



Parks and Recreation Board Agenda
Department of Public Services
851 South Eton-Conference Room
Tuesday, January 5, 2021
Virtual Meeting
6:30 PM

- I. Call to order**
- II. Roll Call**
- III. Approval of the minutes of:** Tuesday, December 1, 2020(*regular meeting*)
- IV. Agenda Items**-Written and submitted by 5pm Monday at the Birmingham Ice Sports Arena, one week prior to the meeting.
 - 1. Nomination of 2021 Parks and Recreation Board Chairperson/Vice-Chairperson
 - 2. Updated 2020 Parks and Recreation Board Meeting Dates
 - 3. Ice Sports Arena Renovation/Addition - A/E Services Award
- V. Communications/Discussion Items**
 - 1. Capital Projects Sub Committee Report-December 15, 2020
 - 2. Ice Arena Finance Report, period ending 11/30/2020
 - 3. Parks and Recreation Bond Timeline (Screen Share)
 - 4. Long Range Planning Session - Saturday, January 23, 2021 at 8:30 AM Municipal Building-Virtual
- VI. Unfinished Business**
- VII. New Business**
- VIII. Open To The Public for Items Not On the Agenda**
- IX. Next Regular Meeting** – Tuesday, February 2, 2021

Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 at least one day in advance of the public meeting.
Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública.
(Title VI of the Civil Rights Act of 1964).

*If you cannot attend the meetings, please contact Connie Folk at the Birmingham Ice Arena (248) 530-1642.
Minutes are available for review at the Birmingham Ice Sports Arena, 2300 East Lincoln, Birmingham, MI 48009*

PARKS & RECREATION BOARD MISSION STATEMENT

The Parks and Recreation Board strives to provide opportunities for the enjoyment, education, and inspiration for present and future generations of residents and visitors through stewardship of natural, cultural and recreational resources. By continuously elevating the beauty and quality of the parks and recreation system of Birmingham, the Parks and Recreation Board will promote health and wellbeing, and strengthen the community.

AGENDA ITEM #1: Parks and Recreation Rules-Final Revision

Carrie stated that the city attorney has reviewed the Parks and Recreation Board changes made to the Parks and Recreation Rules from the November 10, 2020 meeting and have approved two out of the three recommendations the Parks and Recreation Board recommended.

The city attorney advised that the Smoking Rule remain as recommended at the November 10, 2020 Parks and Recreation Board meeting.

The Smoking Rule will read: The use of marijuana products on public property is illegal even in locations where recreational marijuana is legal. In addition to state and federal regulations, Birmingham ordinance does not allow for the use of marijuana on public property. CBD oil and products do not fall in the category of "marijuana products".

Dominick stated on the tennis court rules signage that the following corrections be made:

- The first and second bullet the phone numbers listed should both read 248.530.1642
- Third bullet from the bottom the P in Private is struck through.

Dominick stated that on the Dog Park Rules the following correction be made:

- The sixth bullet point should read, "Users may only bring up to two dogs into the Dog Park".
- The eight bullet should read, "The following are prohibited in the Dog Park: dogs in heat, dogs under the age of four months, dogs with contagious diseases, internal or external parasites, aggressive dogs and unfixed male dogs over the age of six months."

Carrie stated that the corrections will be made to the tennis court rules and also the dog park rules.

Dominick asked is there was a rule that requires the dog to have their vaccines? Carrie stated that on the dog park application the dog license and rabies vaccines information is required prior to purchasing a dog fob.

It was moved by Dominick Pulis, seconded by Ellie Noble to approve the updated Parks Rules and Regulations with the corrections made and updated language on posted park signage. Further, to recommend the Park Rules and Regulations be considered for adoption by the City Commission.

ROLE CALL VOTE:

Ayes,	Heather Carmona, Susan Collins, Pam Graham, Ross Kaplan, Ellie Noble, Dominick Pulis and John Rusche
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Nays,	None
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**AGENDA ITEM #2a: Request for Art Donations Installations for City Parks-
"Call For Entry"**

Brooks Cowan, City of Birmingham Planner presented to the Parks and Recreation Board a recommendation from the City of Birmingham Public Arts Board a Call for Entry to recruit new sculptures and artwork for the City of Birmingham. The board has prioritized five locations, three of which are located in park green space.

Brooks stated one being a vacant concrete pad at Poppleton Park at the intersection of Woodward and Madison Street.

A second being the triangular green space at the intersection of Woodward and Old Woodward at the former site of Mark Di Suvero's red metallic sculpture titled "Choopy".

A third being Linden Park which the Public Arts Board has recently recommended a sculpture "Pyramid Earth" be located.

Brooks stated the Parks and Recreation Board is required to review to recommendation before it goes to City Commission. However, the Parks and Recreation is not required to comment on the Public Arts Board recommendation of budget expenditure.

It was moved by Susan Collins, seconded by Pam Graham to recommend the Call For Entry for artwork that prioritizes the five locations as indicated on the map as presented.

ROLE CALL VOTE:	Ayes,	Heather Carmona, Susan Collins, Pam Graham, Ross Kaplan, Ellie Noble, Dominick Pulis and John Rusche
	Nays,	None

**AGENDA ITEM #2b: Request for Art Donations Installations for City Parks-
"Pyramid Earth Donation"**

Brooks presented to the Parks and Recreation Board that a local artist Kegham Tazian has applied to donate his sculpture "Pyramid Earth" to the City of Birmingham. Pyramid Earth is three feet wide and five feet in height. The art sculpture will be installed on a granite pedestal.

Ross asked if the sculpture will be secure to the pedestal. Brooks stated that the sculpture would be bolted down if granite is used for the pedestal.

