller park plans at Anderson, Longfellow, Carroll, Field and Fox parks have helped to increase this capacity.

Ridgeland Common is a critically important planning process that we need to get right for several reasons. It is centrally located in the Village. It has the only ice rink in the system, one of two swimming pools, and the only two-ball field complex suitable for hosting youth baseball tournaments. It is also a much larger project, with more complex dynamics and potentially greater costs. Fortunately, there are also many partnership opportunities.

What is the historical value of Ridgeland Common?

Its historic value of Ridgeland Common has not been examined thoroughly. The park fields and landscaping were originally designed by renowned landscape architect Jens Jensen. As reported in the 2001 Park District Infrastructure Report, "it is possible that some of the trees may be original, otherwise the only remaining element is the large ball field." The ice rink, pool, and sled hill (constructed from soil excavated for the pool), and one baseball field were not part of the original Jensen design.

Why is it taking the Park District so long to get the work done?

There are many needs throughout the Park District system to be addressed. Money is also an issue. Since the Park District has much catching up to do, there are many projects making demands on the current capital improvement budget.

(Continued)

For more information contact Diane Stanke at dianes@oakparkparks.com

In partnership with the community, we provide quality parks and recreation experiences for the residents of Oak Park.

Did passage of the referendum provide enough money?

The Park District does not have the staff or financial resources to address the needs of every facility in the park system at one time. The Park District has developed a 10-year Capital Improvement Plan that will address needs at every facility in phases.

The Park District has managed to use referendum money to leverage additional grant monies. For example, the Park District succeeded in getting almost $400,000 in Open Space and Land Acquisition and Development (OSLAD) funds to improve Field Park (next to Mann School) and we will continue to seek grant and sponsorship opportunities as they become available.

Will there be a tax increase and/or referendum to pay for improvements at Ridgeland?

The planning project will identify the current condition of Ridgeland Common, examine alternatives for improvement or replacement, gauge public support and market opportunities, and then estimate costs for a consensus plan. Very modest plans for existing facility improvements would not likely require any additional tax or outside assistance. On the other end of the spectrum, construction of a new facility with expanded recreational opportunities would likely cost more than current tax revenues could support. First partnership and sponsorship opportunities would need to be vigorously pursued before considering asking residents for additional tax dollars.

Who are the consultants studying Ridgeland?

The Project Team is made of experts in aquatics, engineering and landscape and facility architecture lead by representatives from Thompson Dyke & Associates. TDA is a full-service design firm covering all aspects of land planning, landscape architecture and urban planning. Counsilman-Hunsacker and Associates is an international leader in aquatics design. General Energy Corporation, based in Oak Park, is a progressive professional organization providing engineering services. Ehlke Lonigro Architects is an architectural firm recognized for their excellence in design, planning and construction technology.

How long will the study take?

A targeted completion date for the study is mid-May. A second community meeting is tentatively scheduled to be called in May to review the findings of the study. Over the next several months technical audits will be completed on mechanical and operating systems. The project will also entail collecting information for special user groups, Village of Oak Park Compliance and Planning Departments and Park District staff.

Residents enjoying the pool at Ridgeland Common

For more information contact Diane Stanke at dianes@oakparkparks.com

PARK DISTRICT OF OAK PARK - RIDGELAND COMMON

PARK DISTRICT OF OAK PARK

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AERIAL - 2007 Europa Technologies

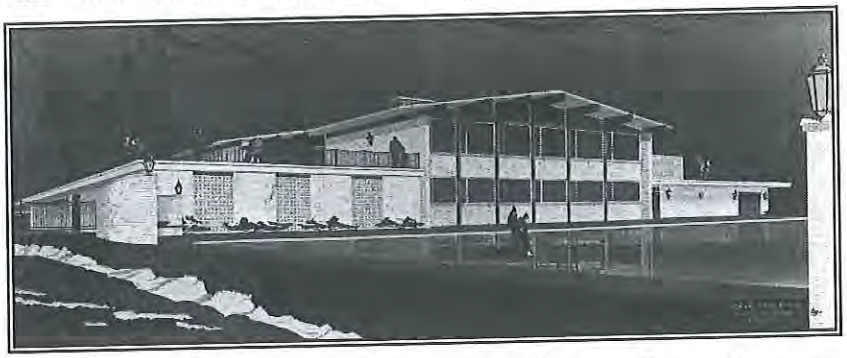
THOMPSON DYKE & ASSOCIATES

FEBRUARY 2007

HISTORY OF RIDGELAND COMMON

The following is a summary of the history of Ridgeland Common, compiled from several sources obtained during the data gathering phase of the Study (including the Park District website, newspaper articles from the Oak Leaves and Wednesday Journal: interviews with persons involved in the construction of the present improvements and a history document provided by William Hamilton of the Park District Staff):

- In 1912, the Park District of Oak Park was established and the Ridgeland Common site, commonly known as the "Old Cricket Grounds," was purchased for $135,637 from Charles B. Scoville. The park was designed by noted Landscape Architect, Jens Jensen.



Originally designed by Jack E. Barclay, Architect and Engineer, Ridgeland Common was seen as a "flagship" recreation center for the Park District of Oak Park in the 1960's. Since that time many activities and programs have been added.

- In 1914, Ridgeland Common was enlarged to almost double its former size with the acquisition of property lying west of Elmwood to Scoville. This parcel was formerly used as a storage yard for a public service company but had been proposed for residential development. The potential development of the site prompted its acquisition.
- In 1923, toboggan slides were erected and a skating pond was built at Ridgeland Common.
- In 1936, park buildings and comfort stations were constructed.
- In 1962, the existing building at Ridgeland Common was built. The building and other improvements were designed by local architect, Jack Barclay. Site improvements included a seasonal outdoor 50-meter competitive swimming pool with attached 12 foot diving well and a separate wading pool located on the east side of the building. Also constructed was an open outdoor ice rink measuring 85 x 185 feet providing seasonal ice-skating. The Rink's refrigeration was originally designed as a traditional system with a dedicated cooling tower. However, to reduce cost, the swimming pool was utilized in lieu of the cooling tower because the swimming and skating seasons did not overlap. This unique design provides the added benefit of protecting the pool during winter months because it contains water that is typically warmer than ambient temperature. When new, the Ridgeland Common building contained locker rooms, mechanical rooms and facility administrative offices for functions at the site but little else.
- In 1965, the rink was further improved when a roof with skylights was constructed to cover the ice. The roof was supported by brick walls and columns, but the Rink was not fully enclosed and remained unheated. At that time, bleachers were also added on the west side of the Rink and radiant heaters were installed over the bleachers. The player's box was moved to the east side of the Rink. The Chicago Black Hawks used the Ridgeland Common Rink as a practice facility during this time period.

- Also in 1965, baseball/softball fields were installed on the west side of the building. These fields were the first lighted athletic fields in the Park District system. In addition, two basketball courts, a hand ball court and a sled hill were constructed on the southwest side of the site.
- From 1965 to 1982 there were few changes to the Ridgeland Common site and building.
- In 1982, the main building and the Rink received some updating and improvements. The front entrance doors were moved north to their current location, the upper lobby was tiled and new light fixtures were installed. The Rink was fully enclosed and received a forced air heating system, a dehumidification system, a roof-mounted exhaust system and a new PA/music system was installed. Glass was added to the front of the facility and the remaining openings in the brick walls were filled with fiberglass (Kalwall) panels. The Pool's filter system received an upgrade with the installation of 40 new filter grids to replace the original grids.

Ridgeland Common was originally constructed with an outdoor ice rink, which was fully enclosed in 1982. Since that time refrigeration equipment encased in the rink structure continues to deteriorate.

- In 1985, the original refrigeration system was replaced. Three New York 100-ton compressors were installed and related equipment was also replaced at this time. A new Zamboni ice machine was purchased to replace an aging model.
- In 1993, the pools were experiencing serious signs of aging and a renovation was considered. The pool decks were severely cracked and heaving, locker rooms were old and worn and steel pool pipes were beginning to deteriorate and lead to break downs.
- After a lengthy planning process, in the Fall of 1995, major pool renovations were initiated. While the basic shell of the main pool was in good condition, all decks, were replaced, all steel supply and return pipes were replaced with "Schedule 80" plastic pipe and the supply and return lines were relocated. Once this work was complete, the concrete decks above the pipes were replaced. In addition, the wading pool was completely replaced with a zero edge pool featuring a spray pad feature, and an independent filtration and heating system was installed to separate it from the main pool's filter system. In order for all of this construction work to be undertaken over the Fall and Winter months, the Pool had to be drained and could no longer function as the cooling tower for the Rink refrigeration equipment. An evaporative condenser had to be installed and operated during construction. However, this temporary system was not ideal and presented many mechanical issues. Nevertheless, the rink was functional for the full season with little service interruption. Work on both of these pools was completed and they opened in May of 1996. Once construction was completed, the evaporative condenser was taken out of service (but remains on the adult deck) and the rink's refrigeration system was converted back to its former pool-based configuration for

the following year. Unfortunately, additional renovations identified in the planning process were not undertaken due to fiscal constraints and were put off to a future date. Deferred projects included locker room renovation and filter renovation.

- In 2000, the locker room lockers were added, ADA accessible bathrooms were created and new shower facilities installed. Tile floors and walls were replaced and drop ceilings added. Much needed office space was added in an existing hallway and hockey locker rooms were constructed on the south side of the rink to reduce wear and tear on the new pool lockers. In addition, a storage area and coaches' room were added in the southwest corner of the Rink.
- In 2002 the main pool pump was replaced and the motor was rebuilt.
- In 2004 a Comprehensive Plan and Capital Improvement Plan were prepared indicating Ridgeland Common as an aging facility in need of comprehensive study.
- In 2006 the temporary dog friendly facility at Ridgeland Common was constructed in the area that formerly was used for basketball courts and a handball court. Dogs are also authorized to be off leash on the ballfields on weekend mornings under the "Dog Park Plus" program.

USES AND USERS SERVED AT RIDGELAND COMMON

Ridgeland Common is a major resource for the Park District, many other Oak Park jurisdictions/institutions and provides facilities for many special recreation organizations and user groups. Facilities at Ridgeland Common are heavily used and the following major users/events were identified by Park District Staff during the preparation of this Report:

Ridgeland Common Swimming Pools

- Approximately 40,000 to 55,000 patrons per year use the pool during public swims, family swims and special events. Yearly attendance can vary greatly depending on weather conditions.
- Approximately 10,000 – 12,000 individual Pool Passes are issued each year allowing pass holders to use both Park District pools (Ridgeland Common and Rehm).
- The 50-meter pool is the summer practice and home meet site for The Oak Park Swimmers (TOPS) which typically has 250 members, holds several meets and hosts an annual Father's Day meet involving 700-800 swimmers.
- Lap swimming is available each day.
- Approximately 250 day-campers in three different programs use the Pool each day and it is also used by approximately 30-35 persons (including Staff) from the West Suburban Special Recreation Association (WSSRA) Summer Camp.
- Swimming lessons for up to 800 participants are provided each season.
- Teen special events, kayaking and scuba diving instruction and water polo are also held at the Pool.

Ridgeland Common Ice Rink/Arena

- Approximately 12,000 skaters utilize the Rink during Weekly Public Skating Hours.
- Approximately 900 participants receive skating lessons each year.
- Approximately 300 skaters participate in the yearly Ice Show in late winter.
- Approximately 350 youths and adults participate in recreational and travel programs.
- Serves as "home ice" for both the Oak Park River Forest High School and Fenwick High School hockey programs (6 teams total) for practice and games.
- Each week, seven private groups rent the rink for events.
- Is available for birthday parties and other rental events.

Indoor Soccer (in the Ice Arena in Summer Months)

- Park District adult soccer leagues, consisting of both Coed and Men's Leagues use the facility.
- Youth soccer lessons are offered.
- Group rental of the soccer surface for parties or events is offered.

- Approximately 900 summer sports camp participants use the Arena during weekdays.
- Junior high soccer practice takes place on Sunday evenings.

Baseball/Softball Fields

- Between 1,800 and 1,900 participants of Oak Park Youth Baseball and Windmills utilize the fields each year.
- A July 4th Baseball championship tournament is held there each year.
- 800-900 players in Park District adult softball leagues use the fields.
- Oak Park River Forest High School softball, lacrosse and band practice takes place on the fields.
- AYSO soccer practice and games take place at the field.
- The fields and adjacent sled hill are utilized as a dog park during weekend mornings.

Dog Friendly Areas (Dog Park)

- Some 300 residents of Oak Park are licensed to use the fenced Dog Park and expanded Dog Park Plus areas (weekends only).

Sled Hill

- Is used extensively when weather permits (approximately five weeks each year).

The Dog Park and Dog Park Plus provide a popular recreational and social outlet for canines and their human companions. This use shares scarce park space with other park users.

Table 8: PDOP Ridgeland Common Existing Conditions Study (5/04/07)
Summary of Costs for Recommended Improvements

Mechanical and Electrical Recommendations

	Mechanical Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	Ice Rink- Replace existing brine distribution system under the floor.	$210,000		
2	Ice Rink - Replace existing compressors with new environmental friendly refrigerant.		$240,000	
3	Ice Rink - Provide new cooling tower for refrigeration system and provide condenser heat recovery system to melt ice in Zamboni pit.		$80,000	
4	Ice Rink- Replace existing pneumatic controls with new DDC controls.	$40,000		
5	Ice Rink- Replace existing DX dehumidification system with new decissacant based system.	$45,000		
6	Ice Rink - Replace existing spot infrared heating with new tubular infrared heaters.	$30,000		
7	Ice Rink: Provide new Air conditioning system for the Ice Rink with ventilation heat recovery.	$350,000		
8	Swimming pool locker rooms - Replace existing cabinet heaters and provide new heaters.		$3,000	
9	Concession areas and adjacent rooms and areas: Replace place existing old cabinet heaters and radiators with new HVAC system.		$110,000	
10	Hot Water System - Reconfigure hot water boiler piping and repipe the existing boilers in parallel.	$20,000		
11	Hot Water System - Replace exising hot water piping in the building.	$42,000		
12	Hot water system - Provide new hot water chemical treatment system. Add new chemical pot feeder system and water quality testing equipment.	$8,000		
13	Hot Water system - Provide new solar thermal hot water heating system for swimming pool and reduce boiler operation during the summer months.	$120,000		
14	Sprinkler all building areas.	$100,000		
	Mechanical Costs Subtotal by Phase	**$965,000**	**$433,000**	**$0**

	Electrical Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	Replace the 1,200A main switchboard in the basement with new. Replace all wiring from switchboard to existing loads. Transfer existing loads on CT/PT cabinet to new switchboard mounted on equipment pad.		$100,000	
2	Replace the Square D distribution panelboards with new distribution panelboards.		$60,000	
3	Replace the 75kVA transformer, adjacent to the main switchboard CT/PT cabinet, with a new 75kVA transformer. Replace wiring from transformer to existing loads and mount new transformer on equipment pad.	$7,000		
4	Replace electrical panel LP-A, LP-B, LP-L and LP-H with a new panel and replace all wiring from panelboard to existing loads.	$35,000		
5	Replace 480V, 30A emergency switch with new 480V, 100A automatic switch and privide new wiring and conduit.	$6,000		
6	Replace the 3kVA transformer with a 45kVA, 3PH transformer for the new 100A emergency panel for the exit/public fuse box and provide new wiring and conduit.	$5,000		
7	Replace the exit/public fuse box with a 100A, 3PH, 10 circuit electrical panel and provide new wiring and conduit.	$3,000		
8	Replace existing T-12 fluorescent lamps with magnetic ballasts with T-8 fluorescent lamps and electronic ballasts and providenew wiring to these fluorescent fixtures.		$25,000	
9	Replace existing incandescent exit signs with new LED exit sign technology. Also, replace the two existing 'Stairway' signs and 'Deck' sign on the upper level with LED type and provide new wiring to all new fixtures.	$3,000		
10	Replace the existing mercury vapor HID fixtures in the ice arena with new 6-lamp T-8 high bay fluorescent fixtures.	$30,000		
11	Replace entire fire alarm system with ADA compliant addessable system.	$75,000		
	Electrical Costs Subtotal by Phase	**$164,000**	**$185,000**	**$0**

	Total Mechanical and Electrical Costs			
	Mechanical and Electrical Subtotal	$1,129,000	$618,000	$0
	A/E Fee (10%)	$112,900	$61,800	$0
	Contingency (15%)	$169,350	$92,700	$0
	Total Mechanical and Electrical Costs by Phase	**$1,411,250**	**$772,500**	**$0**
	Total Mechanical and Electrical Costs - All Phases		**$2,183,750**	

PDOP Ridgeland Common Existing Conditions Study
Summary of Costs for Recommended Improvements - Continued

Architectural and Structural Recommendations

	Architectural Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	Exterior: Repair brick columns at main entry, provide expansion joints and re-adjust paving around column bases.	$6,000		
2	Exterior: Repair decorative masonry blocks at west wall (wood patch) of Ice Rink, patch any holes and tuck point entire building.	$5,000		
3	Exterior: Repair exposed laminated wood beams ends of Ice Rink enclosure - provide new copper caps at each beam.	$11,000		
4	Exterior: Repair downspout drainage collection system at foundation walls of Ice Rink and pitch grade away from building.	$5,000		
5	Exterior: Replace Adult Deck (2nd floor) surface and provide new insulation and waterproof membrane to eliminate leaks.	$155,000		
6	Exterior: Replace existing roof over Comstock Room - provide additional roof insulation - patch wood decking atleak.	$45,000		
7	Exterior: Replace existing translucent (Kalwall) skylights over Ice Rink.	$175,000		
8	Exterior: Replace existing roof over Ice Rink - provide additional roof insulation and flashings.	$660,000		
9	Exterior: Replace translucent (Kalwall) wall panels at west, south and east walls of Ice Rink enclosure.		$140,000	
10	Exterior: Replace windows in Men's and Women's locker rooms with thermally improved units.		$16,000	
11	Lobby: Replace guardrail at floor level change and provide new handrails at stair and entrance ramp.	$10,000		
12	Lobby: Provide new suspended acoustical (impact-resistant) ceilings and lighting design to update lobby appearance.		$35,000	
13	Handicap Accessible Toilet Rooms: New handicap accessible vanities, faucets, finishes and new suspended ceiling with lighting and exhaust system.		$40,000	
14	Lobby Toilet Rooms: New handicap accessible vanities, faucets, finishes, new suspended ceiling with lighting and exhaust system and repair plumbing		$35,000	
15	Office: Separate Skate Rental office from registration office with partition, hollow metal door and frame.	$5,000		
16	Office: Provide CCTV, intercom and entry access system to monitor front entry esp. during early & late facility hours.	$5,000		
17	Office: Flip locations of existing Concession and Registration Window for improved visual control of entry.		$90,000	
18	Office: Same as above, but force all pool patrons to access pool via locker rooms - rework entry to Women's locker room with door relocated to west, reverse ramp in locker room for new door entry location - absorb previous pool access corridor into reworked Concession and Office area. Re-orient Skate Rental in Eas/West direction adjacent to Men's locker room for improved Office area.		$60,000	
19	Office: Provide new office space at northwest corner of Adult Deck (2nd floor) for non-handicapped personnel.			$220,000
20	Skate Rental: Provide sharpening booth enclosure with exhaust fan. Provide acoustical isolation improvements from adjacent uses.	$6,000		
21	Pool Locker Rooms: After solving all roof and piping leaks, paint ceiling grid, repair & replace ceiling tile, provide lighting and finishes for like-new appearance. Repair, electrostatically paint and replace lockers, as needed, for "new" appearance. Review flooring options to eliminate suspected mold problems.		$70,000	
22	Hockey Team Rooms: Replace wall-mounted showers with concealed type showers.		$8,000	
23	Ice Rink: In conjunction with the refrigeration tube replacement, replace 45 year old rink slab with new 85' x 185' rink surface (concrete) with perimeter drainage system.	$912,000		
24	Ice Rink: Replace bleachers with permanent seats and construct storage rooms underneath.			$200,000
25	Comstock Room: Develop new lighting design and improve heating and ventilation system.		$75,000	
27	Storage (2nd floor): Build new dedicated storage room at southwest corner of Adult Deck.			$180,000
28	Storage (1st floor): Build new dedicated storage room at southwest corner of Back Deck.			$180,000
29	Accessibility: With extensive renovation, need to provide elevator for access to 2nd floor and bring entire facility into compliance.		$225,000	
	Architectural Costs Subtotal by Phase	**$2,000,000**	**$794,000**	**$780,000**

	Structural Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	Lower Level Mechanical Room: Reinforce penetrations of steel beams, remove visible rust and paint steel members	$10,000		
	Structual Costs Subtotal by Phase	**$10,000**	**$0**	**$0**

	Total Architectural and Structural Costs			
	Architectural and Structural Subtotal	$2,010,000	$794,000	$780,000
	A/E Fee (10%)	$201,000	$79,400	$78,000
	Contingency (15%)	$301,500	$119,100	$117,000
	Total Architectural and Structural Costs by Phase	**$2,512,500**	**$992,500**	**$975,000**
	Total Architectural and Structural Costs - All Phases (not including Optional Architectural Options - below)		**$4,480,000**	

	Optional Architectural Recommendations	(1-2 yrs.)	(3-5 yrs.)	(6-10 yrs.)
1	Option #1: Vacate Women's Locker Room, replace with new smaller Women's Locker Room with toilet and shower facilities, along with new Storage Room at southwest corner of Back Deck. All patrons will be required to enter (and exit) the pool through the Men's or Women's Locker Rooms. In vacated area: raise floor level, build new offices, conference room, break room and expand lifeguard station.		$333,000	
2	Option #2: Demolish Hockey Team Rooms at south end of rink - Expand building and rink surface 15 feet to the south for 200' regulation rink length and move rink to the west in order to locate spectator seating on east side. Build new permanent spectator seating on east side with new locker facilities underneath. Build team benches and penalty boxes on west side of rink.		$200,000	
	Optional Architectural Costs Subtotal by Phase	**$0**	**$533,000**	**$0**

	Total Architectural, Structural and Optional Architectural Costs			
	Architecutural, Structural and Optional Subtotal	$2,010,000	$1,327,000	$780,000
	A/E Fee (10%)	$201,000	$132,700	$78,000
	Contingency (15%)	$301,500	$199,050	$117,000
	Total Architectural, Structural and Optional Architectural Costs by Phase	**$2,512,500**	**$1,658,750**	**$975,000**
	Total Architectural, Structural and Optional Costs - All Phases		**$5,146,250**	

PDOP Ridgeland Common Existing Conditions Study
Summary of Costs for Recommended Improvements - Continued

Aquatic Recommendations

	50-Meter Pool Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	Remove paint, repair pool shell and apply Diamondbrite finish with tiled lane lines, targets and safety line marking at 5' depth.		$237,456	
2	Core test pool shells for integrity.	$12,000		
3	Install stainless steel gutter with inlet piping, vertical depth markings, lane line anchors and safety line anchors.	$251,500		
4	Replace main drain sumps with hydrostats and replace piping to mechanical area.	$25,000		
5	Replace pressure piping from mechanical area to pool and piping from gutter system.	$10,000		
6	Seal current inlet penetrations.	$3,000		
7	Replace grab rail anchors, backstroke and fake start stanchion anchors.	$3,600		
8	Provide portable handicap stairs and platorm.	$5,000		
9	Replace depth markings and "NO DIVING" symbols.	$3,402		
10	Caulk deck joints as necessary.		$500	
11	Replace back deck and concession deck.	$61,760		
12	Reconfigure slopes in diving well on both sides of well and slope to back wall.	$144,000		
13	Replace 3-meter stand and relocate 1-meter stands, touch up paint 1-meter stands, tighten rails and replace hardware on 1-meter stands.	$32,000		
14	Re-surface starting blocks.	$4,000		
15	Replace mechanical room equipment, pump, motor, filter, flow meter, valves, piping and gauges for 50-meter pool.	$230,000		
16	Provide backwash pit.	$10,000		
17	Convert existing filter tank to surge tank.	$20,000		
18	Provide chemical controller with flow cell assembly.	$10,000		
19	Replace chemical equipment and provide double wall chlorine tank and spill pans for muriatic acid.	$6,000		
20	Provide automatic water level controller.	$7,500		
21	Provide GFI protection on outlets in mechanical room and safety grill for exhaust fan.	$700		
22	Provide shade umbrellas.		$36,000	
	50-Meter Pool Costs Subtotal by Phase	**$839,462**	**$273,956**	**$0**

	Wading Pool Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	Remove paint, repair pool shell and apply epoxy paint.		$18,090	
2	Core test pool shells for integrity.	$2,500		
3	Repair corrosion staining in pool shell, replace skimmer deck lid, and repair deck concrete around one skimmer.	$2,000		
4	Paint vertical depth markings.	$250		
5	Caulk deck joints as necessary.	$300	$300	
6	Replace one valve on playfeature, clean corrosion and re-paint.	$8,000		
7	Replace suction and pressure piping and valves in the mechanical room for wading pool, playfeature and heater.	$5,000		
8	Clean corrosion on strainer and pump for the wading pool.	$2,000		
9	Replace filter and valves.	$15,000		
10	Replace chemical controller with flow cell assembly.	$10,000		
11	Replace chemical equipment and provide double wall chlorine tank and spill pans for muriatic acid.	$6,000		
12	Provide automatic water level controller.	$7,500		
	Wading Pool Subtotal by Phase	**$58,550**	**$18,390**	**$0**

Total 50-Meter and Wading Pool Costs			
50-Meter and Wading Pool Subtotal	$898,012	$292,346	$0
A/E Fee (10%)	$89,801	$29,235	$0
Contingency (15%)	$134,702	$43,852	$0
Total 50-Meter and Wading Pool Costs by Phase	**$1,122,515**	**$365,433**	**$0**
Total 50-Meter and Wading Pool Costs - All Phases		**$1,487,947**	

PDOP Ridgeland Common Existing Conditions Study
Summary of Costs for Recommended Improvements - Continued

Site Recommendations

	Site Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	East Ballfield - replace fencing.	$60,000		
2	East Ballfield - improve drainage.			$20,000
3	West Ballfield - replace fencing.	$60,000		
4	East and West Ballfields - replace lighting.		$350,000	
5	East and West Ballfields - replace irrigation system.			$75,000
6	East and West Ballfields - replace turf.			$20,000
7	Pool - replace fencing with decorative privacy fence.			$50,000
8	Scoville Ave. - aquire ROW & improve per Master Plan for RC.			TBD
9	Site landscaping - replace shrubs, update beds and lanscape sign base.			$50,000
10	Spanish War Veterans Memorial - replace stone base.			$15,000
11	Building entry - replace tree and level pavers.	$30,000		
	Site Subtotal by Phase	**$150,000**	**$350,000**	**$230,000**
	A/E Fee (10%)	$15,000	$35,000	$23,000
	Contingency (15%)	$22,500	$52,500	$34,500
	Total Site Recommendations by Phase	**$187,500**	**$437,500**	**$287,500**
	Total Site Costs - All Phases		**$912,500**	

Total Costs - All Recommendations

	All Recommendations	High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	Subtotal Mechanical and Electrical Costs.	$1,129,000	$618,000	$0
2	Subtotal Architectural and Structural Costs (Excluding Options 1 & 2).	$2,010,000	$794,000	$780,000
3	Subtotal 50-Meter and Wading Pool Costs.	$898,012	$292,346	$0
4	Subtotal Site Costs.	$150,000	$350,000	$230,000
	All Subtotal Costs by Phase	**$4,187,012**	**$2,054,346**	**$1,010,000**
	A/E Fee (10%)	$418,701	$205,435	$101,000
	Contingency (15%)	$628,052	$308,152	$151,500
	Total Costs by Phase (Excluding Architectural Options 1 & 2)	**$5,233,765**	**$2,567,933**	**$1,262,500**
	Total Costs (Excluding Architectural Options 1 & 2) - All Phases		**$9,064,197**	
1	Architectural Options 1&2 (including 10% A/E & 15% Contingency fee)	$0	$666,250	$0
	Total Costs Including Architectural Options 1 & 2 - All Phases		**$9,730,447**	

THOMPSON DYKE & ASSOCIATES

Land Planning
Landscape Architecture
Urban Planning

Existing Conditions Study, Staff Interview Notes

Project Name:	Park District of Oak Park – Ridgeland Common
Date:	February 14, 2007 – 1PM Meeting, Ridgeland Common
Issue Date:	February 28, 2007
Present:	Bob Ahlberg and Peter Dyke, TD&A, Sean Ehlke and Mike Lonigro, ELA

PDOP Staff - Group A – 1:30 PM

Paul Hruby – Involved with Ice Rink since 1963, is the ice hockey guy and saw the outdoor Rink concrete poured.
Ron Calloway – Safety and Security.
Christine Bradley – Maintenance.

The refrigeration system was designed by Heinseman Burge, who also worked on ice cream plant equipment. The Rink does not drain well and there are no drains around the perimeter of the Rink. Although problems with original system, with past upgrades it works well. The Rink has good ice but the system is held together with baling wire. The heat is insufficient in the Rink area and the pool is the system's "cooling tower" so the Rink can't be used when pool is open. Ridgeland Common has good equipment that is kept up well but the pipes are 45 years old and the locker room facilities are awful and are shared with swimmers during the off season. There is no permafrost barrier for the Rink but the pipes have remained intact. The hockey league includes 120 players and the Huskies and the Friars "fight" for ice time. The Rink season runs from Oct 20 through St. Patrick's Day. The rink is slightly smaller than NHL regulations require (185' vs. 200' in length).

There were to be concrete bleachers with locker rooms underneath. The original entrance to the facility was to be on the west Rink wall. Ridgeland Common needs room for visitors during program transitions, skate sharpening machine ventilation and a better traffic pattern for the parking lot. The dog park and farmer's market takes all of the RC parking spaces on the weekends and parking for big high school games is a mess. Saturday afternoon programming generates 200 – 300 Rink users maximum. The Rink's music/sound system is terrible and is used mostly for games and free skate. RC makes money on free skate but could make more if more ice time was available. To offer a good public skate session, better lighting, good sound/music must be provided along with good ice. RC could really use a year-round studio rink for training. There is a year round market for ice. Year round rinks are generally not successful but the site has great access and a year round market. There is no insulation in the Rink, the lighting is poor and there is no heat for spectators. The design of the Rink was to take on a prairie motif and was designed more for aesthetics than functionality. The Rink's roof beams are laminated southern yellow pine.

The district and facility need to be brought up to a level where risk management is inherent in everything the PDOP does. Programs are in place for employees and patron safety. There are many security issues with the many hiding places at RC and multiple levels. Improvements of 2 years ago have

213 West Institute Pl.
Chicago, Illinois 60610-3196

Telephone 312.664.6500
E-Mail tda@tdaplan.com
Fax 312.664.6503

made the facility better but the pool is too visible from a busy and noisy intersection particularly at peak hours and there is little privacy for bathers. There is also an area in the rear of the facility that is not visible and may attract mischief. Egress/emergency evacuation is a critical issue here. The site's programming has outgrown the facility and the building should be torn down and replaced with a modern facility. The location at the intersection of 2 major streets is very strategic. PDOP offers high quality programs and the facilities should match this quality.

The existing building is in bad condition and should be torn down. The pool has all new pipes except those under the west deck. On the east side, under the pool/deck, they are having trouble with a glycol leak. Because of the need for constant maintenance, she is the "master of duct tape and cable ties" for temporary repairs. From an employee's perspective, we sell ice, we need ice. Mold is an issue in the locker rooms, the locker rooms are always wet, caulking around the Rink is a problem too. They believe a year round pool is needed but "skates and bare feet don't mix." The exercise classes upstairs are in a room that is too small and it wasn't designed to hold that many people. The summer camps are very well attended and involve the use of the Rink without air-conditioning in hot weather.

The RC Program includes: akido, exercise class, ice hockey, figure skating, dog park, aquatics, softball, indoor playground, camps use the room upstairs in the summer to cool down when the air-conditioning works, and indoor soccer is offered in the summer sports camps.

PDOP Staff - Group B – 2:15 PM

Lorie Reid-Fuller – former Accounting Manager, now the Customer Service and Customer service staff reports to her.
Trina Harzog – Customer Service/Registration Coordinator.
Matt Ellman – Recreation Director in charge of the District's 8 community centers and all the program and revenue facility staff.

There is great concern about the flow of traffic at the facility. The front office at the facility is separated from the cashier booth is at the top of the ramp and patrons can disappear into the facility after getting past the front office. The new parking facility at the HS assists RC during the summer season when it is largely vacant. There is a need for a staff locker room and noted that there is not sufficient locker space for Rink patrons. Pick ups at the facility are brutal due to poor traffic flow.

There is a homeless problem in the area but the toilets are made available to if asked. There are security concerns too given female employees often work alone as early as 5:15 AM. The cashier should be located closer to the entrance and RC needs a lunch area for staff. Office space is very tight with one office housing up to 6 people. On-line registration for RC programs is limited and people come to RC to register in person. The Comstock HVAC system is terrible and the women's bathrooms are the source of many complaints. The dog friendly area is popular with 350 permits sold so far. There are lots of complaints about the ice Rink facilities and if patrons want to attend back-to-back programs, they must leave the facility after the first and come back in for the second program (no staging area provided). Meeting space is in short supply, there is no bus drop-off area for day camps, the life guard office is used

as a staff room when it is available but is accessible only from the outside and during the summer it is used for staff breaks and administration of first aid. The floors are always wet in the main patron areas.

The building is functionally obsolete as a result of many changes in programs and scope in the recreation industry since the building was built. There are no places to meet and store items, offices are confining and offices are not located near the areas to which they relate. There is concern about the safety and security of both employees and patrons. There are no staff areas and little opportunity to assign cross-responsibilities. The building has many inconsistencies and is uneconomical. Not enough parking is provided but the High School parking deck has helped meet RC parking demand. The relocation of the pool fence has solved some deck space shortages. There is a market for soccer in the summer and a market for ice in the summer. Both facilities cannot be used at the same time with the present improvements and systems. More of the registrations that take place on-site could be offered on the web but picture "IDs" require on site registration. The pool locker room is too large as most patrons today are on tight schedules and don't use it for changing or showering. Improved pick-up and drop-off areas are necessary given the need for parents to sign kids out for certain programs. Generally, pool revenue is barely covering expenses now but is growing. Ice revenue is stable. The concession area needs a facelift, is poorly located and its access is poor. A vending area should be provided.

PDOP Staff - Group C – 3:00 PM

Bret Fahnstrom – Camps - Runs sports camps throughout the system and relies on camp directors to run the 3 camps at RC.
Jenni Berni – Pools.
Steven Flowers - Maintenance Supervisor for approximately one year.

Smaller kids are often in the Comstock Room. All aspects of parking are problematic and both drop-offs and pick-ups can be a nightmare with sign out requirements, the lack of parking and circulation deficiencies. The lack of air conditioning in the Rink is a significant issue in the summer. The location of the ballfields on the west side of the site is desirable because they are closer to the high school and on-street parking on Scoville. The idea of vacating Scoville has been talked about in the past. The Village may have concerns with the vacation. There is concern about any interruption in softball leagues because if a season is cancelled, players go elsewhere. The dogs and the use of the fields do not seem to be complementary uses and they sometimes overlap. The washrooms can meet demand except when all of the kids must use them at the same time in advance of a trip for example. The use of the concession stand is discouraged for camp attendees. The baseball concession stand hasn't been used recently but was operated by the baseball association.

During the summer the pools are busy every day. It is opens from 5:15 AM to 8:30 PM, daily and TOPS (The Oak Park Swimmers) practices at RC. The dog friendly area has been in place for a year, the state has inspected it and required improvements have been made. The PDOP master plan calls for moving the dog friendly area to Taylor Park and this site is very confined anyway. Transition times at the entire facility are a real problem because it is tough to figure out who is doing what and who should be where. Storage is in very short supply and is a major concern. There is nowhere to set up for the Ice

Show sets given the number of leaks in the facility. While the building used to work for the levels of programming in the past, it does not work now due to an increase in programs offered and participation levels. There has been no update work on the Rink refrigeration compressor system in the past 10 years. There was a renovation of the pool approximately 9 years ago. Rehn pool has a sand filtration system that is marginal but there is a DE system here and the water is clear even with the substantial use of the pools by camps and other swimmers. Most of the swimming lessons are at Rehn.

If the existing building is to be retained, there must be a new full size Rink, refrigeration system and a new pool filter system. The present DE system is tough to operate. The concession stand might be more appropriate where the Zambonis are now located.

The building is in need of replacement. There are many pipes that leak, there are 5 separate heating systems in the building that only work marginally, and the roof/skylights leak. There are leaks in every room including the Comstock Room. There was an attempt to fix some of the leaks last week with only marginal success.

PDOP Staff - Group D – 3:45 PM

Chad Drufke – Adult Sports.
Bill Hamilton - Assistant Superintendent of Revenue Facilities.
Bill Grandy – Buildings and Grounds.

The ballfields are used from the end of April to end of November. The field conditions could be better. When it rains, it often takes two days resume play on the fields. There is a drainage system on the east field to correct standing water problems created by buried asphalt tennis courts some 24" below grade. A slit sand and a header pipe system was installed. The west diamond is pretty well drained. The lighting system was recently upgraded with new 1,000 watt mercury vapor lights but the system is not in good shape. It was installed in 1962 and it takes a lot of work to keep it operating. New metal halide systems are far superior and are cheaper to operate.

It was necessary to add 130 gallons of glycol to the Rink system this year because there is a leak somewhere until it freezes and seals itself. Logistics in this building are extremely difficult, it is a 1962 facility and we are trying to do things here that it is not intended to accommodate. The dog friendly area was created by taking an unused concrete pad and adding drainage. The building needs a new roof, the refrigeration system compressor was last replaced in 1985 and the refrigeration system equipment is located in the basement. There is now a leak from the water service and the basement has been slightly flooded previously as a result of a leak. About 35% of the pipes in the building have been replaced recently and he believes a studio rink is needed. A longer 7 – 8 month season would be good for a serious hockey program.

We have about "tapped out" the "shared use envelope" at this location. The ballfields are irrigated with a Toro 440 hydraulic system which is not well suited for this climate. The lighting system creates light spillover and its economy of operation is antiquated. RC provides one of the 3 lighted fields provided by

PDOP. The building is on its third boiler. The dog friendly area and other uses on the site are not complementary because it operates from 7 – 9 AM and 6 – 8 in the spring and summer and ball games start at 9 when dog park users are in the process of leaving. When the performance of the building is evaluated using modern standards, it is evident it poses particular challenges to make it operate at even its present level let alone modern levels. The roof on the Rink is in poor condition and the skylights need to be replaced. The various heating systems throughout the building are often not functional and the infra red heat in the Rink is not vented. The back offices have an electric furnace, Comstock is heated by a boiler and the rest of the building is heated by hot water and forced air (the locker rooms). The adult deck leaks, the electrical panels have been added on and it is particularly hard to transition from one season to another in this facility. The concession stand is poorly located, the cashier and office should be integrated and the men's locker room has ADA grade issues.

The facility was built in 1962, is getting very old and it was not intended for its present uses. Registrations were not offered in the facility until the '90s and there approximately 12,000 registrations occur at the facility each year. Office space is inadequate and the lack of storage requires fairly regular relocation of stored items when space is needed. There is also no space provided for a maintenance operation. The top maintenance items are: new roof, new Rink refrigeration system, separation of the refrigeration system from the boiler, fixing the basement water leak, providing a new water service and installing new plumbing and HVAC systems including pipes. Recently the existing boiler had all new pipes installed at a cost of $7,000 and heating pipe replacement this year alone has cost $13,000. The heat transfer pipe going into the basement will pose problems for other equipment in the basement if a substantial leak occurs.

If new facilities are located on the site it will tough to relocate the dog friendly area. The Rink would likely survive the construction closure but it will be tough to build the programs back up to its present levels. 40% of pool usage occurs at RC (60% at Rehn) and the RC pool is used for camps, TOPS, open swim and some lessons. The pool piping, decking and wading pool are about 10 years old, but the mechanical/filtration system is much older. Opportunities exist to collaborate with the High School to improve and jointly use the west end of the site. There have been neighbor complaints about lighting and noise with late softball games. The facility should become year round but perhaps with only a studio Rink operated in the summer. A new artificial turf surface is being purchased for the Rink and has a useful life of approximately 10 years.

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Village Staff Meeting Notes

Project Name:	Park District of Oak Park - Ridgeland Common
Date:	February 21, 2007 – 4PM Meeting, Comstock Room
Issue Date:	February 22, 2007
Present:	Kevin Wiley, Battalion Chief Fire Department; Dan Jakes, Assistant Director Buildings and Property Standards; Bill Hamilton, PDOP; Gary Balling, PDOP and Peter Dyke and Bob Ahlberg, TD&A.

Gary opened the meeting with an introduction on purpose of the study. He mentioned a study prepared in the '80s regarding the feasibility of adding a studio rink where the dog park is now located.

Peter explained that we have a limited scope that focuses on the existing building and are here to learn more from Village about what we have and the neighborhood context. Recommendations on what to do with the facility will come at a later date. We are assessing conditions and quantifying costs now so the PDOP can make an informed decision on what to do with the building. It was suggested that TD&A contact Jim Budrick, Village Engineer, regarding the site's utility situation and the location of the 6" water line. Dan Jakes suggested that since this is a public facility, compliance with ADA requirements will be a big concern for residents. Modification to portions of the facility will trigger ADA requirements but the extent is not known at this time. Modification to achieve ADA compliance in an existing building can be more expensive than new construction. ADA compliance will affect costs and designs and influence is to rebuild rather than modify for ease of compliance.

Kevin is a former PD employee and noted that the building is better now from a fire prevention standpoint than when he worked there. Discussion ensued on whether sprinklers will be required in a rehab. Kevin indicated that it will be a judgement call but if the existing facility is rehabbed but sprinklers are always preferred. It will also be a judgement call on whether the existing ice rink would be required to be retrofitted with sprinklers if the balance of the building is replaced. The pool is still used as a cooling tower for the ice refrigeration system.

Lots of the suggestions from the Fire Department over the years have been implemented to improve safety (e.g. trophy case removal). Bill mentioned that the PD has been operating with what exists rather than replacing but has spent over $20,000 for pipe leaks this year alone. Water is still coming into the basement at the sump pit from a water main leak nearby. PD Staff are still not certain where the water service and shutoff are located. The building plans and Village disagree as to its location. Water was turned off 2-3 years ago in the location suggested by the Village so it is likely that the shut off is in the rear (south) rather than coming in from the front (north). It was suggested that TD&A contact Bob Rentner from Fire Dept. as he will be a good resource on site information.

According to Kevin, the Fire Dept. doesn't use Scoville often because it has a smaller viaduct than the major north-south thoroughfares. He suggested that the Police Department may be concerned if Scoville were vacated from a traffic standpoint and that a traffic study would be required. The High School may have recent traffic studies, and it was suggested that TD&A check with Jack Lanenga 708.434.3220.

213 West Institute Pl.
Chicago, Illinois 60610-3196

Telephone 312.664.6500
E-Mail tda@tdaplan.com
Fax 312.664.6503

To get a sense of neighborhood context and Village concerns, it was suggested that TD&A consult with the DRT Development Review Team once even as conceptual plan is developed. DRT review will involve looking at a variety of code and ordinance technical issues and it meets on a biweekly basis. Citizens have been concerned with issues involving their neighborhoods and their influence on various proposals has been both positive and negative. There are many special interests/user groups that are well organized. Loretta Daily is the Village ombudsman for neighborhood groups and has a finger on the pulse of the community.

TD&A will evaluate Zoning Ordinance requirements and it was suggested that Mike Bruce be contacted at the Village. FAR, Height, Parking, and the amount of impervious surfaces in particular will be Village concerns. It was noted that the value of the land as open space and the services it provides to the community must be balanced against these concerns. Services to the community may mitigate some strict code compliance issues. The present population to parkland ratio is currently less than 2. TD&A will amend the aerial photo to label surrounding facilities (church, high school, parking garage, etc.).

Dan mentioned the multipurpose RecPlex in Mount Prospect's downtown, which incorporates private users in a mixed-use building. That model may work here and could generate revenue to help pay for improvements.

Current limitations on existing uses at the RC site are the lack of traffic flow and lack of parking. The provision of adequate off-street parking on site may reduce parking impact on the surrounding neighborhood for well-attended events. A parking garage with 2-3 stories of alternate uses may help develop revenue.

Pilgrim Church presently hosts the well-attended farmer's market with substantial use of parking at RC because the market is located in the Church parking lot. The recently built parking garage across Lake Avenue to the west was built on High School land by the Village. It is used for HS staff during the day and neighborhood overnight parking by permit. The design of the structure will permit another floor of parking to be added to the 2 and ½ stories now there. Another parking structure is located further west at Oak Park Avenue and contains 5 stories.

The vacation of Scoville Avenue will not be proposed until there is a master plan for RC so that the impact of the vacation can be evaluated. That vacation will result in the loss of on street diagonal and parallel spaces. TD&A will quantify the impact of the loss of spaces. The vacation of North Avenue on the RC site took lots of time. The vacation of Scoville provides an opportunity to create a public campus involving the High School, Village and Park District uses. Opportunities for collaboration abound. It appears that use of the parking structure by the Park District should be integral in any future plan. This structure has approximately 150 spaces on 2.5 levels/stories. It is believed that the vacation of Elmwood would have been accompanied by the creation of utility easements for any underground utilities located in the former ROW.

Shaping the Future of Oak Park Parks

COMMUNITY MEETING

For Ridgeland Common, *a seasonal ice arena, outdoor pool and park*
Existing Conditions Study

PARK DISTRICT OF OAK PARK

Wednesday, February 21, 2007 at 7pm
Ridgeland Common
415 Lake Street at Ridgeland Avenue

Oak Park residents are invited to attend a Community Meeting to learn about the existing conditions study to be conducted for Ridgeland Common. The study will include a comprehensive physical evaluation and analysis of current facility conditions regarding the mechanical, electrical, structural, architectural and park systems. A team of experts in aquatics, engineering and landscape and facility architecture from Thompson Dyke & Associates will complete the project which will also include the gathering of input from focus group members, special user groups and staff regarding current usage. The Park District values community participation in helping to shape the future of Oak Park parks and facilities.

For more information, please contact Bill Hamilton at billh@oakparkparks.com or Gary Balling, Executive Director at garyb@oakparkparks.com

In partnership with the community, we provide quality parks and recreation experiences for the residents of Oak Park.

THOMPSON DYKE & ASSOCIATES

Land Planning
Landscape Architecture
Urban Planning

Community Meeting Minutes

Project Name:	Park District of Oak Park - Ridgeland Common
Date:	February 21, 2007 – 7PM Meeting, Comstock Room
Issue Date:	February 23, 2007
Present:	Bill Hamilton, PDOP, Gary Balling, PDOP, David Kindler, Park Board, Peter Dyke and Bob Ahlberg, and Ben Kutscheid TD&A and approximately 35 attendees

Gary Balling opened the meeting.

David Kindler discussed the purpose of the study. Improvements are also required at other parks. Things may not happen as quickly as people want but result will be a better improvement.

Gary Balling introduced team members. What we are working on is an audit of existing facility. Results will tell us what the useful life cycles of various site components are prior to developing a master plan that identifies potential uses.

Peter Dyke presented the team background and his service in Glencoe. He knows firsthand what facility assessments are like. TD&A specializes in Park District projects. He introduced Ben Kutscheid and Bob Ahlberg. Counsilman-Hunsaker and a background and role in aquatics. General Energy Corporation is responsible for mechanical and electrical audit. Ehlke Lonigro will provide an architectural evaluation.

Peter reviewed the project schedule. The Team's role is to evaluate site and cost to bring site to where it should be and determine whether the site is physically and functionally obsolete. The Team will study 30 different systems. Ridgeland Common is used for purposes well beyond its intended purpose.

Bill Hamilton: has been with PDOP 85, and noted that the facility was built in '62, has a 50m pool with diving well. Roof on ice rink was added in '66. Previously it was unheated area enclosed. Additional ballfield added and a sled hill was added. An existing paved area now used as dog park.

Many internal floor space revisions have taken place over the years. Heat was added to the ice rink with dehumidification, and other improvements. After a lengthy process pool renovated in '96 and a new wading pool with filtration system and new plumbing were added. The temporary cooling tower undersized but necessary during pool repairs. Locker rooms have been added and other minor improvements. In 2002 a new pool pump was installed and the dog park was added in 2006.

He reviews RC activities which include swim lessons for 1,700 and some HS team use for preseason uses. Rink is used for adult and beginner hockey, ice shows, public skate and noon skates. OPRFHS rents ice as do other groups. The Ice Rink is converted to an indoor soccer facility April to August. Summer camps use the site and the HS use the ballfields for various sports. The Comstock room is used for martial arts and child play.

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Telephone 312.664.6500
E-Mail tda@tdaplan.com
Fax 312.664.6503

Peter mentioned the Questionnaire and introduced Matt Ellman and Diane Stanke. Oak Park's park/pop. ratio is < 2ac./1,000 population. Built communities should provide about 10 acres/1,000, and newer suburbs about 15 acres/1,000 pop. The Chicago Park District is 3.3 acres/1,000. Schiller Schiller Park and Elmwood Park provide less than 2.

Peter reviewed the aerial photo and uses and asked how much parking is provided on Scoville. No one knows. Only 3 attendees park in the Garage. Parking is circular search.

TOPS uses pool and rents space at Y and HS at $100/hr. The building and pool deck are approx. 1.5 acres and there are about 40 spaces in lot. The municipal lot is not at capacity but is a long walk with hockey bags. Most users can usually find a parking space on Lake or Elmwood. Parking, visibility and the perception of distances was explained. PDOP had a relationship with the Church for reciprocal use of parking but use of church lot by PDOP is reduced with new HS lot.

System-wide 46% of RC users arrive by auto. The HS parking lot is used by others only in evenings by community. HS fields are used on Sunday mornings for girls soccer. HS lights are off by agreement at 8PM. RC lights are off at 11 or 11:30PM.

The Team has no predisposed opinion on tearing this facility down, but will know more in 3 months. Use of site for "mega center" is beyond the scope of this project but is a future study. Use of term "mega center" should be avoided. Prior to developing a plan for the site, we have to determine lifecycle of this building.

Peter reviewed the plat of survey and highlighted the prior vacation of North and Elmwood. At least 2 tennis courts continue to exist under one of the ballfields. Water is leaking in the RC basement and is a significant issue. The site is not as deep on its east line as it is on its west line by 54'.

No other facility in system is used as much as the rink, and is busy from 5AM 'til Midnight. General cleanup and house keeping in the facility are in order.

When it's warm outside Rink ice melts. Heating is inadequate and spectators freeze in rink, locker rooms are in disrepair and pipes routinely break. There is lots of use of neighboring facilities. Walls at the Rink only serve to keep wind out. The PDOP doesn't promote ice oriented sports because of its limited suitability for other uses. If a better Ice Rink is installed elsewhere this facility could be used as secondary facility. If we want a 24-hour ice facility, this site is too small. The Team should consider this Rink as only a secondary facility.

Older park systems struggle keeping pace with changing needs. The Chicago Park District struggles with this issue. We need to concentrate on doing another facility better. Indoor soccer is only offered at RC. The soccer should be moved elsewhere. Ice should be year round.

The TOPS Swim meet involves 600 to 700 swimmers on Fathers Day. Expansion of the deck helped out meet logistics a great deal. The Pool is packed on warm evenings but is short of electrical power, a

scoreboard, touchpads, tower and tables. During the winter TOPS is limited by availability of rental pool space. There is lots of interest in a year round swimming facility. RC is one of few long course pools left but in Chicago area and swimmers must go to Quincy for the long course State meet.

RC has two main uses (Swimming and Ice) that both want to year-round facilities so how do we accommodate summer camp? The Rink is too small.

As a hockey parent, there is interest as to how many parents want to play to be available year-round. Many parents actually enjoy the break. By 7-8 grade players need to be on ice at least 4 days a week. Many players move on to other sports. Year-round ice would increase programs and tournaments held here would be a great revenue generator for the entire Village as a result of visitors.

The Rink is too small for speed skating. Most of Franklin Park speed skaters are from Oak Park. It is estimated that $15,000 goes to Franklin Park that could be used here if facilities were better.

RC needs a studio rink.

The swimming and hockey locker rooms are too small. Hallways are too small to handle visitor loads.

Use of other facilities is not part of the study but their availability needs to take into account use by Oak Park residents of such other facilities. That will be critical in the next phase.

The real challenge at RC is how to move uses on site since they are too close already.

Use of the facility would be difficult if users had to park in HS lot and walk to RC with small kids. The day care facility is inadequate and needs lots of improvement.

Rehm pool is part of PDOP system. The Team will have to understand how the facility is used but not assess its condition.

Baseball fields sizes are substandard even with recent improvements. Fields now drain well but parents/spectator areas get flooded.

The dog park took place of potential batting cage and blocks drainage to the South. Even more flooding resulted. Some tournaments are hosted here, but improvements are necessary before additional tournaments can be held. The trend in sports is to play year-round and to travel. Not sure that PDOP's mission should include providing facilities for year- round sports.

