

The Workshop Meeting of the Board of Park Commissioners was called to order by Vice President Cohen at 7:10 p.m. in the Administrative Offices of the Deerfield Park District located in the Jewett Park Community Center. Attendance was taken and the following were:

Present: Brown, Cohen, Patinkin, Serota (4)

Absent: Caron (1)

Staff: Executive Director Jeff Nehila, Director of Finance Jeff Harvey, Director of Recreation Laura McCarty, Deputy Director of Recreation and SRC General Manager Tony Korzyniewski, Director of Parks Jay Zahn and Director of Golf Operations Jason Mannina.

Visitors: Matt Bickel, Wold Architects

Public Comment/Recognition of Visitors

No members of the public were present.

Jewett Park Community Center Master Plan Development Update

Director Nehila introduced Matt Bickel of Wold Architects who has been working with the District for over six months creating the Jewett Park Community Center Master Plan. Recreation Director McCarty spearheaded this project along with the internal core planning team. Additionally, all staff members who work within Jewett Park Community Center were given an opportunity to provide input as well as staff who maintain the building. Recreation Director McCarty proceeded to provide a brief background on the project and the planning process to date. She mentioned that the core planning team held monthly meetings to develop guiding principals and design criteria to be considered in the facility improvements. Furthermore, the team provided input on the plans as they were developed. The presentation and initial budget presented tonight are a result of those meetings and represent a phased approach to the improvements.

The presentation was then turned over to Mr. Bickel who provided an extensive overview of the Master Plan as it currently exists and highlighted major components, indicated below:

- An identifiable main entrance;
- Relocation of the registration department to better align with the main entrance and customer interaction;
- A multipurpose space with A/V equipment to accommodate Board meetings and other functions;
- Advanced security features;
- Removal of the former kitchen and relocating classroom space on the lower level to increase the square footage of the ceramics studio;
- Renovation of the Willow, Maple and Oak Rooms;
- Maximizing the open space on the lower level by transforming it into a “community hub” with workstations and an opportunity for users to gather;
- Cosmetic changes within the dance studio;

- Expansion of long-term records storage;
- Renovation of the administration suite;
- Renovation of the preschool classrooms with a dedicated fourth classroom, toilet rooms and faculty offices;
- Upgrade finishes in the Treehouse (art) room.

There was a brief discussion regarding the water infiltration issues in the Oak room. The core planning team and Wold spent a great deal of time evaluating this problem and determining how to best address the situation without disrupting revenue generating programming activities. It was suggested that the Oak room be worked on in tandem with the preschool improvements as the Oak room sits beneath the preschool on the second level. The Board asked clarifying questions to understand the extent of the water damage and the work required for repairs.

Commissioner Serota asked what the advantage would be in moving the Board meeting space to the lower level. Director Nehila advised this would move the Board room closer to the front entrance.

Mr. Bickel acknowledged significant investment required to renovate the preschool area. It is hard to gauge community interest and subsequent growth of the preschool program. As an alternative to a full-scale renovation, Mr. Bickel proposed limiting the project scope to only upgrading the finishes within the preschool area. He asked the Board to contemplate long-term goals for the future of the preschool and its appropriate level of growth.

Commissioner Serota theorized that the preschool program has been shrinking in part due to a lack of continuous full day options. Director Nehila advised that in reviewing the projected enrollment numbers obtained through a joint study with District 109, the enrollment numbers are declining. Furthermore, a full day option would require a kitchen and other DCSF licensing requirements that the District does not currently have. Recreation Director McCarty added that prior to the pandemic, there were over 80 children enrolled in preschool. Covid has drastically changed the way parents utilize childcare. Vice President Cohen asked why the Board should contemplate a fourth preschool room if staff does not foresee increased enrollment numbers. He suggested the space be converted into something else. Director Nehila reminded the Board that this decision does not have to be made now as the preschool renovation would be the last phase of the Master Plan. There could also potentially come a time when the preschool returns to precovid enrollment numbers.

