



Memorandum

To: Honorable Mayor and Members of the City Council
Administration and Public Works Committee

From: Martin Lyons, Assistant City Manager / CFO
Lara Biggs, Bureau Chief – Capital Planning / City Engineer
Stefanie Levine, Senior Project Manager

Subject: Robert Crown Community Center, Ice Complex and Library
RFP No. 16-61
Approval of Schematic Design

Date: September 25, 2017

Recommended Action:

Staff recommends City Council approve the schematic design for the Robert Crown Community Center, Ice Complex and Library Project.

Funding Source:

No funding is required for this approval. Funding for design and construction costs will be provided from General Obligation Bonds and expenses will be tracked in the Capital Improvements Fund.

Livability Benefits:

Built Environment: Enhance public spaces

Education Arts & Community: Incorporate art and cultural resources, Provide quality education from cradle to career

Health & Safety: Promote healthy, active lifestyles

Background Information:

The City currently owns and operates the Robert Crown Ice Rink and Community Center (Crown Center) located at 1701 Main Street. Constructed in 1975, the Crown Center was designed by the Evanston-based architectural firm of O'Donnell Wicklund Pigozzi Architects (now Cannon Design) with Weisinger-Holland Ltd. Structural engineers; Klaucens & Associates, mechanical-plumbing-electrical engineers; and Charles R. Beltz & Company, ice skating rink and equipment consultants. The Crown Center contains one large ice skating arena with seating for approximately 1,100 spectators, a small studio-practice rink, one basketball-sized gymnasium, a nursery-child care room, and a variety of other program/multi-purpose rooms. In addition, the Crown Center contains an assortment of support spaces including locker rooms,

restrooms, a refreshment-food stand, reception area, skate rental, registration, ticket sales / program operations counter, storage rooms, offices, and equipment rooms.

After extensive building analysis, public discussion and program review over the past ten years, it has been determined that the Crown Center should be replaced with a new and larger facility, better designed to meet current community needs. As a result the City hired Woodhouse Tinucci Architects, Llc. (WTA), an architectural consulting firm, in January 2017 to prepare a schematic design for the new facility and site.

Over the past seven months, WTA has worked with staff to prepare and refine the schematic design. Work included conducting a series of meetings with the public, project stakeholders, and Friends of the Robert Crown Center (community fundraisers) to review and provide feedback on design ideas. The final schematic design was reviewed with the public at a neighborhood meeting held on August 3, 2017. The schematic design was well received and contains the following improvements:

1. Ice Rinks
 - a. Two NHL regulation size ice sheets, one with seating for approximately 1200 spectators and the second with seating for approximately 175 spectators.
 - b. Ice support spaces including: ten locker rooms, referee/judges rooms, storage, refrigeration/mechanical equipment space and an ice resurfacers room.
 - c. One 200 meter running track above one of the ice sheets.
2. Gymnasium
 - a. One gymnasium large enough to accommodate two full court basketball games and designed for a wide range of sports activities including basketball, volleyball, indoor soccer, batting practice and gymnastics.
 - b. Retractable seating for 300 spectators, two locker rooms and storage.
3. Community Branch Library
 - a. One 6000 square foot community branch library including a variety of meeting and study rooms.
 - b. One exterior reading garden accessible through the library.
4. Preschool Facility
 - a. One dedicated pre-school/afterschool facility including four separate rooms for different age group programs.
 - b. Dedicated office, restrooms, kitchen and storage facilities.
5. Multipurpose Rooms
 - a. Four multipurpose rooms designed to accommodate a variety of community programming activities, art classes and events.
6. Miscellaneous Rooms and Features
 - a. Lobby space.
 - b. Administrative offices / registration desk.
 - c. Pro-shop and skate rental / sharpening.
 - d. One fitness / dance room.
 - e. One commercial kitchen.
 - f. One concession area.
 - g. Restrooms.
 - h. Storage.

- i. Mechanical, electrical, plumbing and fire protection support spaces.
 - j. Vending areas.
7. Site Improvements
- a. Surface parking for approximately 225 cars with access off of Main Street.
 - b. Three exterior, lighted, artificial turf fields accommodating a variety of sports including baseball, soccer, football and lacrosse.
 - c. The existing four tennis courts shall be protected.
 - d. The site shall also include additional features such as pedestrian / vehicular circulation, maintenance and delivery access off of Lee Street, spectator seating, perimeter fencing, site furnishings, drinking fountains, lighting and landscaping.

Cost estimates for the project range from \$40.3 million to \$46.7 million and will be refined through the design development and construction document phases. An abbreviated breakdown of the range of costs is below:

Item	Low Range (\$40.3 million)	High Range (\$46.7 million)
Building construction	\$27,000,000	\$31,300,000
Site construction	\$7,000,000	\$8,600,000
Soft costs (consulting, fixtures, furnishings, equipment, testing, permits, utility fees, etc)	\$5,100,000	\$5,500,000
Contingency	\$1,200,000	\$1,300,000
Total	\$40,300,000	\$46,700,000

For more details on the schematic design and the public engagement process please visit the following web link:

www.cityofevanston.org/robertcrownproject

Recommendation:

The schematic design for Robert Crown Community Center, Ice Complex and Library has received highly positive feedback from the public, project stakeholders and the Friends of the Robert Crown Center. Staff therefore recommends approval of the schematic design so that design development can commence.

Legislative History:

Council approval of schematic design contract (Item A3.8, 01/23/2017)