The next step is special groups, audits and the draft report is due on May 6, 2007.

The potential vacation of Scoville Ave. will not be discussed until a master plan for the site is prepared.

The meeting concluded at 8"45 PM.

A community meeting was held at 7pm on Wednesday, February 21, 2007 at Ridgeland Common to discuss an existing conditions study undertaken to examine and review all operational areas of the Park District property located at the southwest corner of Lake Street and Ridgeland Avenue. The meeting was held on the second floor and was attended by approximately 35 people. The attendees included David Kindler, Mark Gartland, Christine Graves and Marty Bracco from the Park District Board; Park District staff members Gary Balling, Mike Gandy, Bill Hamilton, Jenny Berni and Diane Stanke; Beth Burdin, Nancy Holmes, Nancy Giangrasse and Roy Phifer representing the PDCC; and Peter Dyke, Bob Ahlberg and Ben Kutscheid from Thompson Dyke & Associates. The meeting was also attended by citizens from throughout Oak Park, 2 Village trustees and the community beat officer. Additionally, Huskies hockey, TOPS swimming and OPYB/S user groups were well represented during the meeting.

David Kindler began the meeting and gave a broad overview of what the Park District was hoping to achieve by beginning an Existing Conditions Study of Ridgeland Common. Gary Balling then identified Park District staff and PDCC volunteers in attendance and introduced the firm hired to complete the Existing Conditions Study.

Peter Dyke from Thompson Dyke & Associates began his presentation. Thompson Dyke is conducting and managing the assessment of the facility. Mr. Dyke stated that "*this was the beginning of a long process and that citizens need to be involved from the very beginning.*"

Thompson Dyke & Associates will assess the following systems at Ridgeland Common:

Mechanical Systems: HVAC, plumbing, swimming pool, sewer, ice rink

Electrical Systems: interior and exterior and sports lighting, service and distribution, alarm

Civil/Yard Piping Systems: Storm drainage, flood control, irrigation, parking lot

Structural Systems: roof and ceiling, foundations, walls and supports

Architectural Systems: flooring, seating, storage, sound systems, visitor amenities, maintenance, signage, waste, accessibility, windows, entrance and circulation, offices and work space, restrooms and locker rooms

Mr. Dyke continued to say that park use has changed since Ridgeland Common was constructed in 1962. The assessment will also help answer the following questions:

- What is the facility's current condition and how long can it be expected to last?
- Should Ridgeland Common be repaired or replaced?
- Is the facility functionally and/or physically obsolete?
- Is the facility at the end of its useful lifecycle?
- Does the facility meet the varied needs of its user groups?

Mr. Dyke emphasized that while things may not happen as quickly as some would like, in the end, Ridgeland Common will better serve the varied needs of Oak Park.

Bill Hamilton from the Park District then briefly discussed the history of Ridgeland Common. The group was amused to learn that at one point, Elmwood Avenue went through what is now the baseball field and North Boulevard once crossed what is now the dog park and sled hill.

The facility was originally built in 1962 and included the pool area, an outdoor ice-skating rink and 1 baseball diamond. Enhancements were made to Ridgeland Common in 1966, including a roof for the ice rink (walls and heating would not be added for several years), a second baseball diamond, sled hill and basketball courts.

In 1996, the pool area was renovated. Cracked decks were replaced, piping was updated and a new wading pool was constructed. A cooling tower was also added to provide ice for the rink, but it was undersized and not used. Rink ice continues to be created by using the outdoor pool's retention water. In 2000, the pool locker rooms were renovated, office space was upgraded and new locker rooms were constructed for the ice rink. In 2002 a pump for the pool was replaced and in 2006 the dog park was added. Artificial turf for the indoor soccer field is scheduled to be replaced during 2007.

Mr. Hamilton also related that the facility is visited by thousands of individuals throughout the year. During summer months, the facility is used by the Park District which offers swim lessons, sports camps and indoor soccer. Additionally, District 97 and District 200 use the facility for a variety of activities while TOPS rents the pool for practice and swim meets. An estimated 90,000-140,000 people use both Rehm and Ridgeland while 1,700 are enrolled in swim classes.

Mr. Hamilton stated that during the fall and winter months, approximately 1,000 individuals participate in skating lessons. Many others use the rink for youth and adult hockey, figure skating and public skate. And a large group of performers and volunteers participate in the annual ice show.

Mr. Hamilton discussed that the field directly to the west of the ice rink is used by OPYB/S, Windmills, AYSO, District 200 and the Park District for sports camp, sledding and the dog park.

Finally, Mr. Hamilton talked about the space on the second floor of the main building, which is made available for parties, meetings, toddler open play and martial arts classes.

Mr. Dyke then returned to discuss parking and traffic issues in and around Ridgeland Common. Currently, the parking lot holds 40 cars. Additional metered spaces are available on either side of Lake Street and along South Boulevard, just south of the rail viaduct.

The high school parking garage is approximately 700 feet to the west of Ridgeland Common at Lake and Scoville, but is not seen as a viable option, especially for parents with children and/or hockey gear in tow. The Pilgrim lot at Lake and Elmwood was discussed as a parking alternative, but no agreement is currently in place. Part of the challenge, according to Mr. Dyke, will be figuring out the parking needs for Ridgeland Common.

Mr. Dyke concluded by stating that before he could make a fair assessment of Ridgeland Common, he would need to thoroughly understand the needs of the Village. He stated it was simply too soon to answer, "*should Ridgeland stay or should it go?*"

At this point, Mr. Dyke invited the group to voice their questions, comments and concerns. The following is a summary of those statements:

- No other facility in Oak Park is so heavily used, from 6am until 11pm almost every day of the year…Maintenance is a big concern, everything needs to be in working order.
- When it's warm outside, the ice can melt; when it's cold, there's no heat…Bathroom facilities are not great for hockey…Some families go outside Oak Park for ice because they feel their needs are not met here…year round availability of ice would be great.
- The Park District could keep the current ice rink at Ridgeland Common for younger children and construct a new ice rink elsewhere in the Village for older kids and adults…Priority for older players so they can be better.
- Families are forced to go elsewhere for year round ice…Can Ridgeland be made into an all year facility?
- TOPS runs a Fathers Day swim meet…Likes the fact that the Park District recently moved the east fence toward Ridgeland Avenue, providing more deck space for kids and parents…Pool is packed in summer and short on electrical power…TOPS has to run electric cables around the pool for power, unsafe conditions.

- No place for residents to swim in winter…Forced to go to Concordia or Gottlieb…Year round pool would be great for residents and swim teams…Place roof over Ridgeland pool?
- The ice rink is smallish…should be bigger, should meet NHL standard.
- Older hockey players need more ice time to improve skills.
- Rink is not adequate for speed skating…Residents must go to Franklin Park for speed skating.
- Locker rooms are inadequate for hockey or swimming. If swimming and skating were offered all year, current lockers could not handle the traffic.
- Is year round ice economically viable?
- Oak Park is challenged by lack of available open space.
- Parking out front is very important for parents with young children skating or playing in upstairs room. Walking from the high school not an option.
- Baseball fields not in great shape…Lights for night games are sub-standard…Rain water drains well off the field, but collects under the bleachers making a huge mess for parents watching games…Oak Park does not host many baseball tournaments because of the poor conditions and lack of facilities…Hoping the dog park is eventually converted to batting cages.
- Trend in sports is going year round…Travel is trend for kids hoping to eventually play a sport in high school…Should the Park District even be charged with providing year round sports in specific areas or should it remain an organization that emphasizes recreation?
- Will Scoville be closed between the high school practice field and Ridgeland Common?

Diane Stanke from the Park District supplied a questionnaire to gather public opinion and stated that a PDF version of the document would be available for download on the Park District website by February 22.

Mr. Balling concluded the meeting by informing the group of the next steps in the process, including focus groups in March and a final recommendation from Thompson Dyke & Associates by mid-May.

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Interview Notes

Project Name: Park District of Oak Park - Ridgeland Common
Dates: February 20-21 and February 28, 2007

Telephone Interview Notes

Interviewer: Bob Ahlberg, TD&A

Jack Barclay – 10:35 AM, Tuesday, February 20, 2007

Jack Barclay is an architect and did the design work for Ridgeland Common (RC) and most of the subsequent additions and remodeling. The RC was originally funded with a bond issue for $750,000 which, at the time, did not require referendum provided municipal population exceeded 45,000. The pool is 8 lanes wide and 50 meters long (183.5' by 60'). Its width at the diving well is 25 yards but is only 6 lanes wide. The current diving well contains 2-1 meter diving boards and 1-3 meter board and is 12' deep. However, he believes current standards require a 13' depth for a 3 meter board. The pool first opened in the summer of 1962. National AAU outdoor long course meets were held at the RC pool in 1963 (swimming only due to insufficient depth) and 1968 swimming and diving nationals were held at the Rehn pool.

The park district was originally concerned about maintaining grass and landscaping at the site. Recreation was previously handled by the Village but it was the Optimists Club that pushed for the construction of the pool. The alternate design for the pool was a neighborhood pool. Rehn was built in 1966 and funded by a bond issue for $550,000. Rehn contains a separate diving pool with diving tower, and children's pool.

The ice rink opened in the fall of 1962 and was originally designed and constructed as an open rink. Ice could be maintained as early as Thanksgiving. It is a glycol refrigeration system. In 1966 or 1967, the ice rink was covered at a cost of $350,000 and also funded by a bond issue. The rink was enclosed with walls in 1981 when other RC remodeling projects occurred. One of the problems with the rink was that it is 85' by 185' instead of the NHL regulation 85' by 200'. He looked at the possibility of providing an additional rink at the site which included a potential 2nd floor rink. He was not aware that indoor soccer occurs at the rink in the summer time but mentioned the previous use of the rink for automobile shows, indoor miniature golf, home and garden shows, a three ring circus and roller skating.

He thinks there is a market for a year round rink similar to others he has designed. However, the present rink cannot be made year round as due the lack of a Permafrost barrier. Absent such a barrier, the ground will freeze and heave as has occurred at other facilities.

In 1968 it was also decided to rebuild the west side of the park by installing ballfields and the sled hill. The sled hill was constructed with fill provided by a contractor who traded it and grading services in return for "river sand" found at the Fox Park site.

213 West Institute Pl.
Chicago, Illinois 60610-3196

Telephone 312.664.6500
E-Mail tda@tdaplan.com
Fax 312.664.6503

The Village and the High School cooperate. The possibility of eliminating (vacating) Scoville west of the RC site has been discussed in the past. He indicated that the Park District needs more land. This need led to the "Cap the Ike" plan that originated in the 1960s and involved covering the Eisenhower Expressway through Oak Park and using the covered area as open space.

He believes that it will be a difficult job to figure out and implement new facilities at the site.

Jim Doss, – 11:15 AM Tuesday, February 20, 2007

Jim Doss, a member of the chamber of commerce, suggested that the existing RC facility is fragmented, congested and obsolete. There are no open areas on the site for passive uses. The facility is also not handicapped accessible. While it is generating revenue, it is not realizing its full potential. The existing building/site are not well laid out, particularly the open areas and areas west of the building. He believes that the baseball concession stand is located too close to the building. He knows that there are lots of leaks in the existing building.

The site is particularly good given its location at the intersection of major streets, a CTA transit station and proximity to the High School. He knows that it attracts River Forest residents in addition to Village residents. There is a shortage of parking and he is aware that indoor soccer facilities are provided on the rink in the summer. The interior of the building is not very well laid out particularly during ice skate pick up. He believes it is a good location for the camps because they generate revenue even if they add to the inadequacy of the building. He believes that there is the potential for even greater cooperation with the High School by allowing use of the Rink for skating during gym classes.

The pool is not optimally located and little pool privacy is provided. More parking should be provided at the site. There is tremendous demand for use of the fields/open space on the site. The moving message sign should be relocated. There have been previous complaints from the adjacent neighborhoods about noise from late night softball games. Overall, the site has too much concrete and too much noise. The upstairs deck is underutilized.

He believes that any loss of pool use will be a problem for TOPS. There is demand for year-round ice but anticipates it will loose money in the summer.

Nick Bridge – 11:45 AM, Wednesday, February 21, 2007

Mr. Bridge was a park board member beginning in 1979 and through the '80s. While on the board he participated in an effort in '81 to upgrade and make the facility a little more comfortable. However, the locker rooms were never really intended for year round use but the pool and Rink cannot be used simultaneously given the fact that the pool functions as a "cooling tower" for the Rink's refrigeration system and can't overlap. The Rink was never intended as a year-round facility.

There was not a lot of public input associated with the '81 improvements and he attributes that lack to the fact that the facility is a revenue producing facility and what was done is what was required to continue to generate revenue. He believes that the Rink generates about a 10% profit each year and suggested previously that the profits be placed in a capital fund to pay for improvements at the site.

The youth hockey program is a key constituent group that will be very interested in what happens at the Rink. He suggested that the pool could not be eliminated from the site without substantial public reaction.

His family moved to Glen Ellyn for several years before moving back to Oak Park and he relayed the negative experience of pool replacement over several years in Glen Ellyn. Problems there included a failed referendum for a previous water park proposal that duplicated 2 existing facilities in nearby communities (Wheaton and Lombard). After the referendum was defeated, the water park idea was abandoned and more modern and modest pool was proposed that replicated the previous pool on the site was constructed after the referendum was approved. In the meantime, there was not a pool available for 2-3 years.

He believes that demand for the Rink is not as strong as that for the pool but as a revenue generator it must be enhanced. He stated that a new upgraded Rink facility should provide a wide array of uses including enhanced instruction and speed skating and additional programs not now available such as now offered at Franklin Park facility its nearest competitor. An additional sheet of ice makes sense and/or additional space on the existing rink by making it larger than at present and perhaps adding more land area to the park.

As far as the need to preserve the present facility for architectural reasons, he believes that the recent Village experience in redeveloping Downtown suggests that only significant architectural resources will be protected. It is his belief that because Oak Park is land locked, its ability to create new open space is very limited and what exists at present suffers from over use.

John Hedges – 9:25 AM, Wednesday, February 28, 2007

John knows the building well as former director, he started with the PDOP in '81 about the time the Rink was being enclosed. He attempted to introduce various energy conservation measures and heat reclamation at the Rink, with mixed results. During his tenure there were several compressors replaced,

The pool received mechanical replacements in '95 or '96. The decks surrounding the pool were also replaced and a wading pool added. Remodeling in the facility was undertaken to provide new office space. In the '80s lobby and locker room renovation was undertaken and new fixtures added to the locker rooms.

Uses in the Rink have changed over time. In '81, miniature golf was provided in the Rink during the off-season utilizing portable equipment that stored during the winter. Indoor soccer was added in the late '80s when the artificial turf and goals were purchased. He characterized the indoor soccer

programming as "moderately successful. He has always been concerned with the high capital and operating costs associated with providing ice facilities, particularly in the summer months for year-round ice and recommended that those factors be carefully considered in any new construction. He was involved with the construction and operation of the Franklin Park Rink which opened in '74. While this facility was considered state of the art, there were approximately 20 other rinks under construction at the time. He believes there is strong interest on the part of the community to at least maintain the existing ice programming offered. PDOP had explored the possibility of adding a studio rink, perhaps on the second floor of the RC facility, but did not proceed as a result of high capital costs, additional operating costs, staff costs and the potential loss of land at RC. The strongest interest in ice seems to be December to March.

Swimming has historically had tremendous support in OP and recent schedule changes that stagger Rehm and RC pool opening times have been successful.

He is not sure there are available alternative locations for the ballfields and is concerned about the limited amount of land at RC and in the PDOP system. All of its parks are over used as a result of this shortage.

Historically, RC was used for Catholic youth football and that made keeping turf at RC difficult. Interest in that program has waned.

He believes that RC is the center of activities of the PDOP system and that there should be effort directed at connecting RC to the High School facilities/campus and parking. It may be difficult to tie together RC and the synthetic High School facilities but perhaps synthetic turf should be considered for RC to solve over use of turf.

The vacation of Scoville was started, and an OSLAD grant attempted but abandoned when support for the vacation by the High School was reduced.

The dog friendly area at the site should be given a lower priority than other programs primarily aimed at people because its area is too small to do well and its operation potentially limits other uses at RC. Unofficially, 20 to 25 people used to use Lindberg Park as a dog park but it did not work well because it was not enclosed.

He characterized Oak Park as an atmosphere of collaboration and solving problems. He suggested that a combined RC, High School and Village campus is a strong possibility.

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Notes from Brief Phone Interviews with Various Village Personnel Conducted and Prepared by Bob Ahlberg, TD&A

Jim Budrick, Village Engineer – February 28, 2007 – 10:00 AM

Traffic Studies: The Village has substantial Lake and Ridgeland traffic data and information and will fax current volumes for each to Bob Ahlberg.

Water Main: The two water lines in the former North Blvd. ROW are in municipal easements, are very old and are maintained by the Village. The potential to relocate them is limited, particularly the 22" feeder that serves substantial areas to the west and originates at the North Blvd. & Lombard feeder station to the east. If substantial redevelopment occurs at the site, the Village would consider replacing them with new pipes.

Stormwater Detention: Given the combined sewer service provided in Oak Park, no stormwater detention is required. The Village looks to MWRD to enforce its regulations. The High School constructed a fairly elaborate drainage system for its artificial turf that does hold some runoff but detention is not required, per se, regardless of whether the facility is remodeled, added onto or replaced.

Scoville Vacation: The Village has no utilities in Scoville other than a 9" sewer used to drain the street. There are 20 on street parking spaces on Scoville that are used for High school parking by permit. With the existing viaduct on Scoville it is used by the neighborhood to the south to access RC, the farmer's market etc. He suggested that eliminating this access may be perceived negatively by the neighbors, particularly the East Ave. neighbors. The Village would be concerned about the impact of diverted Scoville traffic on the remaining streets.

Off-Street Parking: Generally, a new facility must meet its new demand but there are also opportunities to help the High School by utilizing the existing 300 space, 2 story garage. The garage was designed to accept a future additional floor containing some 1500 additional spaces.

Miscellaneous: A combined High School, Village and RC campus seemed to make sense and the utilization of the existing (and perhaps expanded) parking garage for RC parking would be considered a benefit. There is not a lot of overnight parking in the garage.
The biggest issue to consider in any revisions to the RC site relate to site access which must be considered carefully.

213 West Institute Place, Suite 700
Chicago, Illinois 60610.3196

Telephone 312.664.6500
Fax 312.664.6503
www.tdaplan.com

Craig Failor, Village Planner – March 27, 2007 – 4:00 PM

Lake St. Plan: The Village just adopted a Lake St. Plan but he believes it really doesn't affect the RC site.

Scoville Vacation: The closing of Scoville probably would not be an issue to the neighborhood. However, the Fire Department might be concerned.
Off-Street Parking: The parking requirement for any new construction will probably be determined by an interpretation by the Village's Zoning Officer since there are no requirements applicable to the PDOP uses. However, any new parking required can be satisfied by the existing parking structure because it is located within 500' of the RC site.

Stormwater Detention: No stormwater detention will be required with any new development.

Miscellaneous: The busy intersection of Ridgeland and Lake might be an appropriate site for retail storefronts at grade and offices above and PD uses behind or above. I relayed the severe lack of parkland and the concern over eliminating site area. He responded that the RC site is well insulated from any residential development which may allow a new building or addition on RC site to go higher than otherwise permitted without controversy.

Loretta Daly, Business Services Manager – April 3, 2007 – 2:00 PM

- Supports the highest and best use of the site which will have benefit to Village residents and commercial establishments. . Uses at the site that bring night-time activities will be particularly beneficial.
- With any redevelopment of the site, there may be opportunities to introduce businesses at RC through vending, concessions, etc.
- She felt that the existing level of usage at RC does not adversely affect the neighborhood and believes that the present facility is underutilized based on living in the neighborhood. She was unaware of even big events at RC because they did not adversely affect surrounding uses. She conceded that night softball games have been an issue to the neighborhood.
- Opportunities exist to collaborate with the private tennis facility nearby as well as the High School in particular.
- "Marrying" the site to the High School's fields to the west through the vacation of Scoville makes sense and would provide an opportunity for uninterrupted open space. However, the vacation of Scoville may be an issue to the Fire Department and other emergency service providers because it has a viaduct under the train tracks.

- She felt the sled hill might be difficult to eliminate but noted that usage is dependent on weather and was surprised we did not hear great support for maintaining the sled hill.
- Much of the controversy over the construction of the skate park at Stevenson Center centered on the perception that new facilities would somehow automatically exert negative spillover on the surrounding neighborhood but that has not proven true. RC is well insulated from its residential neighbors.
- Compared to Rehm, Ridgeland has been the "poor stepchild" particularly for pool improvements that benefit recreational (non-competitive) swimmers. The aquatic facilities, particularly the adult deck at RC, are not appealing to adult recreational swimmers.
- Even as a dog owner, she believes that the dog park is not well utilized.
- There are plans to have a mural painted on the railroad embankment behind the pool.

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Ridgeland Common Existing Conditions Study
Focus Group Meeting Notes

Project Name:	Park District of Oak Park – Ridgeland Common
Date:	March 7, 2007 - 7:00 to 8:40 PM, Hedges Administrative Center – 218 Madison Street
Issue Date:	March 14, 2007
Present:	Representatives from figure skating, public skate, dog park, WSSRA, swimming, and the Park District Citizen Committee were in attendance. Gary Balling and Bill Hamilton from PDOP, Peter Dyke and Bob Ahlberg from TD&A

1. **Welcome and Purpose of Study**
   Gary thanked everyone for attending, explained the project, highlighted previous meetings and introduced the other consultants involved in the project. He explained the data gathering activities to date and indicated that both he and Bill would be leaving when the Focus Group portion of the meeting commenced.

2. **Introductions**
   Gary introduced himself and Bill Hamilton of PDOP and Peter Dyke and Bob Ahlberg of TD&A.

3. **Background on Ridgeland Common (see attached History)**
   Bill gave a condensed history of Ridgeland Common, provided dates for major improvements since the facility was built in 1962 and mentioned major repairs. He also highlighted various attendance figures. Total yearly attendance has recently ranged from between 10,000 and 12,000 individual pass holders of all types. Approximately 12,000 attend weekly public skating hours in addition to the Ice Show with 300 skaters, and 7 weekly private rental groups. Major uses include: approximately 350 participants in PDOP hockey programs with 6 high school teams using the Rink. In addition, there are 2 swim teams using the pool, 85,000 – 140,000 attendees at the pool, 350 summer camp attendees using the pool, WSSRA summer camp, 1,600 swim lessons, teen events, scuba diving and water polo. Other major uses at Ridgeland Common include: Summer soccer sports camp, with 900 attendees, adult soccer leagues, adult softball, little league baseball, AYSO games and a Dog Park. In summary, it is a very high use facility.

4. **Team Organization and Project Schedule/Process**
   Peter Dyke reviewed the team organization board and mentioned that General Energy, Counsilman-Hunsaker and Ehlke-Lonigro Associates were responsible for various aspects of the project. He reviewed the progress to date and explained that we have about 90 days to complete the project.

5. **Site/Facility Orientation**
   Peter presented a plat of survey and identified the location of facilities at RC. He reviewed the PDOP land/population ratio (approximately 2 acres/1,000 population). Bob Ahlberg added while it

is far more suburban and still developing, the Naperville Park District has about 17 acres/1,000 population.

4. **Directed Discussion**

Peter asked all attending to introduce themselves and asked everyone to explain their impressions of the facility for about 3 minutes. The following summarizes attendee input:

- The question was raised regarding whether or not we are gearing towards a temporary solution. Peter explained that we have no opinions now until we hear from the experts. In response to a question regarding whether RC should be considered architecturally significant, we have been asking that but have not been hearing that any of those interviewed consider the RC facilities to be historically significant. However, there are aspects of the facility with elements of local character such as the Rink.
- Another attendee stated she prefers tearing the existing building/Rink down and starting new. Too many things are wrong. There have been many plumbing problems this year, the roof has always been an issue and there is no storage. Ice show costumes have to be stored offsite. The locker rooms are horrible and leaks have taken toll on the facility's equipment.
- Plumbing problems have increased recently and are getting tougher to repair. There has been "down time," damage to other portions of the facility and inconvenience to all as a result of the leaks. The basement is packed with electrical and other equipment and problems could ensue with major leaks in the basement. He loves the structure but thinks that it may be time to replace it. The beams are beautiful but he regretfully leans toward replacement. In response to a question regarding how facility problems affect the way residents use facility, he explained that we have been lucky because roof leaks at the Rink are at the perimeters of the structure. If the leaks lead to a major electrical problem, we could lose the ice during peak portions of the season.
- The leaks were minor in the past but are becoming more frequent and costly to address. Equipment at the facility is functional but antiquated. He would hate to see good money go toward repair of outmoded facility. He suggested that we need to build up due to the limited land available, but are limited by the amount of parking provided. He has worked there for years and knows how to navigate around problems. Preventative maintenance is required when bad weather hits. He believes PDOP should replace the facility. He suggested that there are many things that do not comply with current safety standards. Each year, the pool takes longer and longer to open. New leaks occur each year. It is becoming increasingly expensive and time consuming to repair problems attributable to age. There has been lots of water lost with pool leaks. If we want to be the type of District we all vision, we need to replace the facility.
- Dog Park registration occurs inside the facility leading him to discover obvious interior issues. He provided a brief history of the Dog Park. It was imposed on PDOP by Cook County who refused to allow joint use of facilities by canines and humans. PDOP has developed a master plan, which calls for long-term permanent facilities at Maple and Taylor Parks but focussed on RC because of its existing unused concrete pads and the speed with which a temporary Dog Park could be opened. He explained hours for, and the location of, "Dog Park Plus." From the point of view of dog owners, approx. 8 dogs use the Dog Park at a time and there are a total of 350 registered users. The PDOP Dog Park requirements require that owners be registered, dogs inoculated and dogs wear tags. Use of ball fields for Dog Park Plus can accommodate 50-60 at a

time with about ½ of registered owners using them. He believes it is a very satisfactory arrangement but understands it is temporary. However, he would prefer that RC host dogs for as long as possible. The surface here is mulch but there was a big debate on what should be used. Other materials might be better, but bare concrete is not good.

- She indicates she has concerns relating to her belief that the ice rink is too crowded for kids. Crowding is particularly bad during after school programs, which are very well attended. Temporary partitions don't do a good job of separating skaters particularly when new skaters are learning space consuming tricks and routines. Electrical outages in the past have resulted in cancellation of ice programs and events. The small Ice Show does not present a huge demand, but can't be staged without electricity. If a year-round rink was provided, PDOP could generate more ice usage.
- She mentioned that she has kids whom use the facility. She believes that the safety of the facility is the biggest concern. If the public were aware of all of the safety concerns, there would be a bigger push for replacing the RC facilities. So much happens at RC, it is absolutely critical to Village residents. The WSSRA only uses the pool at RC in the summer. This usage consists of 2 groups or a total of 30-35 attendees including staff, for 5 days a week. She indicated WSSRA has stopped using the Rink because WSSRA skaters can't be provided a cordoned-off area. WSSRA uses the Franklin Park ice facility instead. She suggested the Oak Park needs a studio rink that can fit 20 skaters easily. WSSRA provides services from Franklin Park on the north to Cicero on the south. RC facility shortcomings affect what WSSRA can offer its attendees. She mentioned that WSSRA can't use the Comstock Room upstairs or much of the RC facility due to grade changes. She believes that RC has become archaic and a new solution is required rather than a "band aid fix". Some 40% of WSSRA program attendees come from Oak Park.
- She believes a year-round rink would be ideal. In the past residents have been resistant to year-round ice. However, year-round would bring lots of skaters and money to the Village. She indicated that the RC building is shabby and not welcoming. There are no display areas for merchandise or posters. There is no place for employees to eat or gather. The building's bathrooms are horrible. Registration is inefficient due to floor layout. Even if short term "band aids are required," long term solutions are the answer to the present problems. She indicated that there are about 700 skaters (or 200-400 families), but that figure includes some overlap and does not include hockey.
- Lots of ice usage rental money goes to other communities that could stay here if additional facilities and year-round ice were available.
- Given a choice, skaters find the Franklin Park ice facility superior.
- It is tough for Oak Park resident to use the Franklin Park facility (Waveland and 25th) due to trains and traffic.
- Based on his experience with kids in skating programs, year-round ice could be a tremendous revenue generator for PDOP. He also indicated that no temporary Dog Park tags are allowed for visitors.
- He stated that in previous surveys residents have indicated we need a new year-round ice facility and a fitness center. He suggested that residents spend lots of money at outside (non-PDOP) facilities. With the Hedges building on the perimeter of the Village and inconvenient for registrations, RC should be the jewel at the center of the PD with its very best facilities. He suggested that PDOP should put dollars into improving all of the RC facilities.

- She mentioned the need for more programmable space.
- The assumption of recreation activities by the PDOP was well received and was well supported with referendum. Its impact was minor, consisting of an increase of approximately $50 on a $100,000 home. PDOP was levying approximately ½ of the amount levied by other surrounding communities. The 2005 referendum was approved but its revenues are limited to capital improvements.
- Land acquisition in Oak Park is extremely difficult.
- He believes that residents assumed it was a one-time referendum.
- The Village didn't want to lose its oversight, but the transfer of recreation took place prior to referendum. *(Note: The actual transfer of properties took place after the referendum.)*
- The Comstock Room is very well utilized for fitness and other activities.
- Every space in the PDOP system is well used.
- Stated that RC, like other PDOP facilities, has been "beat to death" with over use.
- RC has no available space for meetings. In addition, there is no space and ability to rent the facility for weddings etc. He believes that the ice is far too crowded. While PDOP could sell ice usage for $95/hour there is no time available due to over programming of the Rink. With a smaller studio rink, a big hockey game could occur simultaneously with studio ice use.
- Because multi-family development surrounds RC, dog owners may find RC the most convenient for a Dog Park. He indicated that the field lights at RC are on until 9 PM. Most Dog Park users walk and drive to use the Dog Park but users of Dog Park Plus most often drive to the facility. This usage competes with other events at RC and parking is limited. The sled hill is part of Dog Park Plus.
- Indicated that a sled hill is also offered at Barrie, but sled hills don't have a big constituency because they are used only when it snows.
- The RC sled hill is heavily used and skinned fairly quickly. Users of the sled hill do not find existing parking convenient.
- Suggested that the closing of Scoville is important and may allow the expansion of the ball fields.
- The vacation of Scoville would allow moving all existing facilities further westerly. Bob Ahlberg mentioned that the ROW is only 60' wide.
- Additional parking should be provided at the facility for large events.
- Church parking was available in the past but not any longer. The new High School parking deck is available but is too far away for most RC users.
- Mentioned that most users drive through the RC lot to see if parking is available but traffic movements make access to the parking deck a bit of a drive.
- RC is in an optimal location that is close to tracks, a location that would not work as well for other uses. A state of the art facility would include a year-round rink, year round pool and a facility that is totally accessible.
- Access for residents to a year-round pool will be gone when the Y leaves its present facility and he doesn't know who the new user of that facility will be. The High School pool is kept at a cold competitive swimming temperature and is not really suitable for senior use.
- Suggested that PDOP needs a bigger rink even if only for figure skaters. The existing facility does not provide good circulation for skaters while they are wearing skates. Other facilities provide extensive rubberized floors for skaters. Lack of appropriate facilities takes a toll on the

rental skates. The existing locker rooms are horrible and damage to locker contents occurs because of the leaks.

- Relayed an experience during a fire drill while she was skating with her elderly mother and young child. Many of the older people and kids could not exit the facility while wearing skates.
- RC needs much better emergency exit capability. The existing facility is tough to exit and requires much better interior flow. Everything involves the use of the 3 stairs in the lobby. Newer, better-designed and expanded facilities would generate revenue for PDOP.
- Indicated he was very happy with Dog Park Plus and would hope it would continue at RC in the future. He suggested that more than a small concrete space should be provided. However, he conceded that it also depends upon how the County enforces its requirements. He said that Dog Park users hope to maintain friendly relationships with other RC users. He believes that swimmers would support an indoor pool facility that provides space beyond just family and swim team use.
- Questioned whether providing a year-round rink had to be at the expense of the ball fields.
- Suggested that in the planning for RC, PDOP should focus first on meeting needs of community before building revenue generating facilities.
- Peter Dyke reminded attendees that while it is good to discuss future uses, this study is limited to an assessment of existing facilities.
- Expressed concern over the existing plumbing problems, lack of storage, condition of bathrooms, leaks, lack of landscaping at RC and condition of the concession area. In summary, she believes the facility is ugly.
- Peter Dyke suggested that if anyone has any additional input, they should email Bob with it or any further questions. He also requested attendees to fill out questionnaires. He thanked everyone for attendance and input.

5. Next Steps

Special user group interviews will take place next week. As soon as data gathering is complete, the results will be analyzed and synthesized in a report presented to the PDOP and residents.

6. Adjournment

The meeting was adjourned at approximately 8:40 PM.

Attach: History Summary

Ridgeland Common Recreation Facility
An indoor ice arena, outdoor swimming pool and park site

History

- Ridgeland Common was built in 1962. It was designed by local architect, Jack Barclay, as a seasonal out door pool facility with a 50 meter competitive pool, attached 12 foot diving well and a separate wading pool located on the east side of the facility and a seasonal outdoor ice arena measuring 85 x 185 feet. The rink refrigeration was originally designed to have a traditional cooling system but, because of costs, the pool was included in the design of the system to provide cooling for the refrigeration equipment. An added benefit to this system is that the pool is protected during the winter months because of the warm water in the pool.
- The roof over the ice arena, brick walls and columns were added in 1965. However, it was not fully enclosed and remained unheated. Bleachers were also added on the west side of the rink where the player's box was originally located. Radiant heaters were installed over the bleachers. The player's box was moved to the east side of the rink. The Black Hawks began to use the rink as a practice facility.
- The baseball/softball fields were added to the site on the west side of the building in 1965. Originally there was only one baseball field. In addition to the field, 2 basketball courts, a hand ball court and a sled hill were added on the south west side of the site. These fields were the first lighted athletic fields in the parks system.
- For many years there were few changes to the site and building.
- In 1982 the main building and the rink received some updating and improvements. The front entrance doors were moved north to their current location, the upper lobby was tiled and new light fixtures were installed. The rink was finally fully enclosed. Glass was added to the front of the facility and the remaining openings along the brick walls were enclosed with fiberglass panels. The rink also received a forced air heating system, a dehumidification system and roof-mounted exhaust system. A new rink PA/music system was added as well. The pool filter system received an upgrade with 40 new filter grids replacing the original grids.
- In 1985 the original refrigeration system was replaced with 3 York 100 ton compressors. All related equipment was replaced at this time. A new Zamboni was purchased to replace an aging model.
- The pools were experiencing serious signs of aging by the time a pool renovation was being considered in 1993. Decks were severely cracked and heaving, locker rooms were old and worn and steel pool pipe was beginning to deteriorate and suffer break downs.
- After a lengthy planning process, the pool renovations began in the fall of 1995. The basic shell of the main pool remained the same, but work included removal of all decks, replacing all steel supply and return pipe with schedule 80 plastic pipe, and the relocation of the pool supply and returns. All ground level decks were replaced. The wading pool was completely replaced with a zero edge pool

featuring a spray feature and an independent filtration and heating system separating it from the main pool filter system. The pools opened in May of 1996 with only a few punch list items needing to be addressed.

- In order to perform the construction work over the fall and winter the pool had to be drained. An evaporative condenser had to be installed to take over the cooling duties of the pool water in order to operate the rink. The system was not ideal and presented many mechanical issues over the season, but with little service interruption, the rink functioned for the full season. The rink was converted back to the cooling system provided by the pool for the following year. The evaporator remains on the adult deck.
- Additional renovation was identified in the planning process but due to fiscal restraints, locker room renovation and filter renovation were not under taken and put off to a future date.
- In 2000 the Park District addressed the conditions of the pool locker rooms by replacing all the lockers, adding ADA accessible bathrooms, new shower facilities, tile floors and walls and drop ceilings. Other long time issues were addressed by developing much needed office space in a 40 by 8 foot hallway and building "Hockey Only" locker rooms on the south side of the rink between the elevated tracks and the rink wall. This eliminated the wear and tear on the new pool lockers by eliminating the shared pool/rink use. A storage area and coaches' room were added in the southwest corner of the rink.
- The main pool pump was replaced and the motor rebuilt in 2002.
- The temporary dog park was constructed and put in use in 2006 in the area that was formally basket ball courts and a handball court.

Uses and Users Served

Ridgeland is a valuable resource to a great many customers and user groups both from a facilities and field use perspective.

Pool

- 85,000 to 140,000 patrons per year for Public, Family Swims and special events. The attendance number varies greatly depending on weather.
- 10,000 – 12,000 Individual Pass Holders of all types.
- 2 Independent swim teams, TOPS and Millennium that can have as many as 250 participants.
- Up to 350 park district campers per day.
- WSSRA Summer Camp
- Numerous day cares and private camps
- Swim lessons for up 1600 participants
- Teen Special Events
- Scuba Diving
- Water Polo

Rink

- Weekly Public Skating Hours - Attendance 12,000
- Figure Skating Lessons – 900 participants
- Ice Show – 300 participants
- Park District Hockey programs – Serving youths and adults, both recreational and a travel program. 350 participants
- 2 high school hockey programs – 6 teams total
- 7 weekly private rental groups
- Indoor playground and birthday parties

Soccer

- Adult leagues – Coed and Men's
- Youth Lessons
- Group Rentals
- Host to 900 participants in summer sports camp

Baseball/Softball Fields

- Oak Park Youth Baseball and Windmills
- Adult Softball
- High School softball practice
- Band Practice
- AYSO
- Dog Park

THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning
Landscape Architecture
Urban Planning

Ridgeland Common Existing Conditions Study
Special User Group Interviews

Project Name:	Park District of Oak Park – Ridgeland Common
Date:	March 14, 2007 - 7:00 to 8:40 PM, Hedges Administrative Center 218 Madison Street
Issue Date:	March 22, 2007
Present:	Representatives from figure skating, public skate, dog park, WSSRA, swimming, and the Park District Citizen Committee were in attendance. Gary Balling and Bill Hamilton from PDOP, Peter Dyke and Bob Ahlberg from TD&A

Meeting Notes

Gary Balling, Peter Dyke and Bob Ahlberg were present for all Group interviews.

All groups were initiated by Gary Balling who introduced himself and thanked all for attending. He explained the purpose of the Ridgeland Common (RC) study and indicated he will be leaving so attendees can speak freely. The study will provide a snapshot of the condition of the RC facilities.

In each group Peter Dyke thanked those attending and described the consultant team members, study process and project timeline. He indicated the information gathering will be completed once these interviews and been completed. Our job is to evaluate the existing facility including all RC facilities and mechanical systems. TD&A will develop cost estimates for repairs, an upgraded facility meeting existing needs and replacement facilities. In response to a question regarding whether good input was being provided, it was noted there was good input from the various special interests. However, no one has provided input as a constituent of the building and that may represent a lost opportunity.

Comments from individual groups are as follows:

Group A

Present: Lee Graziano, Dan Wolff, Tim Kelly, Dave Kinsler, Maggie Kelly, Beth Burdin, Bob Banker, Peter Dyke and Bob Ahlberg. Bob Banker was present for the first two groups.

Lee Graziano representing Fenwick High School and attended the school. Fenwick rents ice for Hockey which is a school sponsored sport.
Dan Wolff runs hockey program for Fenwick, is a former Commander of Cicero Police Department, ran the hockey program in Cicero previously but has been involved with OP for many years. Neither he or Lee are Oak Park residents.
Tim Kelly grew up in Oak Park and swam for many years at RC and OPHS. He is a former Park Board member and president.
Dave Kinsler described himself as a lame duck Board President. He has kids in hockey and the ice show.

Maggie Kelly is a life-long resident and is an architect specializing in historic preservation. She swims at the RC pool and skated at the Rink. She is a member of PDCC.
Beth Burdin is a PDCC monitoring the entire study process and uses RC facilities.

The following comments were provided:

- RC was very unique and remains so because very few communities have the courage to provide ice. Large users can offer assistance and will try to help improve the facilities.
- The rink is too small and needs to be bigger.
- Fenwick High school games would be better with concession stand open and revenues would help RC.
- A skating pro shop would also help RC revenues.. 2 rinks are required to make money.
- Rental fees are $360/hr at the Addison rink.
- The Catholic league charges admission to control attendance for games.
- RC opens its Rink late because most hockey programs begin practice in late August. Those based at RC have to rent ice to start their seasons.
- Those attending can't really speak about committing school funds for facilities but Fenwick might be interested in participating in the cost of a new facility because the Fenwick campus has a space shortage. It has contributed financially in facilities it doesn't own including baseball fields. Alumni would be interested in contributing and families have contributed to facility improvements over the years.
- There is a need for additional Fenwick pool time, even though it built pool several years ago.
- RC ice equipment has failed and caused event cancellations in past.
- Games at the Rink are cold but the facility that has been improved over time.
- Due to USA Hockey emphasis, referees call more penalties during games at RC because it requires a closer game due to its smaller rink.
- Kids participating in Fenwick Hockey come from all over the western suburbs. The average hockey team member pays approximately $5,000 in total fees and expenses a year to play.
- Due to a shortage of available ice time and facilities, lots of available ice is rented elsewhere.
- Fenwick is a rival but has a good relationship with OPRF High School.
- If study concludes that the Rink is not in that bad a condition, it should be repaired and improved.
- The facility in Darien includes 4 rinks. 2 are year-round ice and 2 indoor ice that are convertible to other uses.
- The facility may be significant to Oak Park even though it is a '50s design but is probably not architecturally.
- The thing that is most historic at RC is the people not the space. Any new rink must pull off that historic feel because history is important in Oak Park.
- The RC pool has less of a historic feel and predominantly provides relief for residents when it is hot.
- Based on its present condition, RC should be torn down and replaced with something like the Petit Center in Milwaukee that contains 2 rinks with speed skating ice around the outside.
- The RC Rink used to used for roller skating. Previous Boards had very limited money for repairs.
- Repairs to RC may require a referendum.

- If Scoville were vacated and new RC facilities constructed at the NWC of the site, existing facilities could remain open during construction.
- The redevelopment of RC will require partnerships with all of its major users.
- Oak Park will be here a long time and needs new facilities.
- More and more potential users of RC are transitioning to the rink in Franklin Park.

Group B

Group members introduced themselves:

Jim Collins representing indoor soccer and runs a successful grade school soccer program at Ascension that rents indoor soccer time at RC. Grade school soccer success is based on the availability of indoor soccer space. He pays $50/hour for space and is concerned that if too good a facility is provided, he will have to compete for it.
Cathy Rigalli representing the Millennium Swim Club who rents pool time at Rehm. Millennium swims at Fenwick in the winter
Bill Martin rents the rink for hockey, grew up in Oak Park and runs skate rentals. The Rink's season ended last week but the Ice Show will run all weekend.
Maggie Kelly is a life-long resident and is an architect specializing in historic preservation. She swims at the RC pool and skated at the Rink. She is a member of PDCC an d her son uses the facilities at RC.
Beth Burdin is a PDCC monitoring the entire study process and uses RC facilities. She has a 4 year old son, moved here several years ago and uses the Rink and pool.

The following comments were provided:

- Experience has shown that RC Staff has always been very helpful and have adjusted Rink transition times to accommodate the needs of schools.
- The soccer field is also used during the day for camps.
- Rehm is a nice place for families to swim, but recently 2 of its 8 competition lanes were eliminated to make an opening into the baby pool..
- Millennium uses Rehm from from 5:30 to 9 and is used by approximately 300 swimmers. It is generally a no cut program because there is no other venue.
- TOPS uses RC while MSC uses Rehm, but due to demand, both only have about 2 hours a day of pool time.
- PDOP has done a good job of scheduling pool usage so that pool use is maximized.
- RC is used for only one big meet a year on Fathers Day that involves approximately 800 swimmers. Millennium hosts indoor meets at Fenwick during winter.
- Parking at RC is tough during the summer because demand conflicts with parking for the farmers market. The new parking structure is important to meet demand for big events.
- Recently there was a period of 2 weeks with no heat at the pool.
- When RC opened, hockey was more popular. RC was the best and only rink. Today, RC is the worst because too many alternate uses compete for same space.

- Other rinks in the area are better because they maintain ice all year. Johnny's Ice house in Chicago is premiere facility and is very busy in Summer.
- Hockey is not always well tolerated at RC due to competition for the space.
- New locker rooms are horrible and the fixtures resemble those used by the "Dept. of Corrections." They are dirty and unacceptable.
- Rat Hockey is very popular (first 22 guys paying $7 can play a pick up game).
- There is a lack of effort to publicize RC ice in Hockey World. Other rinks do a better job advertising their availability.
- RC's Rink will continue to suffer unless ice can be offered year-round. More ice time is required for local hockey programs to compete even though it is important that time not be taken away from other uses.
- RC's Rink maintains the best ice surface in Chicago area and has well maintained edgings. Bill Hamilton had to do lots of maintenance chores.
- Other ice rinks in the area will not affect demand for RC ice because they are too far away (Seven Bridges, Addison, etc.).
- Recent locker room renovations were a joke in terms of quality. Showers don't work and pipes freeze. On a recent Sunday morning, only 2 of the 8-10 shower heads provided worked in the swimming locker room.
- With the elimination of the Rink's ice many programs are transitioning to the Franklin Park rink. It has superb maintenance, new shower heads, new tile in locker room and other improvements even though it is roughly the same age as RC.
- RC employees are great but occasionally illness leads to service lapses. That said, you can always tell a good manager, they pick up a broom and a mop.
- RC suffers because you can't open the pool and offer ice at same time.
- One benefit of PDOP is that it doesn't charge lots of money for its programs.

Group C

Group members introduced themselves:

Bobbi Nance has worked for PDOP for 1.5 years and Urbana Park District previously. She runs pool and skate events including teen programs and has had 130 teens at skate nights but doesn't advertise the programs.

Bret Patnode represents TOPS (The Oak Park Swimmers. He is the meet director and is involved with the Father's Day meet involving 700 swimmers over a 3 day event. TOPS also hosts 2 night dual meets during season.

The following comments were provided:

- The concession stand is open only if it is open for a previous event. It could be open if staffed and would be well used by teens.

- Pizza is served at teen events as part of the admission fee. Admission is $4 if teens have a season pass. Otherwise, admission is $9.
- Lacrosse is also played on the ball field that is illuminated.
- Kayaking, outdoor adventure and scuba are also provided at the pool. Teen events on non-major holiday events.
- Most teen events are Friday night.
- RC functions well for use of the ice because it is an enclosed space. Also, the size of the Rink is great. However, there is no lobby space and the cashier location leads to long lines. It is bad enough that the lobby is too small but it is exacerbated by the fact that skaters can't wear ice skates in the lobby.
- RC is amenable for teen movies and lock ins.
- An Ipod plugged into the PA provides music for teen events. Indoor space soccer arena is great if weather is bad. Facility gets revenue, not a benefit to your program.
- Swim meets at RC require borrowing touch pads from OPRF or Fenwick and a borrowed score board. While it had access to a new timing system, it wasn't compatible with the scoreboard.
- TOPS has 167 – 170 swimmers.
- TOPS has an affiliation with the Y and gets to practice at OPHS. Past "issues" with Y membership by some swimmers lead to the creation MSC.
- Swim meets at RC have also involved vendors selling food and smoothies on the adult deck. However, it was difficult due to limitations in providing electrical power, particularly with meet needs.
- Toilets and locker rooms are well used during meets and the lobby gets very crowded with visitor check in, parents arriving and the posting of scores.
- While the pool is well liked, there are problems with the equipment that comes with it. It is one of two 50-meter pools in the Chicago area. Quincy, Illinois has a tremendous 50-meter facility modeled after a facility in Ft. Lauderdale.
- During meets there is no elevated viewing area on deck and 2 sets of bleachers are brought in from OPRFHS.
- If the pool is replaced at RC an indoor/outdoor pool would be very nice even though an outdoor pool is preferred. Oak Park would be a great location for a new 50-meter pool. Indoor pools are hot in the summer.
- The High School rents both the east and west pools for meets but meets at the east pool are very tight because the deck is too small to run big meets. In a typical dual meet, there are 120 kids from TOPS. Swimmers can't even watch the meet.
- A 7 team meet at the small High School pool is very tough to run and has lead to lots of accidents.
- Outdoor pools can be closed in the summer during bad weather and a second indoor pool provides an alternate.

Group D

Group members introduced themselves:

Carey Shinsako has experience in traveling hockey/OPRFHS hockey. He was born and raised in OP, and his family has lived there since the 50s. He is the hockey director at the High School and the Park District. He played hockey at RC when it was first covered with a roof.
David Lehman has experience with hockey at RC. He started in house hockey but is moving to travel hockey. His son speed skates at the Franklin Park rink and he coaches the Bronco baseball team. He was at RC today practicing with 5 other teams. He ran the Bronco league last year but is more into hockey as a parent.

The following comments were provided:

- Travelling hockey started 8 years ago.
- RC was the first rink in the Chicago area with a roof, but we need a longer season to run a competitive public program.
- Many skaters have been lost to Bensenville and RC needs 2 sheets of ice.
- If RC were a private facility that could control usage, it could get by with one rink but most rinks now have 3 sheets of ice or more.
- RC needs at least 2 full sheets and we should consider building a two-level facility like those outside of Boston.
- The renovation of the locker rooms was difficult 5-6 years ago. Whatever progress that effort provided has been abandoned due to a lack of significant improvements since that time.
- Jim Carrol had developed plans for second full sheet of ice to be constructed above the existing rink.
- Johnnies has an elevated sheet over indoor parking.
- Locally, Northbrook, Bensenville, Bolingbrook, Romeoville, Glen Ellyn, Addison, Fox Valley (Farnsworth Rd.), Darien, Hoffman Estates, Glacier, Arctic, Crystal Lake are the competition rinks.
- PDOP can break even with two rinks if it melts one down in the summer because two rinks reduces incremental costs. For example, the two Zambonis are there anyway and the second sheet opens up the potential for all kinds of clinics, hockey, etc. A second sheet should not be provided in summer because private facilities have done that are losing money.
- A sport court should have been provided in lieu of a new carpet for the rink.
- The entire RC facility should be replaced with a two-story rink. It is possible if we cooperate with the Church and the High School.
- The pool should move to the High School practice fields and the fields should be moved to RC.
- A synthetic turf field makes sense given the high usage.
- We can't lose the ball fields during construction.
- The layout of the buildings needs to be made more efficient.
- New facilities don't need to be pretty/fancy just more efficient and functional.
- The Franklin Park facility is located at 25th and Addison. It is 30 years old but well maintained because it is shut down for a month in summer for maintenance.
- The Franklin Park Community Center is also beautiful but Franklin Park has more industrial tax base and can afford such facilities.
- Many work out at the Y or the tennis club on Lake.
- A multi-purpose facility would be tough at the RC site without substantial parking or some arrangement to use the church lot.

- Parking has always been an issue at RC.
- The renovation/improvement of RC will require leadership from the High School, Village and Park District. Everyone can benefit but all must participate. There has to be leadership which may exist. Vacation of Scoville is a key requirement.
- There is concern that the Village is too busy with Downtown redevelopment including Marion Street Mall. Some trustees interested in increasing tax base. Village's role in RC renovation could include street vacation, expanding the parking garage, allowing parking at the Church and making some TIF money available.
- The OPRFHS needs a new 50-meter indoor/outdoor pool.
- There are eight existing swimming pools in Oak Park but all are old (Rehm, RC, Y, OPHS (2), Fenwick (2) and one at the new health club).
- A new skating rink could be utilized for gym class.
- Friday night open skates are really good for teens.
- Regardless of what happens many love RC and it is a second home to kids. Any changes need to retain that local feel. There must be a pride of ownership and community feel.
- There are 96 kids in the hockey travel house program with 85 from Oak Park.
- The bad news for RC is also good news because none of the competitors have surplus land for expansion.
- Some reciprocity for other facilities in town may help finance improvements.
- Leadership from Village might help with other communities contributing construction dollars in return for special user rates.

Group E

Group members introduced themselves:

Greg Price representing youth baseball and has been a Board member of Oak Park youth baseball for seven years.
Mike Farley has lived in Oak Park for 12 years, but has only used RC as a dog owner.
Don Stapleton (8:05) representing youth baseball
Andy Marks representing hockey rentals, grew up in Oak Park near RC, used all the RC facilities as a kid and does just about everything available at RC with his family.
Nancy Giangrasse a member of PDCC.
Roy Phifer a member of PDCC.

The following comments were provided:

- The Comstock room doesn't work well for meetings.
- Cook County required separation of dogs and humans led to RC dog parks, long term at Taylor and another park.
- At RC, dog regulations are extensive dogs use an existing concrete area as the dedicated dog park. The ball fields are available for use on weekends for two hours. This has worked pretty well considering it went from something to nothing and is now back to something now.