Brooks stated upon discussion with between the Public Arts Board, staff and the artist's representatives, the applicant has indicated a preference for the location at Linden Park, between Maple Road and the Rouge River.

The sculpture is also required to be reviewed by the Parks and Recreation Board before going to City Commission. The Parks and Recreation Board is not required to comment on the Public Arts Board recommendation to spend money from their budget.

It was moved by Heather Carmona, seconded by Pam Graham to recommend that the city accept the donation of Pyramid Earth by Kegham Tazian and for the sculpture to be installed at Linden Park as indicated on the map as presented.

ROLE CALL VOTE:	Ayes,	Heather Carmona, Susan Collins, Pam Graham, Ross Kaplan, Ellie Noble, Dominick Pulis and John Rusche
	Nays,	None

COMMUNICATION/DISCUSSION ITEM #1: Parks and Recreation Board Sub-Committee Listing

Connie provided to the Parks and Recreation Board the current Parks and Recreation Board Sub-Committee Listing

No Action was taken by the Parks and Recreation Board

COMMUNICATION/DISCUSSION ITEM #2: Capital Projects Sub Committee Progress Report-December 1, 2020

John Rusche presented to the Parks and Recreation Board the minutes from the November 24th Capital Projects Sub-Committee meeting.

John stated that opportunities to place key decisions on the City Commission agenda with time for the public to be made aware and to participate.

Lauren stated that Michael J. Dul and Associates the original architect that designed the Adams Park concept plan was contacted to receive a proposal from him to re-engage Roeper School and the citizens that surround Adams Park to revisit the Adams Park concept plan.

Lauren stated that a golf sub-committee will be schedule by herself after the first part of the year and that Jacky Brito will provide a draft annual report that will be shared with the golf sub-committee.

Lauren stated that there so many new members on the Parks and Recreation Board which the City is so grateful. The sub-committees meet on as needed basis and are a draw for the administration to loop the Parks and Recreation Board members on projects that are either short lived, master plan recommendations and park bond money, golf and trails.

COMMUNICATION/DISCUSSION ITEM #3a: Golf Course Finance Report-October, 2020

Lauren presented to the Parks and Recreation Board the October, 2020 finance report provided from the finance department.

No Action was taken by the Parks and Recreation Board

COMMUNICATION/DISCUSSION ITEM #3b: Golf Course Report- November 19, 2020

Lauren presented to the Parks and Recreation Board the November 19, 2020 Golf Report prepared by Jacky Brito.

No Action was taken by the Parks and Recreation Board

COMMUNICATION/DISCUSSION ITEM #4 Ice Sports Arena Renovation/Addition Project Update

Lauren stated that Plante Moran CRESA is working on getting an RFP out to secure an architectural engineering firm to develop plans and specifications for the new renovated ice arena. The renovation would include expansion of the existing locker rooms, adding a women's locker room and high school locker room, new observation area, meeting rooms and upgrades to the concession stand area are the majority of the improvements.

No Action was taken by the Parks and Recreation Board

COMMUNICATION/DISCUSSION ITEM #5 Reminder: Nomination of 2021 Parks and Recreational Board Chairperson/Vice-Chairperson at the January 5, 2021 meeting

Connie reminded at the January 5th Parks and Recreation Board meeting nominations will occur for Board/Vice-Chairperson.

UNFINISHED BUSINESS:

No Unfinished Business

No Action was taken by the Parks and Recreation Board

NEW BUSINESS:

No New Business

No Action was taken by the Parks and Recreation Board

OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA:

No Public Comments

Heather Carmona stated the next regular meeting will be held on Tuesday January 5, 2021 virtually at 6:30 pm.

Meeting was adjourned at 7:57 pm
Connie J. Folk, Recreation Coordinator

2021 Parks and Recreation Board Meeting Dates

WILL BE HELD AT THE DPS CONFERENCE ROOM
AT 851 SOUTH ETON
AT 6:30PM

January 5, 2021

February 2 2021

March 2, 2021

April 6, 2021

May 11, 2021

Possible Election Day
5/4/2021

June 1, 2021

July 13, 2021

Observance of
Holiday 7/5/2021

August 10, 2021

Possible Election Day
8/3/2021

September 14, 2021

Rosh Hashanah
9/7/2021

October 5, 2021

November 9, 2021

Election Day
11/2/2021

December 7, 2021

January 11, 2022

Observance of
Holiday 1/3/2022



MEMORANDUM

Department of Public Services

DATE: December 29, 2020
TO: Parks and Recreation Board Members
FROM: Carrie Laird, Parks and Recreation Manager
APPROVED: Lauren Wood, Director of Public Services
SUBJECT: Birmingham Ice Sports Arena A/E Services Award

INTRODUCTION:

The Birmingham Ice Arena (BIA) is slated for necessary Ice Plant equipment replacement including a new in-floor piping system and sub-floor heating for this fiscal year in the Approved 2020-2021 Budget. In addition, with the approval of the Parks and Recreation Bond in November, building facility improvements may also be accomplished at this time.

BACKGROUND:

The Birmingham Ice Arena is a 47-year-old facility enjoyed and beloved by the community over the years. Regionally, it serves Michigan Amateur Hockey Association (MAHA) District 4. It is home to Birmingham High School Hockey (Birmingham Unified), the Birmingham Hockey Association (BHA) and the Figure Skating Club of Birmingham (FSCB). Residents and non-residents alike share in the costs to utilize this facility. It is a “pay to play” model in which clubs and organizations pay an hourly rate to “rent” the ice. The BIA also offers skating lessons, and public open skate sessions contributing to the revenue. The majority of all revenue received at the ice arena is from ice-rental contracts with organizations such as BHA, BU, FSCB and other leagues. Second to Ice Rental revenue, is Learn to Skate revenue.

