

MEMORANDUM NO. M16-062

TO: Building & Grounds Committee
FROM: Dean R. Bostrom, Executive Director
John Giacalone, Director of Park Services / Development & Risk Mgt.
SUBJECT: Seascape fire suppression system
DATE: April 26, 2016

Background

The Village of Hoffman Estates passed a Fire Sprinkler Ordinance in January 1996 and amended it in 2009, 2012 and most recently on August 20, 2015. The Ordinance has been modified over time as building and fire codes are continually evolving. When Seascape was constructed in 1995/96, all three buildings met all building and fire codes. The Ordinance adopted in August 2015 requires that all buildings in excess of 1,000 sq. ft. fully comply with the Fire Sprinkler Ordinance no later than December 31, 2016.

The park district was unaware of this ordinance requirement until Executive Director Bostrom received correspondence from the Village in February 2016. Prior communications by the Village regarding these ordinance requirements were sent directly to Seascape and never made it to the Administrative Offices. Since receiving the correspondence in February, discussions have been held with Village Manager Jim Norris as well as Village Fire Inspector, Scott Neal.

Implications

Seascape has three buildings impacted by the ordinance. The mechanical/filter building, the concession building and the main shower/locker room/guard room building. While Seascape only operates three months of the year and the two buildings which serve the public are not heated and not insulated, discussion was held regarding whether Seascape buildings could be exempt from this ordinance requirement. However, it was determined that as the park district places a high value on public safety, that attempting to exempt Seascape from the ordinance requirement would be inconsistent with our mission and values.

Olympic Engineering was recommended by Scott Neal as they specialize in designing fire suppression systems and have worked with the village in the past. Staff solicited and received a proposal from Olympic. The scope of work is detailed below:

1. **Site visits to confirm existing conditions in pool areas .**
2. **Make sprinkler systems bid drawings, on auto-cad for dry & wet systems.**
3. **Show these new systems connected to city water mains.**
4. **Show all details of new piping and sprinklers.**
5. **All pipe sizes to be determined by hydraulic calculations**
6. **Get approval from Hoffman Estates Fire Department before going for bids.**

Engineering fee for designing new sprinkler system: \$ 5,000.00

Olympic Engineering estimated that the total project cost would be roughly \$60,000 to \$75,000. Both engineering and construction costs are unbudgeted in the 2016 budget. While this is an unexpected expense, based on current 2016 capital expense projections vs. budget, staff anticipates that sufficient funds will be available to complete the project in the fall of 2016 within the 2016 capital fund budget.

Recommendations

Staff recommends awarding a contract to Olympic Engineering of Elk Grove Village in the amount of \$5,000 to engineer and design a fire suppression system for all three buildings at Seascape. The project would be bid over the summer and the work completed in the fall of 2016.