- The plan for a permanent dog park won't provide space as large as is now available at RC on weekends. Bad drainage at entrance has been corrected and fence adjustments are normal.
- Want to see function maintained in OP. Want to make sure fields are left clean so dog owners want to ask ball players whether they are doing a good job. There have been some issues between coexisting dog/baseball uses, but they have not been major.
- The concrete dog park area would be perfect for batting cages but the need to provide space for dogs is understood. The ballfields were used for dogs because they are fenced. Dogs have been ignored in Oak Park.
- The fields are RC are the primary/crown jewel for youth baseball and are the all star fields. They are used by older baseball players and for girls softball but could use some luster.
- It would be very tough for youth baseball if the fields were eliminated even temporarily. Youth baseball now involves 2,000 kids but it is particularly tough to replace facilities for older kids. They will be used from now to the middle of July when the national Pony tournaments come to Oak Park.
- The concession stand is still used but any nearby space with electrical outlets would suffice. It is not heated and can't be used in winter.
- Pitch tunnels and cages would be a great addition to the fields. Multi use batting and pitching would be available for all ages and girls too.
- Tractors are stored in two sheds on site. Would like to see new fields and correction of drainage issues. Could be shut down because only large fields for Bronco 11-12 year olds. Illumination is also an issue, as old system with lots of dead spots. Only lighted dog park.
- If you visit other baseball facilities in tournaments, it is evident that the state of the art is far beyond the RC fields. We don't even come close to providing the amenities that are common elsewhere. Improved fields would generate revenue for the Village and Oak Park baseball teams are viewed as a power. The existing field doesn't live up to that reputation. Fences between fields are difficult to locate at RC. Would like nice area for things, better PA and dugouts. Baseball has been ignored in Oak Park.
- We feel ashamed when go to other communities and see the facilities particularly those in Joliet. Lots of places we go have abundant land, an advantage we don't have.
- Improving ball field lights is a very important need and there is a real problem with ponding on one field.
- We see little use for the sled hill and could use the space to "slide in" a small diamond for girls softball.
- We have lost lots of ball fields in Oak Park despite the fact that the youth baseball program grew again to 1,800 or 1,900 participants.
- The biggest problem last year was kids having to walk all the way around dog park to access toilets or the concession stand. We need a better way for kids to access the fields.
- Everyone on the west side of RC has no access to bathrooms even though the two external toilets have been rehabbed.
- RC has been the "Mecca" of all sports for kids in Oak Park and we really have to work hard to reestablish interest in Oak Park programs.

- Because of its shortcomings, many in Oak Park spend lots of time using other facilities and spend 1,000s of dollars elsewhere. Lots of related money goes outside of Village that could be retained in the community.
- RC really functions as the Community Center for Oak Park.
- Parking at RC is an issue that needs to be addressed. The OPRFHS parking and fields have been expanded.
- As far as ice, it is difficult to understand where to direct our energy. We need as second rink and lose many dollars renting ice from other facilities outside of town. We need a second rink that is available year-round. The existing Rink is tired and the Zamboni breaks down. Oak Park needs a better, more inclusive facility.
- Improved facilities could bring in outside users from other communities for Hockey. "Build it and they will come." Franklin Park has two-four hockey teams in each age group. People spend money in communities where their kids are skating. We can't rent out RC more because it has poor facilities.
- RC really needs a facelift. Girls hockey teams use the swimming locker rooms. Its bathrooms and showers often don't work. A room for instructor equipment storage would also be nice.
- Parking at RC is a serious problem. OPRFHS pays the church $4,000/month to use existing parking at the Church. The parking structure is used only for faculty parking.
- Traffic surrounding RC is a big problem, particularly when school "lets out."
- It is interesting that hockey parents and other special interests are so passionate, but many in Oak Park don't have personal involvement with RC facilities or their shortcomings.
- There are probably 600-700 hockey players in Oak Park and there is a $1,100 hockey fee in Franklin Park. With the large number of players migrating to Franklin Park, that represents lots of lost revenue. Migration to the Franklin Park pool is becoming more prevalent too. Softball players are also moving to Franklin Park too and taking their $800/player fees with them. PDOP cannot afford yearly passes and revenues drifting to other surrounding communities. Revenue from the use of PDOP facilities by special interests is significant.
- Oak Park kids will only skate if facilities for skating are available.
- Phasing of any improvements will be critical.

The sessions ended at 8:30 PM.

BLANK QUESTIONNAIRE

PARK DISTRICT OF OAK PARK

Ridgeland Common Existing Conditions Study Questionnaire

General

1. What are the number, age, and gender of household members?

		Gender		Age
		Male	Female	
☐	Respondent	☐	☐	_____
☐	Spouse	☐	☐	_____
☐	Household Member 3	☐	☐	_____
☐	Household Member 4	☐	☐	_____
☐	Household Member 5	☐	☐	_____
☐	Household Member 6	☐	☐	_____
☐	Household Member 7	☐	☐	_____

2. How many years have you resided in the Village of Oak Park?

- ☐ less than one year
- ☐ 1 – 5 years
- ☐ 6 – 10 years
- ☐ 11 – 20 years
- ☐ more than 20 years

Use of Ridgeland Common

3. How often do you use Ridgeland Common?

- ☐ more than once a week
- ☐ once a week
- ☐ two to three times per month
- ☐ once per month
- ☐ less than once per month

4. What facilities or activities do you use or participate in at Ridgeland Common? (check all that apply)

- ☐ Pool
- ☐ Ice Rink
- ☐ Indoor Soccer Arena
- ☐ Baseball/Softball
- ☐ Dog Park
- ☐ Camps
- ☐ Other _____

PARK DISTRICT OF OAK PARK

Ridgeland Common Existing Conditions Study Questionnaire

5. Please rate the physical condition of RC on a scale of 1 to 5 with 1 being poor and 5 being excellent:

Physical

_____ Pool
_____ Ice Rink
_____ Indoor Soccer Arena
_____ Baseball/Softball
_____ Dog Park

6. If you could make only three improvements to the physical condition of Ridgeland Common what would they be and in what priority?

7. Describe some of the more prominent problems that you have experienced with the physical condition of RC?

8. Where do you think Ridgeland Common is at in its lifecycle and why?

9. If you could develop a different program for this site what would it be?

Optional: Name_____Email_____

Please return to Diane Stanke, Park District of Oak Park, 218 Madison Street, Oak Park, IL 60302 or dianes@oakparkparks.com by Friday, March 16, 2007.

Thank you for taking the time to complete this questionnaire and helping to shape the future of Oak Park Parks

SUMMARY OF QUESTIONNAIRE RESULTS

Ridgeland Common Existing Conditions Study Questionnaire

27 Completed Questionnaires were received as of 3/16/07

General

1. **What are the number, age, and gender of household members?**

	Gender		Age
	Male	Female	
Respondent	13	9	31 yrs to Senior
Spouse	7	8	34 yrs to 70 yrs
Household Member 3	7	7	6 yrs to 52 yrs
Household Member 4	8	5	4 yrs to 28 yrs
Household Member 5	2	3	8 yrs to 39 yrs
Household Member 6	1	1	3 & 10 yrs.
Household Member 7	0	1	8 yrs.

2. **How many years have you resided in the Village of Oak Park?**

0 .....less than one year
0 .....1 – 5 years
3 .....6 – 10 years
5 .....11 – 20 years
13 .....more than 20 years

Use of Ridgeland Common

3. **How often do you use Ridgeland Common?**

13 .....more than once a week
5 .....once a week
2 .....two to three times per month
0 .....once per month
1 .....less than once per month

Some respondents explained that they use Ridgeland Common with varying frequency depending on the season (baseball, hockey, pool, etc)

4. **What facilities or activities do you use or participate in at Ridgeland Common?**

13 .....Pool
16 .....Ice Rink
1 .....Indoor Soccer Arena
9 .....Baseball/Softball
5 .....Dog Park
3 .....Camps
2.....Other (Employee, Sled Hill)

5. **Please rate the physical condition of RC on a scale of 1 to 5 with 1 being poor and 5 being excellent:**

Ratings	Pool	Ice Rink	Indoor Soccer	Baseball/ Softball	Dog Park	Comstock Room
1 = Poor	1	5	4	2	0	2
2	9	10	5	4	1	4
3	7	5	5	10	11	3
4	3	2	0	3	1	1
5 = Excellent	0	0	0	0	0	0

Changing area – 1, Office – 1

6. **If you could make only three improvements to the physical condition of Ridgeland Common, what would they be and in what priority?**

First Priority

- Year round ice or 10/11 months (5 responses)
- Improve/Redo ice rink facility – larger ice, better locker rooms, neat, (3 responses)...
- 2 new rinks (1 full size, 1 smaller)
- New Zamboni
- New roof (3 responses)
- Drainage – fields, service drive, parking lots, dog park
- More natural indoor lighting
- Tear it down
- Facility – common area, locker space, indoor space for more than just ice activities (exercise gym)
- Completely redo baseball fields, new lights!
- Make an indoor zero depth pool
- Improve HVAC system
- Clean it up

Second Priority

- Pool – modern/updates changing & locker areas (2 responses)
- Year round pool
- Have a lap pool separate from main pool
- New outdoor pool
- Make an outdoor pool comparable to Forest Park
- Rehabbed baseball diamonds – improve lighting, batting cages where temp. dog park sits
- Improve infields and lighting on baseball diamonds
- Updated ice rink mechanicals
- Extended ice season
- Increase parking (within existing foot print)
- Better locker rooms on west side, players benches on opposite side of score box
- Change the orientation of the main entrance
- Build a new building
- Actual building renovation – bathrooms, locker rooms (2 responses)
- Improve ventilation
- Sport court or multi-purpose flooring
- Physical appearance of lobby & bathrooms
- Make facility/ice rink & stands bigger

Third Priority

- Enhance multi-functional purpose of Comstock Room
- Bigger bathrooms/Flooring?
- More rooms for rental/programs/rec opportunities/weight room
- Redo locker rooms
- Water Park
- Make pool bigger
- If feasible, reposition main building/pool in order that multi-level parking facility would be desirable to use
- Parking & retail (hockey pro shop) at corner of Lake & Ridgeland
- Rebuild the bathrooms
- Boys & Girls Club (new)
- Redo ice rink
- Increase size of ice rink
- Plumbing
- Baseball diamond with fences & irrigation system (2 responses)
- A place for employees to eat

7. **Describe some of the more prominent problems that you have experienced with the physical condition of RC?**
   - Poor quality of ice (7 responses)
   - Roof in rink leaks (4 responses)
   - Locker rooms/bathrooms inadequate (5 responses)
   - HVAC in ice rink (2 responses)
   - Gates in dog park frequently need to be rigged (2 responses)
   - Old tired facility (2 responses)
   - Equipment & power failures
   - Lack of space (patrons & staff)
   - Patron flow
   - Security issues
   - Lack of ample storage space
   - Needs more parking
   - Ventilation – Exhaust Fans
   - Zamboni break down
   - Rink too small
   - Hockey rink not available year round
   - Rink not big enough to accommodate public skate skaters
   - Baseball lighting is terrible, drainage issues, infield is not level, rocks and debris in sand infield, bad pitching mounds, bad fencing
   - Ugly, odd building
   - Rundown facility doesn't "show off" Oak Park
   - Dated, dirty, poor use of space
   - The pool is not great for families, multiple ages – Rehm is better

8. **Where do you think Ridgeland Common is at in its lifecycle and why?**
   - At the end of its lifecycle (12 responses)[1,3]
   - Nearing its end (2 responses)[2]
   - No opportunity to develop new programs in existing conditions
   - End for rink
   - Fully utilized – plant is in dire need of renovations
   - 40 years if rehabbed, 70 years if replaced
   - It may have 10 years left. It needs to grow with the needs of the community.
   - It needs to be completely renovated.

9. **If you could develop a different program for this site what would it be?**
   - Indoor pool (3 responses)
   - Water Park
   - Outdoor pool & indoor pool
   - 2 ice rinks, maybe year round (3 responses)
   - Regional ice skating facility

- Year round rink
- Fitness Center
- Maybe add some fitness equipment
- Indoor basketball, inline hockey, weight room with exercise, circuit classes
- Premier sports facility in Oak Park
- Would want only a park facility
- Keep the dog park plus on weekend
- Parking garage, retail
- Parking is an issue
- Transit friendly site that didn't require additional parking lots/facilities
- Boys & Girls Club with appropriate programming
- "Supercenter" for entire Park District
- I wouldn't change it
- I would suggest looking at other suburban park districts to see how they operate – new state of the art facilities which would increase revenue for the P.D.
- I would be reluctant to approve a tax increase [4]
- Park District could set a higher standard for employee courtesy/performance[5]

[1]I think it would make more sense to consolidate Park District offices at Ridgeland Common. Have meeting space, rental space for community events, etc. Numerous surrounding suburbs truly offer phenomenal pools (both indoor and out) with workout facilities, ice rinks, etc. We would love this. If Ridgeland Common is the flagship site for Oak Park, that's unfortunate. As a family we have chosen to join Forest Park's pool because it's a nicer, cleaner, younger kid friendly pool. We frequent Oak Brook, Streamwood and Bartlett's indoor pools in the winter. It would be nice if our community had similar services to offer.
Perhaps the Park District should consider what it would take to relinquish their offices on Madison and move to a more modern user friendly site.
Have a gym – people would pay to join, make use of it. The pool could be rented out for events – indoor swim lessons could be offered etc.
It's time to redo Ridgeland.

[2]The question is, can the existing building even be restored? And would that cost as much as building new. Also, what are maintenance costs of the old building as opposed to a new more efficient building?

[3] Cost to run & cost to renovate more than starting over

[4] As much as I think Ridgeland could use bigger and better facilities, I would be reluctant to approve a tax increase/referendum at this time, after prior District 200, library, & middle school referenda. With District 97 & Township standing in line too, there is only so much our checkbook can tolerate!

[5] Note: that although not directly related to facilities question, I believe Park District could set a higher standard for employee courtesy/performance. We have encountered lots of very pleasant, courteous, and capable swim and skating instructors. Often, however, central office employees and those answering phones are not nearly as pleasant.

Park District of Oak Park

Mechanical, Electrical, and Plumbing Evaluation Report

Of

Ridgeland Common

THOMPSON DYKE & ASSOCIATES

Presented by

General Energy Corporation
230 Madison Street
Oak Park, Illinois

April 23, 2007

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1.0 PURPOSE

The purpose of this report is to perform a due diligence study of existing mechanical, electrical, and plumbing (MEP) systems and their components at Ridgeland Common at 415 West Lake Street in Oak Park, Illinois, from standpoint of their expected residual useful life, code compliance, and reliability, and make recommendations.

A thorough field investigation of MEP systems by visual inspection of HVAC equipment, motors, pumps, lighting systems, power systems, piping, pipe insulation, plumbing fixtures and fittings has be completed by General Energy Corp. (GEC). The GEC team has collected technical and performance data on the equipment, survey of all motors and pumps, electrical panels, switchgears, and pipes. We have compiled our findings, evaluations, and recommendations in the report.

We have evaluated each system and components from the standpoint of present state of repair, maintenance requirements, residual useful life, code compliance, and reliability. Summaries of mechanical and electrical deficiencies and our recommendation are given in Section 4.0 of this report.

Our analysis and recommendations shows that major rehabilitation of the MEP system is required at Ridgeland Common. The following codes and standards are applicable:

- 2003 International Building Code (IBC) for Commercial Buildings
- 2003 International Electric Code and 2005 National Electric Code (NEC)
- 2003 International Fire Code
- 2004 Illinois State Plumbing Code
- 1997 Illinois Accessibility Code (IAC), the Americans with Disability Act
- 2003 International Energy Conservation Code

2.0 OVERVIEW OF FACILITY

2.1 Background

Ridgeland Common is located at 415 West Lake Street in Oak Park, Illinois. Ridgeland Common is one of the Park District's major athletic facilities with lighted baseball fields, an indoor ice arena in the fall and winter (the arena transforms into a soccer facility in the spring and summer) and an outdoor swimming pool.

2.2 Facility Description

Ridgeland Common is a two-story building constructed in 1962. Ridgeland Common has a total square foot area of 35,000; 27,000ft^2 is the ice arena and 8,000ft^2 is the main building.

2.3 Facility Operation

Office Hours:

	Fall	Winter	Spring	Summer
	Sep-Nov	Dec-Feb	Mar-Apr	May-Aug
Mon-Fri	9am-5pm	9am-5pm	9am-5pm	9am-5pm
				T,Th 9am-7pm
Sat	9am-5pm	9am-5pm	9am-5pm	9am-5pm
Sun				11am-5pm (June 1 - Sept 1)

Ice Rink:

September 26th to March 15th

Mon-Sun: 6am-11:30pm

Swimming Pool:

Memorial Day to Labor Day

Mon-Fri: 5:30am-8:30pm

Sat-Sun: 8:00am-7:30pm

2.4 Mechanical Systems

The major equipment forming the mechanical systems is listed in Table 2-1. The table includes the location, service, type, capacities, and condition of each piece of major mechanical equipment.

A. Ice Rink

Refrigeration System

Three York R-22 water chillers are used to make ice over the ice rink. Each chiller consists of an open-type compressor, a shell-and-tube evaporator cooler, a water-cooled shell-and-tube condenser, connecting refrigerant piping, and controls. A typical compressor is shown in Figure 2-1. The chillers are about twenty-two years old but are rebuilt every three years. Rebuilding compressors consists of overhauling the compressors and replacement of gaskets and parts as required. One of the compressors was replaced two years ago and over the years, the condensers were repaired several times by plugging the tubes.

At present, the chillers are operating normally. The chillers are operated from Labor Day to Memorial Day and are turned off the rest of the year.

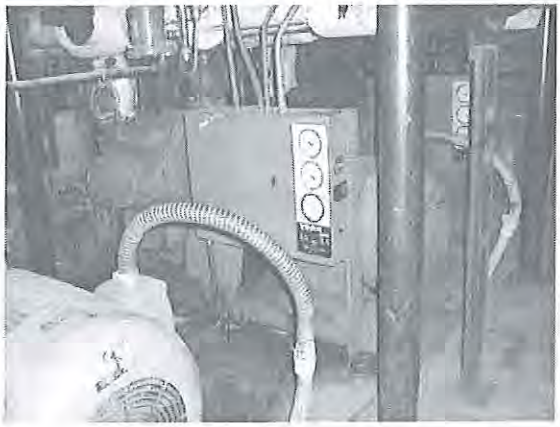


Figure 2-1: Ice Rink Refrigeration Compressors

The chillers are connected in parallel. A pump circulates brine, consisting of 50% ethylene and 50% water, through the chillers and the tubes imbedded in the ice rink concrete slab. Figure 2-2 shows the brine-circulating pump. There is no standby brine pump. The pump is old but is in fair working condition and the pipes are well insulated.

The tubes imbedded in the ice rink concrete slab are twenty-two years old and the make-up water added this year was already more than twice the amount of last year's make-up water. This could only mean that there is leakage in the tubes imbedded in the ice rink concrete slab. *The leaking tubes imbedded in the ice rink concrete slab should be replaced.*

Figure 2-2: Ice Rink Brine Pump

The chillers and the dehumidifiers use the swimming pool, located outside the building, as a heat sink when ice rink is operating. During this time, the pool is closed for the season. The pool water is chemically treated to meet the Department of Public Health's requirements and is operated with a 7.4 pH. Figure 2-3 shows the condenser water pump. The pump is old but is in fair working condition. An evaporative type condenser, located on the roof, is connected to the refrigeration system but had never worked. A pump circulates the pool water through the condensers of the chillers and the dehumidifiers.

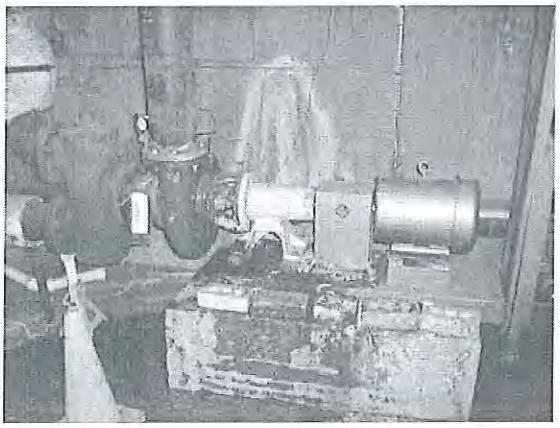


Figure 2-3: Condenser Water Pump

Dehumidification System

There are two air-handling units used to dehumidify air in the ice rink. These air-handling units are ceiling-mounted over the rink. Each unit consists of a fan and a DX coil installed in a horizontal casing. Each DX coil is piped to a condensing unit located in the basement. The pipes are well insulated.

The condensing units consist of R-22 semi-hermetic type reciprocating compressors mounted on water-cooled condensers, as shown on Figure 2-4. The condensers are connected to the condenser water system of the ice rink.

Two wall-mounted humidistats, located in the ice rink, maintain humidity in the ice rink by operating the air-handling units and compressors. The dehumidification system is about two years old. At present, the dehumidification system is not working due to defective parts. *The dehumidification system should be repaired to maintain humidity in the ice rink.*

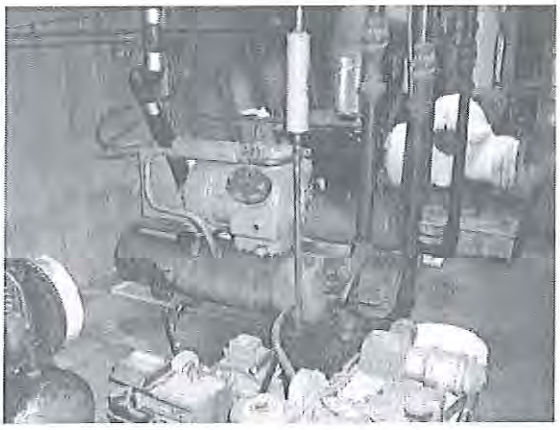


Figure 2-4: Dehumidification System Condensing Units

Heating System

There are eleven gas-fired infrared heating units in the ice rink. These units are of high-intensity type un-vented infrared units that are located above the seating areas and used to heat the seating areas the only. Figure 2-5 shows a typical infrared unit. The maintain staff manually turns on and off these units as required to maintain comfort. At present, two of these units are new but three other units remain non-operational. *All old gas-fired infrared heating units should be replaced with new vented and continuous type gas-fired infrared heaters and be provided with electronic controls.*

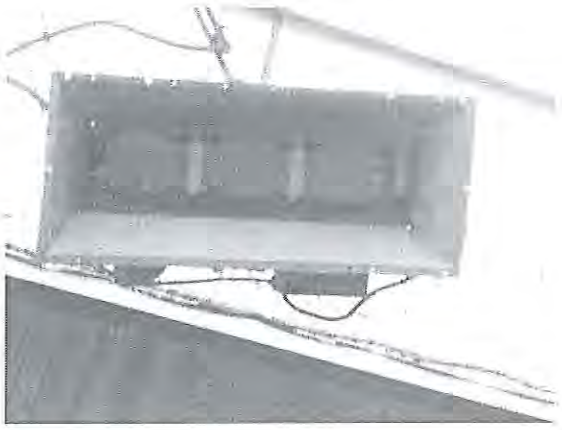


Figure 2-5: A Typical Gas-Fired Infrared Unit

The four team locker rooms, located near the ice rink area, are heated by two gas-fired rooftop make-up units. Another gas-fired rooftop make-up unit heats the coaches' room. The units are located above the areas served. These units are six years old and are in good operating condition. An individual digital thermostat controls the operation of each unit to maintain room temperature.

Ventilation System

There are eight roof-mounted exhaust fans over the ice rink used for ventilating the rink during summer when the rink is used for other activities. The refrigeration system is off during this time and there is no ice on the rink. Air exhausted is replenished through wall-mounted louvers with dampers. *This method of ventilation is not very effective the louvers are located too high up the wall and then exhausted through the roof without reaching the occupants below. At present, two of these fans are also inoperable due to defective parts.*

B. Offices/Locker Rooms/Concession Areas

Heating System

Two Weil-McLain water boilers located in the basement generate hot water to heat the building during winter season. These boilers also heat domestic water year round and heat the swimming pool during summer. Figure 2-6 shows these boilers. These boilers are sectional type cast-iron boilers with gas-fired atmospheric burners. The boilers are installed in series to a common header and each boiler is equipped with a circulating pump.

A Heat-Timer controller controls the operation of the boilers during winter and reset the hot water generated based on outdoor air temperature. The boilers are about six years old and are in good operating condition.

Figure 2-6: Hot Water Boilers

Four zone pumps, located in the mechanical room, distribute the hot water generated by the boilers to ceiling-mounted cabinet unit heaters and finned tube baseboard radiation units throughout the building, and a unit heater. Cabinet unit heaters heat the office area, concession, dressing rooms, and dry toilets while the unit heater heats the Zamboni Room. The rest of the building uses baseboard radiation units. The pumps distribute hot water through pipes to the terminal units. These pipes are mostly located above the ceiling. Over the years, the pipes had deteriorated and developed leaks. Majority of the pipes have been replaced, but there are still old pipes in the building that have to be replaced. At present, the boiler make-up water is not chemically treatment and the pipes in the basement have no insulation. *The old pipes should be replaced and the uninsulated pipes be insulated.*

During summer, the boilers heat the swimming pool water through a shell-and-tube heat exchanger. The boilers also heat domestic water through another heat exchanger that is integral with the domestic water heater.

There are several other roof-mounted exhaust fans used to exhaust air from the toilets and locker rooms. Most of these fans are working properly, except for the fan in the toilet located near the Men's Dressing Room. The fan blade was hitting the fan frame causing a scraping metallic noise. *The exhaust fan in the toilet should be replaced.*

Cooling System

A ceiling-mounted horizontal air-handling unit cools the office area during summer. Figure 2-7 shows the air-handling unit serving the office. The air-handling unit is piped to an air-cooled condensing unit located on the promenade deck. A room thermostat controls the operation of the condensing unit and maintains temperature in the room. The air-handling units and air-cooled condensing units seem new and operate properly.

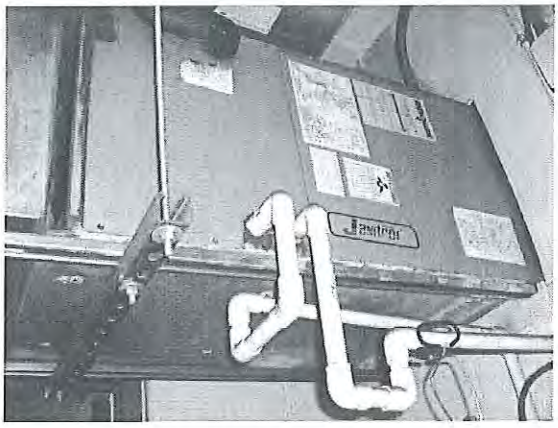


Figure 2-7: Office Air-Handling Unit

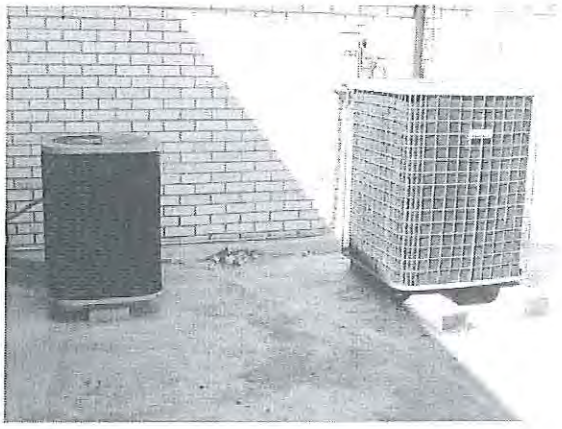


Figure 2-8: Air-Cooled Condensing Units for the Comstock Room and the Office

The Comstock Room located on the second floor is cooled by two floor-mounted vertical air-handling units with DX coils piped to an air-cooled condensing unit located outside on the promenade deck. Figure 2-9 shows one of the air-handling units serving the Comstock Room. The air-handling units supply air to the room through exposed ceiling-mounted ducts and registers. A room thermostat controls the

operation of the condensing unit and maintains temperature in the room. The air-handling units and air-cooled condensing units seem new and operate properly. The rest of the building is not air-conditioned.

Figure 2-9: Comstock Room Air-Handling Unit

Controls

Pneumatic thermostats and electric thermostats with mercury switches are used to control terminal units and room air temperature. The pneumatic thermostats and the air compressor, located in basement, for pneumatic control are old. *All old thermostats should be replaced with electronic type thermostats.*

Ventilation

Two Modine make-up air units equipped with gas-fired furnaces provide ventilation air for the locker rooms. These units, mounted directly above the locker rooms, are about six years old and are in good condition but are rarely used.

Table 2-1: Major Equipment List

BOILERS

UNIT	LOCATION	SERVICE	TYPE	HEATING CAPACITY	AGE (Years)	MAKE	MODEL	SEASONAL EFFICIENCY	EQPT. COND.
B-1	BASEMENT	HOT WATER	GAS-FIRED	1,430 MBh	6	Weil-McLain	LGB-12		3
B-2	BASEMENT	HOT WATER	GAS-FIRED	1,430 MBh	6	Weil-McLain	LGB-12		3

CHILLERS

UNIT	LOCATION	SERVICE	TYPE	CAPACITY	REFRIGERANT	AGE (Years)	MAKE	HP	EQPT. COND.
CH-1	BASEMENT	ICE RINK	OPEN-TYPE RECIPROCATING	300 Tons	R-22	22	York	100	2
CH-2	BASEMENT	ICE RINK	OPEN-TYPE RECIPROCATING	300 Tons	R-22	22	York	100	2
CH-3	BASEMENT	ICE RINK	OPEN-TYPE RECIPROCATING	300 Tons	R-22	22	York	100	2

PUMPS

UNIT	LOCATION	SERVICE	TYPE	HP	AGE (Years)	MAKE	EQPT. COND.
	BASEMENT	BOILER	CENTRIFUGAL INLINE	7.5	6		3
	BASEMENT	BOILER	CENTRIFUGAL INLINE	7.5	6		3
	BASEMENT	BLDG. HEAT	CENTRIFUGAL INLINE	1/8	22		2
	BASEMENT	ZAMBONI ROOM	CENTRIFUGAL INLINE	7.5	22		2
	BASEMENT	POOL HX	CENTRIFUGAL INLINE	1/8	22		2
	BASEMENT	DOM. H.W.	CENTRIFUGAL INLINE	1/8	22		2
	BASEMENT	BRINE	CENTRIFUGAL HOR. SPLIT	40	22		2
	BASEMENT	CONDENSER WATER	CENTRIFUGAL END SUCTION	7.5	22		2

AIR-COOLED CONDENSING UNITS

UNIT	LOCATION	SERVICE	CAPACITY	REFRIGERANT	AGE (Years)	MAKE	EQPT. COND.
ACCU-1	PROMENADE DECK	OFFICE	7.5 Tons	R-22	6	INTERNATIONAL COMFORT	3
ACCU-2	PROMENADE DECK	COMMUNITY ROOM	3 Tons	R-22	6	GOODMAN	3

Equipment condition is based on the following scale:

4 - Excellent Condition.
3 - Good Condition.
2 - Fair Condition.
1 - Poor Condition.

2.5 Plumbing Systems

Water to the building is supplied by the Village of Oak Park Department of Water through an underground service water main. Water is used in the building for domestic use and for make-up water for brine system and swimming pool.

Hot water for domestic use is generated by a 504-gal Lochinvar vertical glass-lined water storage tank (see Figure 2-10). It is equipped with an integral water-to-water heat exchanger using hot water from the Weil-McLain boilers. The water heater, located in the basement, is about six years and in good condition. The hot water pipes in the basement are not insulated and there is a minor leak at a union fitting on hot water return side. *Insulate all pipes in the basement and fix leak.*

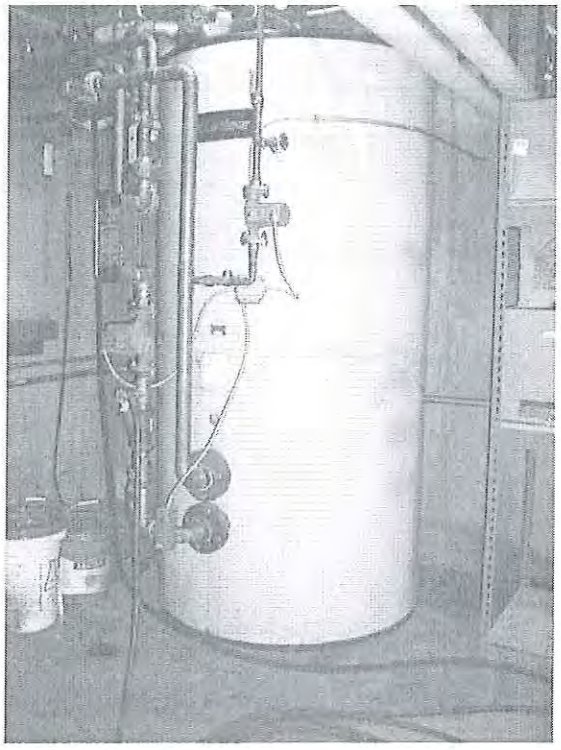


Figure 2-10: Domestic Water Heater

Hot and cold water for domestic use is distributed to plumbing fixtures in the washrooms, locker rooms, and shower rooms. Typical water closets are shown in Figure 2-11. Some of the water closets are equipped with battery-operated automatic flush valves, but the majority of these fixtures are equipped with manually-operated flush valves originally installed with the building. *We recommend that the plumbing fixtures are replaced with ultra low flow fixtures for water conservation.*

Figure 2-11: Typical Water Closets

A typical urinal is shown in Figure 2-12. All urinals are wall-mounted and equipped manually-operated flush valves. The countertop lavatories shown in the figure are equipped with two-handle faucets, but most of the typical lavatories are equipped with one-handle faucets as shown in Figure 2-13.

Figure 2-12: Typical Urinal

Figure 2-13: Typical Lavatory

Showers used in the team locker rooms are of wall-mounted, vandal-proof type with pneumatic actuators. All plumbing fixtures in the building are in good working condition, except the shower fixtures, which need frequent maintenance due mal-functioning parts.

2.6 Electrical Systems

Power Distribution

The electrical power for Ridgeland Common is provided by a Commonwealth Edison Co. owned pad mount transformer. This transformer steps down the primary voltage to secondary voltage of 480/277V. The secondary feeders from this transformer run inside the building encased in concrete to a 1200 amp main switchboard located in the southwest corner of the basement (see Figure 2-14). The main switchboard has a freestanding CT/PT (CT/PT (CT = Current Transformers, PT = Potential Transformers) compartment cabinet located across from it. Electrical power from the main switchboard is then distributed to power distribution panelboards. The main switchboard and CT cabinet is original

equipment and is in poor condition. Rust has developed on the surface; it is beyond its service life. *It should be noted that proper code required working space is not sufficient and switchboard.*

There are three existing electrical panels in the main office that feed the outside lights on the pool deck, some lights in the locker room, and parking lot lights. In the northwest corner of the ice arena, there is a 225A distribution panelboard with a built in sub-panel. This distribution panelboard provides power for the outdoor field lights, timer for dog park lights and starters/disconnect switches for eight roof-mounted exhaust fans.

The ice arena team locker rooms and the officials locker room were remodeled several years ago with new lighting fixtures and motion detectors. There is a 120/208V electrical panel, LPT, serving these rooms, which is located on north wall of the officials' locker room. It is fed from an existing 75kVA transformer in the basement. The electrical panel is in good condition. All of equipment mentioned in this paragraph is fed from the main switchboard.

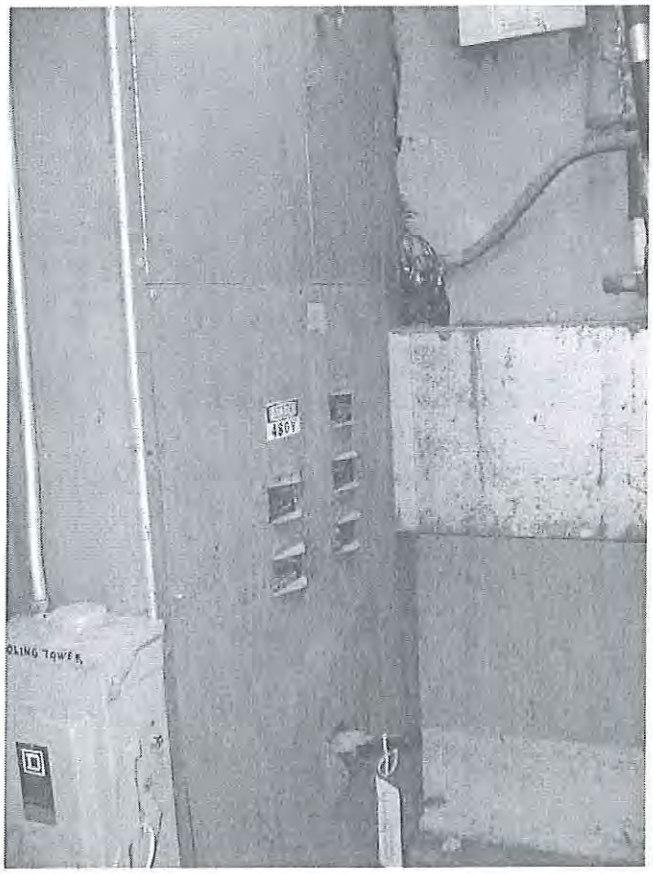


Figure 2-14: Main Switchboard

The Square D power distribution panelboard has three separate sections; an 800A, 600A and a 400A (see Figure 2-15). These 277/480V, 3-phase panelboards serve various mechanical equipment motors, pumps, and disconnect switches as well as two lighting panels, LP-A and LP-B via a 75kVA transformer (see Figure 2-16 and Figure 2-17). *The Square D power distribution panelboard is in fair condition; it should be replaced with new distribution panelboards. The 75kVA transformer is in good condition, The transformer is currently sitting on bricks that have been placed underneath it. It should be mounted on an equipment pad.*

In addition, the transformer is directly in front of LP-B and LP-A restricting minimal access to the panels. Both lighting panels should be replaced with new panels including all associated wiring to existing loads. The new panels should be relocated such that the transformer does not block them in order to provide code required working space.

Figure 2-15: Square D Distribution Panelboards

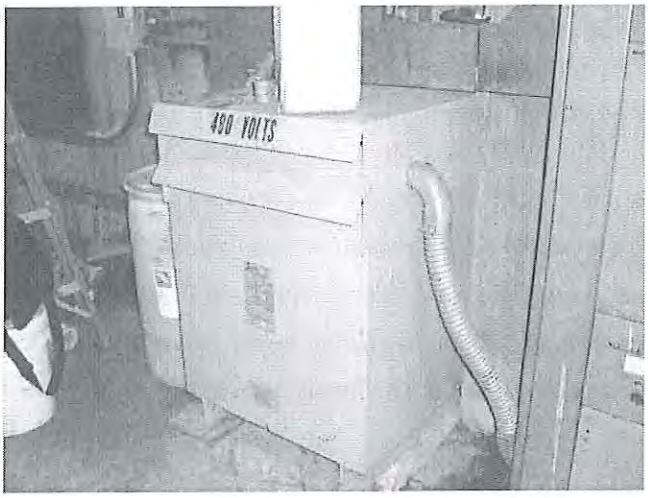


Figure 2-16: 75 kVA Transformer for Lighting Panels

Figure 2-17: Lighting Panel LP-A and LP-B

The CT/PT cabinet for the main switchboard (see Figure 2-22, right-hand side), made by Switchboard Apparatus Co., serves two lighting panels, LP-H and LP-L, in the ice arena and a 75kVA transformer. Panels LP-H and LP-L are shown respectively in Figure 2-23 and Figure 2-24. There is a 75kVA transformer located adjacent to the panelboard which steps down voltage from 480V to 208/120V. In the adjacent cabinet, there is a 480V, 3-phase, autotransformer (see Figure 2-21). The autotransformer is rated at 56A, 15.0 kVA maximum.

An existing section of this cabinet was modified in 1965 to accommodate new loads and a new distribution panelboard was added to the opposite side. The 225A panelboard operates on 208/120V and serves mostly lighting fixtures, two gutter heaters, grinder for the ice arena and an ice/milk machine.

The cabinet and the adjacent transformer are very old, in poor condition and rust has developed on both pieces of equipment. When the main switchboard is replaced, all of the existing loads on this cabinet should be incorporated as part of the main switchboard. Both lighting panels should be replaced with new panels including all associated wiring to existing loads. Additionally, the 75kVA transformer should be replaced with a new transformer and a new location should be determined because it currently does not allow for proper working space.

There is also a feed to a 480V, 30A, emergency switch (see Figure 2-18). A small 3kVA transformer (see Figure 2-19) is connected to the emergency switch stepping down the voltage to 120/240V for a 30A emergency exit/public fuse box. The fuse box has two 20A fuses for emergency lighting (see Figure 2-20). *All of these electrical items are in very poor condition. The exit/public fuse box should be replaced with a new emergency panelboard with a corresponding new transformer through a new automatic transfer switch for emergency power requirements. All new conduit and wire should be provided when new equipment is installed.*

Figure 2-18: 480V Emergency Switch

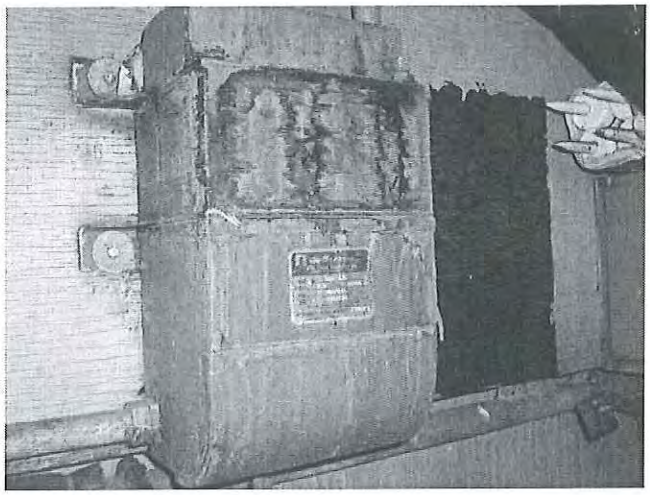


Figure 2-19: 3kVA Transformer

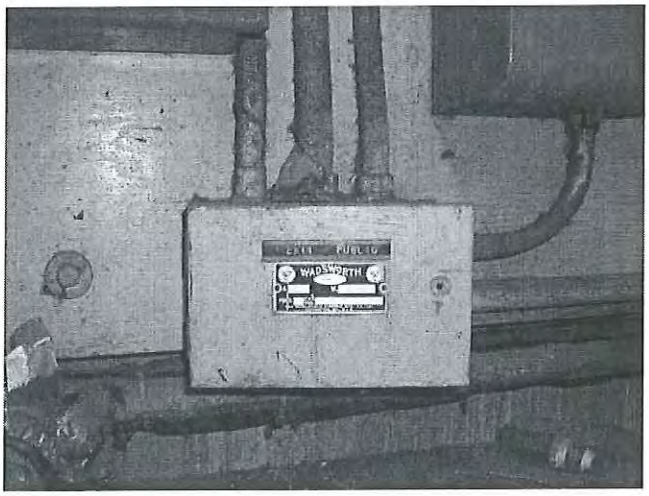


Figure 2-20: 30A Exit/Public Fuse Box

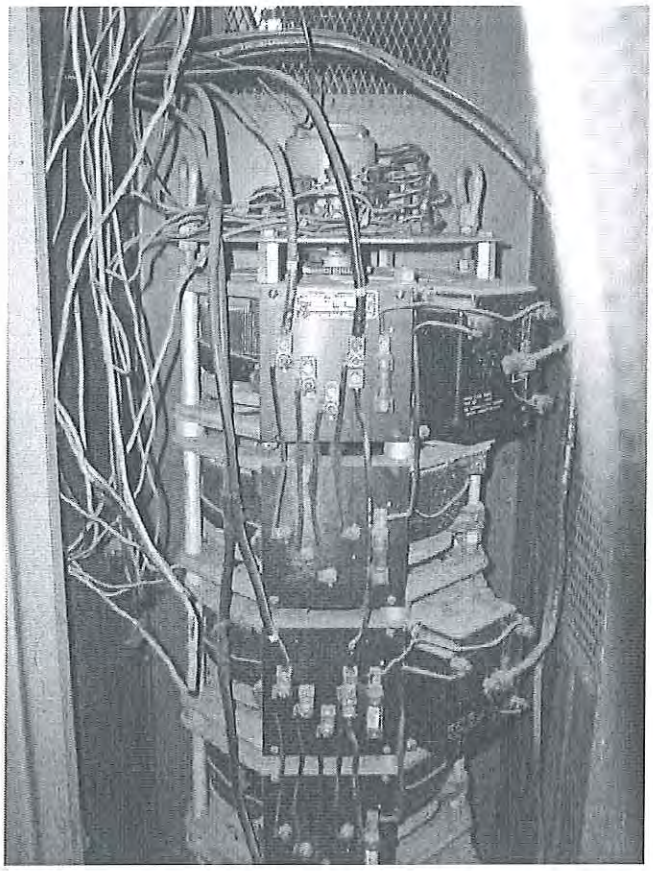


Figure 2-21: 480V Autotransformer

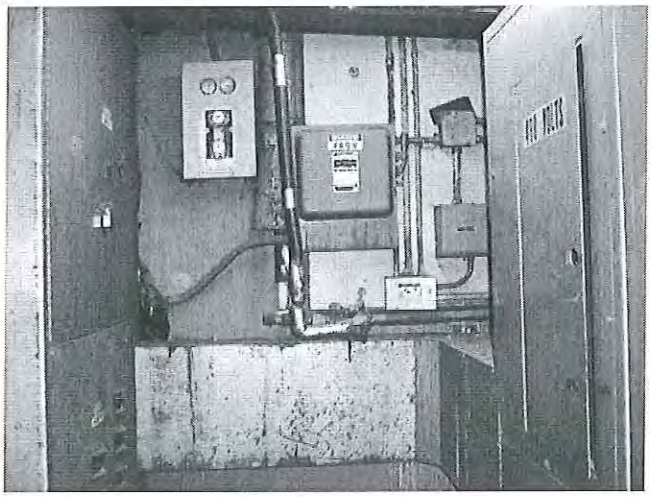


Figure 2-22: CT Cabinet for Main Switchboard

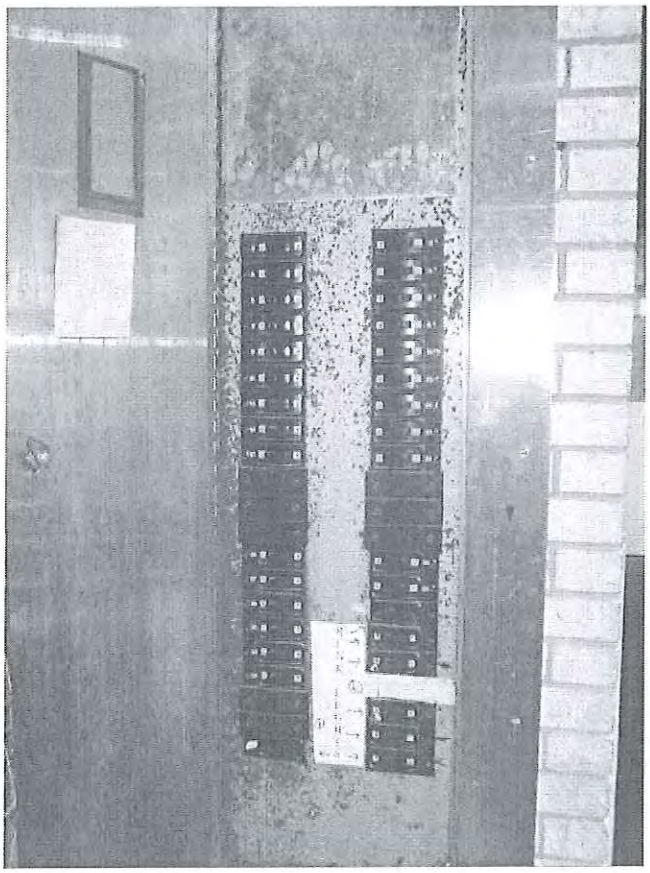


Figure 2-23: Panel LP-H

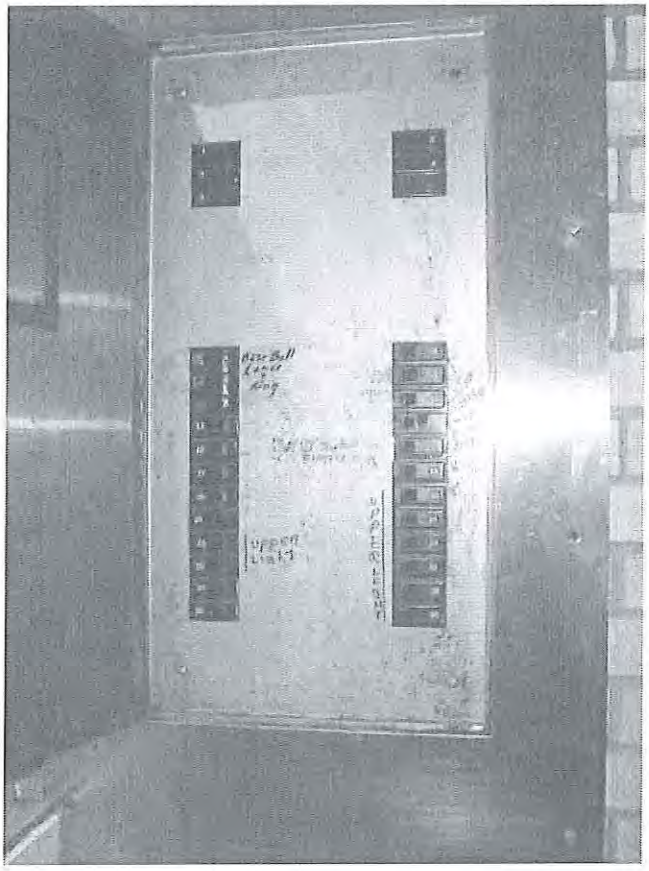


Figure 2-24: Panel LP-L

Lighting System

Most of the lighting at Ridgeland Common is T-12 fluorescent technology with two, three, or four lamp fixtures and magnetic ballasts (see Figure 2-25). There are areas within the facility that have been retrofitted with T-8 fluorescent technology with electronic ballasts. When old lamps are in need of replacement, as an ongoing process, the facility maintenance staff is retrofitting these fixtures with T-8 lamps and electronic ballasts.

Most of the existing exit signs are old and have incandescent lamps. All of the exit signs should be replaced with LED type technology, which is very efficient, low on energy consumption and the LED lamps have a long life ~20,000 hours. A typical exit sign is shown in Figure 2-26.

The lighting in the ice arena consists thirty-six 1,000W mercury vapor lights (see Figure 2-27). *The lamps are energy inefficient and costly to operate. All of these lights are controlled by a switch control*

box located in the concession stand. These lights should be replaced with more efficient T-8 6-lamp high bay fixtures, which can be circuited for two or three levels of lighting for better lighting and energy savings. Table 4-3 shows that lighting systems survey.

Figure 2-25: Main Lobby Area Lighting

Figure 2-26: Typical Exit Sign

Figure 2-27: Ice Arena HID Lighting

Fire Alarm System

The fire alarm control panel is a 4-zone panel by FireLite Alarms. The fire alarm system is tied to the fire department. The fire alarm system consists of audio/visual (A/V) devices, manual pull stations and smoke detectors. Fire alarm device locations are as follows:

1) A/V device and pull station at main entrance walkway on left wall corner
2) A/V device in skate rental room
3) Pull station in lobby main office
4) A/V device and pull station in upper level near sundeck doors
5) One smoke detector in the ice arena
6) One smoke detector in the concession stand
7) One smoke detector in the basement
8) One smoke detector in the skate rental room
9) One smoke detector in the upper level children's play area

The existing fire alarm system does not conform to latest NEC and NFPA codes. The entire fire alarm system should be replaced with an ADA compliant addressable system.