For the fiscal year 2019-2020, the resident/non-resident ratio is as follows: Learn to Skate Lessons: 52% Residents, 48% Non-Residents; Public Open Skate Lessons: 44% Residents, 56% Non-Residents; BHA: 44% Residents, 56% Non-Residents; FSCB: 78% Residents, 22% Non-Residents.

This well maintained facility is aging, having experienced an in-ground pipe leak in 2017 and other significant mechanical repairs needed in recent years as well. Thankfully, the 2017 leak was located in an accessible area, and repaired, however a new ice plant and piping system is necessary in order to keep the rink operational.

During the 2018 five (5) year Parks and Recreation Master Plan process, public input was gathered. As part of this process, a survey about the Ice Arena was put together and received great response. We heard from rink users that the locker rooms are excessively

small, as is the corridor leading to them. There is a need for larger locker rooms for players and hockey gear, including dedicated space for women. In addition to the survey, public meetings held conveyed the need for building improvements at the BIA.

In 2018, the City engaged Plante Moran Cresa (PMC) to perform a Facility and Operational Assessment of the Birmingham Ice Arena (BIA) with the intent to serve as a road map for future capital projects at the BIA. Recommendations for facility improvements by PMC over and above the critical need of a new Ice Plant system include: Shifting the main ice arena to the east to accommodate ADA requirements, a new Women’s Locker Room, a new High School Team Locker Room, enlarging the existing locker rooms (4), and a new Studio Rink observation area/meeting room.

The City has further recently engaged the services of PMC to serve as the City’s Owner Representative, to oversee all aspects of this project from design to construction.

The first step in making improvements to the Ice Arena is to secure Architect/Engineering Services to put together plans and specifications for these improvements in order to be bid out for construction. On December 2, 2020, the City issued a Request for Proposals for these services for qualified firms.

Bids were received and publicly (virtually) opened on December 17, 2020. The results of the bid opening are as follows:

Company	Total Base Bid Lump Sum Fee
Andrus Architecture	\$286,900.00
MSA Design	\$346,000.00
IMEG	\$398,300.00

City staff and PMC performed interviews and reference checks for all three (3) bidders. To be considered for this project, the Architectural/Engineering Firms had to meet the following minimum qualifications:

- The A/E team members have successfully completed a minimum of three (3) ice arena or ice arena renovation projects within ten (10) years.
- Firm has been in business for at least the last ten (10) consecutive years in the field for which the bid was solicited.
- Firm is licensed to perform the required design work in the State of Michigan.
- Be familiar with and have experience in the Municipal sector including having at least five (5) municipal clients in the last ten (10) years.

Andrus Architecture’s submittal had the most impressive resume with regard to the sheer number of ice rink projects performed in MI and nationally, 26 rinks in 8 states, highlighting the following:

- Compuware Sports Arena, Plymouth, MI
- USA Hockey Ice Arena, Plymouth, MI
- NHL Skate, Birch Run, MI
- Eddie Edgar Ice Center, Livonia, MI

- Georgetown Twp. Ice Center, Hudsonville, MI
- New York Islanders at Eisenhower Park, Long Island, NY
- Dix Hills Recreation Complex, Huntington, NY
- Amesbury Sports Center, Amesbury Massachusetts (2021).

Andrus Architecture, for Ice Rink Design, won the 2005 Associated Builders & Contractors, Inc. Award for Georgetown Ice Center, and the 2010 Long Island Municipal Project of the Year for Dix Hills Recreation Center.

City Administration and PMC recommend that the Birmingham Ice Arena A/E Services project be awarded to Andrus Architecture. Our Criteria Based Selection consisted of the following factors: Similar Project Experience, Team-Member Resumes and Qualifications, Plan & Approach, Fee, Team-Member Experience together, References, and the Interview. Further, the Interview was scored on Overall Presentation, Staff and Management Approach, Team Dynamic and Interaction, Clarity of Responses and Cost Saving Opportunities.

FISCAL IMPACT:

Funds in the amount of \$2 million have been budgeted in the Approved 2020-2021 Budget in order to accomplish the critical need of new Ice Plant equipment. The projected amount for all improvements at the Ice Arena is \$ 5.1 million. This total includes design services and consultant fees. Parks and Recreation Bond Approval for the \$3.1 million allows for the design and development of this project in its entirety.

PUBLIC COMMUNICATIONS:

Public Input will be gathered as part of the design process, at the January Parks and Recreation Board meeting, and future City Commission meetings and Parks and Recreation Board meetings as well, in addition to the previous surveys, feedback and input from facility users.

SUMMARY:

The Department of Public Services and PMC recommend awarding the Architecture Engineering Services project to Andrus Architecture for a total not to exceed \$286,900.00 with a not to exceed reimbursable expense of \$2,000. Please find letter of recommendation and PowerPoint Presentation from PMC following this report. Andrus is enthusiastic and able to hit the ground running for this project. Andrus Architecture's team is comprised of staff with explicit ice arena experience and B32° Engineering with countless ice arenas on their resume as well. PMC and DPS are confident in Andrus Architecture's ability to perform the services as requested. The designs will be reviewed publicly for input, presented to the Parks and Recreation Board, Planning Board, and City Commission for approval, with a hard deadline to be bid out for construction in April 2021. Andrus Architecture is aware of this intense schedule, and is energetic to get started.

SUGGESTED RESOLUTION:

To recommend the Birmingham Ice Arena Architectural and Engineering Services project award be to Andrus Architecture and forward to the City Commission for approval.



