

**LAKE BLUFF PARK DISTRICT  
BOARD OF COMMISSIONERS  
MINUTES OF AQUATIC FACILITY BOARD ADVISORY COMMITTEE MEETING  
NOVEMBER 30, 2011**

The Special Aquatic Facility Board Advisory Committee Meeting of the Board of the Lake Bluff Park District, Lake County, Illinois, was held at the Recreation Center, 355 W. Washington Avenue, Lake Bluff, Illinois.

Visitors: Ron Salski (Executive Director), Dave Peterson (Director of Facilities and Recreation Services), Ron Lee (SRBL Architects), Pat Callahan (Studio GC), John Bosman (Camosy Construction), John Marozsan, Dale Lomax, John Donald, Jack Schnobrich, Jim Powers, Sandy Hart, Bob Swee, Dutch Wood, Sharon & Mark Dewart

**1. CALL TO ORDER:**

Chair Douglass called the meeting to order at 7:00 p.m.

**2. ROLL CALL:**

The following Commissioners were present when the roll was called:  
Commissioners Considine, McKendry, Chair Douglass

**3. APPROVAL OF AGENDA:**

A motion was made by Commissioner McKendry, and seconded by Commissioner Considine to approve the agenda of November 30, 2011. **All in Favor.**

**4. STATEMENT OF VISITORS:** None

**5. NEW BUSINESS**

A. Aquatic Facility Presentations

Executive Director Salski gave a brief overview of the Aquatic Facility process to date.

SRBL Architects and Studio GC gave a combined presentation providing information on short and long term recommendations and cost estimates for the Aquatic facility and community room as outlined below.

Project A: Provide repair cost estimates for the Aquatic Facility to keep it open for an additional five, ten and twenty years.

Project B: Provide repair cost estimates for specific areas of the Recreation Center community room to keep it open for an additional five, ten and twenty years.

Project C: Provide cost estimates for the “new” Aquatic Facility concept design adopted by the Board of Commissioners.

Ron Lee of SRBL Architects estimated short-term and long-term costs below:

<b>Aquatic Facility Cost Estimates</b>	<b>SRBL Architects</b>
Project A: Short-Term Repairs ~ 5 years	\$1,119,176
Project A: Long-Term Repairs ~ 20 years	\$ 2,976,731
Project B: Community Room ~ 5 years	\$55,518
Project B: Community Room ~ 20 years	\$315,841
Project C: Approved Master Plan Design	\$6,868,439

SRBL added an option for a spray pad and (Project) Option D. The Spray Pad would decrease the cost between \$200,000. (Project) Option D was a new Aquatic Building and Remodel Aquatic Facility for \$4,996,434.

Pat Callahan of Studio GC Architects estimated short-term and long-term costs below:

<b>Aquatic Facility Cost Estimates</b>	<b>StudioGC Architecture</b>
Project A: Short-Term Repairs ~ 5 years	\$1,000,000
Project A: Long-Term Repairs ~ 20 years	\$ 3,200,000
Project B: Community Room ~ 5 years	\$50,000
Project B: Community Room ~ 20 years	\$450,000
Project C: Approved Master Plan Design	\$6,220,000

Residents asked the following questions during the presentation.

**Main Pool:**

**Q:** Where did the leaking water go if it didn't show up in the soil testing samples?

**A:** The pipe is configured similar to a French drain – water drains into it and dissipates.

**Q:** What is the projection of life of the pool?

**A:** The pool shell will last another 20 years provided its upkeep is good.

**Q:** Is this the original liner?

**A:** Yes, it was put in 13 years ago due to a crack in the pool shell. The expected liner life is 15 years.

**Q:** What is the life of a filter system?

**A:** Filter systems typically last for 20 years. The current filter system is believed to have leaks but can be refurbished.

**Q:** Are there reserve dollars for these repairs?

**A:** No.

**Wading Pool:**

**Q:** What is the cost difference between the splash pool and a new wading pool?

**A:** The cost difference is \$150,000.

**Q:** Was the revenue drop due to the lack of the wading pool or the economic conditions?

Do you expect these numbers to increase with a new pool?

**A:** Staff believes revenue drop was due to the closing of the wading pool and all indications would lead them to believe residents with small children would come back.

**Q:** Did the golf course have a similar decline?

**A:** Yes.

**Q:** Did the sand filled pool area require a fee for entrance?

**A:** No

**Q:** Are there fewer kids on the swim team?

**A:** No, the teams are larger.

**Bathhouse:** No questions were recorded.

**Community Room:**

**Q:** How old is the roof?

**A:** 2001 – some of the shingles are over 15 years.

**Q:** Will the interior of the building get worse if the roof isn't repaired?

**A:** Yes.

**Q:** Can the community room effectively be redesigned?

**A:** Yes, add insulation, check all the flashing and add some attic venting.

**Q:** Would the roof repairs benefit other areas?

**A:** Yes, the HVAC systems would benefit. The building was designed in 1972 with no thoughts for energy conservation, which can be corrected.

**Costs:**

**Q:** Is there a high level scope of the short and long term projects?

**A:** Yes, details are available for each project.

**Q:** Why are the Project C costs so far apart: \$6.2M compared to \$6.8M?

**A:** The difference is rather close in industry standards at only 7%. Both companies had a slightly different approach in looking at the excavation plan.

**Q:** What is your professional recommendation after all the testing?

**A:** The new concept design is a very similar pool to what currently exists therefore I would suggest that a refurbish would be an easy choice.

**Q:** From the Park District point of view, is there an acceptable mechanism, so that 20 years from now we won't face a huge bond issue -that gets voted down, to make sure significant reserves are in place?

**A:** Master planning for the entire Park District is under way with a full report to be completed by 2012.

**Q:** If the new concept plan was built – what would be the time frame?

**A:** Pools can typically be built in the off season. Work would begin at the close of the season and re-open the following June or early July depending on weather conditions.

**Q:** Would the new concept design bring in more users?

**A:** The likelihood is no.

**Q:** Knowing the critical need for the wading pool, is it possible to have this completed for summer 2012?

**A:** No, the permitting process takes 8-10 weeks and funds are not available.

**Q:** From a Board perspective, what is the anticipated funding schedule?

**A:** A 20-year capital planning task force (community / resident based) will continue to work through most of 2012 to fully understand the needs of the entire Park District.

**Q:** Is 40 years the life expectancy of pools with proper maintenance?

**A:** Yes.

**6. VERBAL COMMUNICATIONS**

A. Staff - None

**7. ADJOURNMENT**

There being no further business, a motion was made by Commissioner Considine and seconded by Commissioner McKendry to adjourn the meeting at 8:50 p.m. The motion carried by unanimous vote.

Approved this 12th day of December 2011  
Board of Commissioners  
Lake Bluff Park District