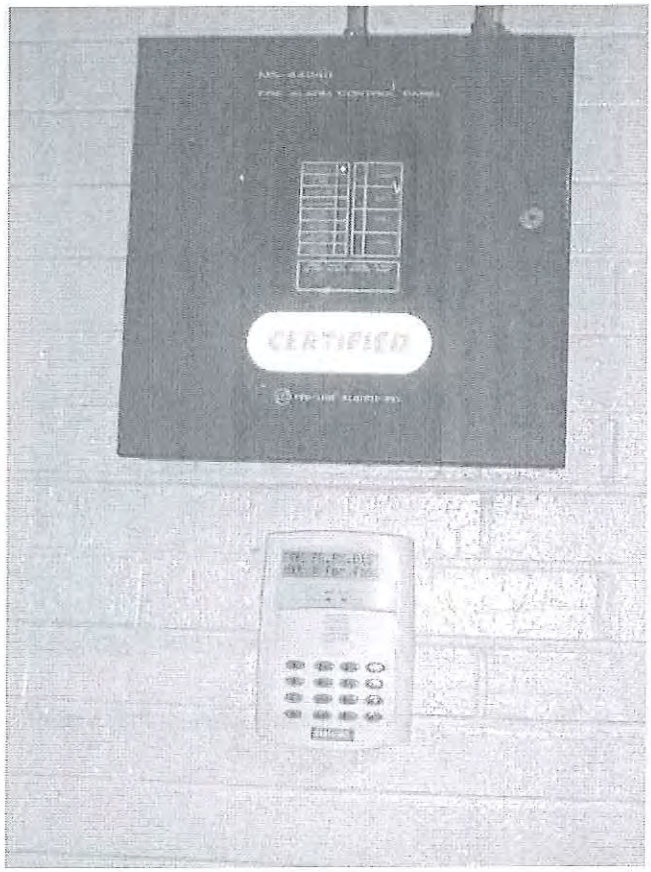


Figure 2-28: Fire Alarm Control Panel and Security Keypad

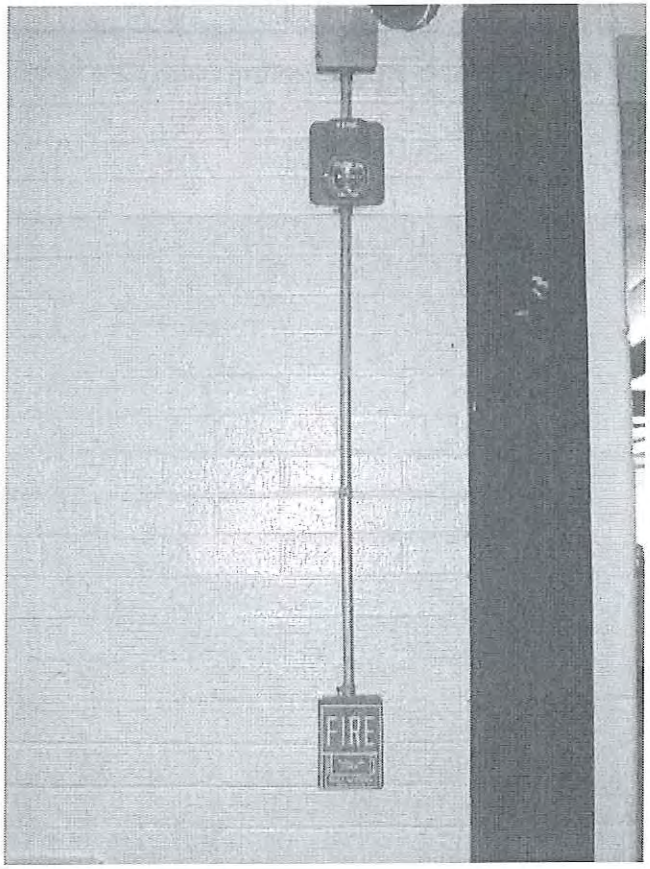


Figure 2-29: A/V device and Manual Pull Station

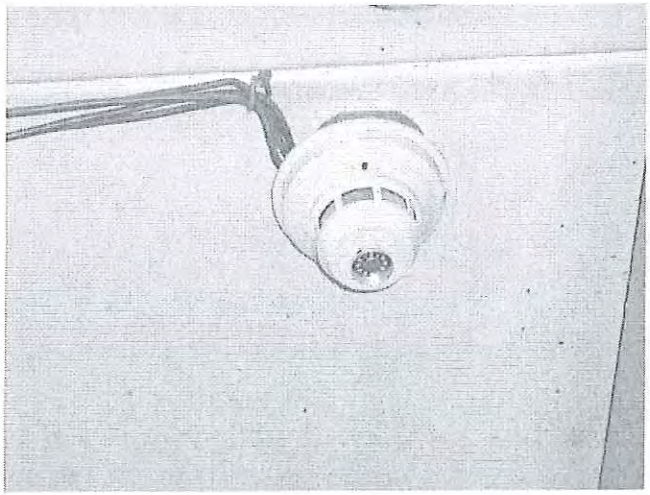


Figure 2-30: Smoke Detector

Security System

The security system in the building has three stationary color cameras, which are monitored by a closed circuit television in the lobby main office. The first camera is in the main entrance walkway, second camera on the left wall corner of main entrance walkway and the last camera is in the main lobby. The video fed from the cameras in recorded in the back main office. Also, all of the doors on the first floor, including the doors along the perimeter of the ice arena are all monitored by the security system. The security keypad will notify the user if any door is open. The security system is tied to the police department.

Figure 2-31: Security Camera

Table 2-2: Electrical Motor Data

	Manufacturer	Horsepower	Voltage	Amperage	Phase	RLA	LRA
Condenser Water Pump	Baldor Electric	7.5 HP	230/460V	20.4A/10.2A			
Pool Circulation Pump		20 HP	480V		3		
Brine Pump	Howell Electric Motors	40 HP	480V	46.3A	3		
Dehumidifier #1	GR Compressors		460V		3	25.6A	120A
Dehumidifier #2	Caryle		460V		3		120A
Air Compressor	Dayton Electric	1/3 HP	115V	6.8 FLA	1		
H_20 to Zamboni Pit		3/4 HP	208V-230/460V	2.4A/1.2A FLA			
(2) Boiler Pump	Marathon Electric	3/4 HP	115V-208-230V	11A/5.4-5.5A	1		
(2) Boiler Heat & (1) Domestic Hot Water	T_{ACO} Cartridge Circulator	1/8 HP	115V	1.33A			

RLA = Rated Load Amperage
LRA = Locked Rotor Amperage

3.0 UTILITY USAGE

Tracking energy consumption is an essential component of an effective energy management program. ***What is not measured cannot be managed.*** It is very useful to enter data from utility bills in tables and graphs rather than simply storing the bills in a file. The graphs and tables help identify trends, anomalies, and billing errors. Additionally, analyzing utility data often increases the understanding of operating trends and operating costs. The following observations were made at this facility:

- Ridgeland Common paid 8.55 cents per kWh for electricity.
- Ridgeland Common paid an average of $0.97 per therm for natural gas.
- Ridgeland Common paid an average of $2.24 per thousand gallons for water and sewer services.
- Ridgeland Common has an Energy Use Index (EUI) of 240,000 Btu/ft^2/year.
- Based on historical data it appears that the EUI for this facility is very high based on our experience. It is very difficult to find a facility with exactly similar operations to compare the EUI. In our judgement there is a potential of reducing energy consumption by about 25% to 30%.

3.1 Utility Summary

Table 3-1 summarizes the utility bills provided by the Park District of Oak Park.

Table 3-1: Historical Utility Summary

	Annual Usage	Annual Cost	Unit Cost
Electricity	1,169,860 kWh	$ 99,988	$ 0.0855 /kWh
Natural Gas	44,040 Therms	$ 42,878	$ 0.97 /Therm
Water & Sewer	3,700 kGal	$ 8,283	$ 2.24 /kGal
Total		**$ 151,149**	

(kWh = kilowatt hours, kGal = 1000 Gallons)

3.2 Utility Profile

The primary energy sources at Ridgeland Common are electricity and natural gas. The annual energy consumption for the facility is 8,396 MMBtu, which represents an annualized energy cost of $142,866. Electric consumption accounts for 48% (1,169,860 kWh) of the total energy consumption. This represents 70% of the total energy cost. Natural gas consumption accounts for 52% (44,040 therms) of the total energy consumption or 30% of the total energy cost. The corresponding energy distribution profile is shown in Figure 3-1 below. Electric and natural gas utility data is available for January 2006 through December 2006.

Table 3-2: Energy Consumption and Cost Summary-Bryan Middle School

Energy Source	Annual Energy Use				Annual Energy Cost				
	Consumption		MMBtu	%	Cost	%	Unit Cost		Per MMBtu
Electricity	1,169,860	kWh	3,992	48%	$ 99,988	70%	$0.0855	/kWh	$25.05
Natural Gas	44,040	Therms	4,404	52%	$ 42,878	30%	$0.97	/Therm	$9.74
Total/Avg			**8,396**		**$ 142,866**				**$17.02**

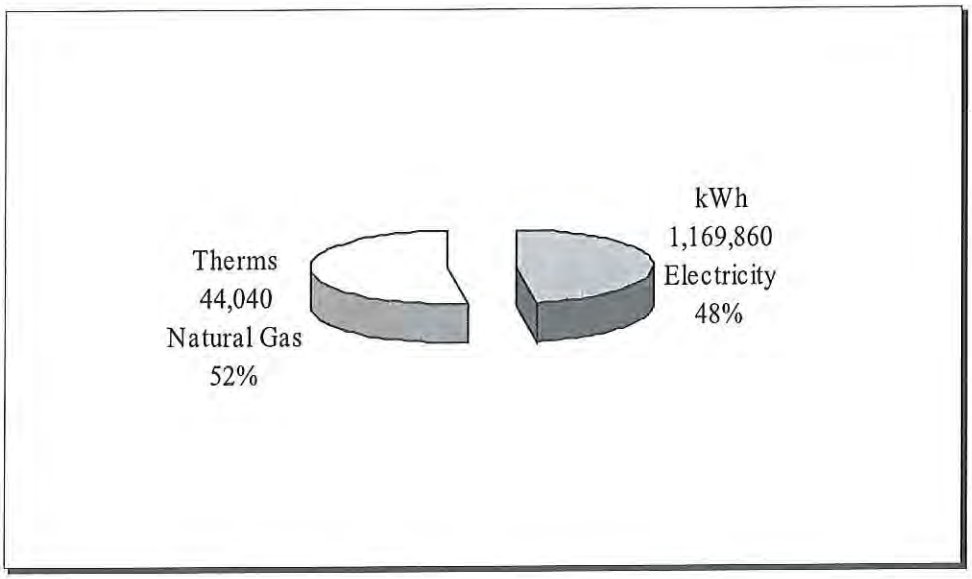


Figure 3-1: Energy Distribution Profile

3.3 Electric Consumption

Ridgeland Common uses approximately 1,169,860 kWh of electricity annually, with a peak demand of 390 kW and an average demand of 265 kW per month. This amounts to $99,998 for electrical services. The monthly energy usage, cost and demand are tabulated in Table 3-3. The electric usage for the same period is shown graphically in Figure 3-2.

Table 3-3: Historical Monthly Electric Billing, Usage and Demand

Date	Days	Consumption (kWh)	Energy Charge ($)	Demand (kW)	Demand Charge ($)	Customer, Tax, & Misc. Charge ($)	Total Cost ($/period)	Average Cost ($/kWh)
Jan-06	34	165,440	10,994.02	318	1,362.50	1,588.49	$13,945.01	$0.0843
Feb-06	29	143,040	9,507.91	308	1,321.32	1,353.35	$12,182.58	$0.0852
Mar-06	29	123,280	8,196.95	317	1,359.07	1,181.69	$10,737.71	$0.0871
Apr-06	31	31,760	2,125.09	126	538.82	355.24	$3,019.15	$0.0951
May-06	29	26,720	1,790.71	158	676.10	311.04	$2,777.85	$0.1040
Jun-06	30	53,290	3,633.57	182	784.32	282.09	$4,699.98	$0.0882
Jul-06	32	66,640	4,487.18	196	842.80	330.79	$5,660.77	$0.0849
Aug-06	29	53,290	3,634.11	186	798.08	282.25	$4,714.44	$0.0885
Sep-06	30	54,400	3,666.31	355	1,527.36	292.13	$5,485.80	$0.1008
Oct-06	32	165,600	11,123.86	390	1,678.72	709.99	$13,512.57	$0.0816
Nov-06	28	150,160	10,088.39	336	1,444.80	650.01	$12,183.20	$0.0811
Dec-06	31	136,240	9,154.86	306	1,317.52	596.84	$11,069.22	$0.0812
Tot/Avg	**364**	**1,169,860**	**$78,403**	**3,178**	**$13,651**	**$7,934**	**$99,988**	**$0.0855**

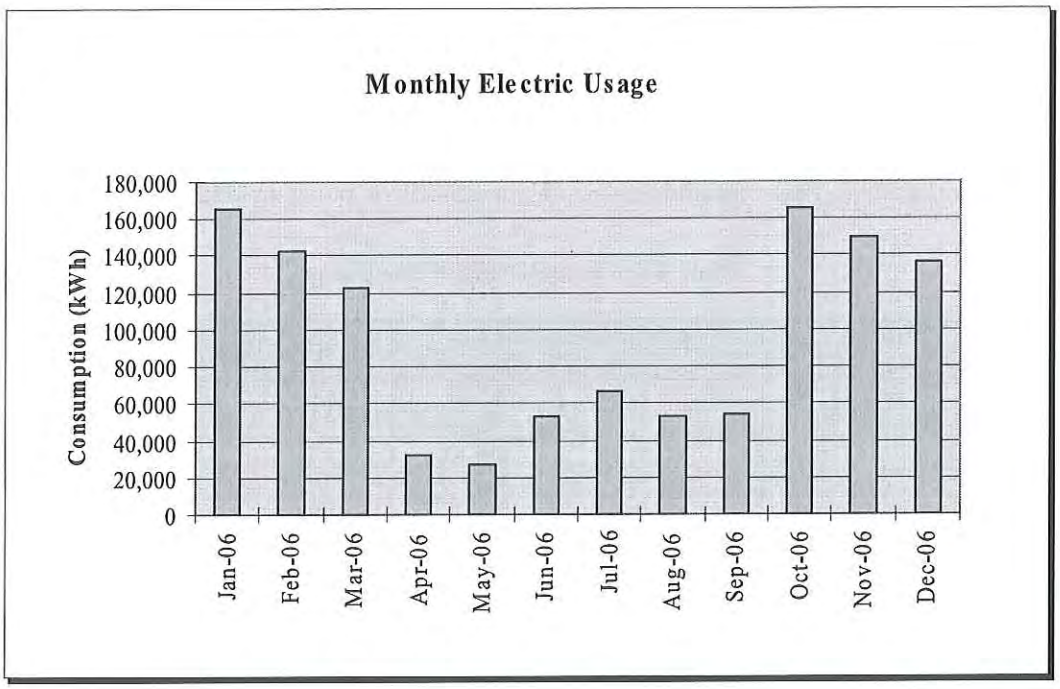


Figure 3-2: Monthly Electric Consumption Profile

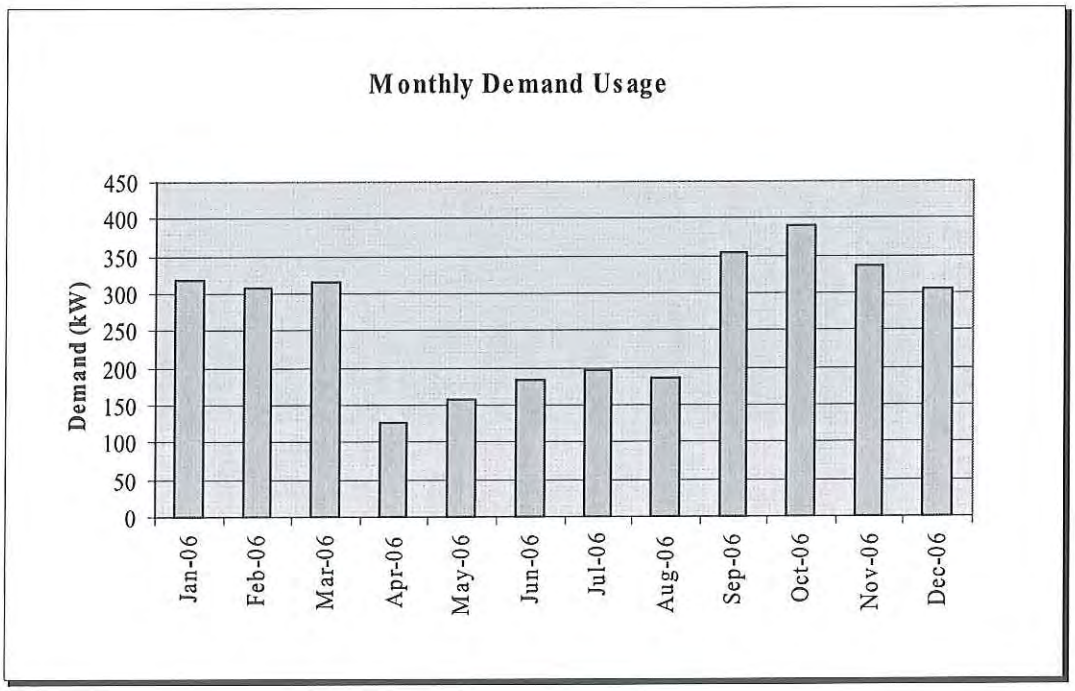


Figure 3-3: Monthly Electric Demand Profile

3.4 Natural Gas Usage

The total natural gas usage for Ridgeland Common was 44,040 therms. This amounts to $42,878 for natural gas services. Table 3-4 shows the summary of the monthly natural gas usage from January 2006 through December 2006. The corresponding monthly use profile is shown in Figure 3-4.

Table 3-4: Monthly Natural Gas Usage

Date	Days	Usage (Therms)	HDD	CDD	Commodity Charge ($)	Transport Charge ($)	Taxes ($)	Total Cost ($)	Average Cost ($/Therm)
Jan-06	29	7,372	863	0	8,298	683.02	374.96	9,356.17	$1.27
Feb-06	29	4,837	1,015	0	4,135	529.98	250.31	4,915.19	$1.02
Mar-06	28	4,137	802	0	3,132	465.44	214.75	3,812.61	$0.92
Apr-06	33	3,129	334	11	2,283	340.00	161.79	2,784.73	$0.89
May-06	33	3,879	219	78	2,812	389.39	198.86	3,400.23	$0.88
Jun-06	30	2,107	26	154	1,357	245.19	109.81	1,711.78	$0.81
Jul-06	29	3,321	0	389	2,152	345.43	170.91	2,668.22	$0.80
Aug-06	29	1,975	0	296	1,460	233.09	103.10	1,796.53	$0.91
Sep-06	32	1,204	88	58	840	168.86	64.24	1,073.27	$0.89
Oct-06	29	3,225	448	16	1,597	337.81	166.07	2,100.64	$0.65
Nov-06	30	3,684	589	0	3,018	370.17	188.90	3,577.12	$0.97
Dec-06	33	5,170	882	0	4,987	447.60	246.92	5,681.26	$1.10
Tot/Avg	**364**	**44,040**	**5,266**	**1,002**	**36,071**	**$4,556**	**$2,251**	**$42,878**	**$0.97**

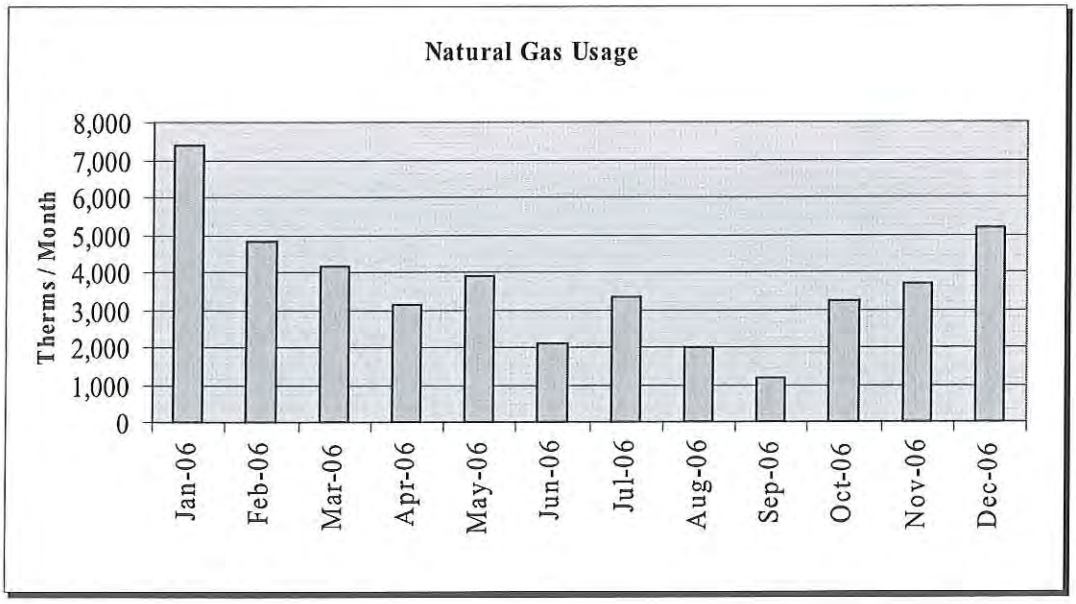


Figure 3-4: Monthly Natural Gas Usage Profile

3.5 Water Usage

Ridgeland Common has two metered water accounts. The combined usage is 3.7 million gallons of water annually. This amounts to $8,283 for water and sewage services.

Table 3-5: Water/Sewer Usage Summary – Meter 1063884

Date	Days	Water Usage (1000 Gallons)	Water Cost ($)	Sewer Cost ($)	Cost ($/period)	Average Cost ($/kGal)
12/29/05 to 1/19/06	21	50	$155.50	$62.00	$217.50	$4.350
1/19/06 to 2/21/06	33	80	$248.80	$99.20	$348.00	$4.350
2/21/06 to 3/20/06	27	50	$155.50	$62.00	$217.50	$4.350
3/20/06 to 4/12/06	23	40	$124.40	$49.60	$174.00	$4.350
4/12/06 to 5/16/06	34	180	$559.80	$223.20	$783.00	$4.350
6/14/06 to 7/11/06	27	130	$404.30	$161.20	$565.50	$4.350
7/11/06 to 8/7/06	27	120	$373.20	$148.80	$522.00	$4.350
8/7/2006 to 9/8/06	32	110	$342.10	$136.40	$478.50	$4.350
9/8/06 to 10/9/06	31	60	$186.60	$74.40	$261.00	$4.350
10/9/06 to 11/9/06	31	70	$217.70	$86.60	$304.30	$4.347
11/9/2006 to 12/7/06	28	50	$155.50	$62.00	$217.50	$4.350
12/7/06 to 1/11/07	35	60	$186.60	$74.40	$261.00	$4.350
Tot/Avg	**349**	**1,000**	**$3,110**	**$1,240**	**$4,350**	**$4.350**

Table 3-6: Water/Sewer Usage Summary – Meter 1076019

Date	Days	Water Usage (1000 Gallons)	Water Cost ($)	Sewer Cost ($)	Cost ($/period)	Average Cost ($/kGal)
12/29/05 to 1/19/06	21	0	$2.00	$0.00	$2.00	-
1/19/06 to 2/21/06	33	0	$2.00	$0.00	$2.00	-
2/21/06 to 3/20/06	27	0	$2.00	$0.00	$2.00	-
3/20/06 to 4/12/06	23	0	$2.00	$0.00	$2.00	-
4/12/06 to 5/16/06	34	0	$2.00	$0.00	$2.00	-
6/14/06 to 7/11/06	27	900	$2,799.00	$1,116.00	$3,915.00	$4.350
7/11/06 to 8/7/06	27	900	($2,799.00)	($1,116.00)	($3,915.00)	($4.350)
8/7/2006 to 9/8/06	32	0	$2.00	$0.00	$2.00	-
9/8/06 to 10/9/06	31	0	$2.00	$0.00	$2.00	-
10/9/06 to 11/9/06	31	900	$2,799.00	$1,116.00	$3,915.00	$4.350
11/9/2006 to 12/7/06	28	0	$2.00	$0.00	$2.00	-
12/7/06 to 1/11/07	35	0	$2.00	$0.00	$2.00	-
Tot/Avg	**349**	**2,700**	**$2,817**	**$1,116**	**$3,933**	**$1.457**

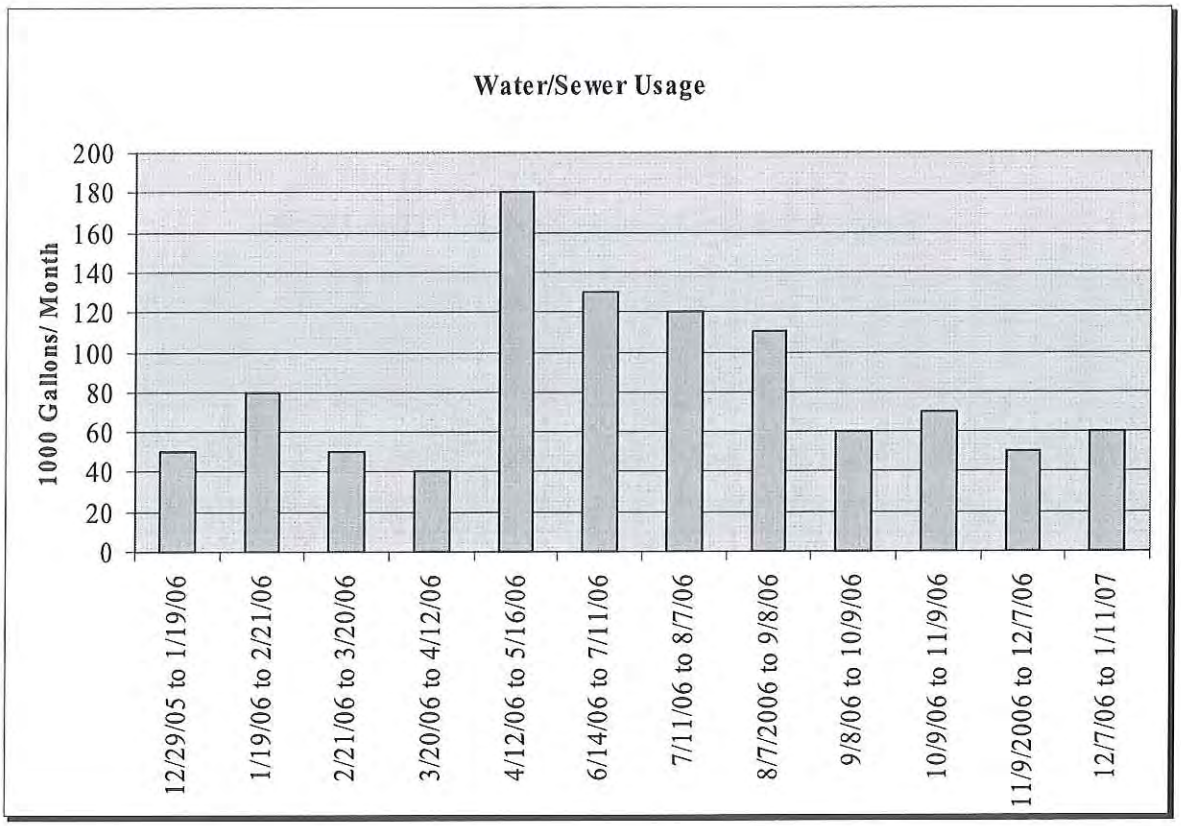


Figure 3-5: Water/Sewer Usage Monthly Profile – Meter 1063884

4.0 RECOMMENDATIONS

The following are our recommendations to upgrade the existing mechanical, plumbing and electrical systems. These recommendations do not constitute detailed engineering plans or designs. Additional engineering services will be necessary to implement certain recommendations. The cost estimates are based on conceptual design and preliminary selections of equipment, and should be rechecked after detailed engineering is performed. All cost estimates are based on prices as of the date of this report and should be reinvestigated after one month.

Some recommendations may require capital expenditures to implement. Other recommendations may be considered operation/maintenance items, requiring only minor modifications or changes be implemented by in-house personnel to realize savings.

4.1 Summary of Mechanical Deficiencies and Code Issues

Most of the mechanical system equipment is more than 40 years old and require major rehabilitation. The present condition of various components and equipment of mechanical system and related code issues are summarized here.

1) The refrigeration system uses three compressors that have R-22 as refrigerant. Two of the compressors are over 40 years old and one is two years old. R-22 refrigerant is also not environmentally friendly as it is classified as an ozone-depleting refrigerant that will be phase out by 2010.

2) The refrigeration system uses the swimming pool water to cool the condensers. During mild weather conditions, while the refrigeration system load increases due to increase in building heat load, the system capacity decreases as the swimming pool water temperature increases thus diminishing the capacity cool the condensers.

3) The brine tubings under the ice rink are 40 years old. Brine make-up is continually required to be replenished due to brine leakage in the tubings under the ice rink.

4) The ice rink ventilation system is not effective. The exhaust fans are roof-mounted and the ventilation intake louvers are mounted high on the wall. For ventilation to be effective, air must be introduced at near-floor level and exhausted out through roof.

5) The heating system consists of two cast-iron boilers. These boilers are about six years old and are in good condition, but are installed in series. Boilers only are installed in series when each boiler is rated to handle 100% load or when boilers are of condensing type. Installing the boilers in parallel will properly stage the boiler operation and take advantage its lead-lag capability.

6) The heating piping above the ceiling continually develops leaks, thus damaging the ceiling. These piping should be replaced.

7) The pneumatic controls are old and the air compressor run most the time. Controls should be upgrade to electronic type.

8) The boiler water make-up or the water in the hot water system is not treated. Water treatment will minimize pipe corrosion and erosion.

9) The boilers are also used to generate domestic hot water, thus requiring the boilers to operate year round. A separate water heater should be installed for reliability and energy conservation.

10) Building drain piping clogs are reported throughout the year. A thorough inspection and cleaning is recommended.

11) The building envelope is not leak tight and does not meet insulation requirements of ASHARE 90.1 which has been adopted by state of Illinois as an Energy Code.

12) The wall-mounted showers in the team locker rooms are always in state of disrepair due to vandalism. These showers may be replaced with concealed type fixtures.

13) The hot water pipes in the basement are not insulated.

14) The building is not equipped with a fire sprinkler system and is required to be fully sprinkled in any major rehabilitation.

4.2 Summary of Electrical Deficiencies and Code Issues

Most of the electrical distribution system is more than 40 years old and requires a major rehabilitation. The present condition of various components and equipment of electrical systems and code issues related to them are summarized here.

1) The main switchboard in the basement is original equipment and it is old and rusted. There should be a dedicated electrical space for the switchboard and no piping, ducts, or other equipment foreign to the electrical installation should be located in this zone. There are pipes routed over and around the switchboard which is not allowed per NEC 110.26(F)(1)(a). Lastly, does not follow NEC code for proper clearances required for maintenance (NEC 110.26). A new main switchboard should be provided, mounted on an equipment pad. The switchboard will have to be installed in a new location in the basement to provide proper clearances required for maintenance and access.

2) The three sections of the Square D distribution panel boards are all old and dilapidated. The equipment is not mounted on an equipment pad. This distribution panel board should be replaced with new.

3) Lighting panels LP-A, LP-B, LP-L and LP-H are all old and rusted. All of these panels should be replaced with new panels.

4) The lighting in the ice arena uses thirty-six 1000W mercury vapor lights which are energy inefficient and costly to operate. All of these lights are controlled by a switch control box located in the concession stand. These lights should be replaced with more efficient T-8 6-lamp high bay fixtures which can be circuited for two or three levels of lighting for better lighting and energy savings.

5) The lighting fixtures in the main building use inefficient T-12 lamps with magnetic ballasts. All of these lamps should be replaced by state-of –the-art T-8/T-5 fluorescent lamps with electronic ballasts. Additionally, all of the exit signs should be replaced with LED type technology which is very efficient, low energy consumption and long life~20,000 hours.

6) The 75kVA transformer, next the CT/PT cabinet of the main switchboard, is old, inefficient and rusted out. It does not follow NEC code for proper working space required. It should be relocated and mounted on an equipment pad.

7) The 75kVA transformer for lighting panels LP-A and LP-B is partially blocking access to panels. These lighting panels should be moved to provide clear access. Also, the transformer should be mounted on an equipment pad; it is in good condition.

8) The existing fire alarm system does not conform to latest NEC and NFPA codes. The entire fire alarm system should be replaced with an ADA compliant addressable system.

9) All power and lighting wiring for electrical systems should be replaced. Given the age of the electrical installation, the wiring insulation has severely deteriorated over time, which could potentially cause a fire hazard.

Table 4-1: Summary of Mechanical Recommendations and Cost Estimates

	Recommendation Description	High Priority (1-2 yrs.)	Medium Priority (3-5 yrs.)	Low Priority (5 10 yrs.)
	Mechanical			
1	Ice Rink- Replace existing brine distribution system under the floor. The existing distribution piping is old, corroded and leaks.	$210,000		
2	Ice Rink - Replace existing compressors with new environmental friendly refrigerant. Existing compressors use R-22 refrigerant and is due to phase out in 2010.		$240,000	
3	Ice Rink - Provide new cooling tower for refrigeration system. Provide condenser heat recovery system to melt ice in Zamboni pit.		$80,000	
4	Ice Rink- Replace existing pneumatic controls with new DDC controls. The existing controls are old and don't operate properly.	$40,000		
5	Ice Rink- Replace existing DX dehumidification system with new decissacant based system	$45,000		
6	Ice Rink - Replace existing spot infrared heating with new tubular infrared heaters. Existing heaters don't provide even heating in the bleacher areas and don't have flue.	$30,000		
7	Ice Rink - Provide new air conditioning system for the ice skating rink with ventilation heat recovery	$350,000		
8	Swimming pool locker rooms - Replace existing Cabinet Heaters and provide new heaters.		$3,000	
9	Concession areas and adjascent rooms and areas - Replace existing old cabinet heaters and radiators with a new HVAC system		$110,000	
10	Hot Water System - Reconfigure hot water boiler piping and repipe the existing boilers in parallel	$20,000		
11	Hot Water System - Replace exising hot water piping in the building. The hot water piping is old and leaky.	$42,000		
12	Hot water system - Provide new hot water chemical treatment system. Add new chemical pot feeder system and water quality testing equipment.	$8,000		
13	Hot Water system - Provide new solar thermal hot water heating system for swimming pool and reduce boiler operation during the summer months.	$120,000		
15	Sprinkler all building areas	$100,000		
	Mechanical Subtotals	$965,000	$433,000	$0
	A/E Fee (10%)	$96,500	$43,300	
	Contingencies (15%)	$144,750	$64,950	
	Total	$1,206,250	$541,250	

Table 4-2: Summary of Electrical Recommendations and Cost Estimates

Recommendation Description	High Priority (1-2 yrs.)	Medium Priority (3-5 yrs.)	Low Priority (5 10 yrs.)
Electrical			
Replace the 1200A main switchboard in the basement with new. Replace all wiring from switchboard to existing loads. Existing loads on CT/PT cabinet should be transferred to new switchboard. New switchboard should be mounted on equipment pad.		$100,000.00	
Replace the Square D distribution panelboards with new distribution panelboards.		$60,000.00	
Replace the 75kVA transformer, adjacent to the main switchboard CT/PT cabinet, with a new 75kVA transformer. Replace wiring from transformer to existing loads. New transformer shall be mounted on equipment pad.	$7,000.00		
Replace electrical panel LP-A, LP-B, LP-L and LP-H with a new panel. Replace all wiring from panelboard to existing loads.	$35,000.00		
Replace 480V, 30A emergency switch with new 480V, 100A automatic switch. New wiring and conduit shall be provided.	$6,000.00		
Replace the 3kVA transformer with a 45kVA, 3PH transformer for the new 100A emergency panel. for the exit/public fuse box. New wiring and conduit shall be provided.	$5,000.00		
Replace the exit/public fuse box with a 100A, 3PH, 10 circuit electrical panel. New wiring and conduit shall be provided.	$3,000.00		
Replace existing T-12 fluorescent lamps with magnetic ballasts with T-8 fluorescent lamps and electronic ballasts. Provide new wiring to these fluorescent fixtures.		$25,000.00	
Replace existing incandescent exit signs with new LED exit sign technology. Also, replace the two existing 'Stairway' signs and 'Deck' sign on the upper level with LED type. New wiring shall be provided to all new fixtures	$3,000.00		
Replace the existing mercury vapor HID fixtures in the ice arena with new 6-lamp T-8 high bay fluorescent fixtures.	$30,000.00		
Existing fire alarm system is inadqueate. Replace entire fire alarm system with ADA compliant addessable system.	$75,000.00		
Subtotal	$164,000.00	$185,000.00	
A/E Fee (10%)	$16,400.00	$18,500.00	
Cont. (15%)	$24,600.00	$27,750.00	
Total	**$205,000.00**	**$231,250.00**	

Table 4-3: Lighting Survey

RIDGELAND COMMONS: LIGHTING SURVEY							
ROOM #	AREA DESCRIPTION	NO. OF FIXT.	NO. OF LAMPS	x	WATT		FIXTURE TYPE
	Basement	4	2	x	96	FL	F96 T12
	Basement	2	1	x		CFL	
	Basement	3	1	x		IND	
	Ramp Down to Basement	1	2	x	96	FL	F96 T12
	Ramp Down to Basement	1	2	x	34	FL	F34 T12
	Filter Room	4	2	x	40	FL	F40 T12
102	Vestibule	16	2	x	17	FL	F17 T8
102	Exit Sign (Vestibule 102)	3	2	x	25	INC	
103	Public Lobby	8	2	x	17	FL	F17 T8
		1	2	x	34	FL	T8
	Exit Sign (Public Lobby)	2	2	x	13	CFL	
		2	1	x	69	CFL	
105	Men's Restroom	2	2	x	34	FL	F34 T12
104	Ladies Restroom	2	2	x	34	FL	F34 T12
106	Janitor Closet	1	1	x	26	CFL	
109	Ladies Dressing Room	15	3	x	34	FL	F34 T8
	Mirror Lights	12	1	x	40	INC	
	Storage	1	1	x	26	CFL	
	Corridor	1	2	x	24	FL	F24T8
	Exit Sign	2	2	x	25	INC	
	Battery Pack	1	2	x	10		
110	Showers	5	3	x	34	FL	F34 T8
	Exit Sign	1	2	x	25	INC	
	Battery Pack	1	2	x	10		
112	Dry Room	2	3	x	34	FL	F34 T8
114	Offices	4	4	x	34	FL	F34 T8
127	Main Office	4	2	x	34	FL	F34 T12
126	Skate Rental	6	2	x	34	FL	F34 T12
	Skate Rental Closet	1	2	x	34	FL	F34 T8
123	Skater's Changing	5	2	x	34	FL	F34 T12
	Exit Sign	1	2	x	25	INC	
125	Concession	6	2	x	34	FL	F34 T12
		1	1	x		INC	

115	Men's Dressing Room	16	3	x	34	FL	F34 T8
	Mirror Lights	12	1	x	40	INC	
	Exit Sign	1	2	x	25	INC	
	Battery Pack	1	2	x	10		
116	Dry Room	2	3	x	34	FL	F34 T8
117	Men's Dressing Room E. Closet	1	4	x	34	FL	F34 T8
	Men's Dressing Room N. Closet	1	1	x	26	CFL	
118	Showers	3	3	x	34	FL	F34 T8
	Exit Sign	1	2	x	25	INC	
	Battery Pack	1	2	x	10		
122	Rink Entry	1	4	x	34	FL	F34 T8
120	Men's Restroom	2	2	x	34	FL	F34 T12
121	Ladies Restroom	2	2	x	34	FL	F34 T12
119	Zamboni Room	2	2	x	40	FL	F40 T12
201	Deck Vestibule	1	4	x	34	FL	F34 T8
	Exit Sign	1	2	x	25	INC	
	Battery Pack	1	2	x	10		
202	Lounge	25	1	x			Spot Lights
		3	2	x	34	FL	F34 T12
	Exit Sign	1	2	x	25	INC	
	Exit Sign	1	2	x	25	INC	
Ice Arena	Mercury Vapor Lights	36	1	X	1000	MV	
	Team Room 1	6	2	x	32	FL	T8
	Battery Pack	1	2	x	9		
	Team Room 2	6	2	x	32	FL	T8
	Battery Pack	1	2	x	9		
	Team Room 3	6	2	x	32	FL	T8
	Battery Pack	1	2	x	9		
	Team Room 4	6	2	x	32	FL	T8
	Battery Pack	1	2	x	9		
	Team Toilet	2	2	x	26	FL	T8
	Team Toilet	2	2	x	26	FL	T8
	Officals Dressing Room	2	2	x	32	FL	T8
Totals		**270**	**135**				

ARCHITECTURAL AND STRUCTURAL COMPREHENSIVE STUDY OF EXISTING CONDITIONS

AT

RIDGELAND COMMON
451 W. LAKE STREET
OAK PARK, ILLINOIS 60302

FOR THE

PARK DISTRICT OF OAK PARK
218 MADISON STREET
OAK PARK, ILLINOIS 60302

AND

THOMPSON DYKE & ASSOCIATES, LTD.
213 W. INSTITUTE PLACE – SUITE 700
CHICAGO, ILLINOIS 60610

ELA NO. 07002
APRIL 18, 2007

EHLKE LONIGRO ARCHITECTS, LTD.
3424 N. OLD ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004
847.222.1245

I. EXISTING CONDITIONS

Building History

(Although there are more detailed written histories of the Ridgeland Common facility, this is a basic description.) The facility was constructed in 1962. The ice rink and pool were exterior site amenities with the office, locker room and mechanical building between them. The exterior rink and exterior pool were designed for seasonal usage. As a cost saving measure, the rink was designed to utilize the pool as a cooling tower for the ice making system. Although this system provides for excellent ice and also protects the pool during the winter season, the pool and the rink cannot operate for usage at the same time. The roof structure, with wind screens, was constructed over the rink in 1966. Full enclosure of the rink occurred in 1982. The pool was renovated in 1996 with a new zero edge pool, spray deck, filtration system and plumbing. Hockey team rooms adjacent to the ice rink, referee's room and restrooms were added along with other improvements in 2000. The pool locker rooms were also renovated in 2000 with new lockers, new shower facilities, tile floors and walls, and suspended ceilings. In 2002 a new pool pump was added. The dog park was opened, in an area previously dedicated to basketball and handball courts, in 2006. In summary, the building and site have undergone various projects and enhancements as program needs have changed.

Site Access

Located at the southwest corner of Ridgeland Avenue and Lake Street, the site area for the facility and site amenities is 6.06 acres. Access to facility is quite varied. Train, bus, automobile and pedestrian traffic offer a wide range of patrons access to the facility. Automobile drop-off is generally not a problem. However, during hockey tournaments, the ice show and other events, there can be a back-up onto Lake Street. Automobile pick-up after tournaments and ice shows, as well as summer campers is a problem. Summer campers are required to be signed out and this results in cars stacking up in the parking lot and extending out and onto Lake Street. The stacking complicates the limited parking situation and prevents entering or exiting of the parking spaces.

Building Exterior

At the exterior of the main building entrance, several exterior brick columns had bricks missing and / or deteriorated at their bases due to repeated water infiltration and freeze-thaw cycle action. These columns should have expansion joints installed around their perimeter, base flashing installed and the masonry repaired. The pavers should be re-adjusted around the column bases. The west exterior wall of the ice rink had a vertical masonry (decorative block) panel removed and infilled with wood. The wood should be removed and a proper masonry repair that matches the existing decorative block completed. Various holes in the face brick walls were observed. Any holes or openings should be patched to match existing walls. Similarly, the entire brick exterior of the building should be examined and tuck-pointed, where needed, to provide for proper enclosure. The exposed exterior ends of each wood beam of the ice rink building were typically finished with a copper cap. On the west wall, one cap was observed to be missing and deterioration of the beam end has occurred. A new cap should be fabricated and installed on this beam. In order to prevent further deterioration of the beams and the exposed wood decking, consideration should be given to replacing all caps with new

copper caps. Each new cap should extend at least 6" in from the roof edge and provide for proper drip edges to keep water away from the wood construction.

Entrance and Lobby

Egress in and out of the building is difficult and problematic. Circulation flow of patrons at large events or during activity changes is chaotic at best. Immediately inside the main exterior doors, a ramp slopes up to the raised floor in front of the concession window and the office window. The raised floor level serves the two handicap accessible toilet rooms, the front office (registration) window, pool access door and the Women's Locker Room. Unfortunately to access the Men's locker room located at the south side of the facility, a user must proceed down several steps or use the existing lift to the lower, main floor level. The use of this lift, although functionally operational, is not desirable due to its prominence in the space and the time it takes to use it with the small vertical travel dimension. A similar situation of level changes occurs with the Women's locker room. An interior ramp leads from the upper level down to the lower level within the locker room.

No handrails are provided on either side of the steps between the upper and lower floor elevations of the lobby. The railing design for the guardrail at the floor level change (adjacent to the lift) does not meet current code requirements with the spacing of the vertical balusters greater than 4". Handrails should be added and guardrails changed to meet all code and safety requirements.

No staging area exists for the ice rink with the change from lessons to public skating. All skaters and patrons are required to leave the building to insure that patrons pay for the public skating. Unfortunately with the interior lobby location, re-design of the facility is difficult to expand the lobby area to reduce this congestion. Further study is needed to devise a potential solution to this situation, which may involve significant spatial relocation.

The general appearance of the entrance and lobby space is utilitarian and extremely tired. Lighting is poorly accomplished with various industrial type fluorescent fixtures. The abundance of hard surfaces for the floors, walls and ceilings produce an acoustically poor environment as large numbers of users occupy these areas. In today's new facilities, the designs are inviting with comfortable spaces for users, logical layouts for clear circulation paths, ease of ingress and egress, all highlighted by the use of durable and appropriate materials. The addition of impact-resistant ceilings and new lighting design would help to update the lobby appearance.

Handicap Accessible Toilet Rooms

Handicap accessible toilet rooms are located on the north side of the raised lobby level. Additional toilet rooms (Lobby Toilets) are located at the south side of the lower floor level adjacent to the waiting area of the lobby. All toilet rooms looked very dated and in need of upgrades. Although reasonably functional, they did not offer an inviting or pleasing atmosphere. A urinal in the Men's Lobby Toilet room was out of service during our initial visit. General cleanliness and mold issues are seen as major issues by the staff. Office staff stated that they receive numerous complaints regarding the cleanliness of the

Women's Toilet Rooms. Handicap-accessibly designed or electronic faucets and flushing mechanisms should be contemplated. New fixtures should be installed to work with existing carriers and supports. New solid surface vanities, that are handicap accessible, with integral sinks and electronic faucets should be installed. New durable ceilings with a properly designed lighting layout should be installed. Room exhaust systems should be improved with new roof-mounted fans.

Office / Registration Window / Pool Entrance

Control of the main entrance and lobby space is a major problem for staff. With the pool pass (cashier) window located on the entry ramp, users can by-pass the window by stating that they need to go to the registration window at the enclosed office area. At such point, the office staff does not really know if a patron has been correctly admitted to the facility, as the patron can then proceed directly into the pool area. Lack of control occurs due to separate windows and lack of direct views of the entry. Location of the cashier window, separate from the main office area, is seen as an undesirable situation. The glass enclosed office area does not necessarily equate to control and views to all areas. Many hidden spots and locations occur within the facility. Hours of operation range from 5:30 a.m. for freestyle skating / swimming to late evening hours (11:00 p.m. or later) for hockey. Safety and security are seen as inadequate for the early morning and late evening hours of operation. Staff stated homeless people at times have entered the facility and can sometimes be an issue. General public, not using the facility, are allowed to enter the facility to use the toilet facilities. A buzzer system was suggested as a method to control access, within the current facility layout. A closed circuit television / camera system (CCTV) along with intercom system should be considered to monitor the front entry, especially at early and late facility hours. Furthermore, by flipping the location of the Concession and Registration Windows, improved visual control of entry would occur. The Registration Window would be located at the top of the entry ramp for direct visual connection to the front doors.

During the summer months, water on the corridor floor leading to and from the pool requires constant need of mopping to prevent a slipping hazard. This corridor in front of the office window is narrow, especially with numerous pool patrons entering the pool from the lobby space. This issue is in part due to patrons no longer using the locker rooms / showers as the facility was originally designed for. Few patrons change in the locker rooms and enter the pool via the showers.

The current office layout does not provide for adequate space. Due to the need for additional office space, the east corridor was converted to provide workstations / cubicles for staff. The resultant narrow corridor is questionable as to whether it meets accessibility requirements for turn-around maneuvering for a wheelchair. A 60" diameter turning radius is not possible, thus a T-turn maneuver into a side cubicle / office is the only possible solution. The office spaces created are also questionable as to whether they meet circulation requirements. The conversion of this space involved electrical and mechanical "fixes" that were poorly done and have not provided a good environment for office use. Ventilation is questionable. Ductwork, return air (transfer) grilles and conduit runs penetrate existing concrete block walls, which produces no acoustic isolation. Even when doors are closed, recognizable sound carries throughout adjacent spaces due to these

various wall penetrations. Staff stated that it is very difficult, if not impossible, to have a private conversation. Privacy during the pool season, with the large expanse of windows oriented to the pool and the raised deck area, is deemed unacceptable. Meeting space for staff is non-existent within the facility. Circulation within the office area is poor and can get congested during peak operation hours. A pleasing and adequate office environment is seen as a key element to be addressed within the facility. By reconfiguring the Concession, Registration Window and Skate Rental spaces, a more useable Office space may result generally in its location on the east side of the facility. As part of this re-configuration, pool patron access would have to occur through the locker rooms, thus eliminating the current narrow corridor access. Additionally by locating the entry door to the Women's locker room to the west corner and by reversing the ramp in the locker room, this narrow corridor area could then be absorbed into the reconfigured Concession arrangement. This would hopefully give some additional space to the new Office area, as the Concession location would move northward. If additional office space is needed, a 2nd floor office area could be constructed at the northwest corner of the Adult Deck. Access to the Adult Deck would occur by relocating the doors to the east wall at the top of the existing stairs.

Up to 12,000 pool passes are issued each year by actual walk-in visits. On-line registration for activities would be helpful to reduce traffic to the facility. Apparently software has been purchased by the Park District to offer on-line registration. The need for facility visits would then be reduced and be primarily for providing and distributing photo identification cards to patrons.

Concession / Skate Rentals

Since the floor within the Concession is located at the upper level of the lobby, the concession counter works best towards the north where the upper floor level occurs. However, queuing lines running to the north conflict with traffic entering and exiting the building's main entry point, resulting in congestion at a key location. At the lower floor elevation of the lobby, the concession counter does not meet handicap accessibility requirements and is awkward for patrons to use. The entire concession area is seen by staff to be in an inappropriate location. While the location may work for the rink, it is problematic when the pool is in use. A dedicated concession stand / vending area serving the pool would help to alleviate the circulation issues within the building. The current layout and space does not allow for display areas or merchandising opportunities that occur at other competitive rink facilities. By flipping the Concession location to the current Registration Window and by extending it to the east exterior wall, the Concession could serve patrons from the lobby area and the exterior pool deck.

Skate rentals are adjacent to the lower lobby area. Circulation again is an issue especially at transition times as patrons return / rent and put on skates in a small area while others are leaving the facility. Spectators going in to watch skaters add to the congestion and circulation flow problems. Current skate sharpening produces noise and odors that permeate into the front office area, which is open to the Skate rental office, as well as through the wall openings and transfer grilles into the east offices. The opening between the registration office and the skate rental office should be closed by a new concrete block partition, hollow metal door and frame. A properly designed exhaust hood and booth

enclosure would be beneficial to the skate sharpening that is done within the skate rental office.

Pool Locker Rooms

"Pool Locker Rooms" are located on the northeast and southeast corners of the current lobby area. Locker rooms are in terrible shape with several roof, mechanical or piping leaks occurring during our visits. Many of the ceiling tiles and areas of the drywall soffits had been removed to locate and deal with the leaks. Since many of the leaks occur under the flat roof area of the Adult Deck, this deck (roofing) should be replaced. Additional insulation added under a new walkable deck surface would help with energy efficiency to the building envelope. Ceilings and lighting should be addressed only after all leaks are solved. User group comments cited problems with the latest locker room renovations and still having problems with showers not working in a proper manner. Tile was seen falling off of locker bases. Transom windows over lockers are not thermally efficient and should be replaced. Lockers are in need of repair or replacement. Electrostatic painting of the lockers should be considered. Mold is suspected to be present within both locker rooms. The rubber mats need to be removed for proper cleaning of the slab surface below. While the locker rooms were renovated in 2000, they are still in need of repairs and additional updating.

Some staff members told us that the locker rooms are too large and rarely used. During our visits, several areas within the locker rooms were being used for storage. This was especially noted in the Women's Locker Room. Another option to consider would be to vacate the Women's Locker Room to provide needed space for the office function. In this scenario, the floor would likely be raised to be at the same elevation as the upper lobby level. Spaces that would occur within the vacated space would include additional and dedicated offices, conference room, employee break room and possible expand the lifeguard station. A new Women's Locker Room, smaller than the current one, could be constructed at the southwest corner of the Back Deck. Reconfiguration of the Men's Locker Room would be necessary to create an access corridor to the new Women's space. All pool patrons would be directed through the locker rooms for pool access. A storage room may also be able to be constructed west of the new Women's Locker Room. (Refer to Option #1 in Corrective Item / Cost Estimate attached)

Ice Rink / Hockey Team Rooms

Originally, the rink was designed and constructed as an exterior rink surface in the early 1960's. The refrigeration company (Heinseman Burge) that constructed the rink piping system approximately 45 years ago also built ice cream plants. Since the pool acts as the system's cooling tower, the rink cannot function at the same time as the pool. This is a key impediment for offering rink usage year-round. The rink and the pool were originally intended and designed to be seasonal uses. The thickness of the original concrete slab that encases the piping system is unknown; opinions varied from 3" to 8" thick. The current rink surface is approximately 85' x 185'. The standard rink size today is 85' x 200'. The rink system used approximately 130 gallons of glycol for this year's ice. This is a large amount for the rink and has increased every year. There is a suspected leak in the piping system; however, it seems to stabilize with the colder temperatures outside. There is no expansion tank for the system. No frost barrier exists to protect the piping

system from heaving action of the frozen ground. Many users evaluate actual ice surface as "good". Rink surface is flat and does not have any slope for drainage. Rink perimeter is without any drains or sewers. The perimeter of the rink slab and the adjacent slab is in need of caulking.