December 29, 2020

Ms. Lauren Wood
City of Birmingham
Director of Public Services
851 South Eton Street
Birmingham, MI 48009

via e-mail: Lwood@bhamgov.org

RE: City of Birmingham Ice Sports Arena Renovation and Additions A/E Consultant Recommendation

Dear Ms. Wood:

This letter is to update you on Plante Moran Cresa's (PMC) progress in our assignment to assist and advise the City of Birmingham (CB) in the selection of a Design Consultant firm for the CB Sports Ice Arena Renovation/Additions Capital Improvement Project (Project). The CB's Parks & Recreation Department and Plante Moran Cresa (Project Team) solicited and received proposals from three (3) qualified Architecture/Engineering (A/E) consultant firms.

SELECTION PROCESS

This letter communicates the results of the independent Criteria Based Selection (CBS) process the Project Team were directed to conduct in accordance with our engagement, as well as the resulting recommendation for selecting a A/E consultant firm for the Project.

PMC formulated a Criteria Based Selection (CBS) process to evaluate the submissions of each of the A/E consultant firms. A CBS process uses pre-established and weighted criteria to objectively evaluate and score the proposals and provide recommendations for awarding contracts. PMC conducted an initial CBS process with the information obtained from the RFP responses received on December 17, 2020. Each of the three A/E firms were interviewed on December 22, 2020 and scored based on the CBS criteria.

RECOMMENDATION

The Project Team believes that each of the three A/E firms that responded to the RFP are qualified and capable of meeting the Project's requirements, however, the CBS process presents **Andrus Architecture** as the top firm based on their scoring of each of the RFP and interview CBS criteria. This recommendation is in large part due to Andrus's resume of experience of similar projects, team member resumes, knowledge of ice plant equipment, energy saving opportunities and lowest overall cost. Based on the results of the CBS process, the Project Team recommends awarding the Consultant contract for the CB Ice Sports Arena Renovation/Additions Capital Improvement Project to **Andrus Architecture** in the amount of **\$286,900.00** with the a not to exceed reimbursable expense of **\$2,000.00**. The cost of this work will be detailed in a contract pending final review and approval of terms by the CB legal counsel.



Should you have any questions regarding this recommendation or the CBS selection process described above, please do not hesitate to contact me at 248-766-0996 or robert.stempien@plantemoran.com.

Sincerely,

PLANTE MORAN CRESA

A handwritten signature in black ink, appearing to read "Robert Stempien".

