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The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

**AGENDA
SPECIAL BOARD MEETING
MARCH 12, 2019
7:00 PM**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. COMMENTS FROM THE AUDIENCE
5. REPLACEMENT OF ICE RINK 1 AT TRIPHAHN CENTER / M19-031
6. COMMISSIONER COMMENTS
7. ADJOURNMENT

All meetings are held in the boardroom of the Scott R. Triphahn Community Center & Ice Arena at 1685 W. Higgins Road in Hoffman Estates, unless otherwise specified. If an accommodation or modification is required to attend this public meeting please call 847-885-8500 with at least 48 hours' notice.

MEMORANDUM M19-031

TO: Board of Commissioners
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: TC Ice Rink Renovation
DATE: March 7, 2019

Background:

At the *January* B&G Committee meeting the Board approve awarding a bid for the replacement of the south rink at the Triphahn Center to Minnesota Ice, LLC for \$1,046,938 plus the drainage board alternate of \$26,585 for a total of \$1,073,523, as well as a contingency of (5%) \$53,676.15 for change order purposes.

As discussed during the *February* B&G Committee meeting, the Chicago Wolves indicated they would not commit to a contract beyond May of 2020. Staff felt that without the Wolves committing to a long-term contract, staff was not comfortable spending over a million dollars on a new rink system designed to meet all AHL standards and instead wanted to explore a less expensive option of repairing the rink which would meet our in-house and rental needs. At that time the concept of not needing ice to meet the needs of professional hockey players may allow the District other options in fixing instead of replacing the ice.

Based on that current information the B&G Committee made the following recommendation at the February B&G meeting: "Staff recommends that the B&G Committee recommend to the full board to reject all bids for the Ice Rink Replacement. Staff will then provide pricing for repairing heat lines, taking down the ice to investigate concrete and rebuilding ice to the B&G committee in March."

Implications:

Staff has spent the last few weeks studying the current ice structure and the options to repair it. During this time Rink 1 has continued to degrade to the point that our ice staff does not feel that it can be successfully repaired for any period of time. Since the previous meeting there is a new additional crack in the ice that runs along the length of the bleacher side of the rink. This crack has caused a severe five inch drop off from the crest point to the rink's edges.

This additional drop now causes a waterfall effect that when the ice is cut the water runs off the side and has begun to pool outside of the rink. Since the water is not held in by the rink edges which have all heaved, this causes a valley between the boards and the rink which does not provide a flat skating surface. This is detrimental for both hockey and figure skaters. This shift in ice has also caused increased gaps between all of the doors and the surface of the ice and the bottom of the boards. This is also very detrimental in that hockey sticks can get caught in these gaps and create accidents.

The fact that the ice has worsened and that the concrete now has an additional crack that further separates the different sections of concrete would make it harder to adequately repair the concrete in a manner that it would not just shift again. If we were to take the ice down this

summer in hopes of repairing it and then confirm that it simply cannot be done successfully, the District could lose that sheet for up to a year before we could schedule an ice maker to replace it.

Staff again consulted with Stantec who is our advisor for the original Rink 1 replacement. They are in agreement with our staff that based on the additional degradation we are experiencing combined with the original failures we have on Rink 1, that repairing the Rink is not a viable option and that the District should move forward with replacement. Additionally staff contacted Dual Temp Mechanical who performs mechanical service for our ice. Our contact there who works for many professional ice organizations (including the Blackhawks and the Wolves) confirmed that it would not be advisable to try and fix the rink versus replacement. He simply felt with the additional cracking that the concrete could not be properly moved back into place by repairing it.

The project would need to be done this summer and in order to avoid potential loss of our fall hockey season we would want to move forward with the original plan that was scheduled to begin March 18. Staff was able to contact Minnesota Ice who was the original low bidder for the replacement project and they have confirmed that they would be willing to honor their original low bid and timeframe of starting March 18 if we can approve and sign the original proposed contract by a week prior to that day or March 12.

The fact that it is imperative that we start this process based on this additional information and move forward with the replacement is incredibly time sensitive. Despite the fact that Minnesota Ice is the original low bidder the District did formally reject all bids last month. At this time it is impossible to formally rebid the project and meet the summer time ice schedule. As it has been determined that from a safety point we need to replace the ice prior to continuing beyond the current end of this hockey season (March 18), when we would have to shut the ice down until it can be repaired. Without starting the project March 18, with Minnesota Ice, we cannot possibly finish in time for the 2019/2020 hockey season which begins the first week of September 2019.

Staff confirmed with our attorneys from Ancel Glink that due to the emergency timing of this project and the benefit that the original low bidder will honor their price and schedule to meet this time frame, the Board can legally approve their contract at the Special Board Meeting next Tuesday March 12. The Board must make a formal finding that due to the circumstances the project is no longer adapted to competitive bidding.

The final contract (based on the original bid documents) is being reviewed by our attorney and will be available in final form for signature at the Special Board Meeting.

Recommendation

Staff recommends that the Board find that due to the exigent circumstances that the project is not subject to competitive bidding and to approve the original bid amount from Minnesota Ice, LLC for \$1,046,938 plus the drainage board alternate of \$26,585 for a total of \$1,073,523 as well as a contingency of (5%) \$53,676 and to proceed as originally planned with the replacement of the south ice rink at the Triphahn Center by approving the contract with Minnesota Ice.