If the facility is to be renovated to significantly extend the life of the building, serious consideration must be given to replacing the existing rink surface and piping system. Since each ice season is always in doubt as to whether or not the surface can be built and maintained, the entire skating and hockey programs are in constant jeopardy. The existing concrete slab should be removed. A new surface with permafrost protection should be installed. The slab should have a "crown" to allow for drainage at the end of the ice season. A perimeter drainage system should be installed with the new concrete slab. This is the only possible solution to gain confidence that each year the skating surface can be maintained. (Please note - this recommendation will replace the rink surface with the same size rink, 85' x 185', which is not regulation size.)

The roof structure was constructed over the rink in the mid 1960's. The wood beams are southern yellow pine and supposedly were the largest wood-type beams in the country at that time. Staff believes that the roof structure loses significant heat through it. Roof leaks occur along the skylights and the roof and are an ever-present problem. The insulating skylight material, which also occurs on the west, south and east walls, looks to be quite aged. Heat was incorporated within the enclosed space, but is not efficient. Infrared heaters are located over the bleachers on the west side. Original plans were to construct permanent seats; bleachers were installed due to budget constraints. Since the rink initially began as an exterior rink, the location of the rink to the existing building presented constraints to the retrofitting of an enclosure over it. The resultant design provided for the team benches on the east side and the spectator seats on the west side. This causes circulation conflicts as the teams, spectators and the Zamboni criss-cross one another relative to the rink surface. As previously stated, the spectator seating was provided as bleachers and not the permanent type seating as earlier contemplated by the Park District. Current spectator bleachers are not accessible as three steps elevate the lower main walkway of the bleachers up from the floor slab. No ramp exists. By moving the re-constructed rink surface to the west, the spectator seats could be constructed on the east side. Further study would be required to determine if new locker facilities could be constructed under the new east spectator seating area. (Refer to Option #2 in Corrective Item / Cost Estimate attached)

Ice season runs from October 1st until approximately March 20th each year. The start of the ice rink session is considerably later than other facilities in the area that typically begin in August. The hours of operation for the rink run from 5 a.m. until midnight. Rink is home to five (5) house teams, a novice team and two (2) high school teams. After the annual Ice Show in mid March, the ice rink is shutdown in preparation of other uses. There is downtime of approximately 1-2 weeks to convert the space into its summer use. During the remainder of the year after the ice is melted, a sports surface is installed over the concrete slab for soccer and summer camp programs. The sports surface is stored in a rolled manner on the north side of the rink. The rink space is not air-conditioned and becomes almost unusable in the summer for campers because of the heat build-up.

Ventilation system upgrades should be designed and installed. Air-conditioning should be added for the soccer and summer camp usage of the rink arena space.

Skating programs range from Youth (3 years old) lessons up to Adults, free skate and hockey programs. The rink is designed to handle up to approximately 1500 skaters. In the 1960's, the rink served up to 1200 skaters. Today the rink handles approximately 200 skaters. The acoustical environment and qualities of the space were described as poor. Acoustics are important for public address announcements at all events and music during free skating.

"Hockey Team Rooms" were added to the facility in 2000. There are 4 team locker rooms located at the south end of the rink along with a referee room and mechanical / storage spaces. These spaces were added to augment the rink usage for hockey programs. Consideration should be made to demolishing this addition in order to extend the ice rink surface 15 feet to gain a regulation-sized rink. (Refer to Option #2 in Corrective Item / Cost Estimate attached) Current wall mounted showers are subject to vandalism. These should be replaced with concealed type showers.

The ice rink structure definitely has some useful life left in the facility. However, the roof structure continues to be a constant on-going maintenance problem with the various leaks. Roof repairs are apparently done on an as-needed basis as the leaks occur throughout the year. During our visit to the facility on February 14, 2007, which was a brisk winter day, we witnessed a roofing company in the process of addressing leaks over the rink surface and other areas of the building.

The roof structure over the rink is a clear span wood structure with laminated wood beams, purlins, wood deck, and deep simple span wood girders. The roofing material is a smooth rolled roofing material (no gravel). The pitch of the roof is a rather shallow (2:12) slope with gutters on the north and south sides. The existing wood structure is in good shape requiring only minor maintenance work along the east and west eave lines. The entire structure appears to be poorly insulated for heat gain or heat loss. Original roof insulation was detailed as one layer of 1-1/2" over the wood decking. The heating, ventilating and cooling design is marginal and should be addressed for modernizing if the facility is to continue in operation. The entire roof should be removed down to the wood decking, repair of any decking be done, new insulation added and new 2-ply roll roofing (with granular surface) be installed. The translucent (Kalwall) skylights should be removed and new (Kalwall) skylights with significantly higher insulating values installed. If the Park District desires to reduce costs of proposed renovations, the skylights could be eliminated and the three rows roofed over. However, by providing new skylights in place of the existing, the "look" of the rink interior would be maintained along with improved insulation and visual properties. Similarly, the translucent (Kalwall) wall panels on the west, south and east walls should be replaced with new Kalwall. Exterior downspouts have poor drainage at grade and significant water and ice was seen collecting along the foundation on the north side. This condition should be addressed by inspecting the water collection drain system and make necessary corrections to it. The grade should be revised to have proper slope away from the wall to prevent the ponding of stormwater at the foundation wall.

We received an inquiry from the Park District as to whether the existing wood beams could be re-used in a new facility. Our opinion is that they probably could be re-used in a new facility. However the proposed spans would need to remain the same or very close to the current spans. This would limit the design of a new facility, especially since there was a desire to increase the rink length from 185 feet to 200 feet. This would necessitate additional beams or some other type of roof structure beyond the current rink length. The width of the rink at 85' would remain along with spectator seats on one side and the team benches on the opposite side. The labor to carefully remove the beams, to protect and store them, and then to re-erect them in a new facility will be at a cost that will likely not produce a significant dollar savings versus new beams. Reuse of the beams may be done to satisfy some users who feel that the "uniqueness" of the current design should be preserved or incorporated into a new facility.

Several staff members mentioned the concept of providing a year-round ice facility. The concept is to have a second, smaller "studio" rink that can accommodate smaller, more intensive lessons throughout the year. While maintaining ice in the warmer months, the smaller rink utilizes less energy than the larger rink, especially when demand is lower. The current rink season from October to mid-March does not accommodate most hockey programs, as they desire to begin practice sessions in late August. If this were to be added to the current facility, space for such a rink and the mechanical equipment would require a creative solution with the current building's layout.

If new construction is contemplated, loss of the rink for two years or so would be difficult to deal with while attempting to maintain the present programs. Staff believes if the building is lost, the program would lose teams and skaters to surrounding communities, and that they would need to rebuild the program upon the completion of a new facility.

Swimming Pool

Locker rooms are seen as too big by staff. The shower use and access to the pool is different today than when the facility opened. Rarely do patrons use the showers prior to entering the pool area. Many patrons avoid the lockers rooms all together and access the pool directly from the corridor adjacent to the office. While this seems to be allowed, it is problematic for circulation within the facility. The current pool access point in front of the office area was never intended as the main entry point. This corridor now has both male and female patrons accessing the pool, which produces significant congestion, within a narrow hallway.

A lifeguard area (off of pool deck) is too small for meetings, first aid, or short breaks. Consideration should be given to increasing the lifeguard area.

For most of the time, the pool filtering system works well and provides very clear water during the season. However, the filtering system struggles with large pool usage and water levels must constantly be evaluated.

During the off-season the pool is used as the cooling tower for the ice rink. Staff is not sure what many of the controls in the basement operate or if they have been abandoned by updated work projects.

Repairs were completed on the pool about eight (8) years ago. While the pool runs well, staff is unsure every year whether the system will operate correctly or spring future leaks that can not be controlled. This can delay the opening of the pool, shorten the pool season, and Ridgeland Common staff believes may contribute to fewer pool passes purchased over the years.

Comstock Room

Access to the second floor space is via a stairway located on the north side of the lobby space. No elevator exists to give access to the second floor for accessibility. From October until April, the space is primarily outfitted for pre-schooler's playground. Aikido classes utilize the room three nights a week.

This space is the only area for holding meetings of any significant size.

Existing mechanical ventilation system, that provides heat and air-conditioning, was described as poor. The space is too cold in the winter and too hot in the summer. The current mechanical system of a furnace and all ductwork is fully exposed within the room. Upgrades to the mechanical system should be done to reduce stratification of conditioned air within the volume of the space. The track lighting is quite dated and not efficient. New lighting systems, with improved light sources, should be considered. Roof leaks were seen at the fireplace on the east wall. The roof should be removed, the wood deck patched where deteriorated from leaks, additional insulation added and a new roof installed.

Lower Level Mechanical Room

The lower level space is constructed of precast concrete floor planks (1st floor slab) bearing on foundation walls or structural steel beams and columns. Our structural engineer noted that several steel beams had pipes and conduits penetrating through the web sections. This was probably done during construction or other renovation projects and the installation of equipment. The penetrations were not always at the proper location of the beams and should be reviewed to determine if additional reinforcing might be necessary. Some rust was evident on the structural steel, however a maintenance program to remove any rust and paint the structural steel would help to maintain the structure in a safe condition for future life to the building.

During our building inspections visits in February 2007, a significant water leak was occurring adjacent to the water main service where it entered into the lower level. In mid March 2007, this leak was located and repaired. However, existing original water lines in the facility are directly over the electric panels at the south wall and are cause for future concern and could cripple the entire facility.

Storage

No permanently dedicated space for storage needs exists. Storage has been haphazardly accomplished around the building to meet the immediate needs. The Women's Locker Room was essentially being utilized for storage and was not able to be used. The Men's shower room housed vacuums, shop vacs, hose carriers, etc. Ice Show costumes are stored at the home of one of the instructors associated with the Ice Show due to no secure storage area being available. Building staff stated that a dedicated building maintenance area for tools, equipment and repair benches would be beneficial. The soccer sports surface was stored at the north aisle of the ice rink. Seasonal storage of exterior equipment and supplies occurs at the rear of the facility. The storage of the various items, in clear view to most users, gives the appearance of a facility that is too small and outdated.

A dedicated 1st floor Storage room could be constructed at the southwest corner of the Back Deck. A dedicated 2nd floor Storage room could also be constructed at the southwest corner of the Adult Deck.

Accessibility Issues

Existing non-conforming conditions exists with regards to the Illinois Accessibility Code. The original entry doors and vestibule were located just north of the large west windows that look into the ice rink from the corridor north of the concession counter. This location allowed for visual control of the people entering the building. By a subsequent renovation, the entry doors where re-located approximately 30' northward at the north exterior wall of the pool filter room. These doors are currently at the bottom section of the ramp from the main floor level down to the exterior sidewalk. At the interior set of doors, no space is available for an adequately sized landing area in front of the ramp. Also, handrails are required on both sides of any ramp. Access to the second floor Comstock Room is only by stairs. If significant renovation is contemplated, an elevator would likely be required in order to provide access to this space. Specific requirements will be dictated through the Illinois Accessibility Code and the extent of renovation proposed. As a larger portion of the facility is renovated, more areas are required to be brought into compliance with the code. As stated in the I.A.C., "If the alteration costs 50% or more of the reproduction cost of the public facility, the entire public facility shall comply with the applicable requirements for new construction." (I.A.C. Section 400.510.b.5) Location of a two-stop elevator is problematic with such a limited 2nd floor area being served. Initial thoughts focus on locating the elevator in the current Janitor's Closet between the two handicap accessible toilet rooms on the north side of the lobby. Location of an elevator equipment room would need to be identified. Similarly, other system upgrades will likely be required if a significant renovation is proposed for the facility. Specifically, fire suppression sprinklers will most likely be required to be installed throughout the building. Refer to the engineering section report for further assessment of the sprinkler system requirement.

Dog Friendly Area

Popular with dog owners and it has experienced good attendance by patrons. Approximately 350 permits have been issued at $39 / permit. With its popularity, parking on site is seen as inadequate. When first provided, the intent was that the area was a "temporary" facility. The dog friendly area represents a social group with its patrons.

Hours of operation: 7:00 a.m. – 9:00 a.m. Spring hours: 6:00 a.m. – 8:00 a.m. The dog friendly area is adjacent to the ball fields. Limited turn-over time between the two functions can sometimes be problematic, causing ineffective clean-up of the dog area before ballgames begin on the ball fields.

Ball Fields / Exterior Grounds

The park district has a total of 3 softball fields. Two are located at Ridgeland Common; the third is located at Stevenson Park (East on Lake Avenue). Ridgeland Common fields are used for softball and kickball. The Ridgeland Common fields are sized to support Adult 14", 16" softball and "Bronco" level youth baseball. Softball season begins April 25th. Rainstorms can prevent use of the Ridgeland Common fields for 2 days because of poor drainage. The east baseball field has a drainage system installed; the west field does not. Former tennis court foundations, approximately 24" below the field surface, were broken up and left in place when the east field was installed. The paving material was not removed. Lights are 1000-watt mercury vapor and date back to approximately 1942. Newer light sources would be more energy efficient and provide less spillage from the light fixture. (Stevenson has 1000-watt metal halide lights.) The light distribution of any new fixtures will be important to the City and the residents on the north side of Lake Street.

The adjacency of the dog friendly area is not seen as desirable with the softball fields. The potential exists for foul balls to land in the dog area. Also, small children wandering away from the ball fields have been known to enter the dog area to pet dogs.

II. NEEDS / WISH LIST

- Employee Lunchroom
- Additional space in front office for 6 people
- Manager's office with visual connection to office functions
- Meeting room(s)
- Improve internal circulation of patrons
- Improve overall control within facility
- Pool = growth. More entertaining features would improve patron use.
- Ice Rink = stable use. Year-round ice surface.
  Current rink size: 85' x 185'
  Desired size: 85' x 200'
- Indoor Soccer = good revenue
- Provide secondary entry for summer campers
- Concession area needs a face lift. Offer healthier food with today's nutritional concerns.
- Dedicated Storage areas
- Tool area for maintenance staff
- Solve roof leaks over Rink / Arena and address existing facility roofing
- Air-conditioning in Rink / Arena
- 1985 Refrigeration equipment (Freon is an ozone depleting refrigerant)
- Water main is old and has numerous repairs – new main may be required.

- Water leaks in basement -possible dangerous flood exposure to mechanical & electrical equipment / systems

III. CONCLUSIONS AND RECOMMENDATIONS

The building structure is definitely showing its age. Numerous conditions exist that require substantial attention just to extend the life of the structure. Various projects could be undertaken to address the building structure issues. However, the more important question to ask is, does the facility work with the current and future program requirements for the community? In our opinion, based upon all of the data provided and collected, we do not believe that the facility meets current program demands.

As previously stated in the "Proposed Capital Improvement Program" prepared in November 2002, with regards to the ice skating rink facility:

"The Ridgeland Common Ice Rink is showing its age and is operating beyond its design scope. Originally built as an outdoor rink in 1962, it was covered by adding the existing roof structure and skylights in the early 1970's, and enclosed in the late 1970's. While each successive improvement made the most of the then-existing facility, it is not the facility you would design for an enclosed ice rink today, capable of supporting current activities:

- *The rink is not regulation-size for hockey,*
- *It has only improvised minimal team locker room facilities,*
- *The existing bleachers and heating system are only marginally adequate for program audiences, and*
- *There is no air conditioning for summer programs."*

In addition, our review of the rink and the remainder of the facility, provided 5 years later, only underscores these observations. If anything, the elapse of time has only shown the continuing problems with the facility and its ability to meet the ever-changing program needs and requirements. The current building is very inflexible when significant renovations are examined. Some of the deficiencies will take substantial dollars to rectify within the constraints of working within existing construction and attempting to deliver programs to patrons. After such renovations, the facility will still not fully achieve all of the program needs. Even though numerous upgrades and renovations have been undertaken, the fact remains that the facility is approximately 45 years old. Too many changes have occurred in the community and with the program needs from when the building was originally designed and constructed. The risk and exposure of canceling events or programs, due to infrastructure deficiencies, will only continue without substantial investment. Although no one can definitively predict when the building will cease being operable, the building is at, or very near, the end of its useful life.

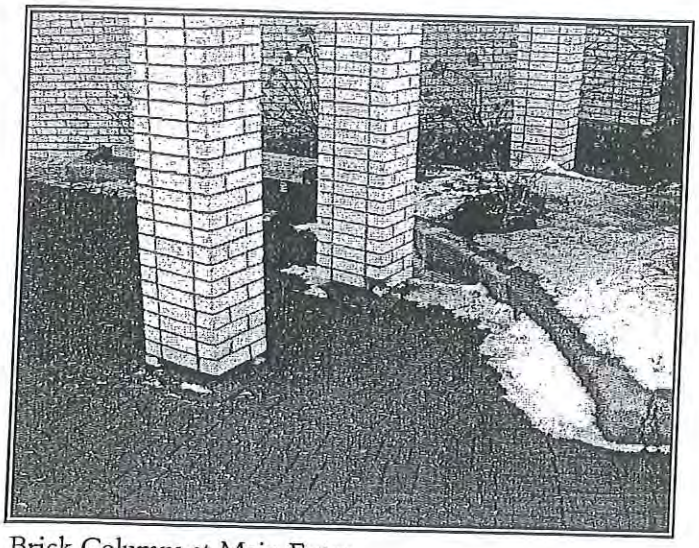
The building has been the "flagship" facility for the community and the Park District of Oak Park, but at present does not reflect a "flagship" status. Any monies that may be used for future renovations and upgrades, although prolonging the life of the structure for the short term, does not solve the growing need for a facility that handles all of the activities and programs that Ridgeland Common provides. In our opinion, it is time to contemplate a new facility that can provide all users with a state-of-the-art facility that can attract many users for years to co

Appendix A – Architectural Estimated Costs

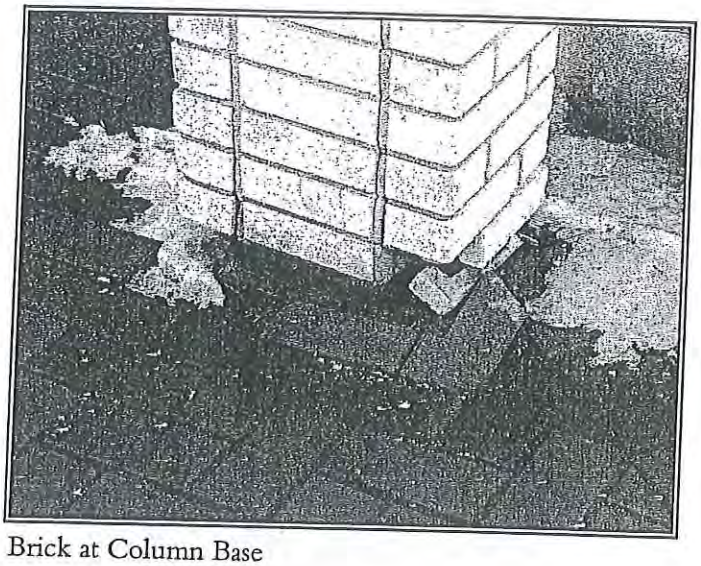
	Corrective Item	High Priority (1-2 years)	Medium Priority (3-5 years)	Low Priority (5-10 years)	Estimated Cost
1	Exterior: Repair brick columns at main entry / provide expansion joints / re-adjust paving around column bases.	X			$6,000
2	Exterior: Repair decorative masonry blocks at west wall (wood patch) of Ice Rink / patch any holes / tuck point entire building.	X			$5,000
3	Exterior: Repair exposed laminated wood beams ends of Ice Rink enclosure - provide new copper caps at each beam.	X			$11,000
4	Exterior: Repair downspout drainage collection system at foundation walls of Ice Rink / pitch grade away from building.	X			$5,000
5	Exterior: Replace Adult Deck (2nd floor) surface and provide new insulation and waterproof membrane to eliminate leaks.	X			$155,000
6	Exterior: Replace existing roof over Comstock Room - provide additional roof insulation - patch wood decking @ leak.	X			$45,000
7	Exterior: Replace existing translucent (Kalwall) skylights over Ice Rink.	X			$175,000
8	Exterior: Replace existing roof over Ice Rink - provide additional roof insulation and flashings.	X			$660,000
9	Exterior: Replace translucent (Kalwall) wall panels at west, south and east walls of Ice Rink enclosure.		X		$140,000
10	Exterior: Replace windows in Men's and Women's locker rooms with thermally improved units.		X		$16,000
11	Lobby: Replace guardrail at floor level change / provide new handrails at stair and entrance ramp.	X			$10,000
12	Lobby: Provide new suspended acoustical (impact-resistant) ceilings and lighting design to update lobby appearance.		X		$35,000
13	Hand. Acc. Tlt. Rms: New handicap accessible vanities / faucets / finishes / new suspended ceiling w/ lighting & exhaust system.		X		$40,000
14	Lobby Tlt. Rms: New handicap accessible vanities / faucets / finishes / new susp. clg w/ lighting & exhaust system / repair plmg.		X		$40,000
15	Office: Separate Skate Rental office from registration office with partition, hollow metal door and frame.	X			$5,000
16	Office: Provide CCTV, intercom and entry access system to monitor front entry esp. during early & late facility hours.	X			$5,000
17	Office: Flip locations of existing Concession and Registration Window for improved visual control of entry.		X		$90,000
18	Office: Same as above, but force all pool patrons to access pool via locker rooms - rework entry to Women's locker room with door relocated to west, reverse ramp in locker room for new door entry location - absorb previous pool access corridor into reworked Concession and Office area. Re-orient Skate Rental in E/W direction adjacent to Men's locker room for improved Office area.		X		$60,000
19	Office: Provide new office space at northwest corner of Adult Deck (2nd floor) for non-handicapped personnel.			X	$220,000
20	Skate Rental: Provide sharpening booth enclosure with exhaust fan. Provide acoustical isolation improvements from adjacent uses.	X			$6,000

	Corrective Item - Continued	High Priority (1-2 years)	Medium Priority (3-5 years)	Low Priority (5-10 years)	Estimated Cost
21	Pool Locker Rooms: After solving all roof and piping leaks, paint ceiling grid, repair & replace ceiling tile, lighting and finishes for like-new appearance. Repair / electrostatically paint / replace lockers as needed for "new" appearance. Review flooring options to eliminate suspected mold problems.		X		$70,000
22	Hockey Team Rooms: Replace wall-mounted showers with concealed type showers.		X		$8,000
23	Ice Rink: Renovate / upgrade heating system.	X			Refer to G.E.C. Estimate
24	Ice Rink: Provide air-conditioning and ventilation system.		X		Refer to G.E.C. Estimate
25	Ice Rink: In conjunction with the refrigeration tube replacement, demo existing slab and provide new (concrete slab) 85' x 185' rink surface w/ perimeter drainage system and subsoil heating system.	X			$912,000
26	Ice Rink: Replace bleachers with permanent seats / storage rooms underneath.			X	$200,000
27	Comstock Room: New lighting design / improve heating and ventilation system.		X		$75,000
28	Lower Level Mech'l. Rm: Reinforce penetrations of steel beams, remove visible rust and paint steel members	X			$10,000
29	Storage (2nd floor): Build new dedicated storage room at southwest corner of Adult Deck.			X	$180,000
30	Storage (1st floor): Build new dedicated storage room at southwest corner of Back Deck.			X	$180,000
31	Accessibility: With extensive renovation, need to provide elevator for access to 2nd floor plus bring entire facility into compliance.		X		$225,000
	SUB-TOTAL CORRECTIVE ITEMS				$3,589,000
	A/E Fee (10%)				$358,900
	Contingency (15%)				$538,350
	TOTAL ESTIMATED COSTS OF CORRECTIVE ITEMS (In today's dollars - no adjustment for inflation)				$4,486,250
	Option #1: Vacate Women's Locker Room / Build new smaller Women's Locker Room with toilet and shower facilities, along with new Storage Room at southwest corner of Back Deck. All patrons will be required to enter (and exit) the pool through the Men's or Women's Locker Rooms. In vacated area: raise floor level, build new offices, conference room, break room, expand lifeguard station.		X		$330,000
	Option #2: Demolish Hockey Team Rooms at south end of rink - Expand building and rink surface 15 feet to the south for 200 ft. regulation rink length and move rink to the west in order to locate spectator seating on east side. Build new permanent spectator seating on east side with new locker facilities underneath. Build team benches and penalty boxes on west side of rink.		X		$200,000

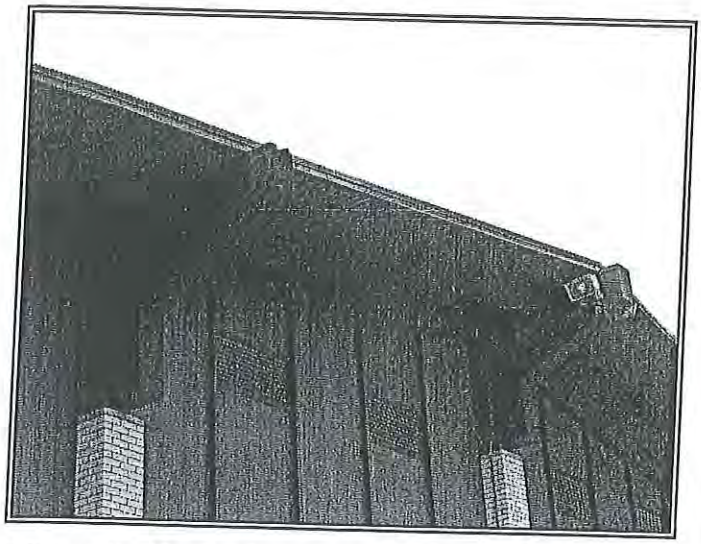
Appendix B – Existing Conditions Photographs



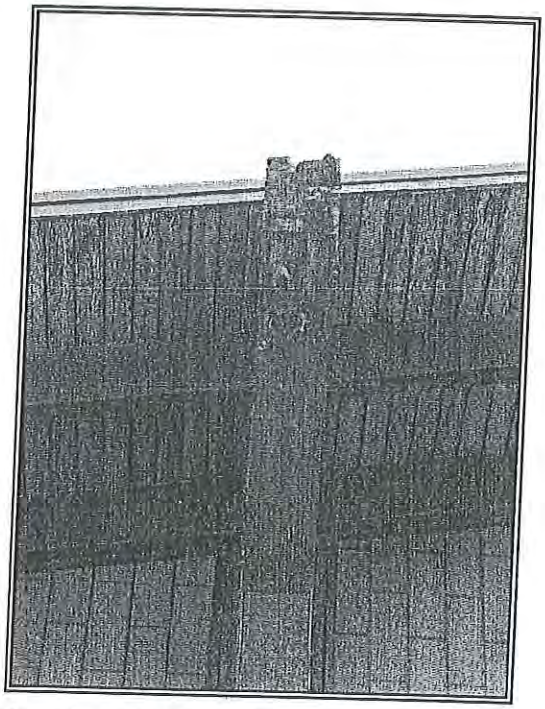
Brick Columns at Main Entry



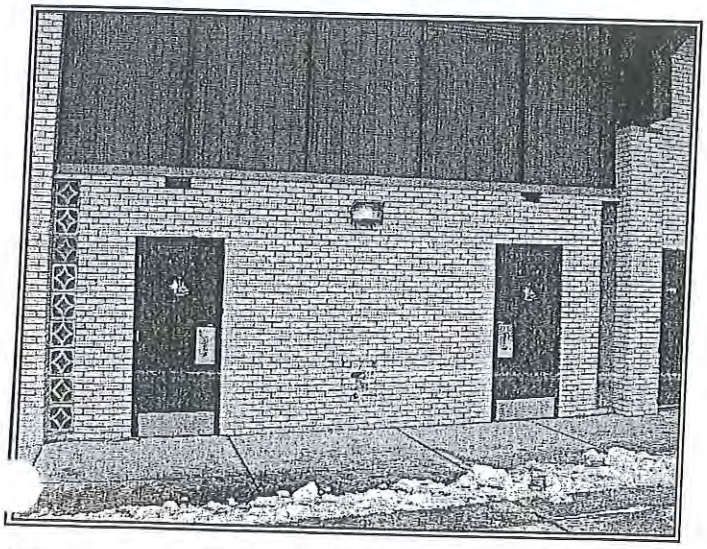
Brick at Column Base



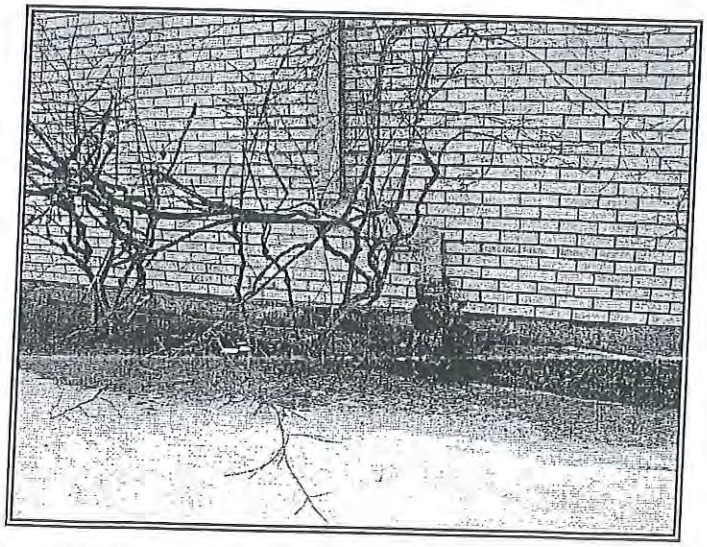
West wall of Ice Rink – Exposed beam ends