Robert Stempien, AIA
Sr. Vice President

Paul Theriault, PE, LEED AP
Partner



plante moran | cresa

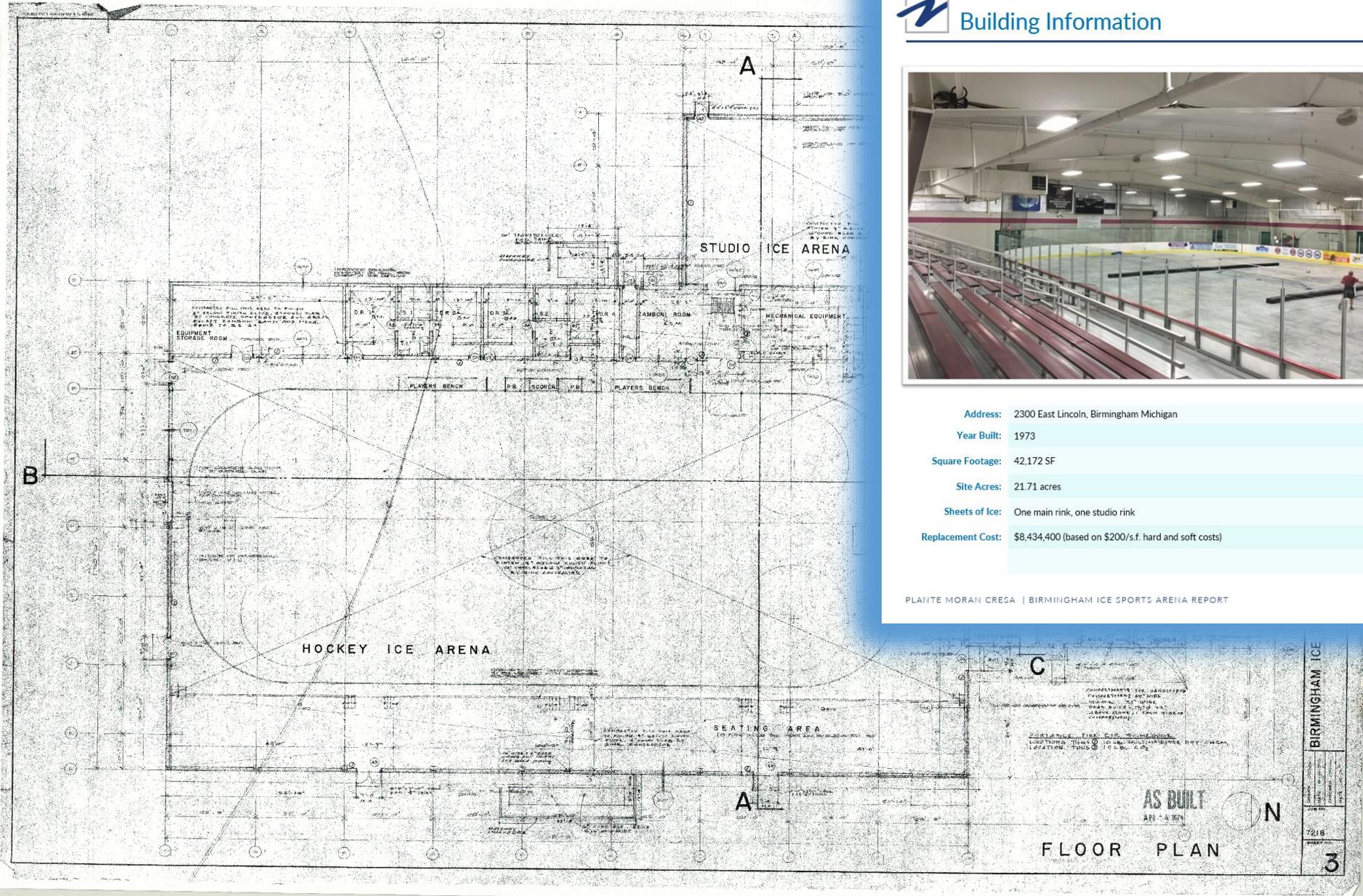
Birmingham Ice Sports Arena

City of Birmingham Parks & Recreation Update 1-5-21



Birmingham Ice Sports Arena

2018 Assessment Report




SECTION 2 Building Information



Address:	2300 East Lincoln, Birmingham Michigan
Year Built:	1973
Square Footage:	42,172 SF
Site Acres:	21.71 acres
Sheets of Ice:	One main rink, one studio rink
Replacement Cost:	\$8,434,400 (based on \$200/s.f. hard and soft costs)



Birmingham Sports Ice Arena – Mechanical Equipment

City of Birmingham Ice Sports Arena Mechanical Equipment 8/22/2018					
Equipment	Description/Type	Size	Location	Installed	Age (Yrs)
Compressor No. 1 (south)	Beltemp with Vilter VMC Level 1 compressor	100 HP, 90 tons	Mechanical Room	2006	12
Compressor No. 2 (north)	Beltemp with Vilter VMC Level 1 compressor	100 HP, 90 tons	Mechanical Room	2007	11
Suction Pump No. 1	Beldor Reliancecp Industrial Motor	15 HP	Mechanical Room	2007	11
Suction pump No. 2	Marathan Motor	15 HP	Mechanical Room	2006	12
Suction pump No. 3	Marathan Motor	15 HP	Mechanical Room	2005	13
Pneumatic Controls	Ametek		Mechanical Room	1973	45
Main & Studio Arena VTL Cooling Tower	Baltimore Aircoil Company	456 USGPM	Mechanical Room Roof	1990	28
Sump tank for Cooling Tower	Baltimore Aircoil Company	457 gallons	Mechanical Room	2008	10
Main Rink AC Unit No. 1 (SE)	Carrier	10,500 CFM	Main Rink Ceiling Hung	1973	45
Main Rink AC Unit No. 2 (NE)	Carrier	10,500 CFM	Main Rink Ceiling Hung	1973	45
Main Rink AC Unit No. 3 (SW)	Carrier	10,500 CFM	Main Rink Ceiling Hung	1973	45
Main Rink AC Unit No. 4 (NW)	Carrier	10,500 CFM	Main Rink Ceiling Hung	1973	45
Main Rink Heating Unit No. 1	Renzor gas fired unit	300,000 BTU	Main Rink Ceiling Hung	2004	14
Main Rink Heating Unit No. 2	Renzor gas fired unit	300,000 BTU	Main Rink Ceiling Hung	2004	14
Main Rink Heating Unit No. 3	Renzor gas fired unit	300,000 BTU	Main Rink Ceiling Hung	2004	14
Main Rink AC Compressor Unit 1 (SE)	Carrier		East exterior wall	1973	45
Main Rink AC Compressor Unit 2 (NE)	Carrier		East exterior wall	1973	45
Main Rink AC Compressor Unit 3 (SW)	Carrier		Flat roof area (near zamboni/locker rooms)	1973	45
Main Rink AC Compressor Unit 4 (NW)	Carrier		Flat roof area (near zamboni/locker rooms)	1973	45
Zamboni Room Heating Unit	Modine gas fired unit	40,000 BTU	Zamboni Room	2012	6
Locker Room Hot Water Tank	Lochinvar gas fired unit	100 gallons	Mechanical Room	2004	14
Zamboni Room Hot Water Tank	Lochinvar gas fired unit	100 gallons	Mechanical Room	2012	6
Conference Room Hot Water Tank	Lochinvar gas fired unit	19 gallons	Skate Room	1999	19
Concessions/Restroom Hot Water Tank	Lochinvar gas fired unit	50 gallons	Mechanical Room	2008	10
Roof top HVAC unit No. 1	Locker rooms	10 ton	Flat roof area	2009	9
Roof top HVAC unit No. 3	Carrier RTU servicing main office, ref room, conf. rm, pro shop and skate office	10 ton	Flat roof area	2008	10
Roof top HVAC unit No. 2	Lobby/restrooms	10 ton	Flat roof area	2009	9
Studio Rink HVAC 1	Modine gas fired unit	200,000 BTU	Studio Rink Ceiling Hung	2013	5
Studio Rink HVAC 2	Modine gas fired unit	200,000 BTU	Studio Rink Ceiling Hung	2013	5
Transformer		750 KVW	West exterior wall	1973	45
Fire alarm and strobes/annun. panel	Honeywell - Gamewell panel		Entire building	2009	9