Mr. Bickel then gave a brief overview of the project phasing. He advised it was sequenced intentionally as to minimally disrupt Park District operations. Director Nehila added that the District has a limited amount of time to spend its bond proceeds. The first phase of the project would be the lower-level renovation to include the relocation of the registration office, the remodel of the Willow Room, ceramics room and dance studio and possibly exterior drainage improvements on the Oak Room to be performed within 2023. The rest of the building concept would be contingent upon funding. He suggested the remaining phases be included in the District's 7-year Capital Improvement Plan. Alternatively, the District could also secure funding via a Park and Recreational Facility Construction (PARC) grant. He explained this is a DNR grant that targets antiquated indoor recreational facilities.

Vice President Cohen asked for further clarification regarding the estimated construction timeline. Mr. Bickel advised the District is looking at a 3-4 month construction window for the lower level renovation. Staff is confident that they can adapt during this time with respect to programming space needs.

Director Nehila provided a summary of the costs associated with each project phase. The majority of the costs are associated with the mechanical systems upgrades on both levels approximating at \$3.9 million. The lower-level renovation is estimated to cost roughly \$1 million, and the entirety of the project would cost between \$8.2 and \$9.2 million depending on which preschool option the Board ultimately agrees upon.

Treasurer Patinkin asked if the lower-level renovation would alleviate the District's need for increased storage. Director Nehila advised that the conversion of the current kitchen area into partial building storage would satisfy staff concerns. There are also opportunities within existing space to maximum storage efficiency. The other half of the kitchen would be reconfigured into an increased ceramics programming space.

Lastly, Mr. Bickel provided conceptional renderings of potential exterior improvements should the Board wish to explore these improvements further. These improvements would make the facility more welcoming and visible to the public. He also reviewed potential cost estimates for this work. The Board appreciated the addition of solar panels within the renderings. While these panels would not fully offset the buildings electrical costs, it would be a movement towards energy efficiency and good stewardship on behalf of the District. Other opportunities to increase the buildings energy efficiency would be to replace the windows, replace the roof, address the dated mechanical infrastructure, and implement building wide LED lighting. The roof replacement is already within the District's 7-year Capital Improvement Plan as the roof is over thirty years old and beyond its useful life.

Commissioner Brown asked if the Village's proposed TIF District would impact any potential renovation. Director Nehila advised that the TIF would not necessarily impact the Community Center, but rather its surrounding areas such as the burial of overhead power lines, adding sidewalks and rebuilding the large parking lot along Deerfield Road (Lindeman Lot). There is no direct financial benefit to the Park District but the Park District would indirectly benefit from these physical improvements.

Ultimately, it was agreed that staff continue working with the Consultants on refining the first phase of the plan. The Board thanked Mr. Bickel for his time.

Other Matters

IAPD/IPRA Soaring to New Heights Conference

Director Nehila reminded the Board of the upcoming State Conference for Park Districts held annually in Chicago. He asked Commissioners to let him know if they are interested in attending so that staff may handle their registration and lodging arrangements.

Proposed Special Meeting

Staff is evaluating a potential date for a Special Board meeting to be held in January for the selection of a landscape architect with respect to the Jewett Park 2.0 Phase II Master Plan. There was Board consensus on January 10th at 6:00 p.m. for a Special Meeting.

Email Re: Resident/Non-Resident Registration Priority

Commissioner Serota commented that she has received multiple e-mails related to ongoing concerns over D109 District residents who are not Park District residents and who are not given priority registration for Park District afterschool programs operated at D109 schools. She clarified that there has been no change in Park District policy at this time.

Adjournment

There being no further business to conduct, Commissioner Brown moved, and Commissioner Serota seconded a motion to adjourn the Workshop Meeting at 8:12 p.m.

By a unanimous voice vote; **Motion Carried.**

Respectfully Submitted,



Jeff Nehila
Executive Director