Deteriorated beam end

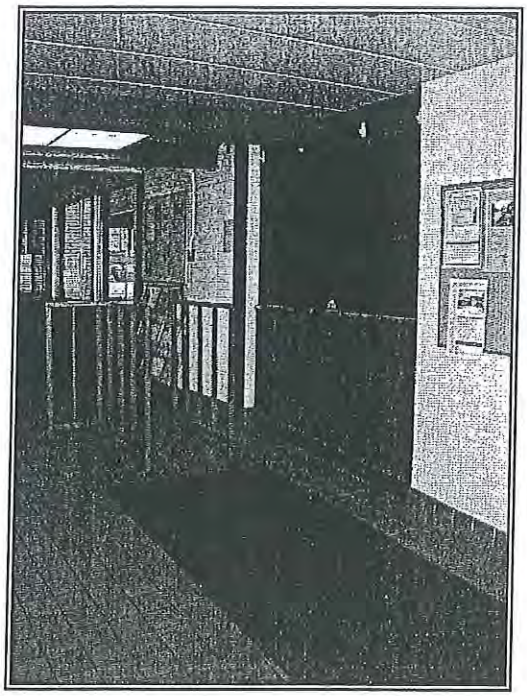


West wall of Ice Rink – Wood patch of wall

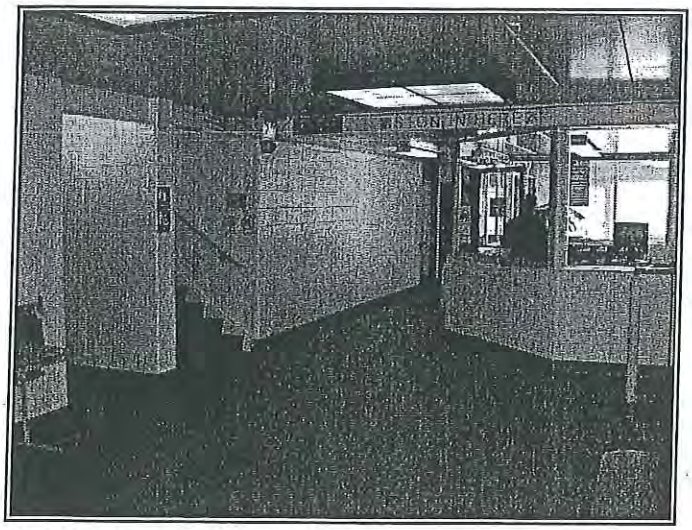


Ice Rink downspouts - excess water and freeze / thaw

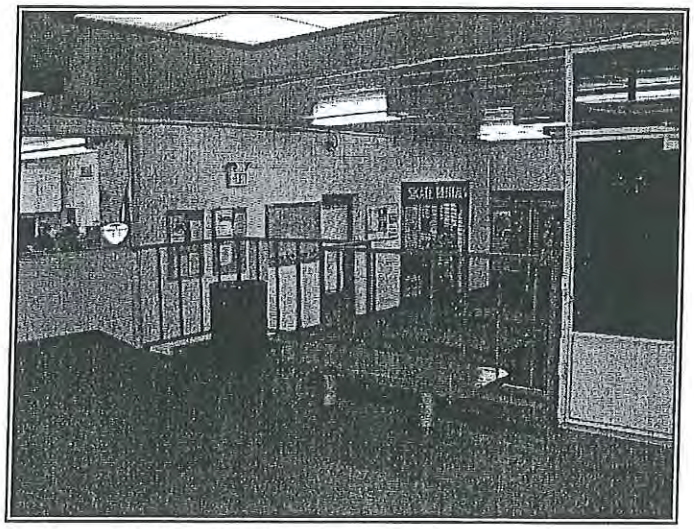
Main Entrance with ramp



Main Entrance & Cashier Window

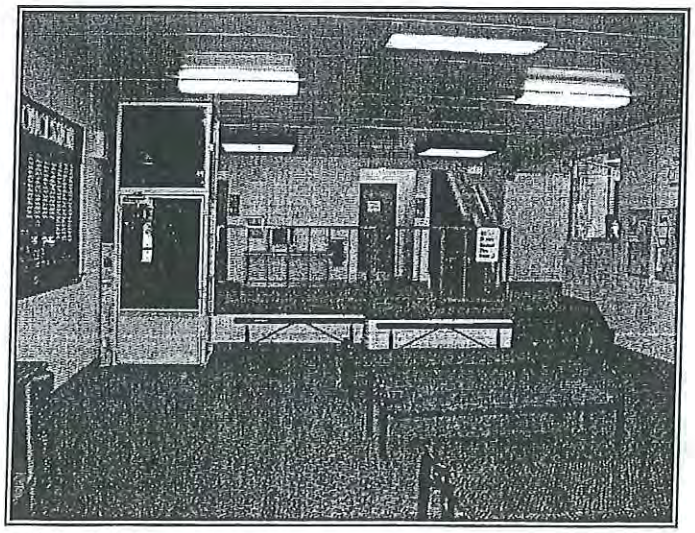


Registration Window & Pool Entrance

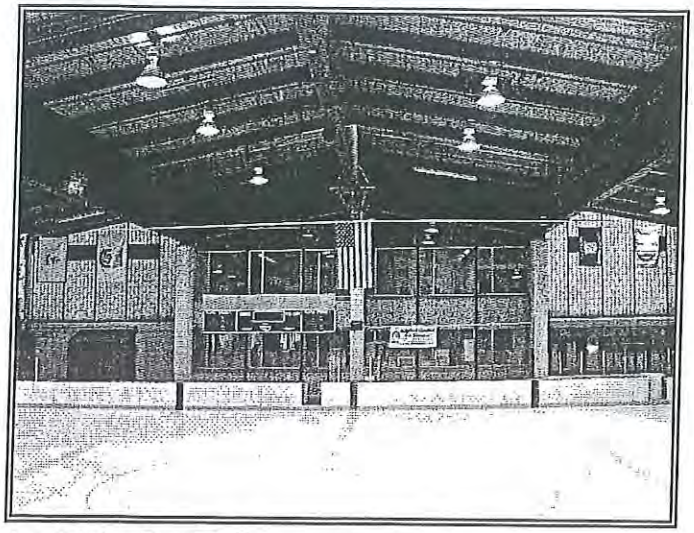


Lobby with floor level changes

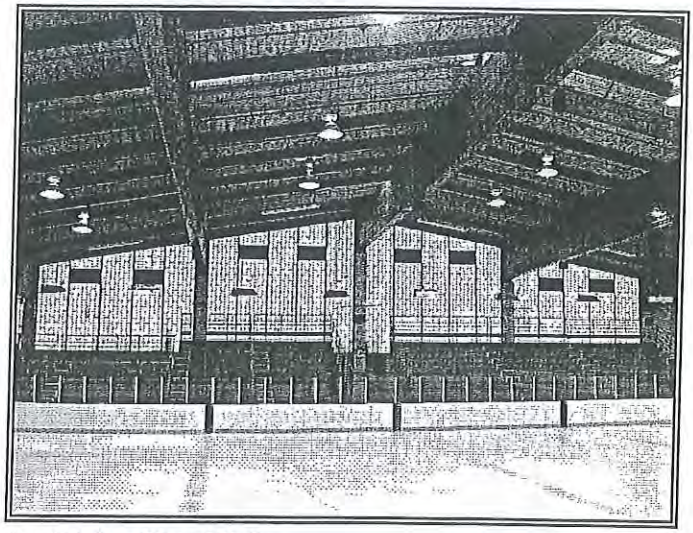
Skate Rental counter and vending



Lobby & Concession counter

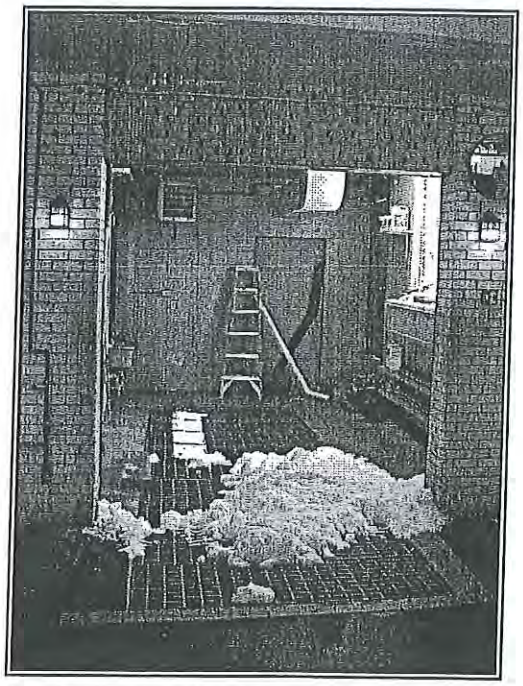


Ice Rink - East Wall

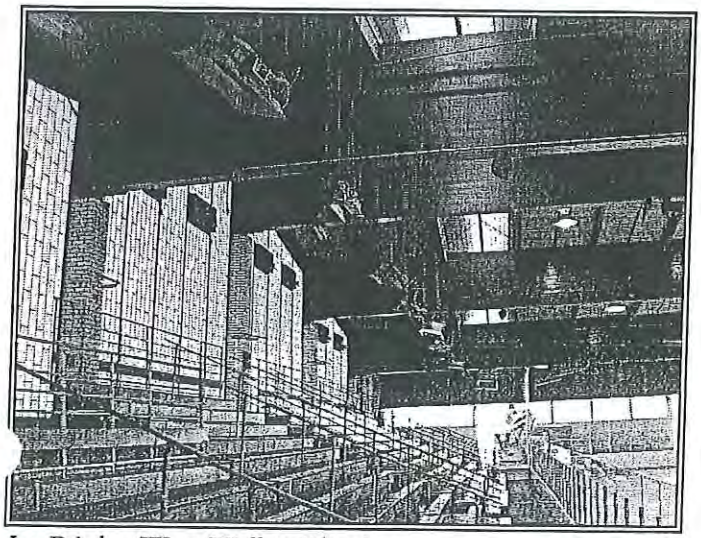


Ice Rink - West Wall

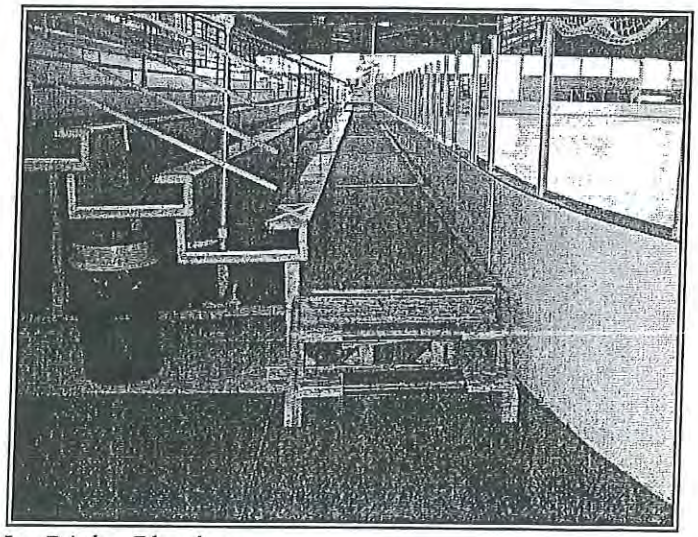
Ice Rink - Roof Structure & Skylight



Ice Rink - Zamboni Ice Pit

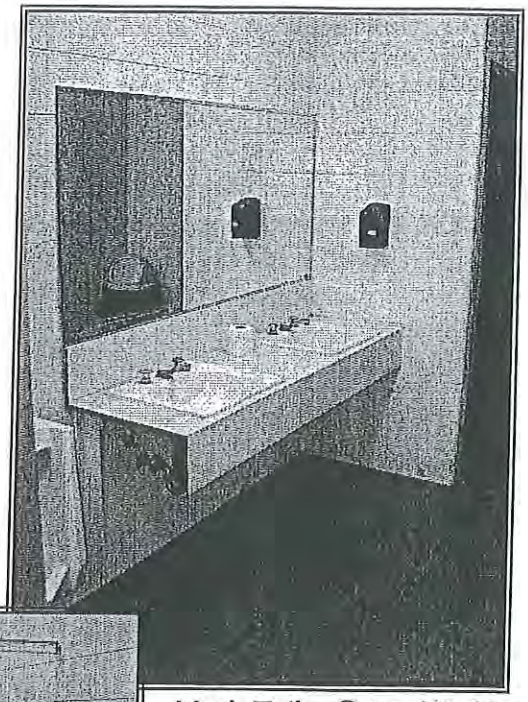


Ice Rink - West Wall & Bleachers



Ice Rink - Bleachers

Accessible Toilets

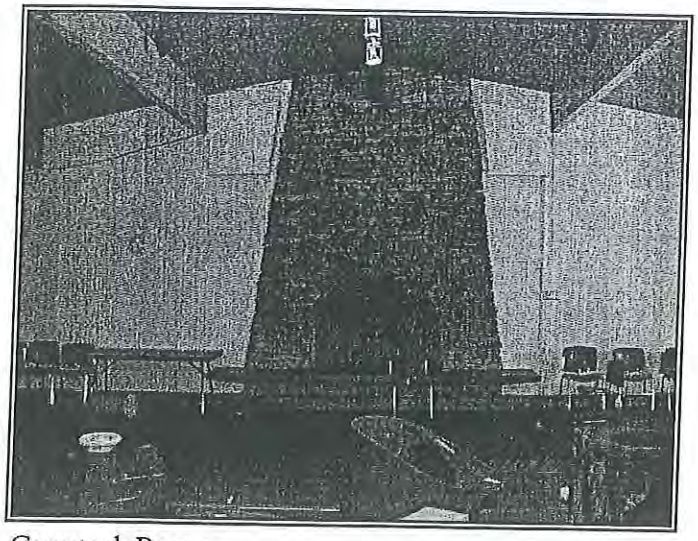


Men's Toilet @ South Lobby

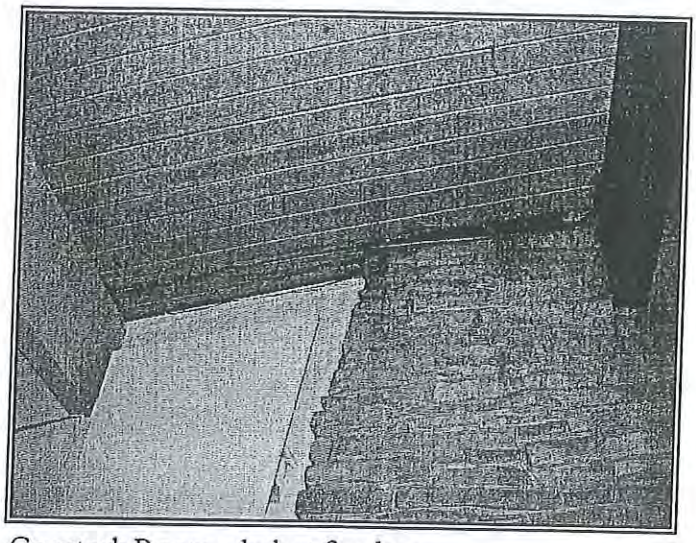
Men's Toilet @ South Lobby

Stair up to Comstock Room

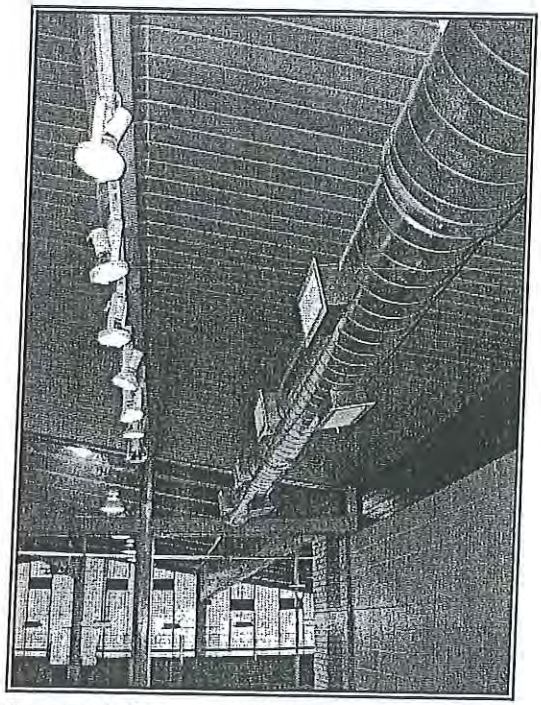
Stair down from Comstock Room



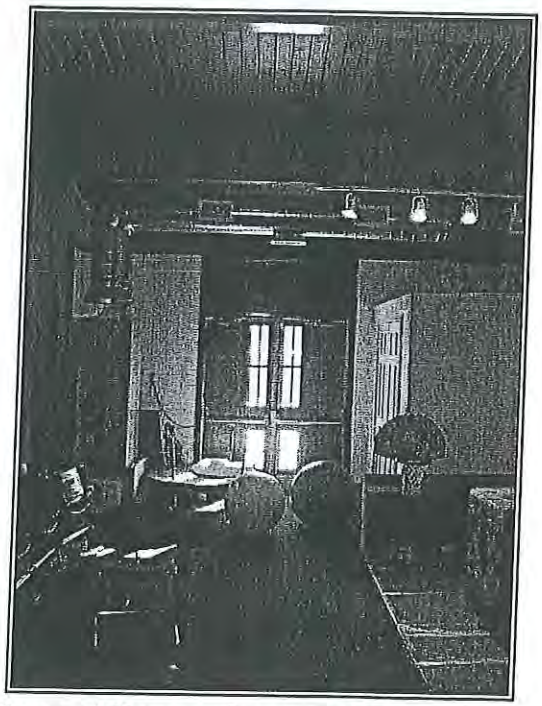
Comstock Room



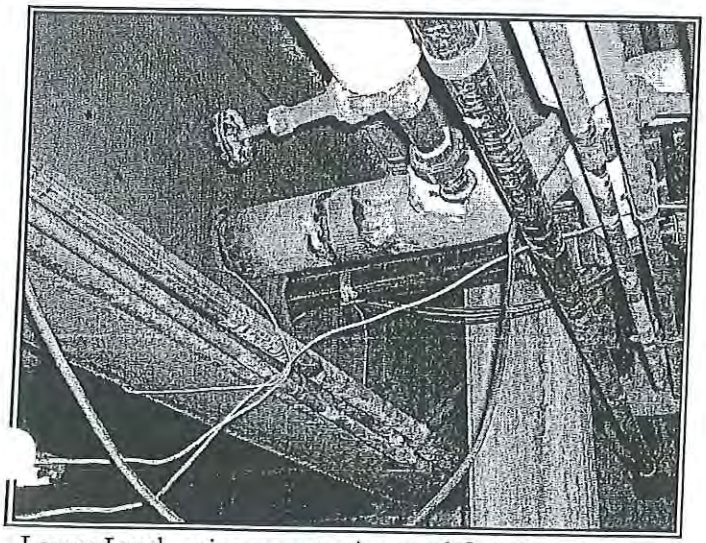
Comstock Room – leak at fireplace



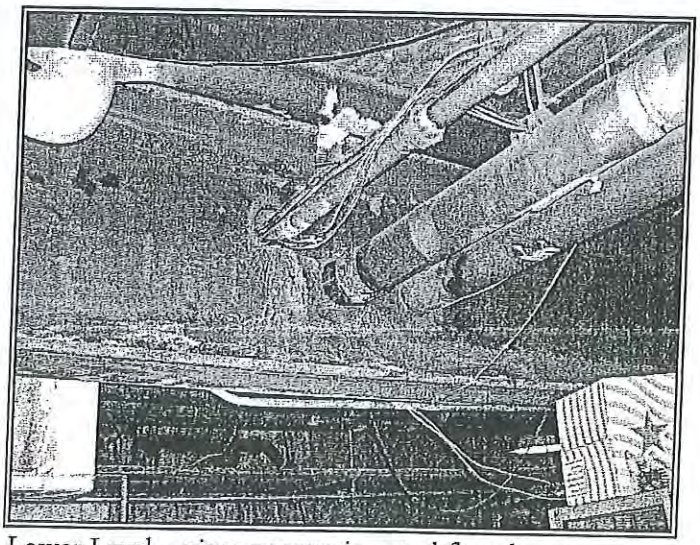
Comstock Room - lighting & ventilation



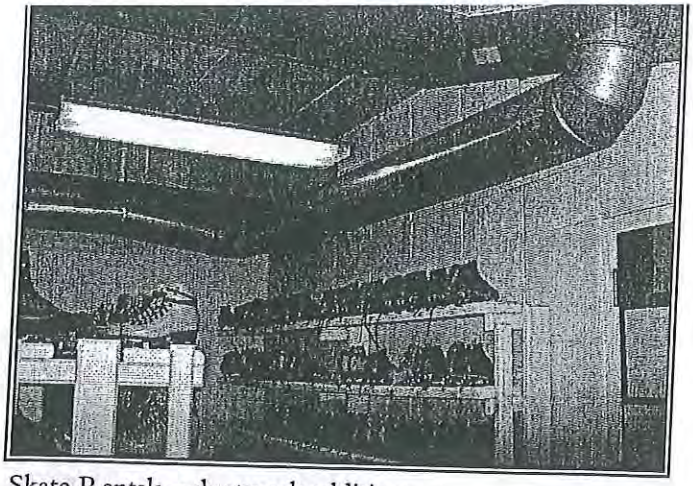
Comstock Room – furnace and ductwork



Lower Level – pipes penetration steel floor beams

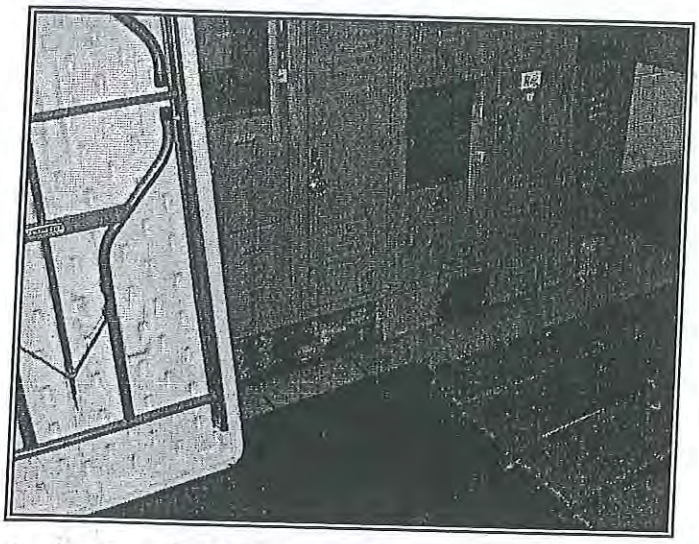


Lower Level – pipes penetration steel floor beams

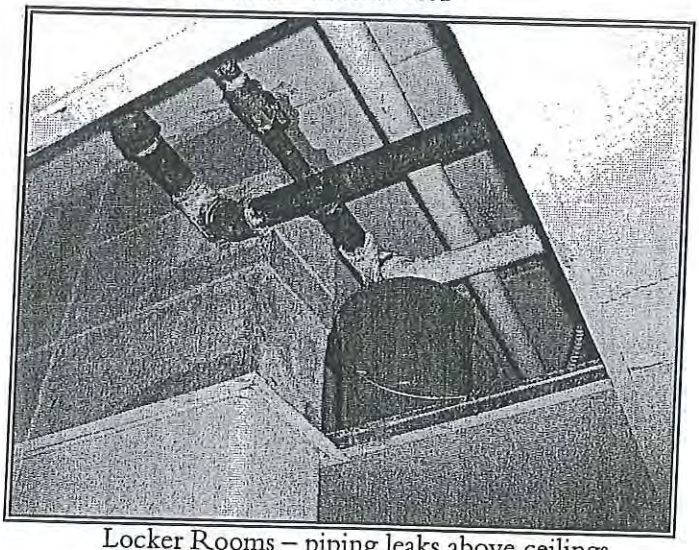


Skate Rentals – ductwork additions

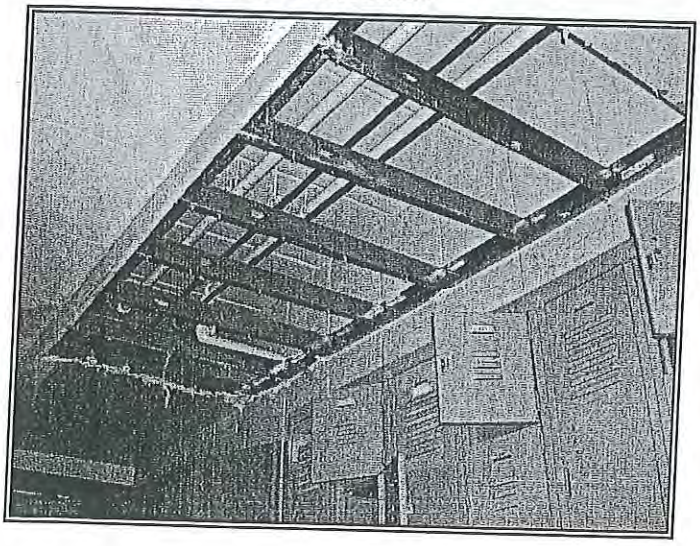
Skate Rentals – counter area



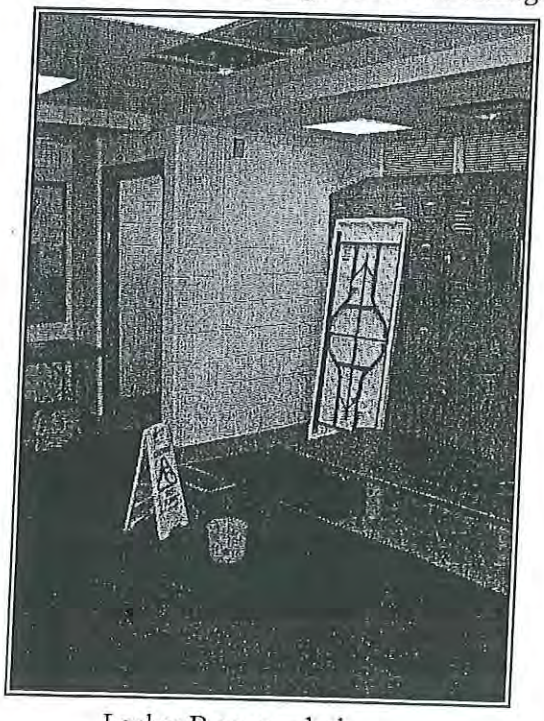
Locker Rooms – tile deterioration



Locker Rooms – piping leaks above ceilings

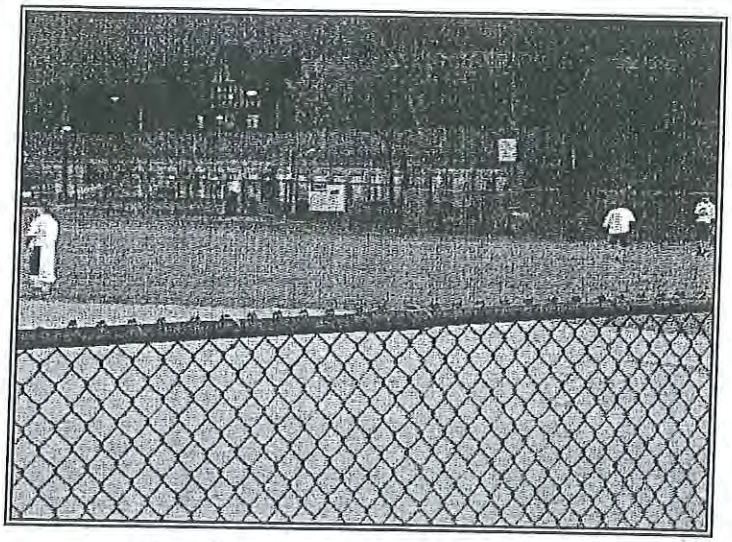


Locker Rooms – piping leaks above ceilings

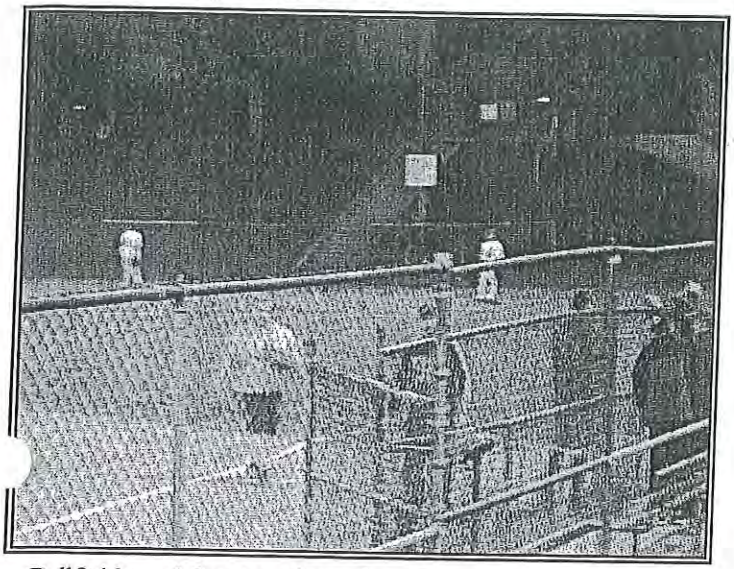


Locker Rooms – leak

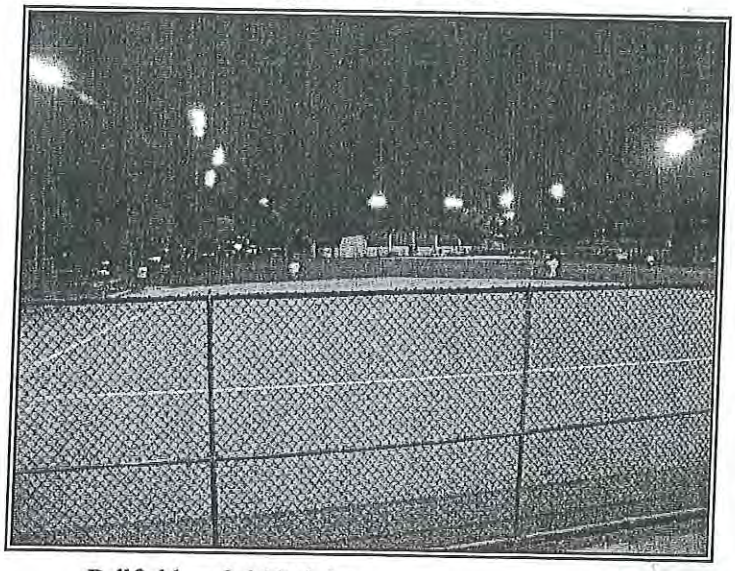
Ballfields – night field use view 1



Ballfiends – night field use view 2



Ballfields – night view from dugout



Ballfields – field lighting

Ballfields – night lighting view from dugout

Building – night view with lights

Park District of Oak Park

Swimming Pool Assessment

THOMPSON DYKE & ASSOCIATES

COUNSILMAN • HUNSAKER

The Ultimate Aquatic Advantage

April 11, 2007

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A. AQUATIC ANALYSIS SUMMARY

The original Ridgeland Common pools were constructed in 1961. The pools were renovated in 1996; the renovation did not change the shape of the 50-meter pool and the original wading pool was replaced with a new wading pool. Repairs have been made on an as-needed basis since the renovation. The purpose of this aquatic assessment is to identify items that are substandard, obsolete, not meeting current state code, or not operating as designed. In addition to the evaluation, an opinion of probable cost for recommended repairs is provided. Alternatives to repairing the pools will be evaluated as well.

The pools are situated on the site along the west side of Ridgeland Avenue. The facility parking lot and Lake Street border the pool area to the north with train tracks to the south. An access road is provided also on the South side between the pool area and the tracks. A site parking lot, street parking, and a parking garage across Lake Street provide the parking opportunities for the pool users.

The 50-meter pool is L-shaped with 1-meter and 3-meter diving boards. Eight (8) 50-meter lanes are provided for long course training and competition and six (6) 25-meter lanes across the pool using the diving well for short course training and competition. The pool depth ranges from 3 feet to 12 feet. The repairs on the 50-meter pool accomplished during the 1996 renovation included the replacement of underground piping: main drain piping, gutter dropout piping, and pressure piping. The new piping extended to the building with the original piping remaining in the mechanical room. The floor inlets were converted to wall inlets at this time. The pool deck was replaced except for the raised concession deck and back deck. The pool deck includes two trellis type shade structures. The underwater lights for the pool were removed during the renovation. While the 50-meter pool mechanical system was not replaced in 1996, the pump was replaced and the motor refurbished in 2001.

The wading pool that was constructed during the renovation in 1996 includes a zero beach area with an interactive play feature. The pool depth is from zero to 2 feet. The wading pool is contained in a fenced area with self-closing gates. The deck for this pool includes two circular 20 ft diameter umbrellas. A section of the pool shell was removed to replace broken piping under the pool since the renovation.

The restrooms for the pool are at deck level. The lobby area of the recreation center is at the same raised elevation as the concession and back deck areas. The concession area for the pools is on the opposite side of the lobby from the pool area. Thus, the pool users pass through the lobby / control point to access the snack bar.

The pools are currently being used for swimming instruction, USA swim team training and competition, scuba lessons, kayak lessons, summer camps, daycare providers, fitness classes, fitness lap swimming, teen events, pool parties, recreational swimming and recreational diving. The pool hours for the various programming begin at 5:30 am and continue throughout the day

until 7:30 pm, Monday thru Friday. On Saturday and Sunday, the pool hours are from 8:30 am to 8:30 pm. Parties are scheduled after the normal hours for the pools.

The facility hosts a USA Swimming father's day swim meet and the pools close from Friday thru Sunday for this event. Approximately 800 athletes participate in this meet. Additionally, two (2) dual meets are hosted at the facility.

In addition to Ridgewood Common, Oak Park also operates an aquatic facility in Rehm park. The Rehm and Ridgewood Common pools are not currently subsidized for their operating costs. Subsidizing is not unusual for an aquatic facility the age of these facilities. As the facilities have aged, maintaining the pools and support spaces has been an ongoing issue and concern for the City. The renovation in 1996 included upgrades at both facilities. The upgrades addressed the physical plant of the pools as well as adding recreational amenities to try to keep the pools attractive to the leisure swimmers, and thus revenue has been able to stay ahead of the operational expenses of the pools.

The following lists summarize the deficiencies/concerns noted in the body of the report for each body of water at Ridgeland Common and the site amenities that support the swimming pools.

1. 50-Meter Pool

- Antiquated chemical controller
- Antiquated chemical control sample cell loop
- Antiquated piping in the mechanical room/some piping with advanced corrosion
- Disposal of DE (diatomaceous earth) filter media in sanitary sewer
- Antiquated and obsolete gutter system on pool
- Gutter configuration not user friendly for egress from pool
- Pool paint finish bubbling
- 1-meter diving boards do not meet state department of public health administrative code for swimming pools
- 1-meter diving boards do not meet other standards for diving boards
- 3-m diving board does not meet state department of public health administrative code for swimming pools
- 3-meter diving board does not meet other standards for diving boards
- Steep stairs for 3-m diving board
- Pool turnover does not meet state department of public health administrative code for swimming pools
- Antiquated filtration equipment
- ADA accessibility in pool (two (2) means necessary, one (1) provided)
- Lack of shade structures
- Lack of chemical spill provisions for the chemicals used
- DE filter media is a know carcinogen
- Time and labor required for cleaning the DE filters

2. Wading Pool

- Antiquated chemical controller
- Sample cell by-pass loop with flow switch not provided
- DE is a know carcinogen
- Disposal of DE in sanitary sewer
- Pool finish bubbling/concrete coming off along with the paint
- Cracks in pool shell
- Lack of chemical spill provisions for chemicals used

3. Site Amenities

- Snack bar location creating a potential wet lobby floor and potential accident location
- Location of piping and mechanical equipment for the wading pool if the 50-meter pool mechanical system is renovated
- Showers reported to not always be operational
- Age and size of mechanical room
- Layout of the restrooms
- Separate chemical rooms for muriatic acid and sodium hypochlorite not provided
- The location of the pools on the street corner not providing privacy beyond the privacy slats in the chain link fence
- The location of the pools on the street corner and street noise generated by traffic
- Appearance of the back deck
- Site parking not sufficient for daily pool attendance requiring users to park on the street or in the garage across Lake Street

A summary of the attendance totals for Ridgeland Common and Rehm Park are displayed in the following table along with the categories that contribute to the total season attendance. The facilities are located approximately 1½ miles apart.

Pool Attendance
Ridgeland Common and Rehm Park
2005 and 2006 Seasons

	Season	Season Attendance (Total)	Lap Swim	Daily Swim	Camps
Ridgeland Common Pool	2005	54,886	4,993	41,262	8,631
	2006	40,606	4,451	30,578	5,577
Rehm Pool	2005	83,260	970	77,469	4,821
	2006	71,786	1,076	67,707	3,003
Total Attendance (All Sites)	2005	138,146	5,963	118,731	13,452
	2006	112,392	5,527	98,285	8,580

From the chart, it appears that Rehm is addressing the recreational needs of community better than Ridgeland Common. The water surface area at Ridgeland Common is 12,526 square feet with the two pools combined. The total water surface area at Rehm is 14,905 square feet with the three pools combined. In addition to having more water surface area, Rehm also has more shallow water for splash and play, a drop slide, and more zero beach area with the beach being part of the main pool as opposed to being part of the wading pool as at Ridgeland Common. While both facilities had a decrease in daily swimmers, which could be attributed to poor weather, Rehm had more than double the attendance of Ridgeland Common in 2006 and not quite double the attendance in 2005 for the daily swim category.

Ridgeland Common is serving the local swim teams better as it has eight 50-meter lanes while Rehm lost two 50-meter lanes due to the addition of the zero beach entry area. The numbers also show that Ridgeland Common is meeting the needs of the fitness lap swimmers better with four times as many fitness swimmers. In addition, Ridgeland Common is having more summer camp usage than Rehm.

The following chart displays the percentage breakdown of the user groups in relation to the overall summer attendance. If the daily attendance is assumed to turn over twice in a day and 95 swim days occur, it is estimated that the average attendance at a single time at Ridgeland Common was 217 in 2005 and 161 in 2006. This compares to 408 and 356 at Rehm for the same time periods. The percent of capacity for the daily swim category is 31% and 18% for Ridgeland Common as compared to Rehm at 45% and 40%.

Pool Attendance by Percentage of Total
Ridgeland Common and Rehm Park
2005 and 2006 Seasons

	Season	Percent of Attendance -- Lap Swim	Percent of Attendance -- Daily Swim	Percent of Attendance -- Camps	Daily Swim Average Attendance	Percent of Capacity -- Daily Swim
Ridgeland Common Pool	2005	9%	75%	16%	217	31%
	2006	11%	75%	14%	161	18%
Rehm Pool	2005	1%	93%	6%	408	45%
	2006	1%	94%	4%	356	40%

The following chart displays the change in attendance from 2005 to 2006.

Pool Attendance Change
Ridgeland Common and Rehm Park
2005 and 2006 Seasons

	Season Change from 2005 to 2006	Lap Swim Attendance	Daily Swim Attendance	Camp Attendance	Daily Swim Average Attendance	Season Attendance
Ridgeland Common Pool	Change	-542	-10684	-3054	-56	-14,280
	Percent Change	-11%	-26%	-35%	-26%	-26%
Rehm Pool	Change	106	-9,762	-1,818	-51	-11,474
	Percent Change	11%	-13%	-38%	-13%	-14%

The pools at Ridgeland Common had a 26% (-14,280 users) reduction in daily swim attendance between the summer of 2005 and 2006. Rehm Pool had a reduction of 14% (- 11,474 users). If weather had an impact on attendance, the impact was less at Rehm as compared to Ridgeland Common.

To get a better understanding of the Ridgeland Common pools attendance history, additional years are provided in the following chart.

Pool Attendance History
Ridgeland Common

Year	Atttendance	Change from Previous Year	% Change from Previous Year	Three Year Attendance Total	Average Three Year Attendance
1983	89,199				
1984	71,527	-17,672	-19.8%		
1985	61,366	-10,161	-14.2%	222,092	74,031
1986	62,743	1,377	2.2%		
1987	72,955	10,212	16.3%		
1988	82,401	9,446	12.9%	218,099	72,700
1989	45,371	-37,030	-44.9%		
1990	48,022	2,651	5.8%		
1991	63,638	15,616	32.5%	157,031	52,344
1992	42,782	-20,856	-32.8%		
1993	50,019	7,237	16.9%		
1994	44,005	-6,014	-12.0%	136,806	45,602
1995	53,824	9,819	22.3%		
1996	47,801	-6,023	-11.2%		
1997	49,790	1,989	4.2%	151,415	50,472
2000	Not Available				
2001	Not Available				
2002	Not Available				
2003	Not Available				
2004	38,720				
2005	54,886	16,166	41.8%		
2006	40,606	-14,280	-26.0%	134,212	44,737

Attendance has declined at the Ridgeland Common pools since 1983. While attendance increased in some years, overall decline is evident. Despite renovation for the 1996 season, totals for both 1996 and 1997 were below that of 1995. While the physical plant was addressed in the renovation as were recreational aspects (zero beach entry, play feature and new wading pool), attendance figures indicate that the renovation did not meet the recreational wants and needs of the community. Three year totals are also provided to take into account fluctuations from year to year. With the exception of the three year total for 1995-7, each total is less than the previous three year total. Also noted is that the 1995-7 total was less than all but one of the

previous three year totals. The three year total for 2004-6 is the lowest attendance for any of the time period totals. When comparing the 1983-5 seasons to the 2004-6 seasons, the attendance dropped 40%. The attendance history displays a decline in attendance over the years at Ridgeland Common pools indicating the need for recreational amenities to attract the recreational swimmers.

The 50-meter pool at Ridgeland Common has significant issues that must be addressed for long term planning of aquatics in Oak Park. As with other pools built at this same time, it is facing physical obsolescence. The pool shell, gutter and mechanical system are 46 years old. Pool equipment needs to be replaced or is not operating as designed. A repair-as-needed approach is not recommended if Oak Park intends to offer aquatic facilities into the future. The 50-meter pool is in need of a renovation to replace old equipment. Since the wading pool was replaced in 1996, it does not have the items of concern as compared to the 50-meter pool. However, improvements made to the 50-meter pool will impact the wading pool mechanical system.

Understanding the possible alternatives regarding the pools is important. Potential considerations include repairing the pools and mechanical systems, replacing the 50-meter pool or replacing both pools.

4. Considerations

Repair Pools – An option to consider is repairing the 50-meter pool and replacing the mechanical equipment. To accomplish this, the recommended repairs are listed in the report. This option addresses the physical obsolescence of the facility but does not address the functional obsolescence of the pool. Functional obsolescence is focused on the limitations the pool(s) have in addressing the wants and needs of the community. While the 50 meter pool is meeting the competitive needs of the community by providing long and short competitive courses, the pool does not provide the leisure amenities desired by recreational swimmers. The three (3) diving boards, zero beach in the wading pool, and interactive play feature in the wading pool provide limited leisure amenities.

Under the repair option, the 50-meter pool shell would remain. It must be strongly considered if it is appropriate to do extensive repairs/renovation to a 46 year old pool shell. The wading pool would need improvements done to its mechanical system. However, some of the equipment in the mechanical room would be salvaged and reused, as possible.

Under the repair option a new appearance to the facility may increase attendance slightly. However, since the pool configuration is the same, over time, the repaired pool would not be expected to dramatically change the current attendance. The pool could be enhanced with colorful umbrellas and water basketball goals but the configuration of the pools would remain the same. The diving boards would reduce the already limited recreation value in the pools. Without the boards, the pool loses an amenity enjoyed by all ages. To alter the diving well in order to satisfy the state code will be expensive, however if not done, attendance is expected to decline. The mechanical room is aged and the installation of new equipment may be a challenge fitting into the current space.

The opinion of probable costs reflects repairing the pools. Reportedly, core samples were taken a few years ago on the 50-meter pool. It is recommended to take additional core samples of the pool shell concrete to analyze its current integrity prior to initiating any repairs.

Evaluating the repair option requires considering the pros and cons. The following lists are some of the advantages and disadvantages of repairing the existing 50-meter pool.

Advantages of Repair Option:

- Physical obsolescence addressed
- New mechanical system for pool
- 50-meter pool brought up to current code
- New gutter more efficient
- New chemical systems with updated controller

Disadvantages of Repair Option:

- "1961" pool containing some updated features
- Functional obsolescence is not addressed
- No flexibility if another location on site is more appropriate with other site amenities
- Cost to repair and make compliant with state code
- Reconfiguring the diving well is an expensive alternative. Removing the boards and stands will reduce a recreational amenity that is popular with all ages.
- 46 year old pool shell for 50-meter pool being repaired
- Lack of amenities desired by recreational users today
- Not a long term solution
- Building age and layout along with appropriate spaces

Counsilman-Hunsaker recommends that the building study results be considered in concert with the pool advantages and disadvantages in considering this option.

Replace the 50-Meter Pool or Both Pools – Another consideration is to replace the 50-meter pool or both pools, and/or with this approach the pools could have the same configuration or be changed to a different configuration. The 50-meter pool and its mechanical system need to be replaced. Just as with the first option, this approach addresses the physical obsolescence of the facility. Again, the overall functional obsolescence of the pools will not be addressed if the same pool is built. The type of pools that are built will greatly affect expected attendance. If the new pool would have a different configuration, physical and functional obsolescence could be addressed.

If both pools are replaced, the location for the pools on the site could be determined by the other site amenities. If the restrooms remain in their present location, the pools would need go be replaced in their current location. If the restrooms are replaced elsewhere, then the pools

could be moved on the site. The new pools could provide amenities that today's recreational swimmer desires while also meeting the needs of the competitive swimmer. These recreational/competitive amenities could include, but are not limited to, a zero beach entry, a current channel, a water vortex, competitive swim lanes, a water sprayground, waterslides for all ages, diving boards and underwater benches with hydrotherapy jets. This option addresses both physical and functional obsolescence. Additionally, attendance could be expected to increase with the option of re-configuring the pools.

Advantages of Replacement Option:

- Wading pool possibly remains
- Physical and functional obsolescence can be addressed
- New 50-meter pool or other configuration of pool would be new construction thus improving the life expectancy as compared to the option of repairing
- Flexibility with relocating pool to a more appropriate site location
- Long term solution

Disadvantages of Replacement Option:

- Functional obsolescence may not be addressed if the same configuration pool is constructed.
- Keeping the wading pool allows less flexibility to locate pools in a different location.
- Cost to replace more expensive than repairing

5. Counsilman-Hunsaker Recommendation

It is the opinion of Counsilman-Hunsaker that replacing the existing pools will be the most appropriate long term solution for Oak Park. Since the 50-meter pool and support spaces have significant items that need to be addressed for both physical plant and functionality, adding new amenities to the old is not the best option. In other words, extending the life of a pool with concrete that is already 46 years old is not the appropriate choice even if it is in relatively good shape today.

If the deficiencies in the pools are not addressed, items not compliant with the department of public health administrative code for swimming pools will remain. The diving boards would need to be removed, eliminating a popular recreational amenity. It is extremely difficult to estimate the future life of the pools if the deficiencies are not addressed. For example, the original iron piping in the mechanical area could last several years or could fail next season. Water balance and proper sanitizer levels can be more difficult to maintain with outdated equipment. Attendance and revenue will likely be impacted if no action is taken on the pools; it can be expected that the downward trend in attendance will continue.

New pools would be an attractive addition to the Oak Park Community and surrounding area if properly designed. The population of Oak Park is sufficient to support outdoor family aquatic

centers as has been demonstrated with the support and usage of the Ridgeland Common and Rehm pools. A contemporary outdoor swimming pool opportunity would be in demand and would very likely be more successful than the Ridgeland Common pools are today. Expenses may increase with new outdoor aquatic facility, but with increased attendance that would be expected, operational costs could still be covered. Setting an appropriate fee structure for daily passes as well as family memberships is important as Oak Park defines its goals for a new pool just as it is today.

Therefore, replacing the pools at Ridgeland Common is recommended. By updating the pools, the community could be included in the design of the new pool(s) as aquatic user's wants and needs have changed over recent years. Oak Park residents have stated that the value of the Ridgeland Common facility has been the people that have used the facility over the years and not the physical structure. Providing new pools continues this tradition of a community people-oriented facility by allowing more parents to join their children at the new aquatic facilities in lieu of dropping the kids off at the pool. Promoting aquatic facility use by users of all ages truly will make the facility a family community aquatic center.

B. RIDGELAND COMMON SWIMMING POOLS

1. Pool Data

a) Volume in Gallons

- Wading Pool: 12,360 gallons
- 50-Meter Pool: 416,000 gallons

b) Perimeter

- Wading Pool: 160 feet 10.25 inches
- 50-Meter Pool: 493 feet

c) Dimensions

- Wading Pool: Free form, modified quarter circle
- 50-Meter Pool: L-shaped, 164 feet 4 inches by 60 feet 1 inch (long course), 82 feet 2 inches by 45 feet (short course using diving well)

d) Surface Area

- Wading Pool: 1,648 square feet
- 50-Meter Pool: 10,877.5 square feet

e) Administrative Code

The department of public health administrative code for swimming pools referred to in this report is *Part 820 Illinois Swimming Pool and Bathing Beach Code.*

2. Pool and Deck Conditions and Recommendations

a) Pool Shell

50-Meter Pool

- The pool was constructed in 1961.
- The pool has a concrete shell. The pool finish is epoxy paint.
- The pool remains full of water for the winter season as the pool water is used in the refrigeration system of the ice rink.
- The pool shell could not be observed as the water was not clear. It was reported that the paint finish has been an ongoing issue as the paint bubbles and then peels off creating a rough and unsightly finish. Staff paints the pool regularly to keep the pool looking nice.
- The pool has eight 50-meter swim lanes that are 7.5 feet wide.
- The pool has six 25-meter swim lanes the same width in the L section of the pool.
- The pool depth is from 3 feet to 12 feet.

Recommendation: Remove paint finish, repair cracks if present, and provide a Diamondbrite finish to replace the painted finish. Provide analysis of pool shell with core samples for integrity of the concrete.

Wading Pool

- The pool was constructed in 1996 replacing the 1961 wading pool.
- The pool has a concrete shell. The pool finish is epoxy paint.
- The pool shell has hairline cracks visible.
- A section of the shell was replaced to repair piping under the shell.
- The epoxy paint is bubbling and peeling. Concrete was observed coming off with the paint.
- The pool depth is from zero to 2 feet.

Recommendation: Remove epoxy paint, repair cracks, prepare surface and apply epoxy paint. Provide analysis of pool shell with core samples for integrity of the concrete.

b) Perimeter Overflow System

50-Meter Pool

- The pool gutter is a concrete J-gutter.
- Eleven gutter dropouts are provided with grating. The open gutter trough slopes to the respective dropouts. This is not the current gutter standard for removing debris from the pool.
- The gutter lip is painted a contrasting color from the pool shell.
- Between the gutter and pool shell is a joint that is caulked. Some caulk is missing.
- Paint is missing in locations along the gutter.
- Gutter water piping is connected to the DE filter tank by gravity.
- The gutter is old and obsolete. It is not as efficient as current gutter design to remove the surge in the pool created by swimmers.
- Egress from the pool with this type of gutter is difficult, especially for younger children.
- The department of public heath requires the main overflow system to be sized to provide 100% of the recirculation flow rate. The perimeter gutter does not provide 100% of the flow rate.

Recommendation: Replace gutter with a stainless steel gutter that includes the pool inlets. An alternative would be to provide a concrete gutter with PVC grating and separate wall inlets.

Wading Pool

- The pool surface removal system is a skimmer system.
- Five skimmers are provided, one of which is provided for the zero beach trough that runs along the zero depth entry.
- Equalizer lines are provided for the skimmers; the equalizer lines are tied into the bottom of the pool shell. Adjacent to an equalizer line grating corrosion staining was observed. Possibly, the staining is caused by rebar too close to the pool surface or the equalizer grate.
- The float assembly for the skimmers was not observed and possibly were removed for winter storage.
- Weirs are provided in each skimmer.
- The skimmers are under suction with the pool pump. This is typical of skimmer outlets.
- One skimmer has a cracked deck lid.
- Concrete has failed on the deck adjacent to one skimmer.

Recommendation: Determine source of corrosion staining and repair. Confirm that skimmer float assemblies are provided. Replace skimmer deck lid. Repair deck concrete adjacent to one skimmer.

c) Pool Main Drains

50-Meter Pool

- Pool main drains are located in the deep end of the pool. The main drains are 18" by 18" and two are provided. The drains could not be observed due to the water condition; the size was provided by the pool drawing.
- The open area of each drain is 196 square inches. The velocity over the main drains is 0.9 feet/second. This satisfies the department of public health requirement.
- The department of public heath requires the main drains and piping to be sized to provide 100% of the recirculation flow rate. The main drains and piping do not provide 100% of the recirculation flow rate. Explanation provided in piping section of report.

Recommendation: Replace main drains and piping to meet department of public health code.

Wading Pool

- Pool main drains are located in the deepest section of the wading pool.
- The main drains are 18" by 18" and two are provided.
- The PVC main drain grating is secure.
- The main drains are under suction from the pool pump. The play feature suction is off the main drain piping.
- The open area of each drain is 196 square inches. The velocity over the main drains is 0.72 feet/second satisfying department of public health requirement.
- The main drains and skimmers can each provide 100% of the design flow rate.

Recommendation: None.

d) Pool Inlets

50-Meter Pool

- The pool originally had floor inlets, including a trench supply in the shallow water. The trench was 6" by 52' 3". The trench and floor inlets were removed and filled in 1996.
- Wall inlets were provided during the 1996 renovation.

- The renovation drawing show the wall inlets on 15' centers on the sides of the pool, 7.5' centers on the shallow end of the pool and 12' centers on the deep end.

Recommendation: The stainless steel gutter to include inlet piping. Current inlet piping to be abandoned. Inlet nozzles to be removed and opening filled. If a concrete gutter is provided, the existing inlets to remain.

Wading Pool

- The pool has four wall inlets and four floor inlets along the zero beach entry.

Recommendation: None

e) Underwater Lights

50-Meter Pool

- Originally, the pool had underwater lights. The lights were removed during the 1996 renovation.

Recommendation: None.

Wading Pool

- The pool does not have underwater lights provided.

Recommendation: None.

f) Ingress and Egress

50-Meter Pool

- The pool has grab rails with recessed treads provided.
- Ten grab rail exits are provided, three for the diving well and seven for general swimming.
- The recessed treads are painted in a contrasting color to the pool.
- The grab rails were replaced in the 1996 renovation.
- The grab rails include locking anchors and escutcheon plates.
- The grab rails are in good condition.
- One grab rail was observed to have loose rails.
- A PAL battery operated handicap lift is provided. A second means of access is required by ADA. The second means could be a stair entry with handicap rails or a ramp entry with rails. If either of these options would be constructed inside the pool shell, swim lanes would be lost. Expanding

the pool shell could be considered at a significant cost. Rehab Systems manufactures disabled portable entry steps and a transfer wall that are designed for use by handicapped patrons. While not 100% compliant with ADA, the units are known to be user-friendly for handicapped patrons and can easily be removed from the pool. Consider storage space required when the entry is not in the pool.

Recommendation: Tighten loose rails. Replace anchors with the installation of new gutter system. Re-use grab rails. Purchase an AquaTrek Step and AquaTrek Transfer Platform as a second means of entry for handicapped patrons understanding that the portable steps and transfer wall are not ADA compliant. Portable entries are not ADA compliant.

Wading Pool

- The pool has zero depth sloped entry.

Recommendation: None.

g) Pool Markings

50-Meter Pool

- Horizontal and vertical depth markings are provided.
- The horizontal markings are black 4" lettering on white 6" by 6" tiles.
- The vertical markings are painted on the vertical face of the gutter. The markings are black 3" markings on white paint. The vertical markings are faded.
- The vertical markings do not satisfy the state department of public health administrative code for swimming pools requirement of 4" markings.
- The total number of markings satisfies the state department of public health administrative code for swimming pools but some markings were more than the maximum 25' between markings allowed.
- No diving symbols are provided on 6" by 6" tiles.
- The lane lines and wall targets are painted blue. The targets that could be viewed are faded.

Recommendation: The horizontal and vertical depth markings will be replaced with gutter replacement to meet code as well as the No Diving symbols. Tile lane lines and wall targets to be provided with the new pool finish.

Wading Pool

- Horizontal and vertical depth markings are provided.
- The horizontal markings are black 4" lettering on white 6" by 6" tiles.

- The vertical markings are painted on the vertical face of the gutter. The markings are red 3" markings. The vertical markings are hard to read.
- The vertical markings do not satisfy the state department of public health administrative code for swimming pools requirement of 4" markings.

Recommendation: Paint vertical depth markings to meet state department of public health administrative code for swimming pools.

h) Pool Deck

50-Meter Pool

- The pool deck was replaced in the 1996 renovation.
- The pool deck is in generally good condition. Cracks were observed that have been caulked.
- Area drains have been provided for deck drainage with a trench drain on the building side of the pool.
- Some deck joint caulking was observed to not be watertight.
- The concession deck has original concrete. Cracks are present in the concrete. The deck surface is rough.
- The back deck is original concrete. The deck has cracks present. The deck surface is rough.
- An adult deck is provided on the roof of the recreation center structure. The patio overlooks the pools. A painted fence is provided on the deck; corrosion was observed on the fence. Ponding water was observed on the deck.
- The pool deck has two permanent trellis style shade structures on the north and east sides of the pool. The structures are 50' by 14' and 30' by 14'. The structures appeared to be in good condition.
- The ladies restroom has a ramp provided from the lobby.
- The exterior fence is chain link with privacy slats provided. The fence is 8 feet in height.

Recommendation: Make deck joints watertight. Some deck along the pool will need to be replaced for the new pool gutter. Other deck sections will be replaced for underground new piping recommended. Replace concession deck and back deck.

Wading Pool

- The pool deck was replaced in the 1996 renovation.
- The pool deck is in generally good condition.
- Area drains have been provided for deck drainage with a trench drain on the building side of the pool.
- Some deck joint caulking was observed to not be watertight.

- The wading pool has the same exterior fence. The wading pool is separated from the 50-meter pool by a painted fence. Two self-closing gates are provided for wading pool access.
- Two 20' diameter umbrellas are provided on the wading pool deck. Corrosion was observed on the umbrella hardware.

Recommendation: Make deck joints watertight. Umbrella hardware will need to be replaced periodically.

i) Diving Boards

50-Meter Pool

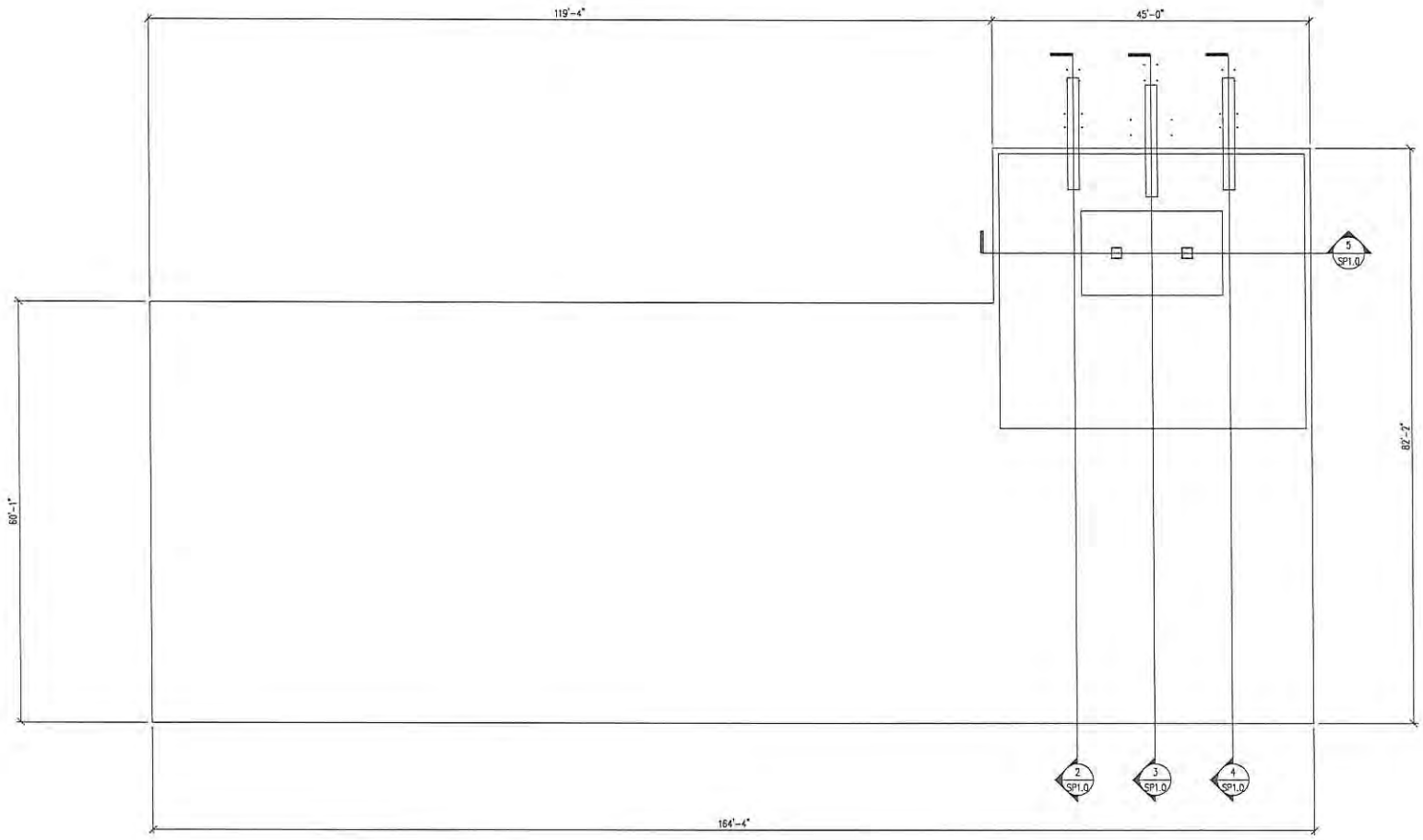
- The pool has three diving stands and railings, two 1-meter and one 3-meter. The 1-meter stands and boards were replaced in the renovation in 1996.
- The pool drawing show the 1-meter board plummet to be 11' 6" from the pool wall and 11' 0" between the 1-meter and 3-meter boards. Field measurements indicate the 1-meter boards are 11' 3" from the walls and 11' 3" between the 1-meter and 3-meter boards. This difference will not affect the findings when comparing to the state code, in other words, if the 1-meter board does not satisfy the state code at 11' 6" from the side wall, it will not satisfy the code at 11' 3" from the side wall. The drawing dimensions were used for the section view provided.
- A diving well is provided with a water depth of 12'.
- The 1-meter stands are Durafirm stands with Duraflex 16' diving boards. The 1-meter boards extend six feet over the pool.
- The south 1-meter stand has paint peeling. The hardware and bolts displays corrosion on this stand.
- The rails are loose on both 1-meter stands.
- The fulcrums are not operational or chained in position.
- The north 1-meter stand displays corrosion on the bolts.
- The 3-meter board has the original concrete stand. The stairs for the board are steep. The height of each tread is 12 inches. A slip resistant adhesive has been applied to the treads; the adhesive is coming up.
- A 5' by 8' mat has been inlaid in the concrete deck for safety at the base of the 3-meter stairs.
- The distance between the 3-meter board and the 1-meter boards is 11' 0" (11' 3" as field measured). The state department of public health administrative code for swimming pools requires 12' between a 3-meter and 1-meter board.
- The 3-meter board is a Maxiflex B 16' board. The Maxiflex B is a high performance diving board. The board extends over the pool seven feet.
- Corrosion was observed at the connection between the railing and the concrete stand of the 3-meter board.

- The slope of the pool diving well does not meet the state department of public health administrative code for swimming pools. The section views provided compare the existing depth and slope to the state department of public health administrative code for swimming pools. USA Diving Minimum requirements are provided also for comparison.

  A section view from the plummet of each board ahead of the board and back to the pool wall and a section view at the main drain from side walls are provided. The slope of the diving well does not meet the state department of public health administrative code for swimming pools or the USA Diving Minimum requirements. Therefore, the boards will not meet the USA Diving Preferred dimensions for 1-meter and 3-meter boards.
  NFHS (National Federation of State High Schools for 1-meter boards) requirements were reviewed; the 1-meter boards do not meet NFHS requirements.

Recommendation: Apply touch-up paint to 1-meter stands, tighten rails, and replace hardware on 1-meter stands. At a minimum, reconfigure the slopes in the diving well and re-position the 1-meter stands to meet the state code; replace the 3-meter stand or retrofit the stairs to the board. If the state code is not satisfied, remove 1-meter and 3-meter diving board and stands. To satisfy USA Diving or NFHS standards more extensive work is necessary in the diving well. Slope modifications will require review by a structural engineer.

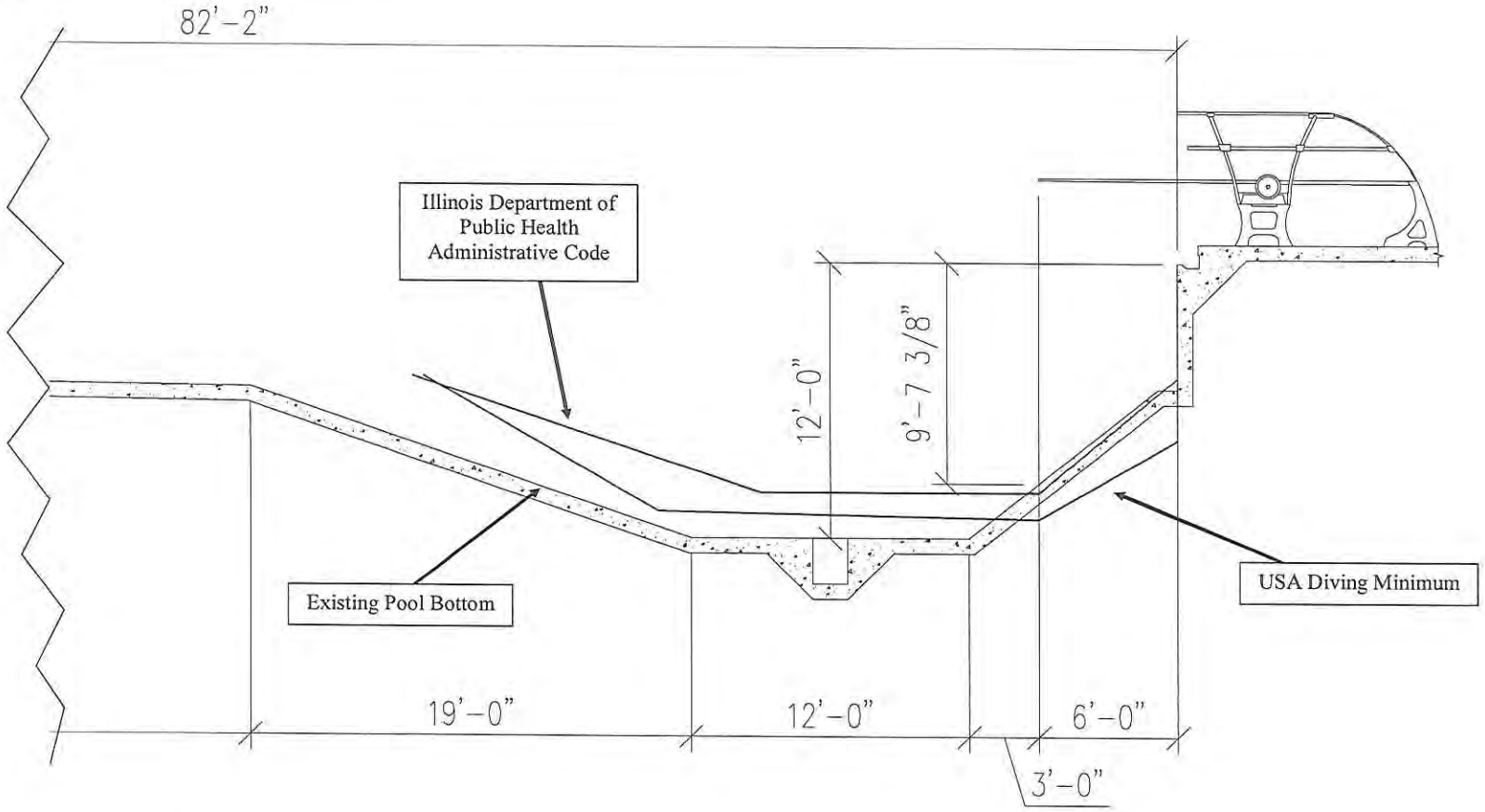
Ridgeland Common
50-Meter Pool Diving Well Conditions
Existing Pool Section Views



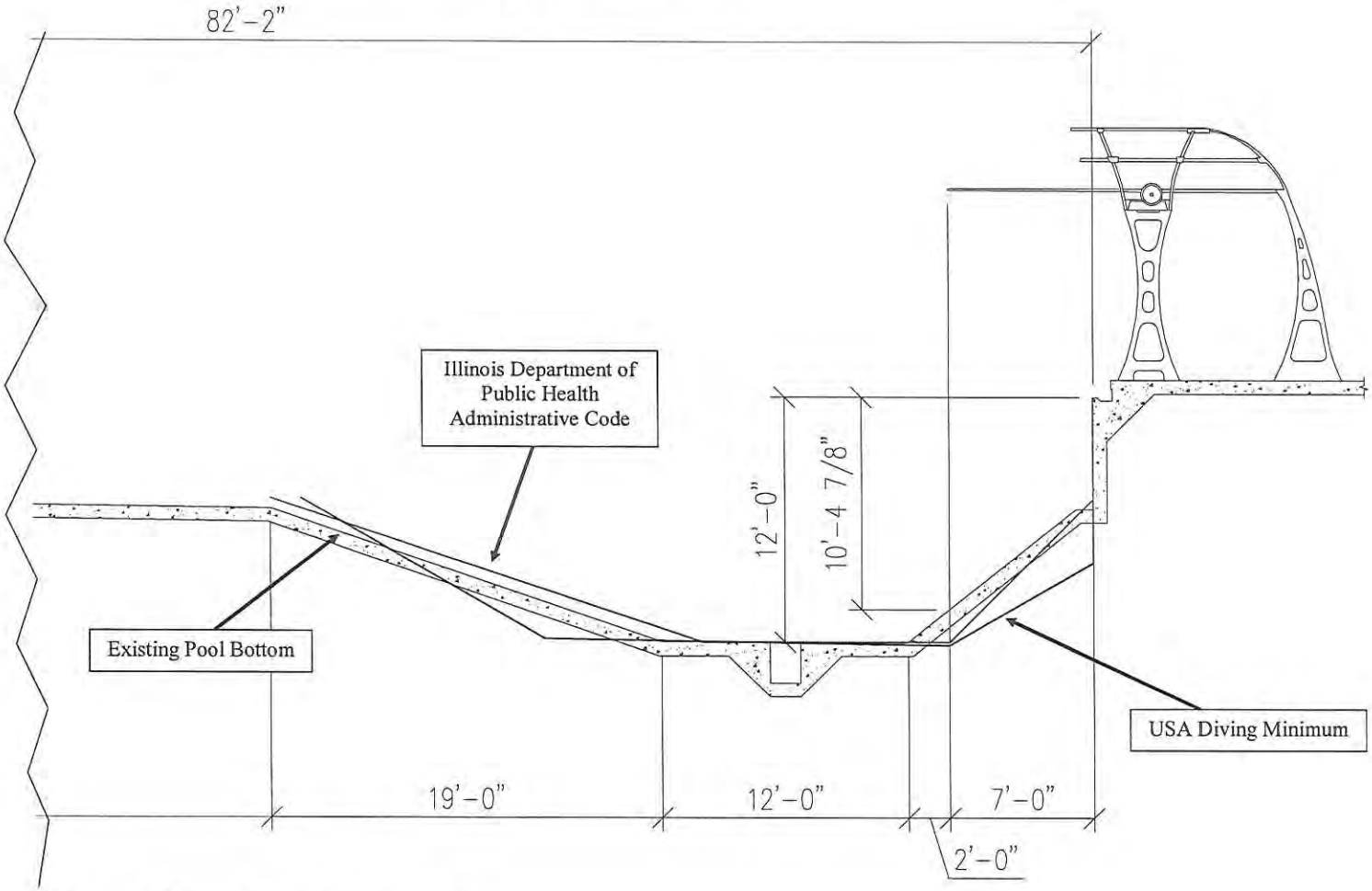
Section View 2
North 1-Meter Diving Board
Existing Vs. Required

Illinois Department of Public Health Administrative Code – Red Line

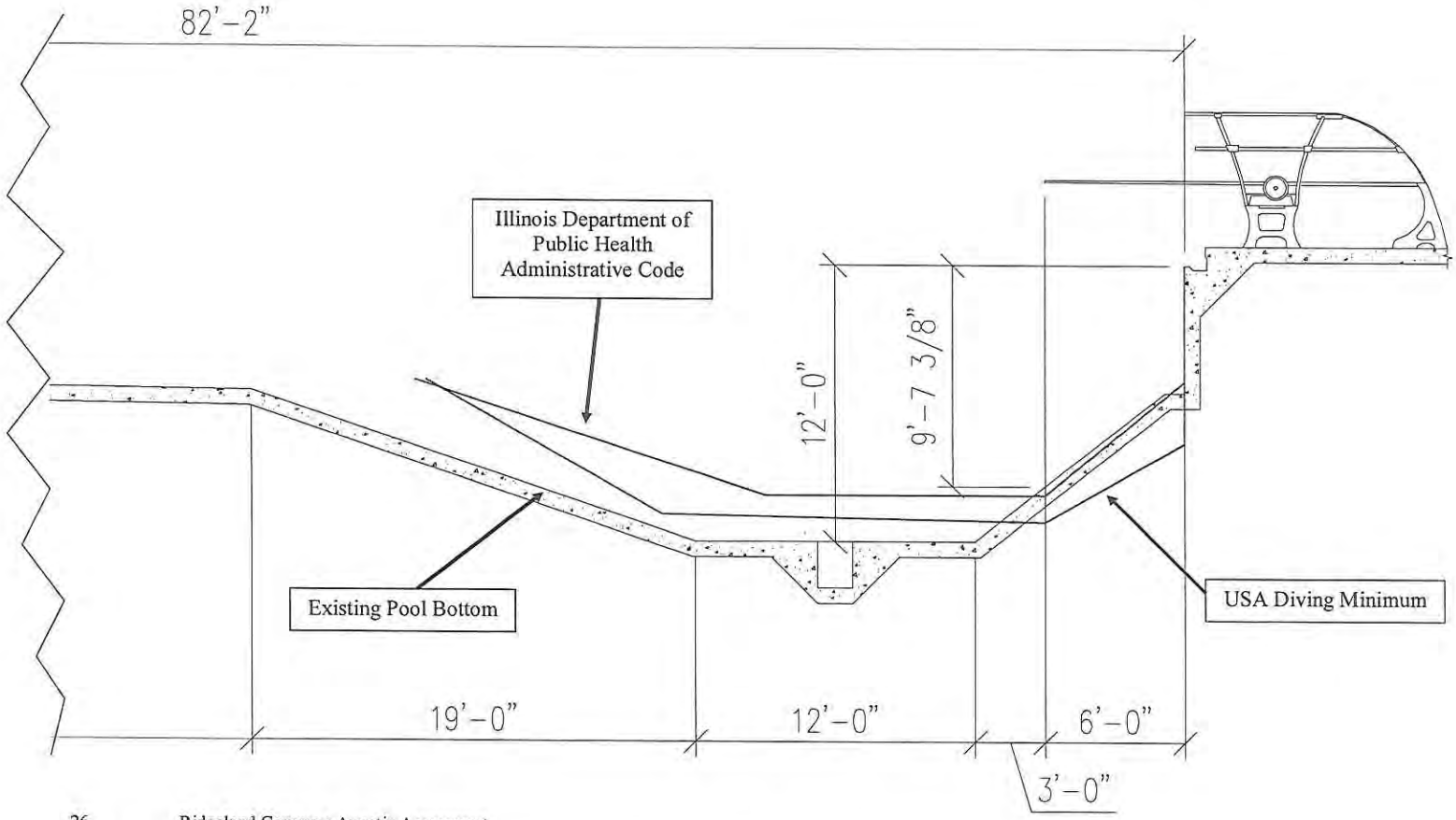
USA Diving – Blue Line



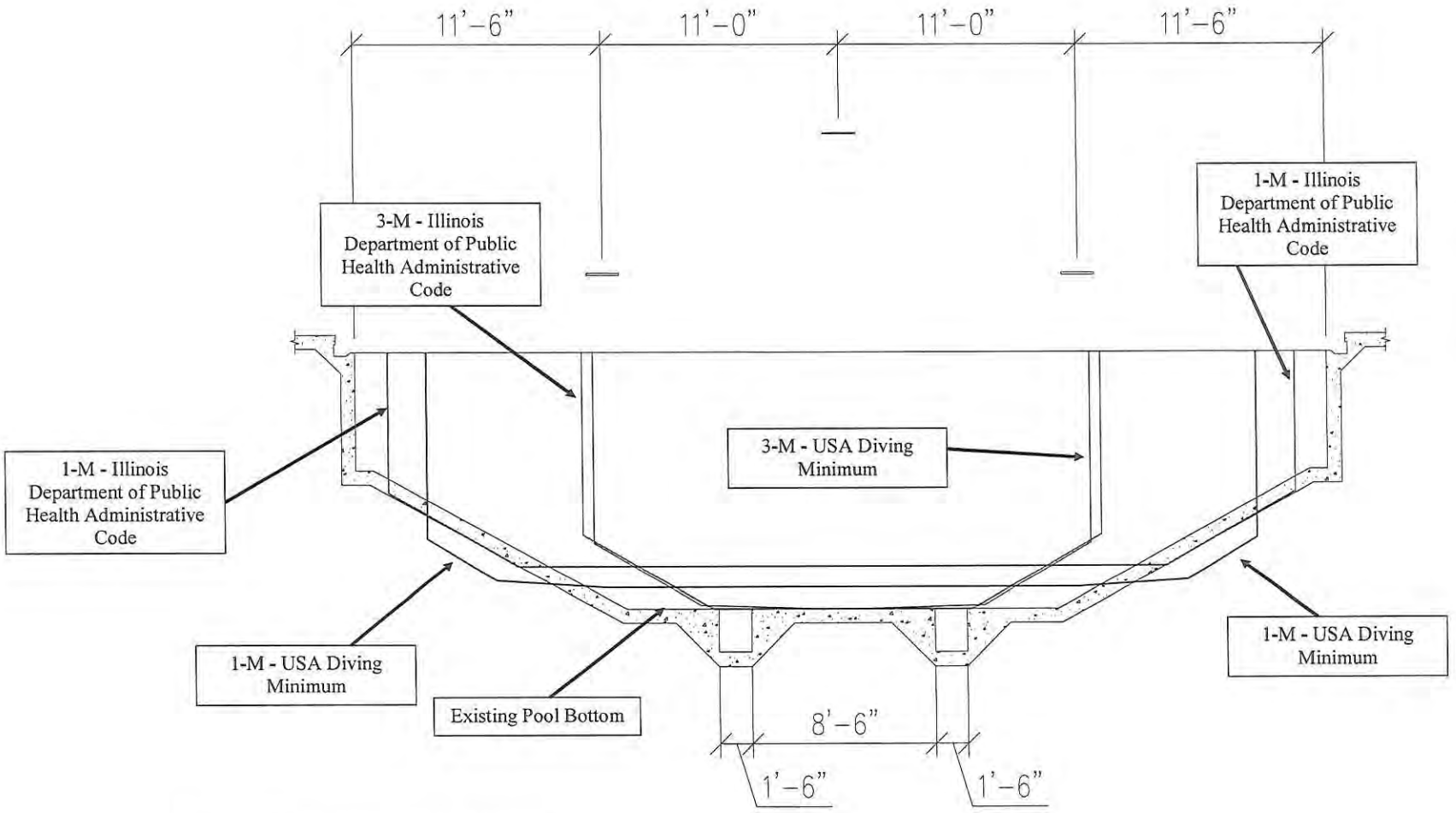
Section View 3
3-m Diving Board 3-Meter Diving Board
Existing Vs. Required



Section View 4
South 1-Meter Diving Board
Existing Vs. Required



Section View 5
All Diving Boards
Existing Vs. Required



j) Starting Blocks

50-Meter Pool

- Starting block anchors are provided for the long course at the south end of the pool and for the short course on the west side of the pool.
- The starting blocks are located over water depth of 5' on the west side and from 5' to 5' 6" on the south side. Four feet depth is required by USA Swimming for race starts; six feet depth is required for teaching racing starts. USA Swimming implemented the six feet depth for teaching in February, 2007.
- The starting blocks are KDI Paragon side mount blocks with a 24" by 32" top surface.
- A slip resistant adhesive has been applied to the top of each block. The material is peeling up and is unsightly.
- The stainless steel is in good condition.
- It appears that the starting blocks are 30" above the water surface. The blocks were in storage the day of the site visit.
- The warning signs on the starting blocks are coming off or completely off.