January 2020

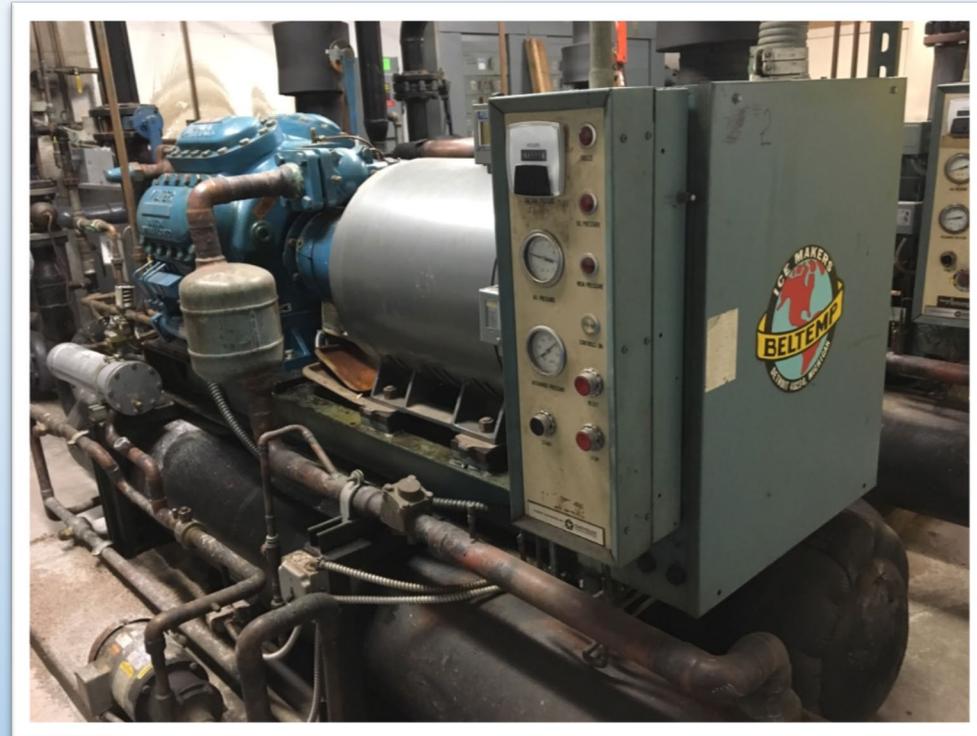
Cooling Tower Pump Repair

November 2019

**Compressor Shaft Repair
Due to Electrical Surge**

January 2017

**Main Rink In-Floor Cooling
Pipe Leak**





Birmingham Ice Sports Arena – Revenue vs. Expenses

2016-2017		2017-2018		2018-2019		2019-2020	
2016 Revenue - as of 6/30	\$603,274	2017 Revenue - as of 6/30	\$620,024	2018 Revenue - as of 6/30	\$633,864	2019 Revenue - as of 6/30	\$509,756
2016 Expenses - as of 6/30	\$634,115	2017 Expenses - as of 6/30	\$680,073	2018 Expenses - as of 6/30	\$636,841	2019 Expenses - as of 6/30	\$608,089
Difference:	-\$30,841	Difference:	-\$60,049	Difference:	-\$2,977	Difference:	-\$98,333

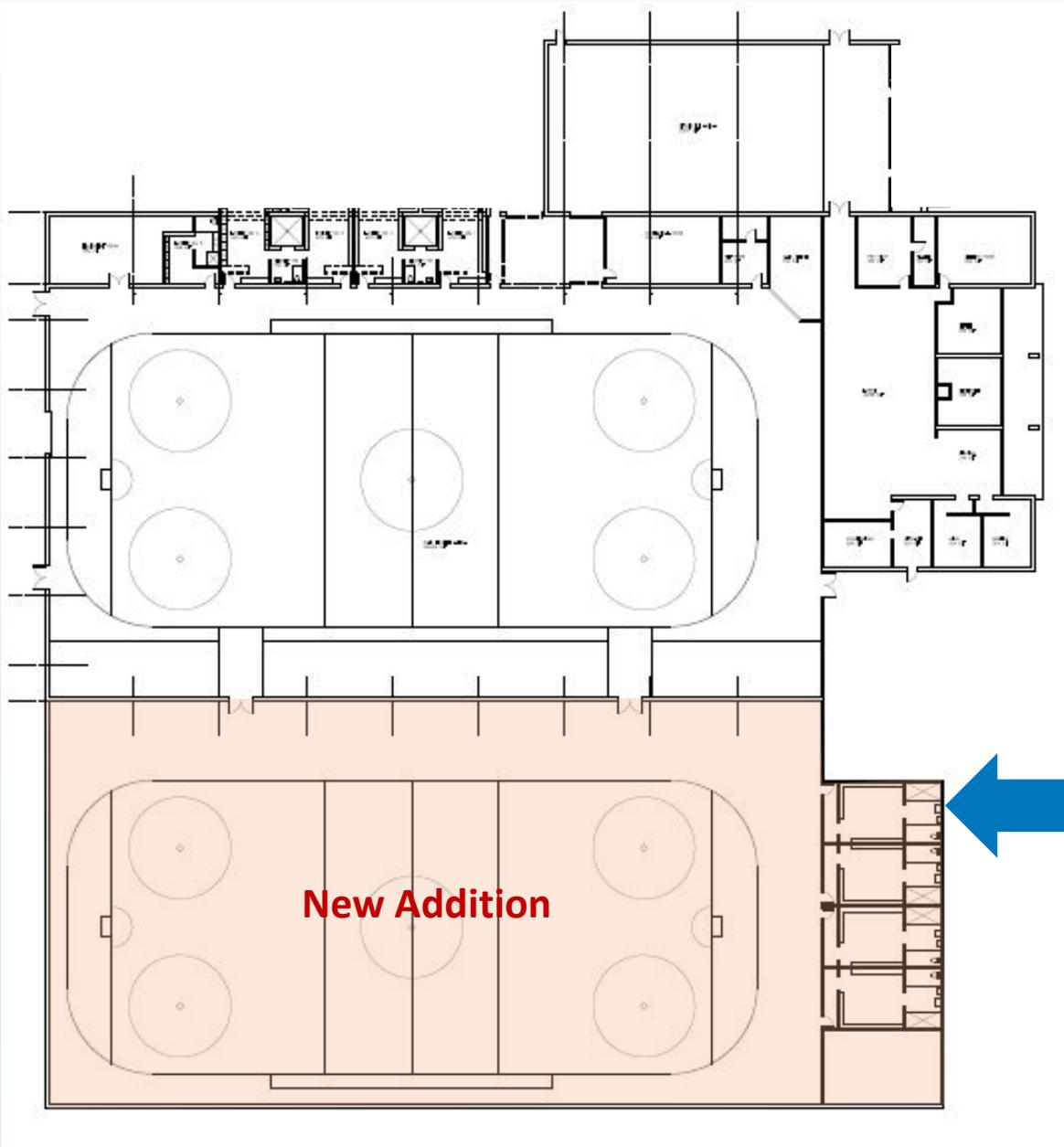
Electrical/Gas/Water	\$170,944	Electrical/Gas/Water	\$154,604	Electrical/Gas/Water	\$151,490	Electrical/Gas/Water	\$154,334
20% utility cost savings:	\$34,189	20% utility cost savings:	\$30,921	20% utility cost savings:	\$30,298	20% utility cost savings:	\$30,867