Recommendation: Replace the warning sign on each starting block. At a minimum, replace the slip resistant adhesive. Re-surface the starting blocks as a permanent solution. Confirm that the height of the starting blocks does not exceed 30". The starting blocks are not to be used for teaching racing starts.

k) Safety Line

50-Meter Pool

- A safety line is reported to be present on the bottom of the pool.
- Anchors are provided for the floating safety line. The water depth at the anchor for the floating line on the east side of the pool is at 5' 6". The state department of public health administrative code for swimming pools requires the marking at the 5' transition point and the floating line to be 1' prior to the 5' depth. This is not provided.

Recommendation: Provide anchors for the floating line 1' prior to the 5' depth. Provide tile marking on the bottom of the pool at the 5' transition with the new pool finish.

l) Miscellaneous Equipment

- Anchors are provided for backstroke stanchions.

- Five KDI Paragon 6' lifeguard stands are provided.
- Floating 4" lane line dividers are provided. The floating lines were on reels. The lines were faded and typical wear and tear was observed.
- Hose bibs are provided at the drinking fountain locations with ¾" lines. The number and size of the water lines is insufficient. Backflow prevention was not observed on the hose bibs.
- Three drinking fountains are provided on the pool deck.
- An emergency phone is provided in the pool office.
- Electric is provided on the pool deck. The deck electric is GFI protected. The deck and building electric was reported to not be sufficient for swim meets.
- Signs with facility rules and diving board rules are posted.
- Lifeguard safety equipment was in storage.
- Overhead lighting is provided for the pools and deck area. The original lights were replaced in the 1996 renovation. Twelve poles are provided, eleven two fixture poles and one four fixture pole, providing 26,000 watts. The lights are metal halide. The state department of public health administrative code requires 2.0 watts or 33.5 lumens per square foot of water surface area and pool deck area. New 1,000 watt metal halide lamps provide 110,000 lumens, per the manufacturer. Using a time reduction factor of 0.67, the lighting provides approximately 73,700 lumens per lamp, or a total of 1,916,200 lumens. The overhead lights provide approximately 75 lumens per square foot of deck and water surface area which satisfies the state department of public health administrative code.
- A public address/music system is provided. Five speakers are provided, three of which are on the west side of the 50-meter pool. The location of the speakers directed to the 50-meter pool and deck results in music and announcements carrying beyond the facility into the adjacent businesses and neighborhood.

Recommendation: Replace backstroke anchors and provide false start stanchion anchors with new gutter installation. Staff to confirm that the lifeguard safety equipment required by the state department of public health administrative code for swimming pools is provided. Provide backflow prevention on hose bibs. Consider replacing the public address/music system.

m) Interactive Play Feature

Wading Pool

- A SCS Starburst interactive water playfeature was installed during the 1996 renovation. A dedicated pump provides the water to the playfeature.
- Corrosion was observed on the playfeature.
- One valve is not operational.

- The playfeature has been painted by staff.

***Recommendation*:** Replace broken valve, clean corrosion and re-paint. While it does not appear that replacing the playfeature is necessary at this time, the play feature likely will need to be replaced in the future.

3. Mechanical System Conditions and Recommendations

a) Pool Piping

50-Meter Pool

- All underground piping was replaced in the 1996 renovation. This includes main drain piping, gutter piping, and return inlet piping. The piping in the mechanical room is original. The new piping is PVC Schedule 40 and 80 and connects to the original piping at the building line.
- The original piping is steel piping. Extensive corrosion was observed on the piping.
- The piping is labeled with directional arrows.
- The piping does not support 100% of the flow through the main drains as required by code. The main drain piping provides 672 gpm to the recirculation system by gravity. The design flow rate is 1,200 gpm.
- The piping does not support 100% of the flow through the gutter piping as required by code. The gutter piping provides 427 gpm to the recirculation system by gravity. The design flow rate is 1,200 gpm.
- Main drain piping and gutter piping combined provide 1,099 gpm to the recirculation system. This explains the need for staff to not allow the flow rate to exceed 1,100 gpm.

Recommendation: Replace all supply and return piping, both underground and in the mechanical room.

Wading Pool

- The original piping was replaced in 1996 for the entire mechanical system for the wading pool.
- The piping is PVC Schedule 40 and 80.
- Corrosion was observed on the flange connections hardware.
- The piping is labeled with directional arrows.

Recommendation: Replace all supply and return piping in the mechanical room due to the repairs being made to the 50-meter pool.

b) Pool Pump/Motor

50-Meter Pool

- A 30 HP US Electric motor was installed in 2001.
- A flow meter with analog readout is provided. The flow meter is old and obsolete.

- The system must operate at 1,100 gpm or less or the water supply to the pump in the filter pit is depleted and the pump runs "dry".
- The drawings indicate a 20 HP motor to provide 1,200 gpm. Counsilman-Hunsaker determined the pool to be 416,000 gallons. With a flow rate of 1,200 gpm, the pool turnover rate is 5.8 hours. But the design flow rate is not possible and the recirculation system operates at 1,100 gpm or less. At the 1,100 gpm the turnover rate is 6.3 hours. This does not meet the state department of public health administrative code for swimming pools requirement of a six hour turnover.
- A Mercoid vacuum limit switch is provided. It is unknown if it is operational.
- Vacuum and pressure gauges are provided.

Recommendation: Replace pump and motor to provide turnover rate as required by the state department of public health administrative code for swimming pools. Replace flow meter. Replace gauges.

Wading Pool

- A 5 HP motor was installed in 1996. Motor signage is not provided.
- A Signet flow meter with analog readout is provided.
- The drawings indicate a 206 gpm flow rate. At 206 gpm, the pool turnover rate is 1 hour. It was reported that the flow rate is between 120 and 180 gpm. At 120 and 180 gpm, the turnover rate is 1.7 and 1.1 hours, respectively. The department of public health administrative code requires a two hour turnover rate for wading pools.
- The pump is self-priming.
- Vacuum and pressure gauges are provided.
- The playfeature has a Sta-Rite pump and Baldor motor. The drawings indicate the pump provides 675 gpm to the playfeature. The playfeature pump is self-priming. A flow meter is not provided for the playfeature. Pressure and vacuum gauges are provided.
- The wading pool pump and strainer display corrosion.

Recommendation: Reuse pump and motor for the wading pool and playfeature. Clean corrosion on wading pool strainer and pump.

c) Filtration and Valves

50-Meter Pool

- The pool has a vacuum DE (diatomaceous earth) filtration system. Pool water is provided to the DE tank by gravity.
- DE is a know carcinogen.

- The DE is sent to the sanitary sewer when cleaning the filter. Health codes are beginning to restrict the flushing of DE into the sanitary sewer.
- Staff report that the filter cleaning procedure takes four hours. This is typical for vacuum DE systems.
- The drawings indicate 750 square feet of filter surface area.
- The DE tank is the original concrete.
- The valves are gate and butterfly valves. The valves are not labeled.

Recommendation: Replace the filtration system with a pressure Defender filter system that uses Perlite media in place of DE media. Replace valves. Provide backwash pit and surge tank. Consider the feasibility of converting the current filter tank to a surge tank.

Wading Pool

- The pool has a pressure DE (diatomaceous earth) filtration system.
- DE is a know carcinogen.
- The DE is sent to the sanitary sewer when cleaning the filter.
- Two filter tanks are provided. The tanks are Pac Fab Aquatech DE filters.
- Each tank has 72 square feet of filter surface area.
- The DE tank is original concrete.
- It was reported that the wading pool is backwashed daily as the flow rate decreases over 30%. This indicates a filtering issue with the DE filter. Also, design flow rate is not achieved after backwashing. Some of the possibilities include an insufficient backwash to remove the dirty media, "caking" of old DE media, or elements are imbedded with DE or dirt restricting the flow and efficiency of the filter.
- The valves are ball and butterfly valves. The playfeature valves are labeled, others are not labeled.

Recommendation: Determine cause of short filter run. This may require the elements to be replaced. Replacing the filtration system with a new pressure high rate sand filter is the best long term solution. Replace valves.

d) Chemical Treatment System

50-Meter Pool

- The pool has a Chemtrol chemical controller. The controller reads pH and ORP and automatically adds chlorine and muriatic acid (pH control).
- The controller is the 210 model; it is obsolete.
- A sample cell loop is provided for the pH and ORP probes. A flow switch is provided in the event the pump is off; chlorine and acid will not be fed.
- Pulsatron peristaltic pumps are provided for the chemical dosage.

- Three 300 gallons single walled chlorine storage tanks are provided.
- Acid deldrums are used for acid storage.
- Secondary containment is not provided for the chlorine or acid storage tanks.

Recommendation: Replace chemical controller. Replace sample cell loop. Provide double walled chlorine tank. Provide spill tray for muriatic acid deldrums. Replace chemical feed pumps.

Wading Pool

- The pool has a Chemtrol chemical controller. The controller reads pH and ORP and automatically adds chlorine and muriatic acid (pH control).
- The controller is the 210 model; it is obsolete.
- A sample cell loop is not provided for the pH and ORP probes. The probes are in the main piping. A flow switch was not observed to stop chlorine feed if pump is off or has no flow.
- Pulsatron peristaltic pumps are provided for the chemical dosage.
- Three 300 gallons single walled chlorine storage tanks are provided.
- Acid deldrums are used for acid storage.
- Secondary containment is not provided for the chlorine or acid storage tanks.

Recommendation: Replace chemical controller. Provide sample cell loop. Provide double walled chlorine tank. Provide spill tray for muriatic acid deldrums. Replace chemical feed pumps.

e) Mechanical Room

- The mechanical room electrical outlets are not GFI protected.
- A portable eye wash station is provided.
- The playfeature pump/motor is not easily accessible due to space limitations. A more spacious mechanical room is the current industry standard.
- Dedicated chemical rooms are not provided. Chlorine and acid storage in the same room is not the current industry standard. Dangerous chlorine gas is formed if these chemicals come into contact with the other.
- The mechanical room exhaust fan does not have a safety grill.
- The re-fill water feed to each pool is provided in the mechanical room. The 50-meter fill line adds water to the DE tank; the wading pool file line adds to a fill funnel connected to the pool. The pools do not have a water level controller as is the current industry standard. Fill is controlled manually. A 2-inch air gap is provided on the wading pool fill and a 4-inch on the 50-meter pool. The air gaps do not meet the state department

of public health administrative code for swimming pools requiring a 6-inch air gap.
- The hose bibs in the mechanical room do not have backflow prevention.

Recommendation: A new mechanical room with dedicated chemical rooms is necessary. For the repair cost estimate, the mechanical room is not replaced. Provide automatic water level controllers for both pools with proper air gaps. Provide backflow preventions on hose bibs. Provide GFI protection for electrical outlets. Provide safety grill for exhaust fan.

f) Pool Heating

50-Meter Pool

- A heat exchanger is provided for the 50-meter pool.

Recommendation: None. Continue to use the heat exchanger.

Wading Pool

- A gas fired Lochivar heater (300,000 BTU) is provided for the wading pool. The heater was installed during the 1996 renovation.
- The heater is operational.
- Corrosion was observed on the exterior of the heater.

Recommendation: None. Re-use heater. Replace heater piping due to the 50-meter pool mechanical room tasks.

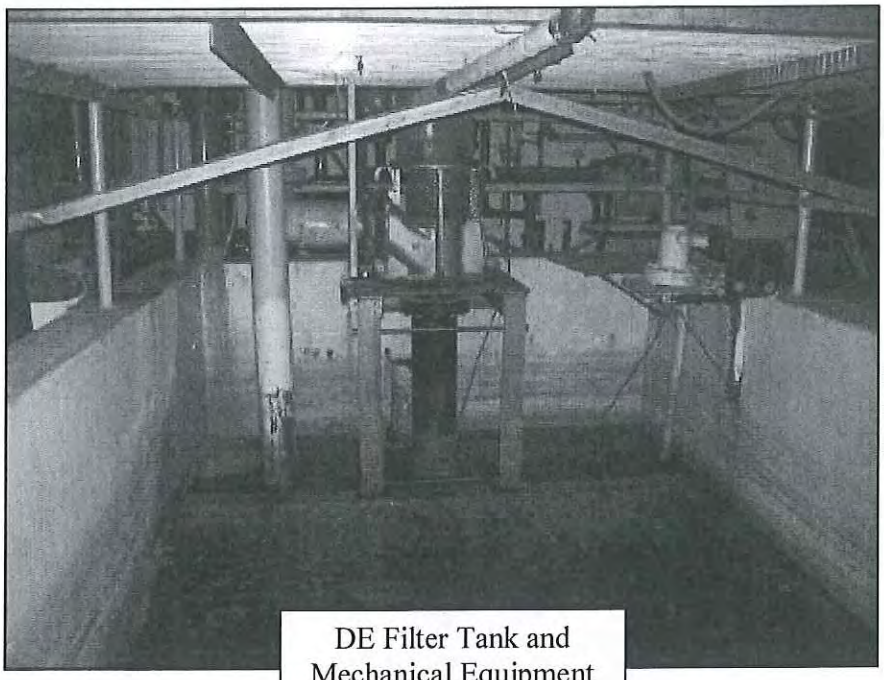
4. Support Space Conditions and Recommendations

- It was reported that the showers are not always operational. Six showers are required for men and six for females by the state department of public health administrative code for swimming pools.
- Pool users access the snack bar through the lobby. Besides being a safety issue as the lobby floor may be wet, the snack bar is outside the control point for the pool.
- ADA accessibility needs to be confirmed for the recreation center.
- A family changing room is not provided. Family changing rooms are appropriate for modern aquatic facilities.
- Manager room / lifeguard room / first aid room are shared in one room. Separate rooms are appropriate.
- The following chart displays the bathroom fixtures in each of the restrooms at the facility and the state department of public health administrative code for swimming pools required fixtures.

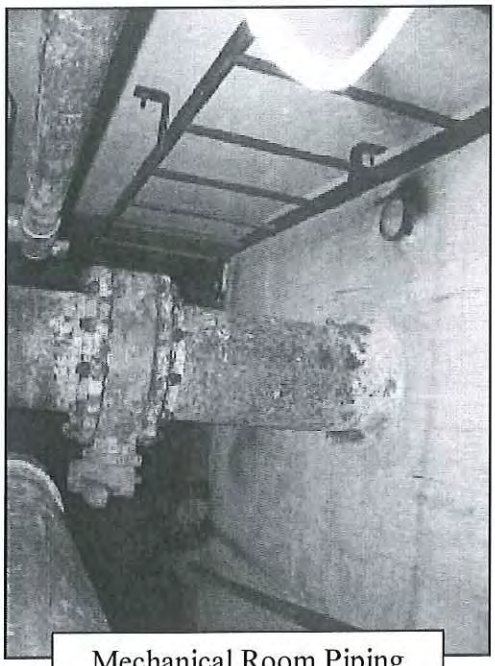
Restroom Fixtures	Lobby Restroom	Pool Changing Area/Restroom	Additional Restroom	Total Provided	Required (700 Capacity)
Male					
Water Closets	1	3	2	6	3
Urinals	1	3	2	6	3
Lavatories	1	3	2	6	2
Showers	1	8	0	9	6
Baby Changing Table	1	1	0	2	
Female					
Water Closets	1	6	3	10	6
Lavatories	1	3	2	6	2
Showers	1	7	0	8	6
Baby Changing Table	1	1	0	2	

Recommendation: Refer to building evaluation. For the swimming pool, consider relocating the snack bar, relocating the control point, adding family changing rooms, and adding a lifeguard room.