Other Revenue Generating Amenities
Summer Camps
Advertising
Team Locker room lease
Tournaments
Additional sales after 9pm
Additional sales before 3pm wk days
Extended season rentals

Average monthly revenue from rink rental only:	\$64,957
9-year average total revenue per month:	\$76,781
9-year average total expenses per month:	\$80,000
Difference:	-\$3,219



Birmingham Ice Sports Arena



- NHL Size Rink
- Year round use
- Locker Rooms
- Support Spaces
- Bleachers

30,000 s.f. Addition
Project Budget:
\$7,650,000 (includes
\$750K site development allocation)



Pro's & Con's – *New Ice Arena Addition*

PRO'S

- Energy Efficient Building Envelope and Equipment
- Year Round Facility
- Appropriate Sized Spaces



CON'S

- Land Development Impacts – Ballfields, Skate Park, Parking Area
- Cost of Construction Plus Escalation
- Equipment Costs – Ice Resurfacing (Zamboni)
- Additional Staff Costs



Pro's & Con's – *Renovation*

PRO'S

- No Loss of Programs
- Energy Efficient Equipment
- Year Round Facility
- Potential Phased Approach
- Team and Women's Locker Rm.
- Minimal Site Impacts
- ADA Compliant



CON'S

- Financing Large Capital Improvements
- Continued Maintenance/Replacement of Non-Renovated Areas
- Cost of Construction