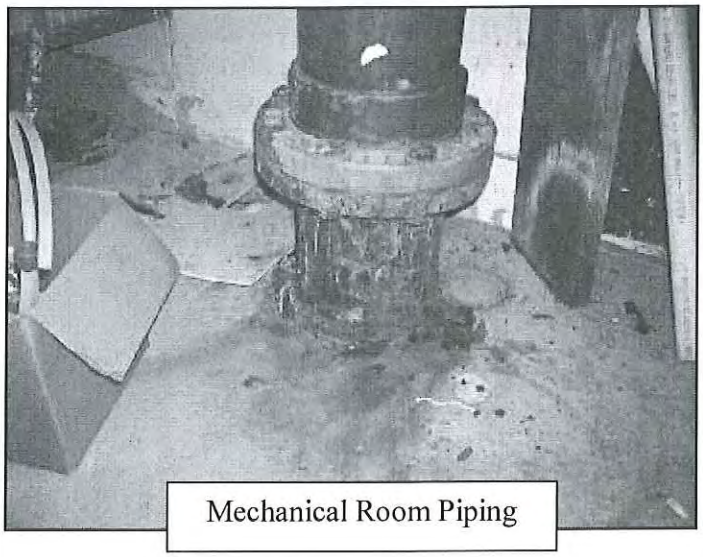
5. Pool Conditions Photographs



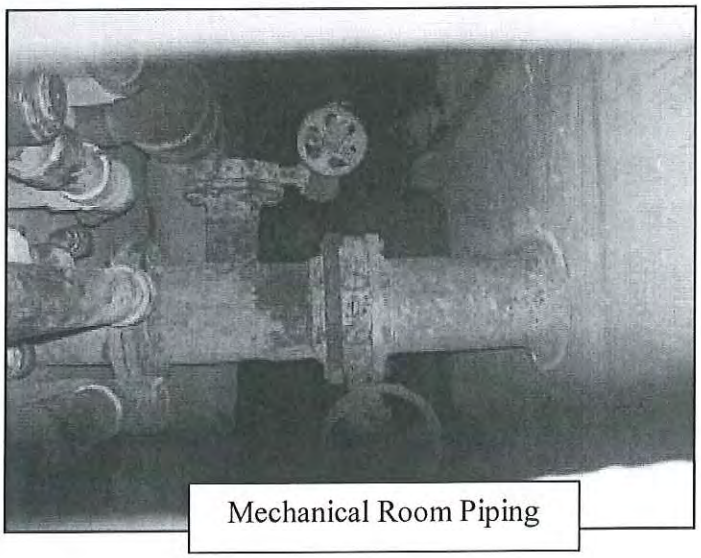
DE Filter Tank and Mechanical Equipment



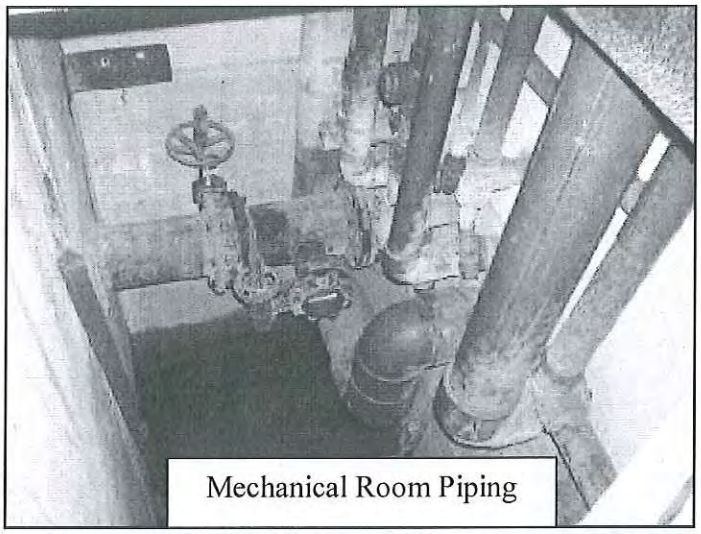
Mechanical Room Piping



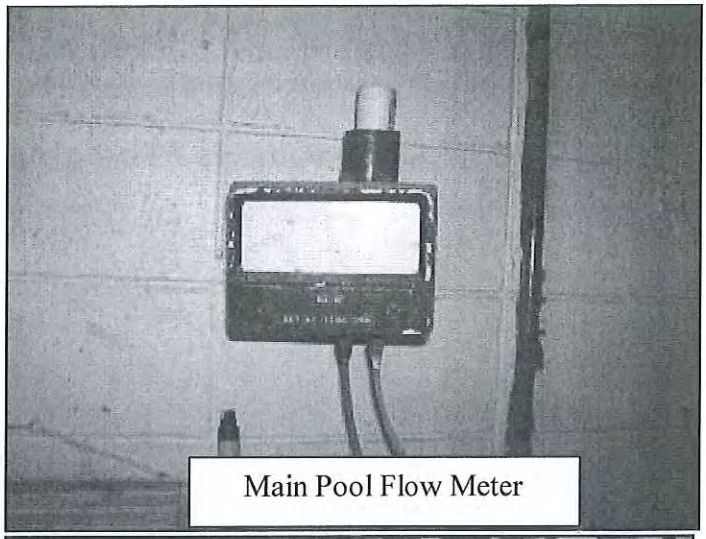
Mechanical Room Piping



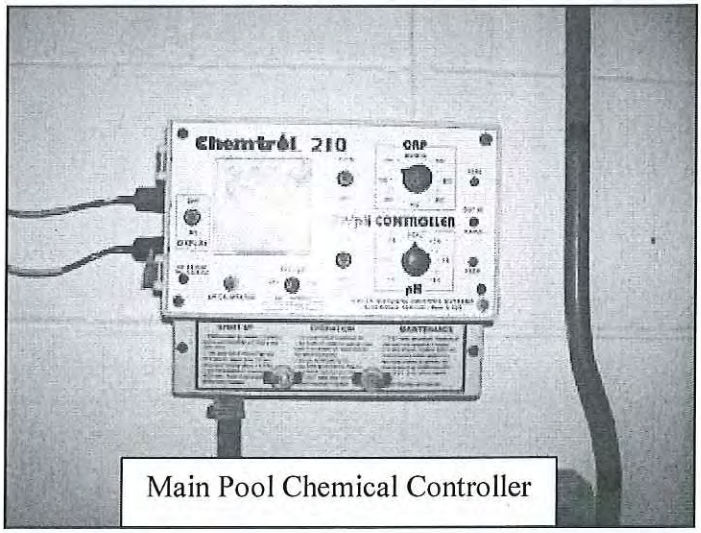
Mechanical Room Piping



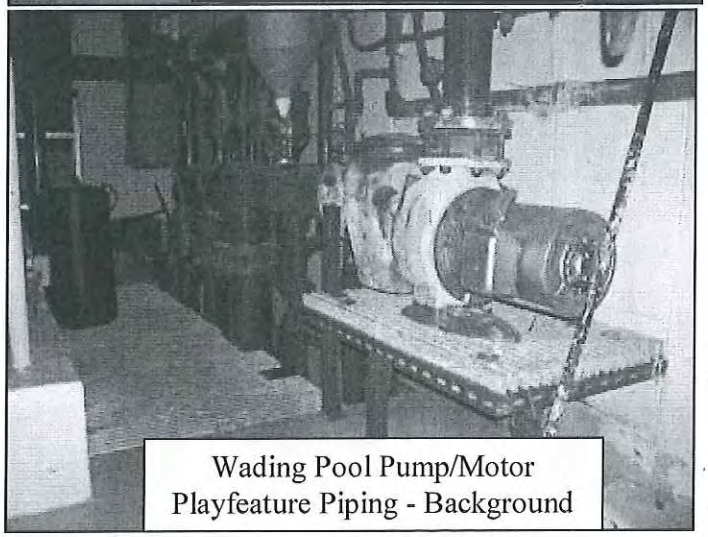
Mechanical Room Piping



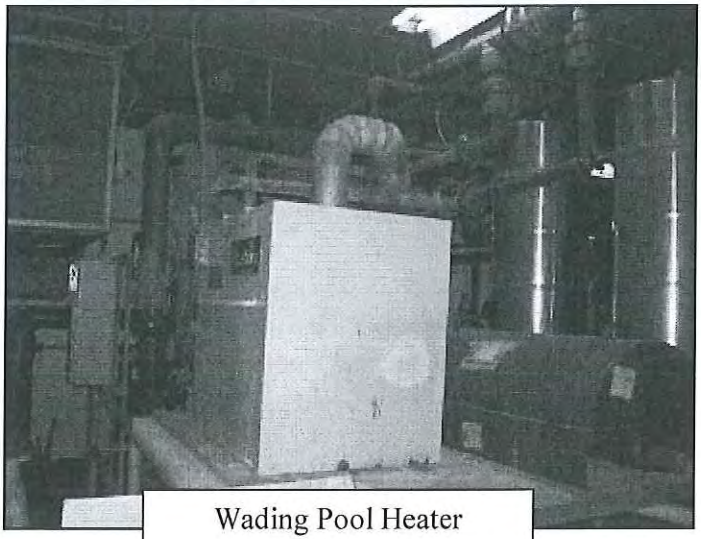
Main Pool Flow Meter



Main Pool Chemical Controller

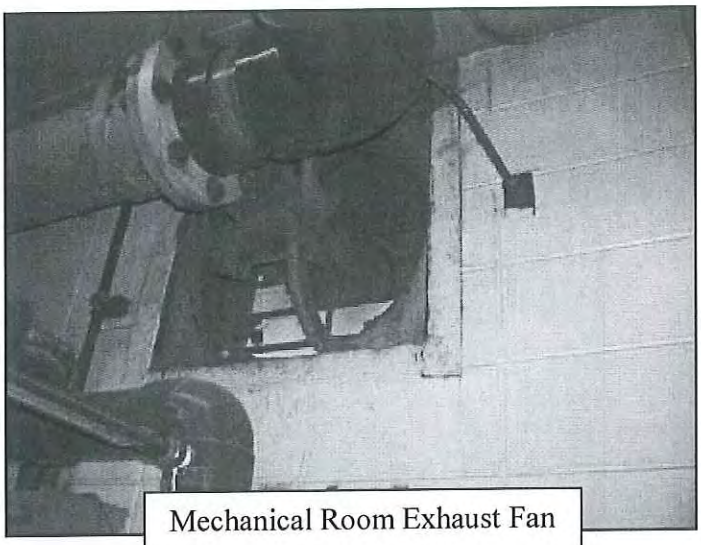


Wading Pool Pump/Motor
Playfeature Piping - Background

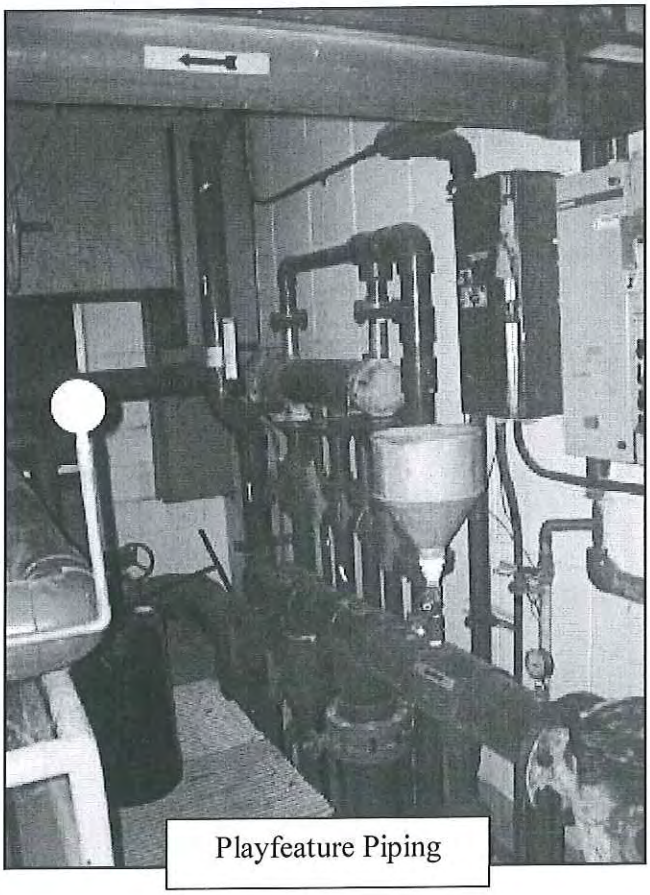


Wading Pool Heater

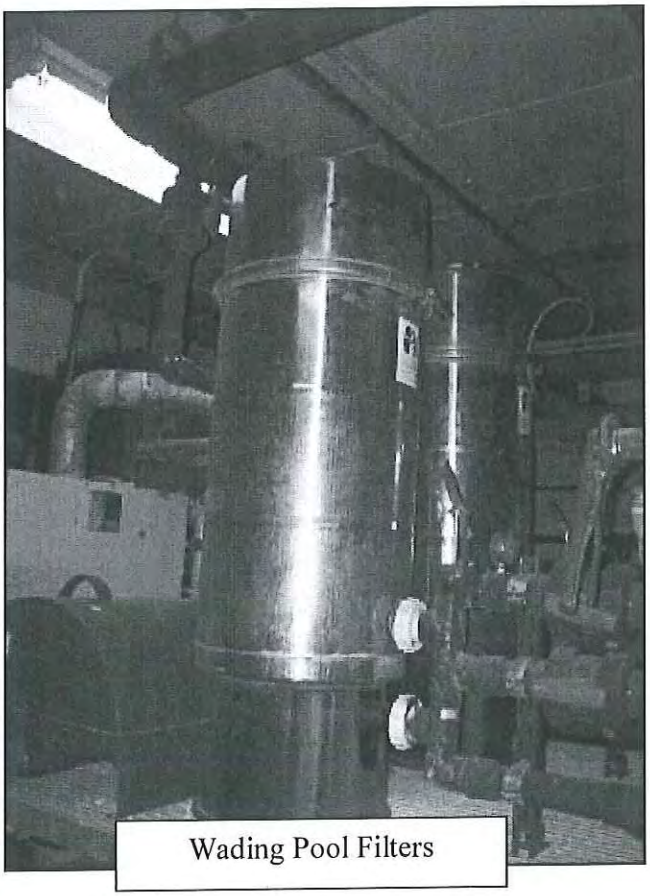
Playfeature Pump/Motor/Strainer



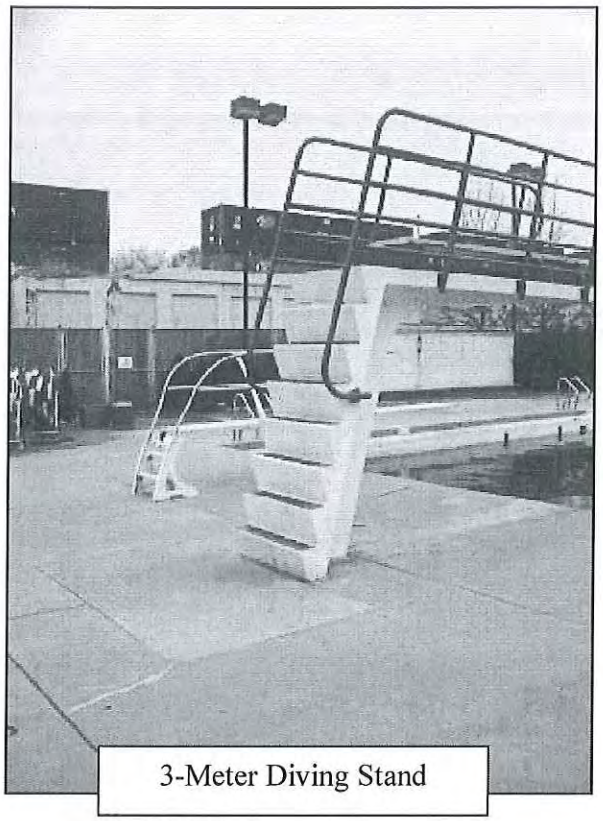
Mechanical Room Exhaust Fan



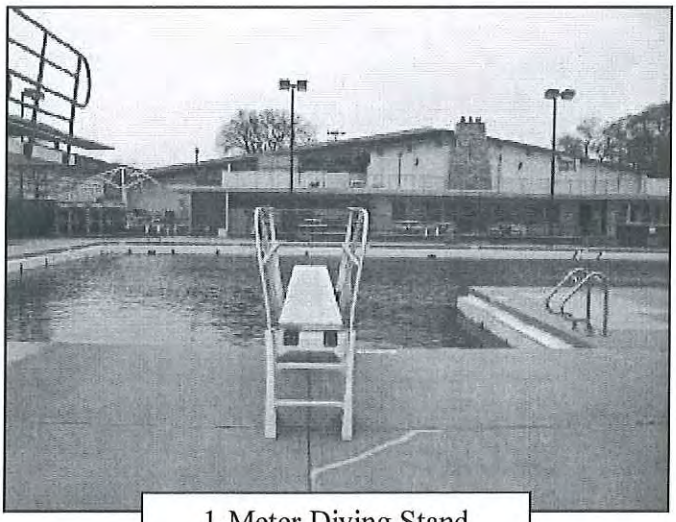
Playfeature Piping



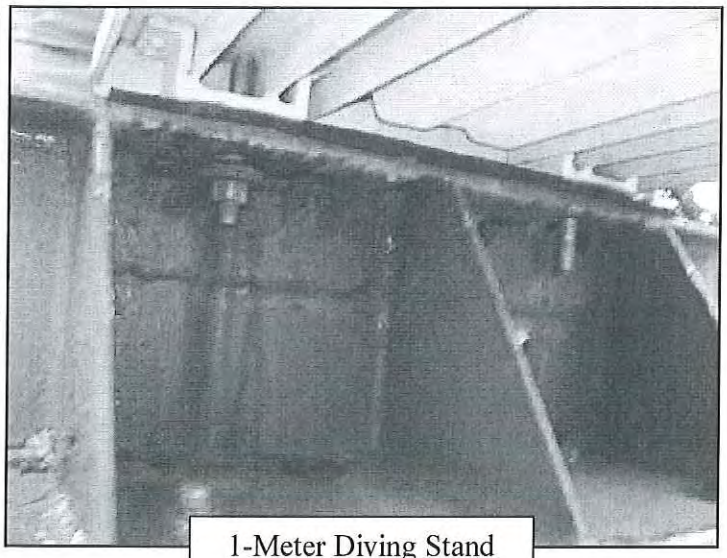
Wading Pool Filters



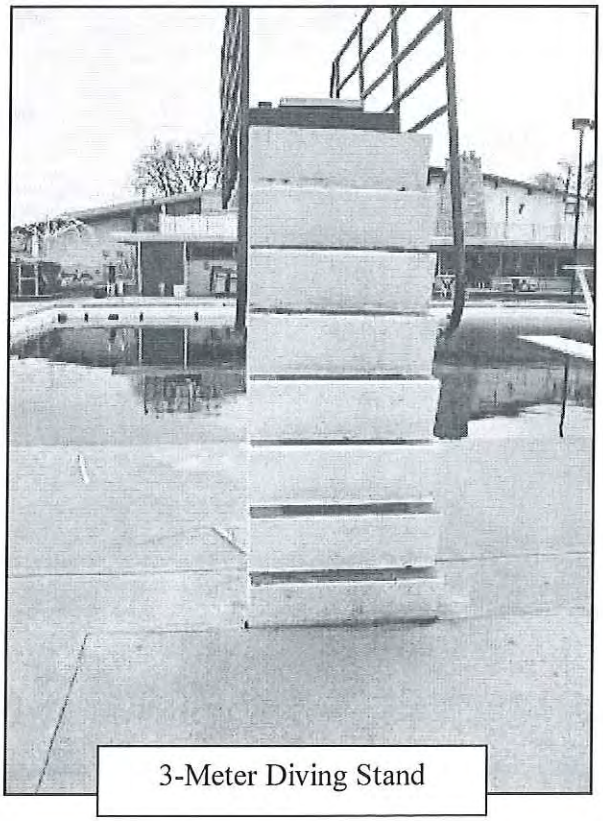
3-Meter Diving Stand



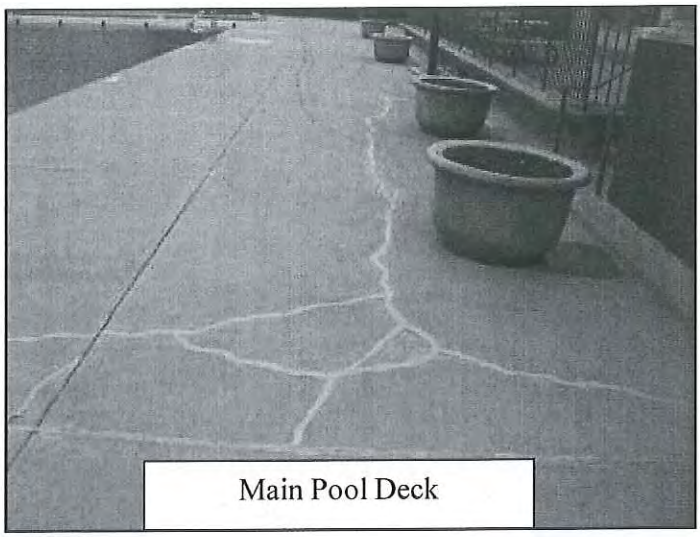
1-Meter Diving Stand



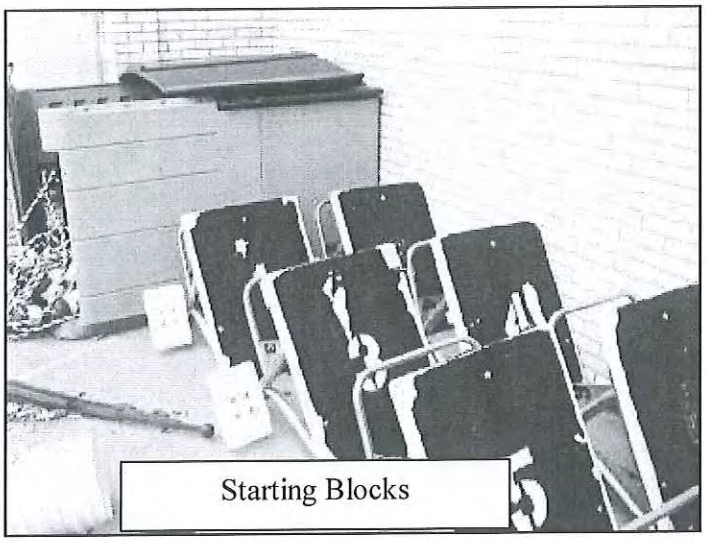
1-Meter Diving Stand



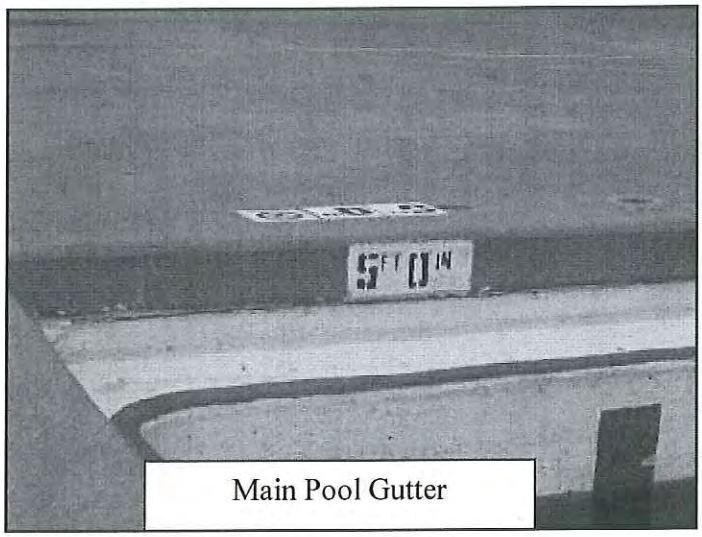
3-Meter Diving Stand



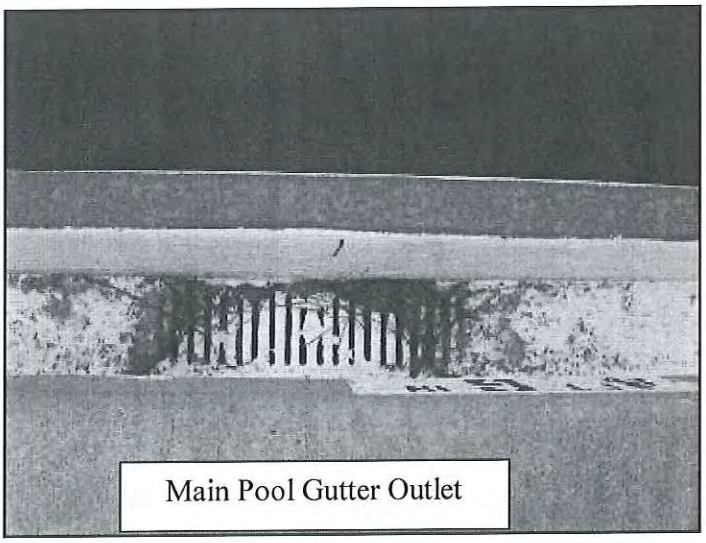
Main Pool Deck



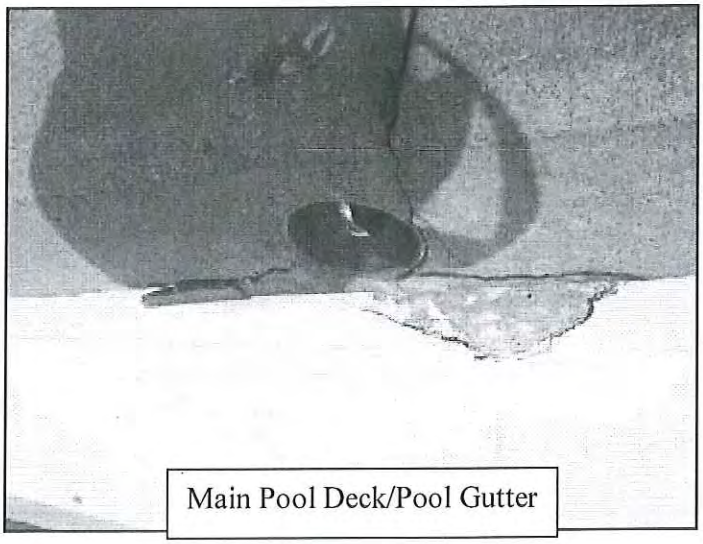
Starting Blocks



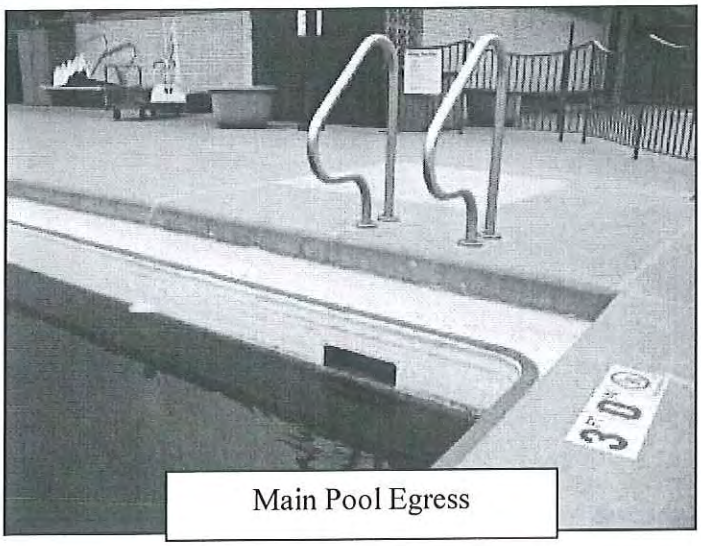
Main Pool Gutter



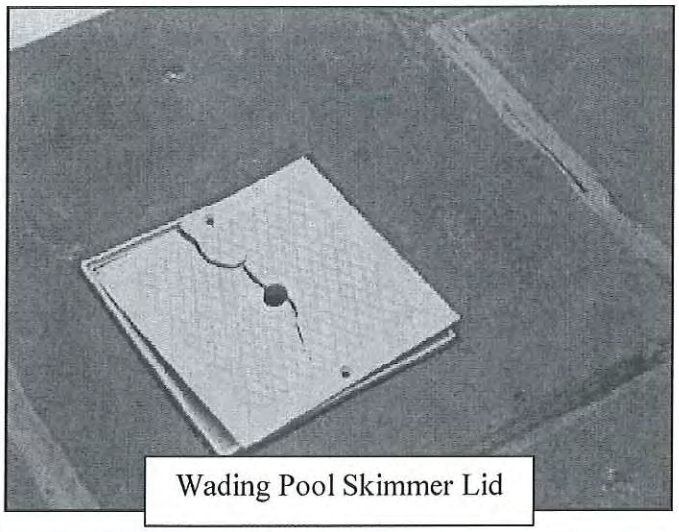
Main Pool Gutter Outlet



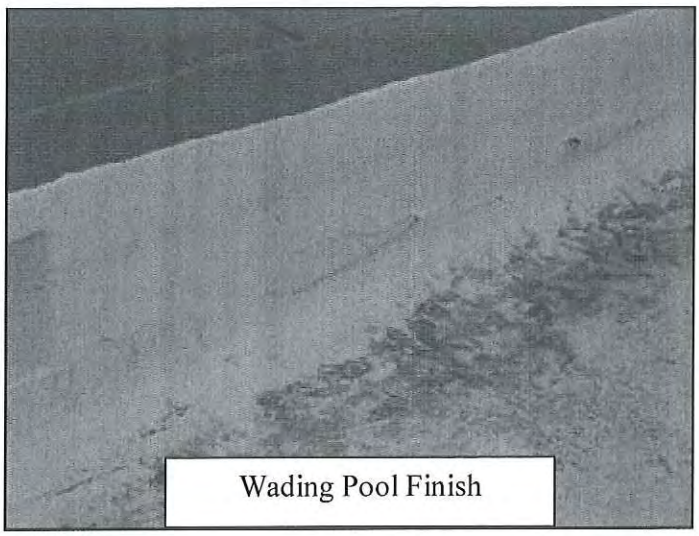
Main Pool Deck/Pool Gutter



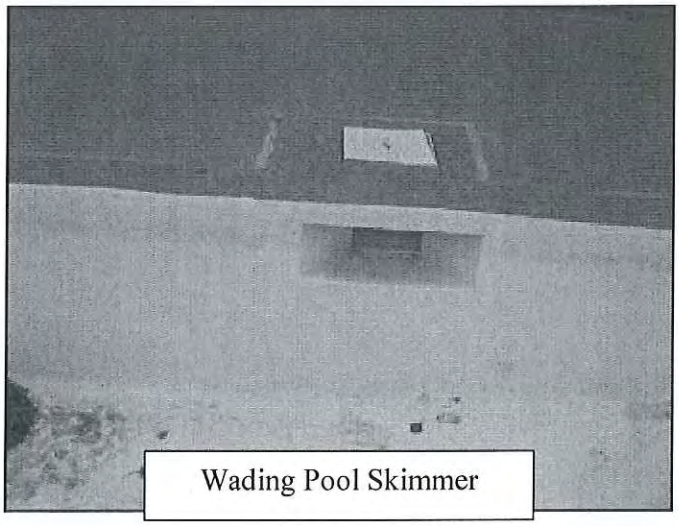
Main Pool Egress



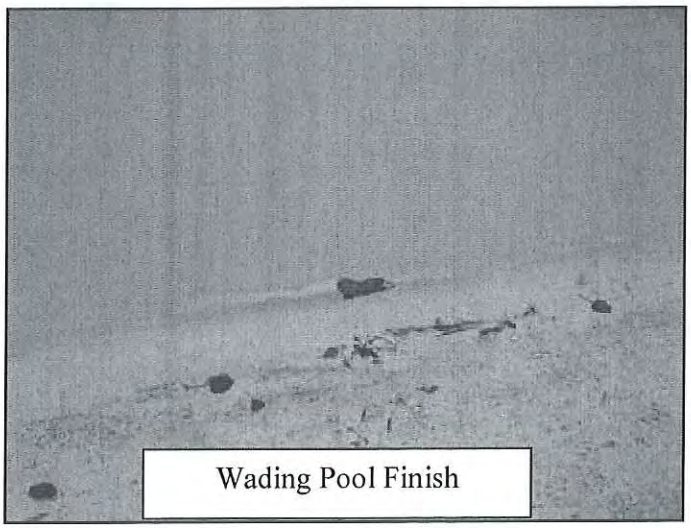
Wading Pool Skimmer Lid



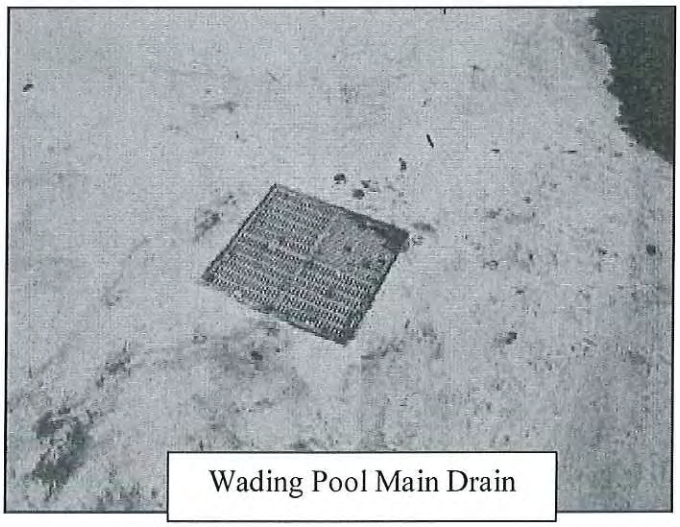
Wading Pool Finish



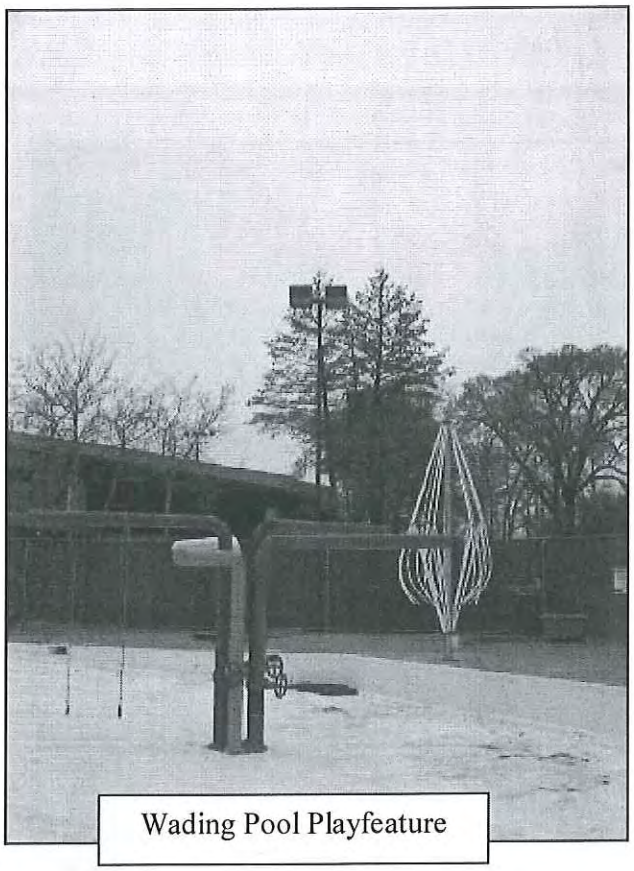
Wading Pool Skimmer



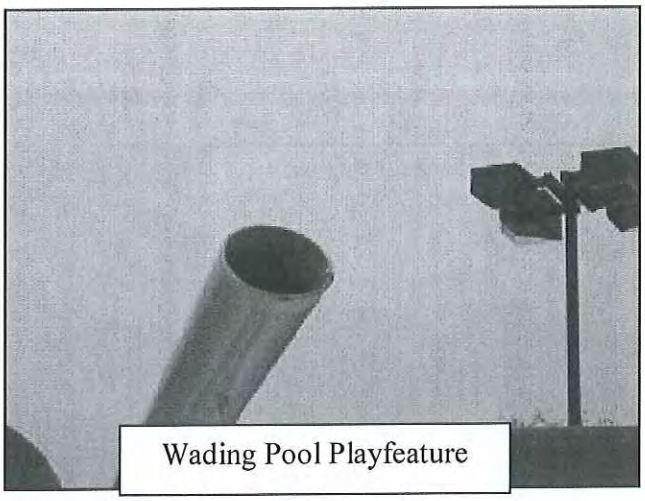
Wading Pool Finish



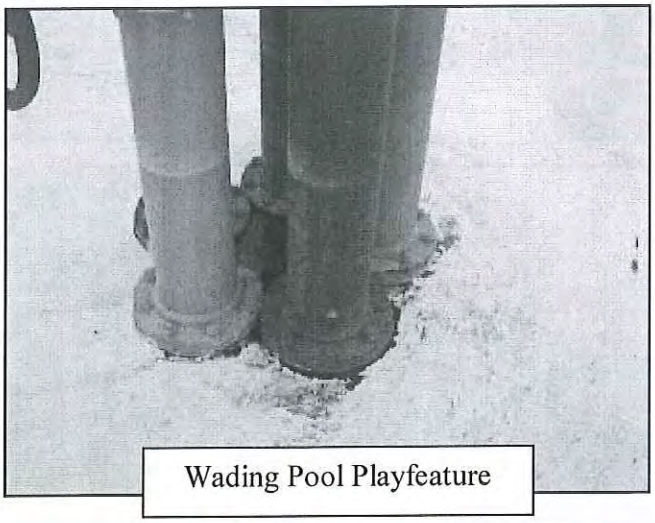
Wading Pool Main Drain



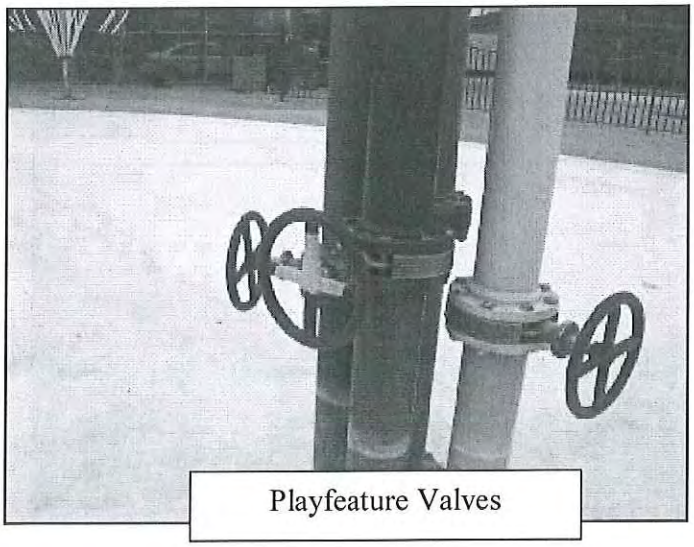
Wading Pool Playfeature



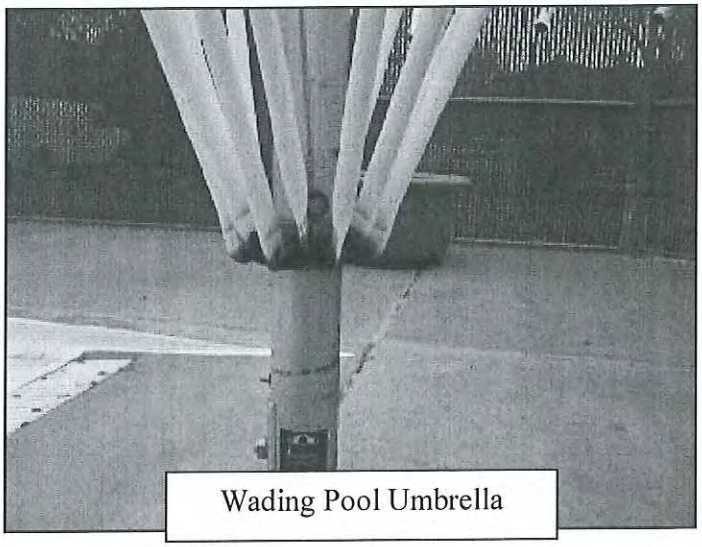
Wading Pool Playfeature



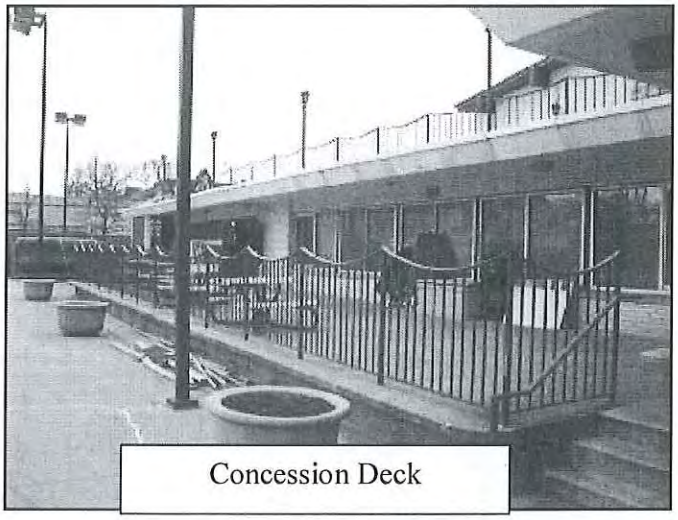
Wading Pool Playfeature



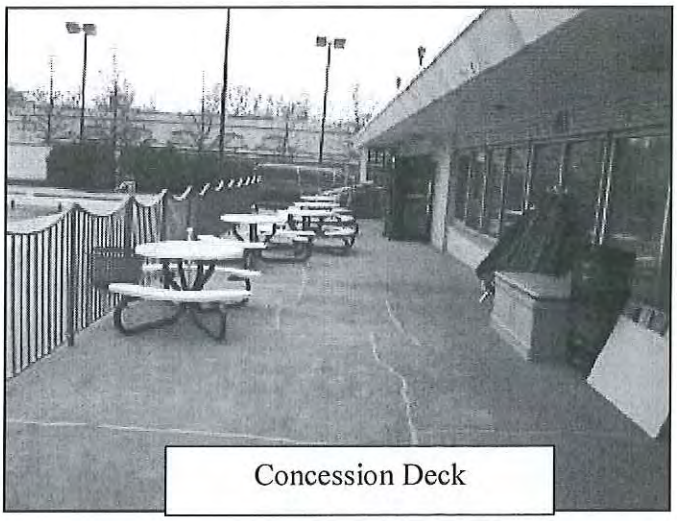
Playfeature Valves



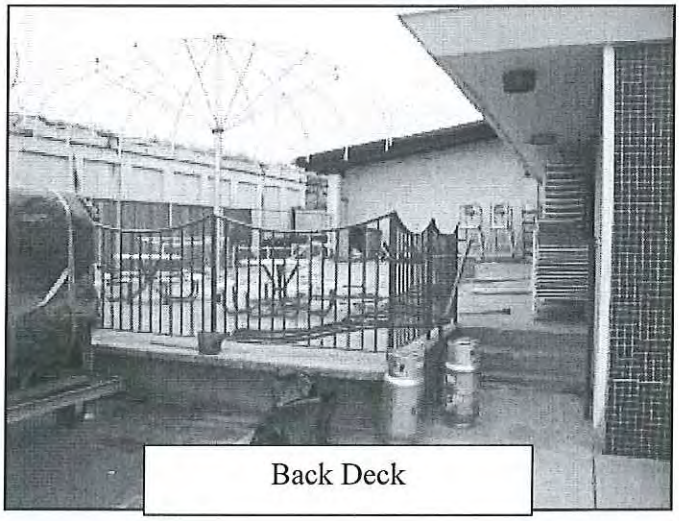
Wading Pool Umbrella



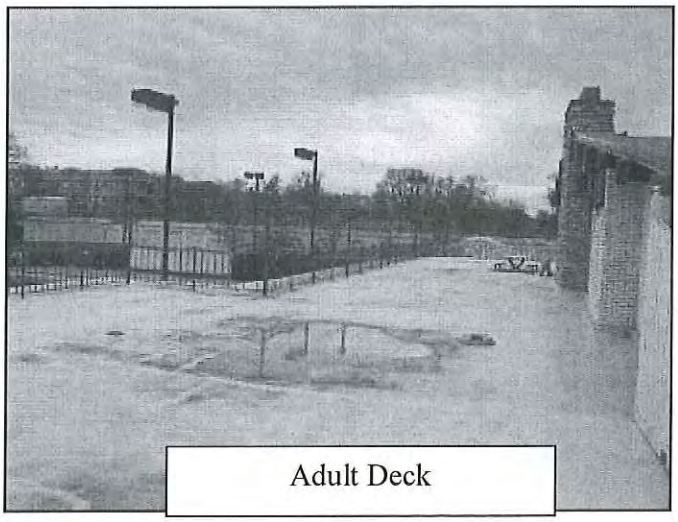
Concession Deck



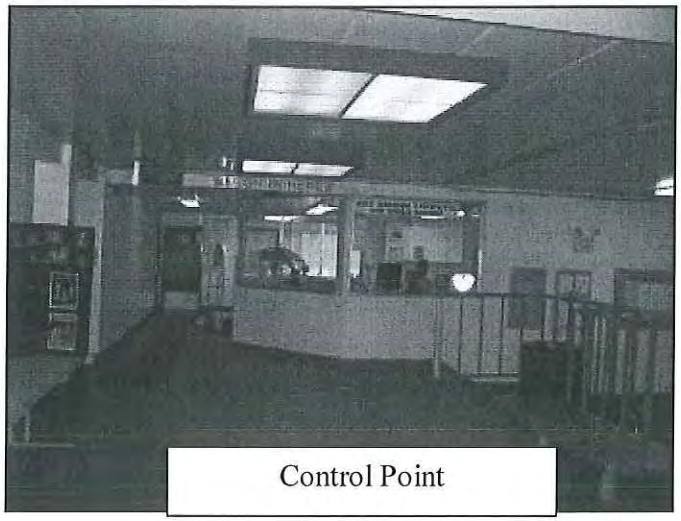
Concession Deck



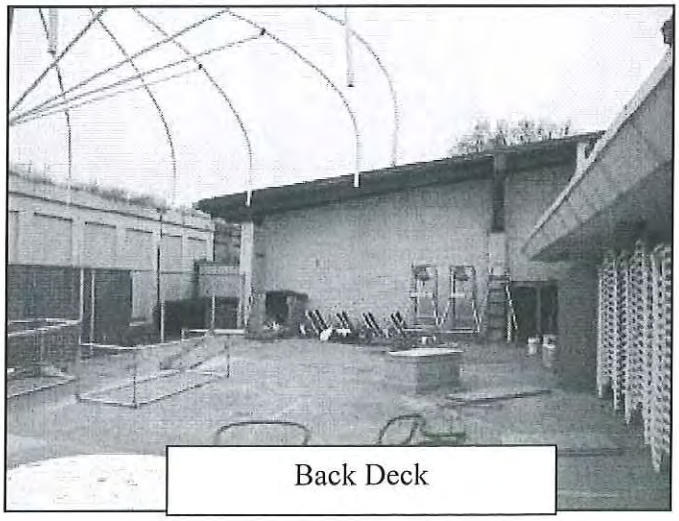
Back Deck



Adult Deck



Control Point



Back Deck

6. Opinion of Probable Cost

The following opinion of probable cost addresses the items identified in this report as needing repair, replacement or renovation. These items reflect the physical obsolescence of a pool that was built in 1961. It is important to note that the recommended repairs will not change the current recreational amenities offered by the pool.

A priority rating has been included for each line item in the cost spreadsheet. Each item has been assigned an A, B, or C indicating when the item should be addressed. "A" are high priority items to be addressed in 1 to 2 years. Items that are not in compliance with the department of public health administrative code for swimming pools (Part 820 Illinois Swimming Pool and Bathing Beach Code) are "A" items. Also considered "A" items are equipment that needs to be replaced. In addition, items that would be done in conjunction with an "A" item are included in the "A" list. "B" are medium priority items to be addressed in 3 to 5 years, and "C" are low priority items done in 5 to 10 years.

Oak Park – Ridgeland Common Costing Spreadsheet with Unit Costs

	Item	Item Cost	Priority
	50-Meter Pool Items		
1	Remove paint, repair pool shell and apply Diamondbrite finish with tiled lane lines, targets, and safety line marking at 5' depth	$237,476	B
2	Core test pool shells for integrity	$12,000	A
3	Install stainless steel gutter with inlet piping, vertical depth markings, lane line anchors, and safety line anchors	$251,500	A
4	Replace main drain sumps with hydrostats and replace piping to mechanical area	$25,000	A
5	Replace pressure piping from mechanical area to pool and piping from gutter system	$10,000	A
6	Seal current inlet penetrations	$3,000	A
7	Replace grab rail anchors, backstroke and false start stanchion anchors	$3,600	A
8	Provide portable handicap stairs and platorm	$5,000	A
9	Replace depth markings and NO DIVING symbols	$3,402	A
10	Caulk deck joints as necessary	$500	B
11	Replace back deck and concession deck	$61,760	A
12	Reconfigure slopes in diving well on both sides of well and slope to back wall	$144,000	A
13	Replace 3-meter stand and relocate 1-meter stands, touch up paint 1-meter stands, tighten rails, and replace hardware on 1-meter stands	$32,000	A
14	Re-surface starting blocks	$4,000	A
15	Replace mechanical room equipment, pump, motor, filter, flow meter, valves, piping, gauges for 50-meter pool	$230,000	A
16	Provide backwash pit	$10,000	A
17	Convert existing filter tank to surge tank	$20,000	A
18	Provide chemical controller with flow cell assembly	$10,000	A
19	Replace chemical equipment and provide double wall chlorine tank and spill pans for muriatic acid	$6,000	A
20	Provide automatic water level controller	$7,500	A
21	Provide GFI protection on outlets in mechanical room and safety grill for exhaust fan	$700	A
22	Provide shade umbrellas	$36,000	B
	Wading Pool Items		
23	Remove paint, repair pool shell and apply epoxy paint	$18,090	B
24	Core test pool shells for integrity	$2,500	A
25	Repair corrosion staining in pool shell, replace skimmer deck lid, and repair deck concrete around one skimmer	$2,000	A
26	Paint vertical depth markings	$250	A
27	Caulk deck joints as necessary	$300	B
28	Replace one valve on playfeature, clean corrosion, and re-paint	$8,000	A
29	Replace suction and pressure piping and valves in the mechanical room for wading pool, playfeature, and heater	$5,000	A
30	Clean corrosion on strainer and pump for the wading pool	$2,000	A
31	Replace filter and valves	$15,000	A
32	Replace chemical controller with flow cell assembly	$10,000	A
33	Replace chemical equipment and provide double wall chlorine tank and spill pans for muriatic acid	$6,000	A
34	Provide automatic water level controller	$7,500	A
35	**50-Meter Pool Items Subtotal**	$1,113,438	
36	**Wading Pool Items Subtotal**	$76,640	
37	**Combined Subtotal**	**$1,190,078**	
38	**15% Contingency**	**$178,512**	
39	**Total (2007 USD)**	**$1,368,589**	

The preceding opinion of probable costs estimates are based upon a protocol in which a general contractor or swimming pool contractor executes all of the tasks with its own labor and that of qualified subcontractors.

It is recognized that the Consultant or Owner have no control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding,

market or negotiating conditions. Accordingly, the Consultant cannot, and does not, warrant or represent that bids or negotiated prices will not vary from the Owner's project budget or from any opinion of construction cost or evaluation prepared or agreed to by the Consultant.

The following table lists tasks identified in the report to be provided by the staff. These items are to be provided prior to the 2007 swim season.

Oak Park – Ridgeland Common Staff Tasks

	Staff Items	
1	Confirm skimmer float assemblies are provided	Staff to provide
2	Confirm required safety equipment and quantity are provided	Staff to provide
3	Confirm PAL battery operated handicap lift is operational	Staff to provide
4	Replace the warning signs on the starting blocks	Staff to provide
5	Replace slip resistant adhesive on starting blocks	Staff to provide
6	Provide backflow prevention on hose bibs	Staff to provide

Park District of Oak Park

Ridgeland Common
Site Evaluation Report

Thompson Dyke & Associates, Ltd.

May 2007

Water -Two major water lines (10" and 16" diameter lines) run east-west along the south boundary of the property.

Irrigation - The irrigation system is fed by a 1 ½" service from the basement of the building. The controller is on the west wall of the building. The hydraulic irrigation system is functional but is fairly old and requires frequent maintenance and must be completely drained each season before cold weather. The system utilizes pop-up spray heads.

Drinking Fountains - The drinking fountains are all ADA compliant and all three on the east side of the building (2 in the pool area and 1 at the street) are served via a single line emanating from the mechanical room. One ADA compliant drinking fountain is attached to the west side of the building. The drinking fountains are relatively new and in working condition.

Storm/Sanitary Sewer – The sanitary sewer basin in the walk to the main entry includes 6" ductile Iron Pipe leading from the building to a 12" VCP from the basin to the street. The street connection may need to be upgraded. The storm sewer in the parking area was revised in the last couple of years and adequately handles drainage. The fields seem to drain satisfactorily but wet weather can affect usage and the spectator areas are sloppy and wet. The catch basins are installed below the infield mix and are buried but appear to be working.

Site Circulation

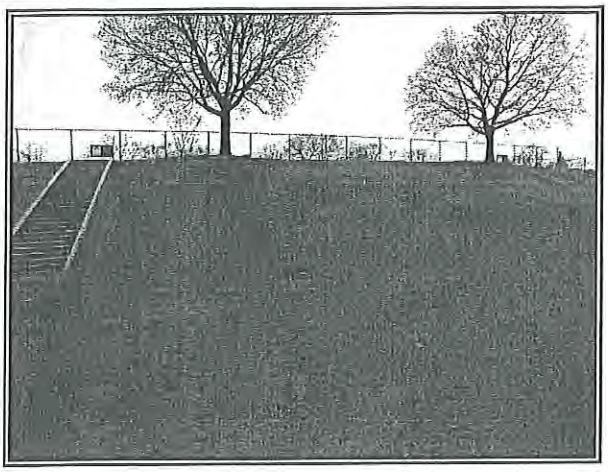
Vehicular – The Ridgeland Common site is bounded on three sides by roadways and elevated rail tracks on the south. Ridgeland Common contains an existing parking lot containing 33 parking spaces including two handicap spaces. The parking area was recently repaved. There are also 15 parallel parking spaces on Lake Street abutting the site and 12 parallel and 20 diagonal spaces on Scoville abutting the site. Parking on Ridgeland abutting the site is restricted as a result of proximity to the Lake/Ridgeland intersection, the Ridgeland Common parking lot exit, a trash access drive immediately north of the rail embankment and sight clearance restrictions posed by the embankment. Based on input from patrons, if parking is not available in the Ridgeland Common lot, many drivers exit the parking lot and drive south on Ridgeland, west on South Boulevard and then north on Scoville in search of parking. The 300 space municipal garage located at the northwest corner of Scoville and Lake provides High School parking during the day, is available for Ridgeland Common parking during the evening and weekends but is not fully utilized. In addition, the church parking lot across Lake to the north was used by agreement but is no longer available for Ridgeland Common users.

Trash Pick-up – Access to the dumpster located south of the building is via a short driveway off of Ridgeland that extends west immediately adjacent the rail embankment. To pick up trash, a garbage truck must back into the site from Ridgeland Avenue, which is challenging since visibility is extremely limited due to the adjacent embankment. There is also service to the ice rink area from the Westside of the building.

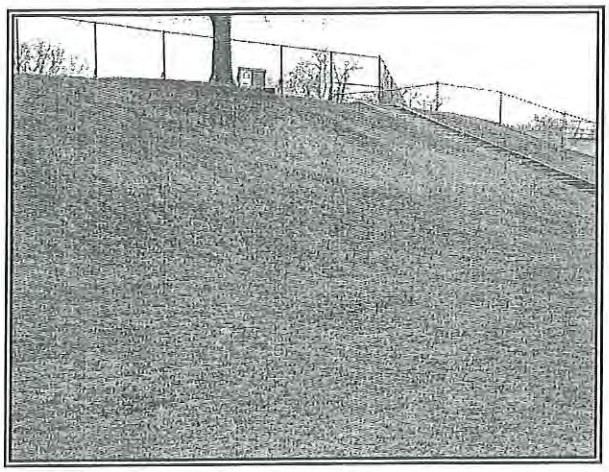
Embankment Mural – A mural is planned for a portion of the north face of the railroad embankment at Ridgeland, immediately south of the pool. This mural will be started in May of 2007 and will be especially visible from the existing pool deck. The mural's artist has been awarded a $15,000 grant by the Village's Public Art Advisory Commission to repair the embankment wall and paint the mural.

Site Recommendations				
		High Priority Need (1-2 yrs.)	Medium Priority Need (3-5 yrs.)	Low Priority Need (6-10 yrs.)
1	East Ballfield - replace fencing.	$60,000		
2	East Ballfield - improve drainage.			$20,000
3	West Ballfield - replace fencing.	$60,000		
4	East and West Ballfields - replace lighting.		$350,000	
5	East and West Ballfields - replace irrigation system.			$75,000
6	East and West Ballfields - replace turf.			$20,000
7	Pool - replace fencing with decorative privacy fence.			$50,000
8	Scoville Ave. - acquire ROW & improve per Master Plan for R.C.			**TBD**
9	Site landscaping - replace shrubs, update beds and landscape sign base.			$50,000
10	Spanish War Veterans Memorial - replace stone base.			$15,000
11	Building entry - replace tree and level pavers.	$30,000		
	Site Subtotal by Phase	**$150,000**	**$350,000**	**$230,000**
	A/E Fee (10%)	$15,000	$3,500	$23,000
	Contingency (15%)	$22,500	$5,250	$34,500
	Total Site Recommendations by Phase	**$187,500**	**$437,500**	**$287,500**
	Total Site Costs - All Phases	**$912,500**		

Sled Hill

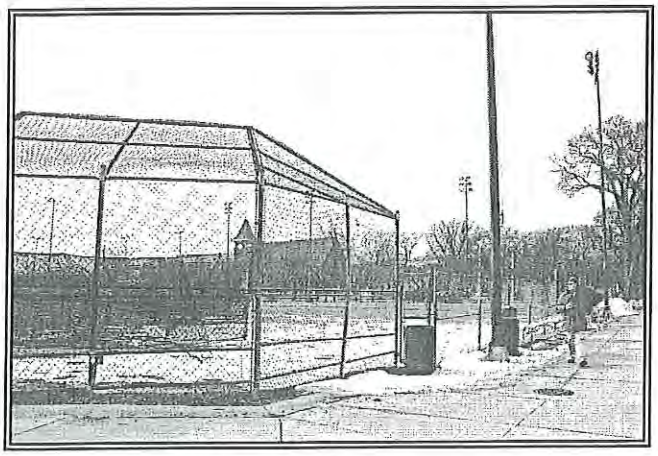


Stairs leading to top of sled hill

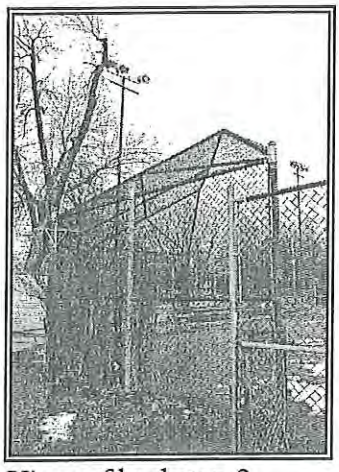


Damaged sled hill surface

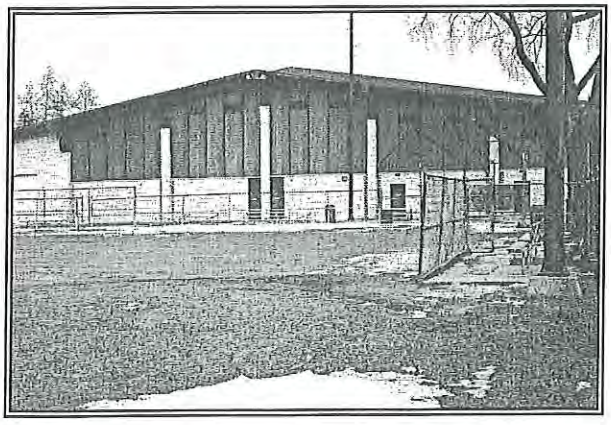
Ballfields



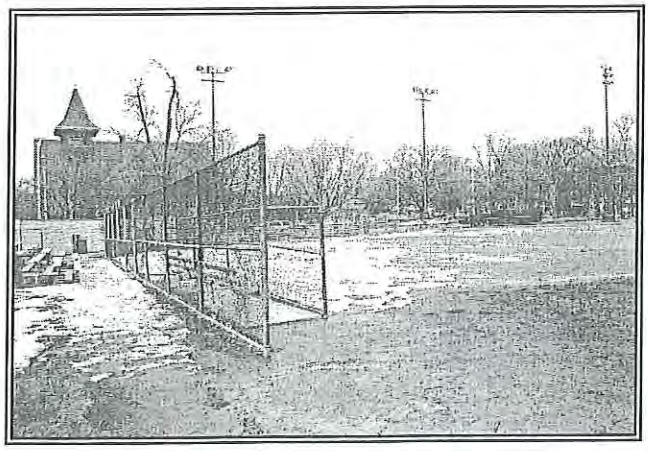
View of backstop



View of backstop 2



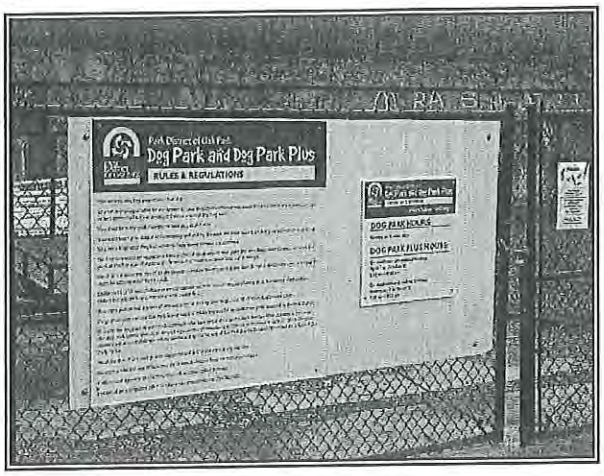
View of field



View of field, bleacher and dugout areas

Signage

Main free standing pole sign



Dog Friendly Area Signage

Entrance signage

Field signage

Memorials

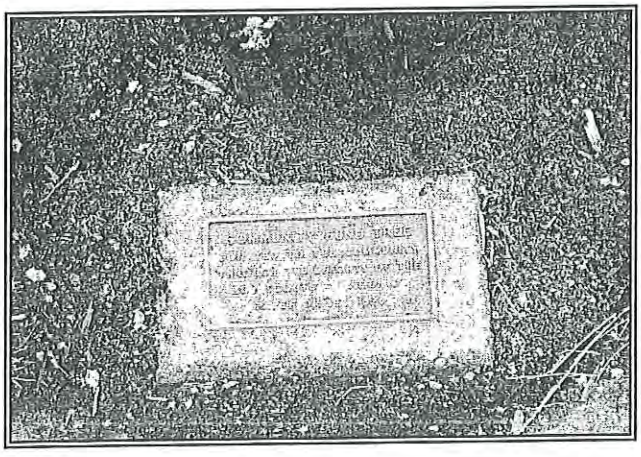
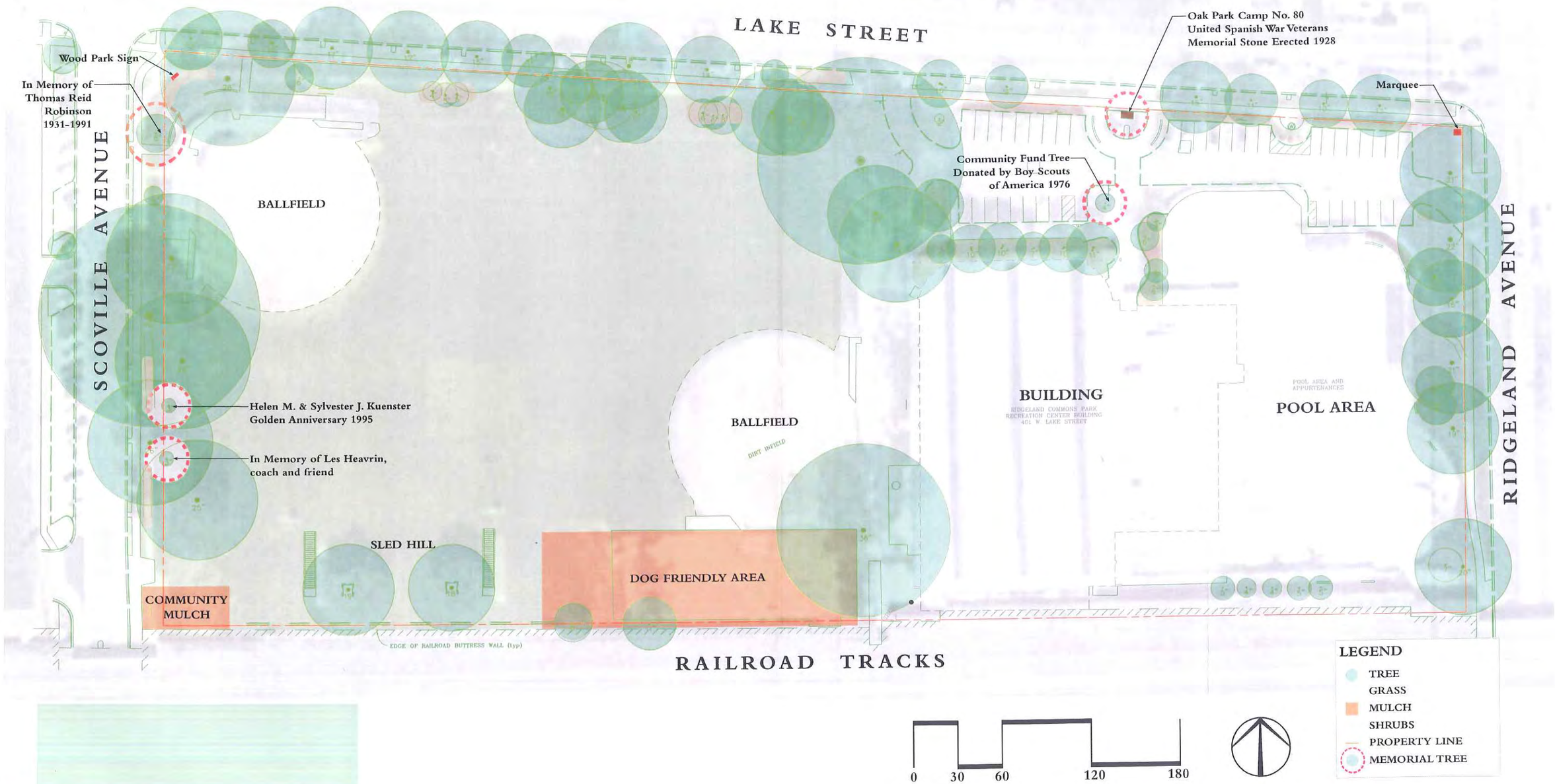


Exhibit 1 – Existing Landscaping

RIDGELAND COMMON

EXISTING LANDSCAPE

PARK DISTRICT OF OAK PARK



TD&A THOMPSON DYKE & ASSOCIATES

APRIL 2007

Exhibit 2 – Existing Circulation

RIDGELAND COMMON

EXISTING CIRCULATION

PARK DISTRICT OF OAK PARK

LAKE STREET

RAILROAD TRACKS

SCOVILLE AVENUE

RIDGELAND AVENUE

8' Site Wall

Wood Park Sign

8' Chain Link

6' Gate

Hooded Backstop with Net Extension

BALLFIELD

6' Chain Link

8' Chain Link

6' Chain Link with 8' Net Extension - 14' total

Gate

Bike Racks

8' Gate

Oak Park Free Shuttle Stop

Metered Parallel Parking Both Sides of Street

Pace Route 315
CTA Route 86

Pace Routes 309,313

Marquee

6' Chain Link

Gate

8' Chain Link

BUILDING

POOL AREA

8' Site Wall

Ornamental Fence

8' Gate

Gate

8' Site Wall

8' Privacy Chain Link Fence

12' Gate

Dumpsters

Service

15' Embankment

Through to South Boulevard and CTA Green Line

Removed streets

6' Chain Link

Metered Parallel Parking East Side of Street

Removable Fence with In-ground Sleeves

BALLFIELD

Gate

8' Chain Link

Hooded Backstop

SLED HILL

4' Gate

16' Gate

DOG FRIENDLY AREA

COMMUNITY MULCH

3' Chain Link

Through to South Boulevard

Closed Pedestrian Access

6' Chain Link atop 3' Retaining Wall- 9' total

6' Chain Link with 4' Net Extension- 10' total

X

X

LEGEND

- CONCRETE
- ASPHALT
- BRICK
- PROPERTY LINE
- MULCH OVER CONCRETE
- FENCE
- (4) PARKING SPACE NUMBER
- VEHICULAR TRAFFIC
- CROSS WALK

0 30 60 120 180

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APRIL 2007

Exhibit 3 – Existing Utilities

RIDGELAND COMMON

EXISTING UTILITIES

PARK DISTRICT OF OAK PARK

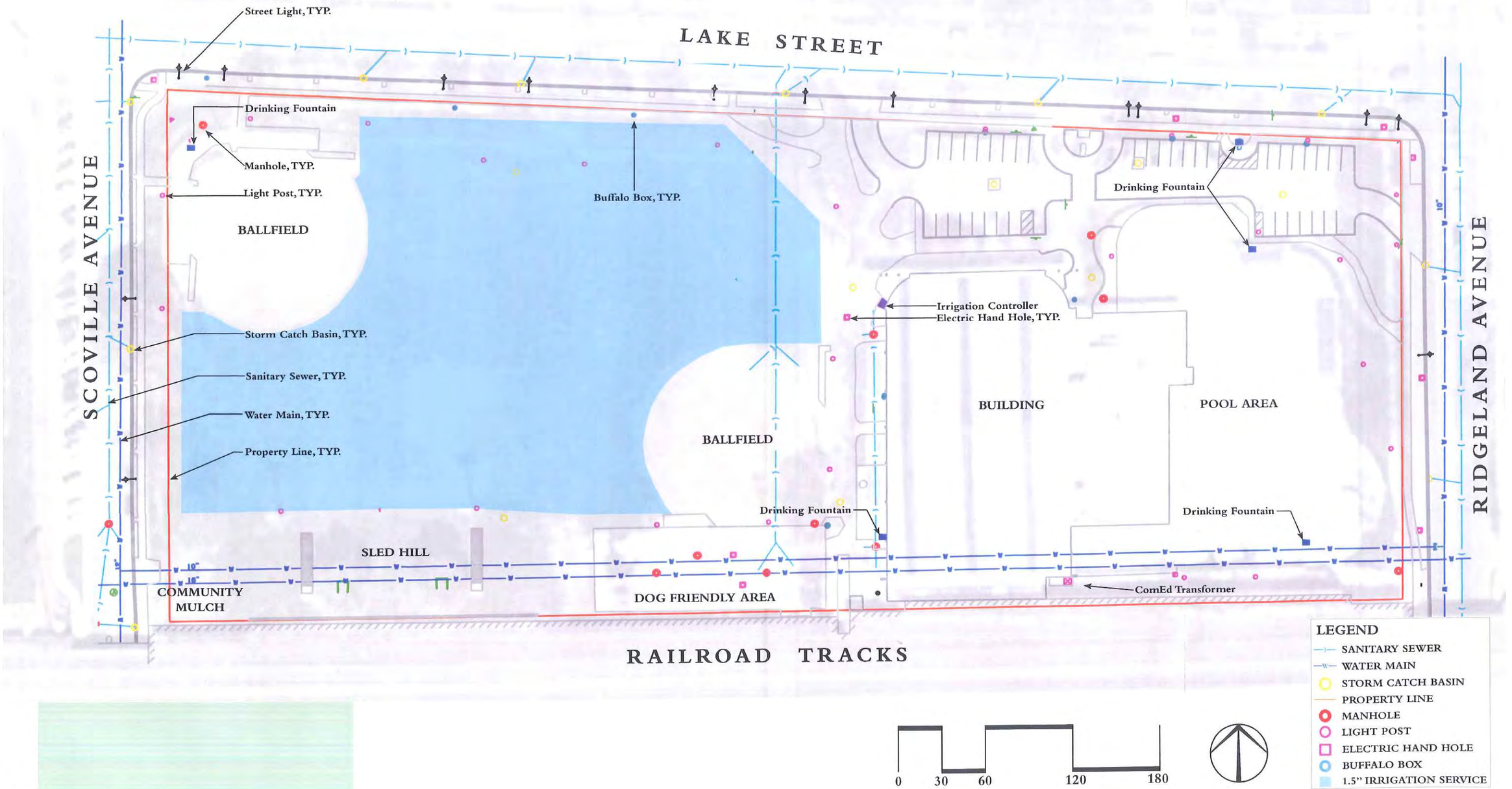
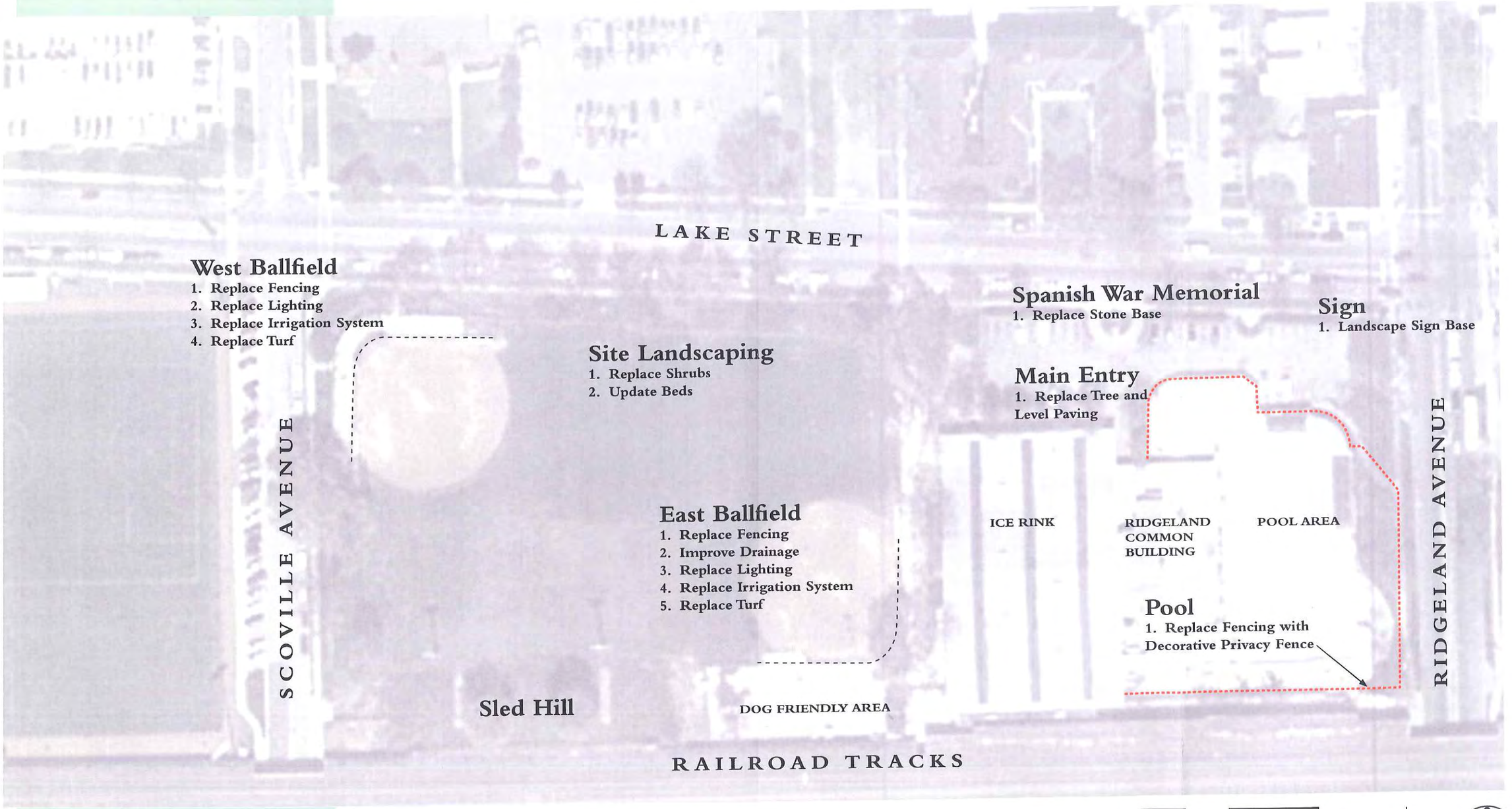


Exhibit 4 – Site Recommendations


LAKE STREET
West Ballfield
1. Replace Fencing
2. Replace Lighting
3. Replace Irrigation System
4. Replace Turf
Site Landscaping
1. Replace Shrubs
2. Update Beds
Spanish War Memorial
1. Replace Stone Base
Sign
1. Landscape Sign Base
Main Entry
1. Replace Tree and Level Paving
SCOVILLE AVENUE
East Ballfield
1. Replace Fencing
2. Improve Drainage
3. Replace Lighting
4. Replace Irrigation System
5. Replace Turf
ICE RINK
RIDGELAND COMMON BUILDING
POOL AREA
Pool
1. Replace Fencing with Decorative Privacy Fence
RIDGELAND AVENUE
Sled Hill
DOG FRIENDLY AREA
RAILROAD TRACKS
0
35
70
140
210

THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning
Landscape Architecture
Urban Planning

Memorandum

To: **Gary Balling, Executive Director, PDOP**
From: **Peter Dyke, AICP, TD&A**
Bob Ahlberg, AICP, TD&A
Date: **May 1, 2007**
Re: **Recommended Policies to Guide Decision Making in Ridgeland Common Existing Conditions Study**

The following policies have been assembled to guide the decision-making process for the ongoing existing conditions study as well as the rehabilitation and/or construction of new improvements at Ridgeland Common. They will be included in the final Draft of the Existing Conditions Study. As such, they will apply only to Ridgeland Common and supplement other policies now in place that apply District-wide.

Recommended Policies

1. All decision-making will be consistent with and reinforce the adopted Park District of Oak Park Mission, Vision and Values.
2. All planning for projects/improvements will be based on a long-term strategy while proactively seeking positive solutions to problems and challenges.
3. All projects/improvements and decision making will be aimed at providing park and recreation opportunities to all, regardless of economic means or physical ability.
4. All projects/improvements will be based on collaboration with user groups and citizens to the extent practicable.
5. Shared use and financing of projects/improvements will be encouraged.
6. Programming will favor compatible uses to enhance the quality of programs offered and facilities available.
7. Quality programs and facilities will be offered or not at all.
8. Program choices will emphasize *breadth versus depth* but will feature some depth in programming.
9. All projects/improvements will provide the ability to meet current uses of the facility as well as potential new uses.
10. All projects/improvements will have the capacity to take advantage of the latest technology and industry offerings and maximize energy efficiency and use of sustainable strategies.
11. Programs and facilities should complement those already provided in Oak Park by public and private providers.
12. All projects/improvements will incorporate safety and risk management best practices.
13. All projects/improvements will be sustainable and maintainable within the Park District's operations budget through sound fiscal management and efficient use of resources.

It is recommended that these policies be reviewed, considered and formally approved as part of the deliberations on the Final Draft of the Existing Conditions Study. It is also recommended that they be evaluated periodically and revised as necessary.

213 West Institute Place, Suite 700
Chicago, Illinois 60610.3196

Telephone 312.664.6500
Fax 312.664.6503
www.tdaplan.com

Shaping the Future of Oak Park Parks

2nd COMMUNITY MEETING

for the Ridgeland Common Existing Conditions Study

a seasonal ice arena, outdoor pool and park

PARK DISTRICT OF OAK PARK

Wednesday, May 16, 2007 at 7pm
Ridgeland Common
415 Lake Street at Ridgeland Avenue

The Park District values community participation in helping to shape the future of Oak Park parks and facilities. Oak Park residents are invited to attend a Community Meeting where the preliminary findings of the Ridgeland Common Existing Conditions Study will be presented. The study included a comprehensive physical evaluation and analysis of the current facility conditions regarding the mechanical, electrical, structural, architectural and park systems. A team of experts in aquatics, engineering, landscape architecture and facility architecture from Thompson & Dyke Associates completed the project, which also included the gathering of input from focus group members, special user groups and staff regarding current usage.

For more information, please contact Bill Hamilton at billh@oakparkparks.com or Gary Balling, Executive Director at garyb@oakparkparks.com

In partnership with the community, we provide quality parks and recreation experiences for the residents of Oak Park.

Meeting Summary

The final report of the Ridgeland Common Existing Conditions Study was presented to the public at a community meeting on Wednesday, at Ridgeland Common.

Park District Board members Mark Gartland, Lise Valentine and Marty Bracco were in attendance as well as PDCC members Dick McKinlay and Roy Phifer. Park District staff included Gary Balling, Matt Ellmann, Bill Hamilton, Jenny Berni, and Diane Stanke. Several individuals representing user groups and local press were also present during the presentation.

The Existing Conditions Study was presented by the TD&A Team:

- Peter Dyke, Bob Ahlberg, Ben Kutscheid – Thompson Dyke & Associates (project lead and site assessment)
- Prem Mehrotra – General Energy Corp. (mechanical and electrical systems)
- Bob Banker – Counsilman Hunsaker & Associates (aquatic assessment)
- Sean Ehlke – Ehlke Lonigro Architects, Ltd. (architectural assessment)

Mr. Balling opened the meeting by recognizing current and past board members. He explained that the Existing Conditions Study was undertaken in advance of the Ridgeland Common site plan and encompassed meetings with Park District staff and user groups. According to Mr. Balling, *"The study will serve as a baseline for future Park District decisions."*

Mr. Dyke then discussed the process in more detail. The TD&A Team was comprised of experts in each assessment-related field so that a clear understanding of all issues facing Ridgeland Common could be adequately reviewed.

The TD&A Team was asked to establish the facts…What can or should be fixed at Ridgeland Common? However, Mr. Dyke made it clear that "*where we go from here is entirely up to the Park District Board.*"

Mr. Dyke provided an overview of all events and user groups currently using Ridgeland Common on a regular basis. He also detailed the process involved in generating the report, including community meetings, interviews, focus groups, discussions with special users, the Park District questionnaire and the detailed technical inspections.

Mr. Ahlberg then summarized the findings contained in the site audit:

- User groups universally stated that Ridgeland Common is now past its useful life and at or beyond capacity. Citizens are increasingly frustrated that there is not a better quality facility in Oak Park and are migrating to surrounding communities for organized and recreational activities as a result.
- Important maintenance has been deferred. Major mechanical failures are becoming more frequent and more expensive to repair.
- Ridgeland Common is over 45 years old and no substantial renovations have been completed since 1962.
- There is a chronic shortage of storage on site (Ex: ice show set must be stored elsewhere and transported back and forth every year).
- Layout is inefficient for staff who are often not located near the activities they oversee.

Mr. Ahlberg then detailed major issues that need to be addressed at Ridgeland Common:

- Roofing and skylights need to be replaced over rink. The ceiling requires insulation.

- Rink lighting is inadequate and needs to be replaced.
- Insulation needs to be added to the walls.

- The rink refrigeration system is extremely deteriorated. Tubing needs to be replaced and if you replace tubing, you need to replace the cement.
- Fire alarm and suppression system is inadequate.
- Pool filtration system is inefficient by current standards. Pipes, pumps and motors are aging.
- No elevator up to Comstock Room.
- Ball field lighting and drainage inadequate.

Mr. Ahlberg then stated that the cost for bringing the site up-to-date is in excess of $9 million. This will extend Ridgeland Common's useful life while reducing energy costs. However, issues with parking, rink staging and lack of other amenities will not slow the migration of residents to surrounding communities.

Mr. Dyke concluded by presenting the TD&A Team's recommendations:

- Ridgeland Common is now both functionally and physically obsolete.
- Given all its shortcomings, Ridgeland Common does not meet the requirements of Oak Park users.
- If the Park District does not spend $5 million over the next one to two years, Ridgeland Common will be unable to operate at current capacity.
- Mr. Dyke does not believe it makes sense to spend $5 million on Ridgeland Common…"*Staff can't possible get more out of the building even with improvements.*"

Mr. Balling then opened the discussion to the audience. The following is an abbreviated sampling of comments and responses:

- The final report from the TD&A Team is due in 2 weeks. The cost for the project is $36,000.

- Ridgeland Common will save 20-30% in energy costs if renovations are made.

- Benefits of spending $9 million: Regulation sized rink with new lockers and bleachers, 20-30 years additional life out of facility, however, the pool would still be functionally inadequate.
- All cost estimates are in 2007 dollars. Add 4% to the estimates each year.
- Tough choices will need to be made by Board and Park District. Scope of Ridgeland Common project will limit expenditures at other facilities. Also, Park District would lose Ridgeland Common revenues for at least 12 months during construction.
- Ridgeland Common is not required to meet code requirements until it begins renovation. TD&A believes the facility is currently safe.
- Pool attendance was down last summer…maybe a result of limited and deteriorating facilities?
- Cooling system at rink is very loud…It is difficult to teach skating or hockey over all of the noise.
- Several people expressed worry that swimmers and skaters would continue to leave Oak Park.
- There are no plans to build a new rink at an alternate location.

Mr. Balling then concluded the meeting by discussing next steps in the process. The Park District Board will discuss the final report at a meeting on June 7. "*The goal is to keep moving forward.*"

Prepared by Park District Citizen Committee