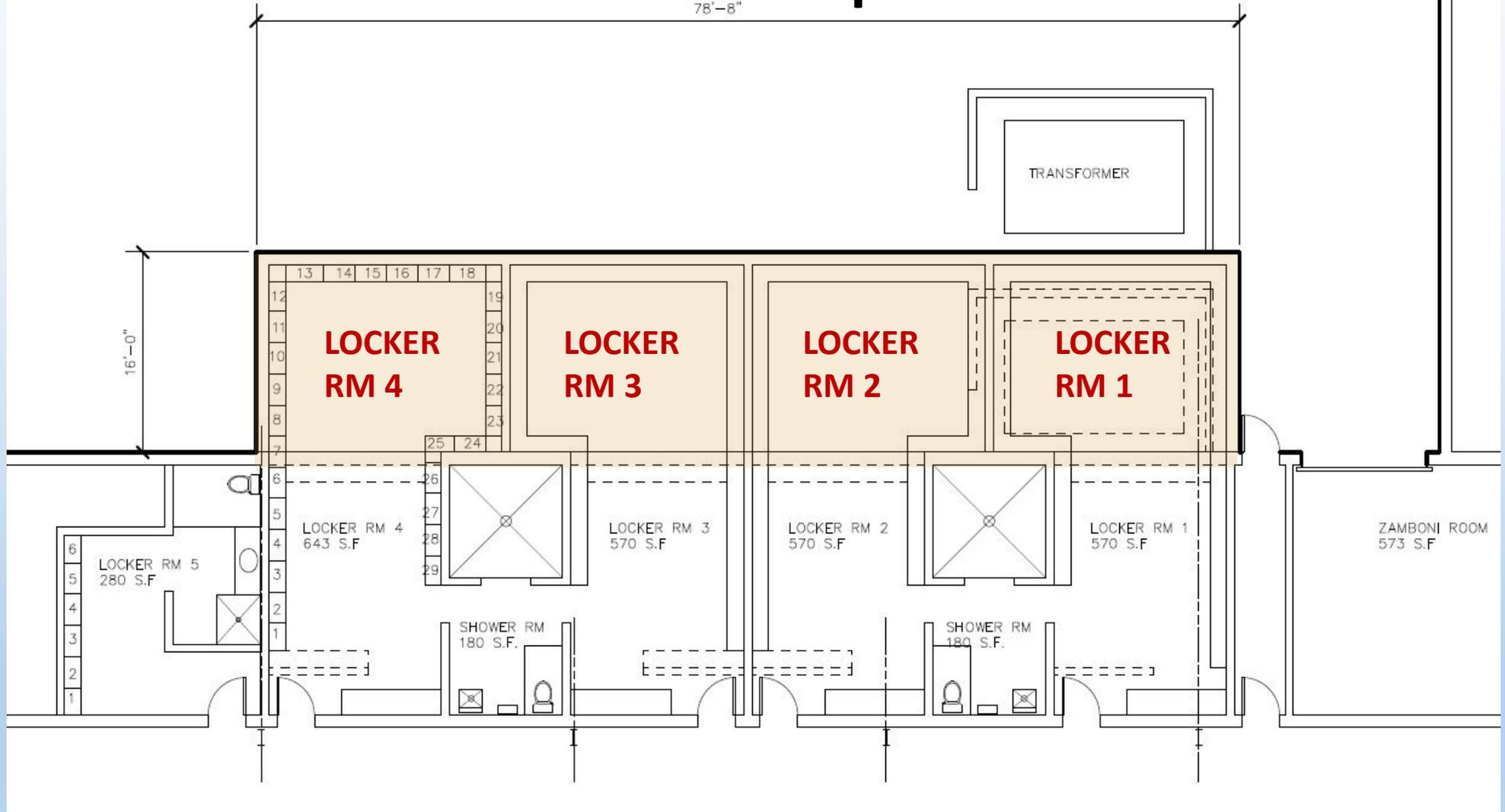
Recommendations & Considerations

- **Replace Existing In-floor Cooling Piping**
- **Install a Sub-soil Heating System**
- **Replace Existing Ice Plant Equipment**
- **Replace Existing Arena Dehumidification System**
- **Relocate the Main Ice Arena to the East**
- **Provide Female Locker Room Facility**
- **Enlarge the Existing Main Ice Arena Locker Rooms**
- **Provide Team Locker Room**
- **Replace Lighting with LED Fixtures**
- **Provide a New Studio Rink Observation/Meeting Room**
- **Provide Revenue Generating Amenities**



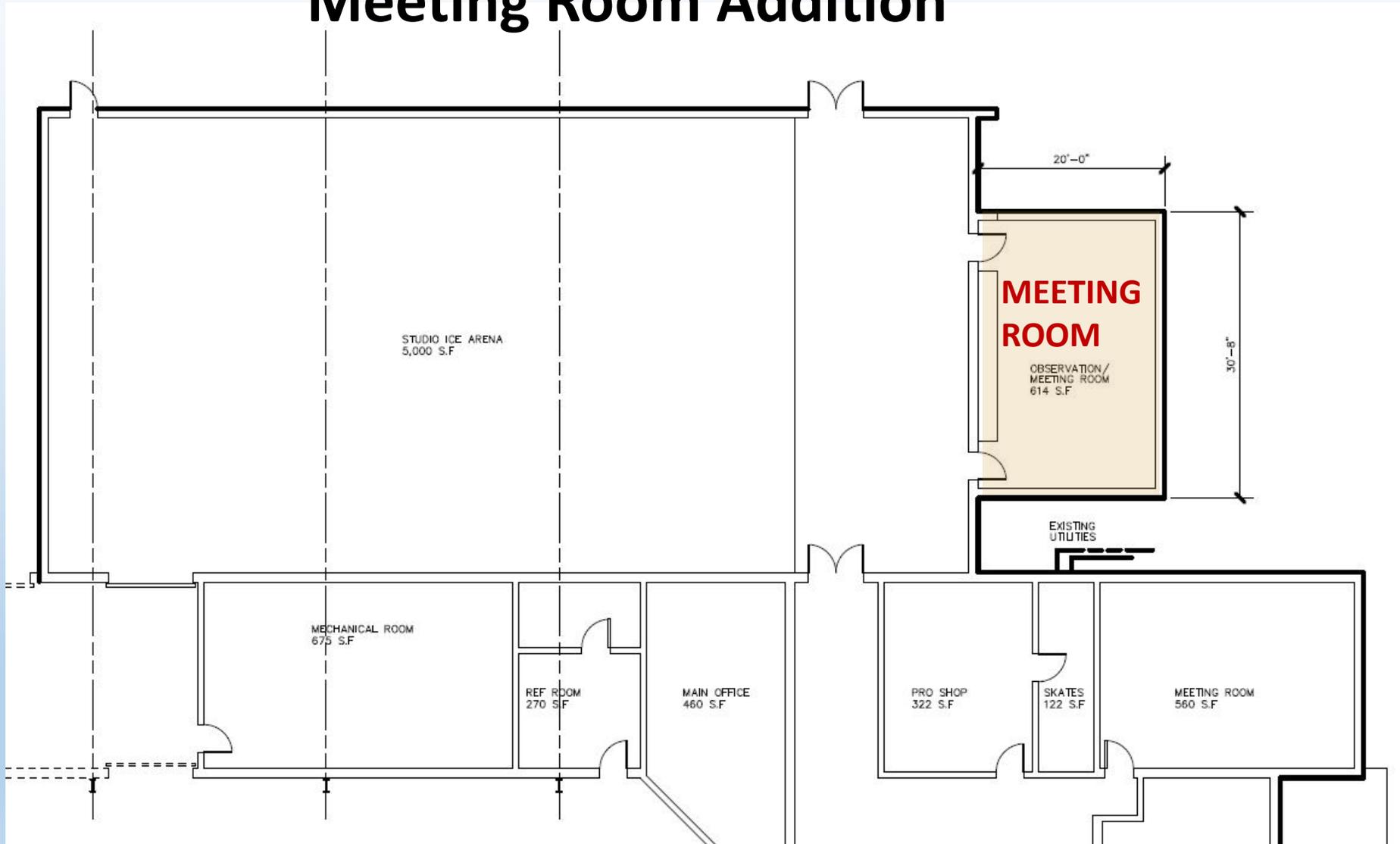
Birmingham Ice Sports Arena

Locker Room Expansion



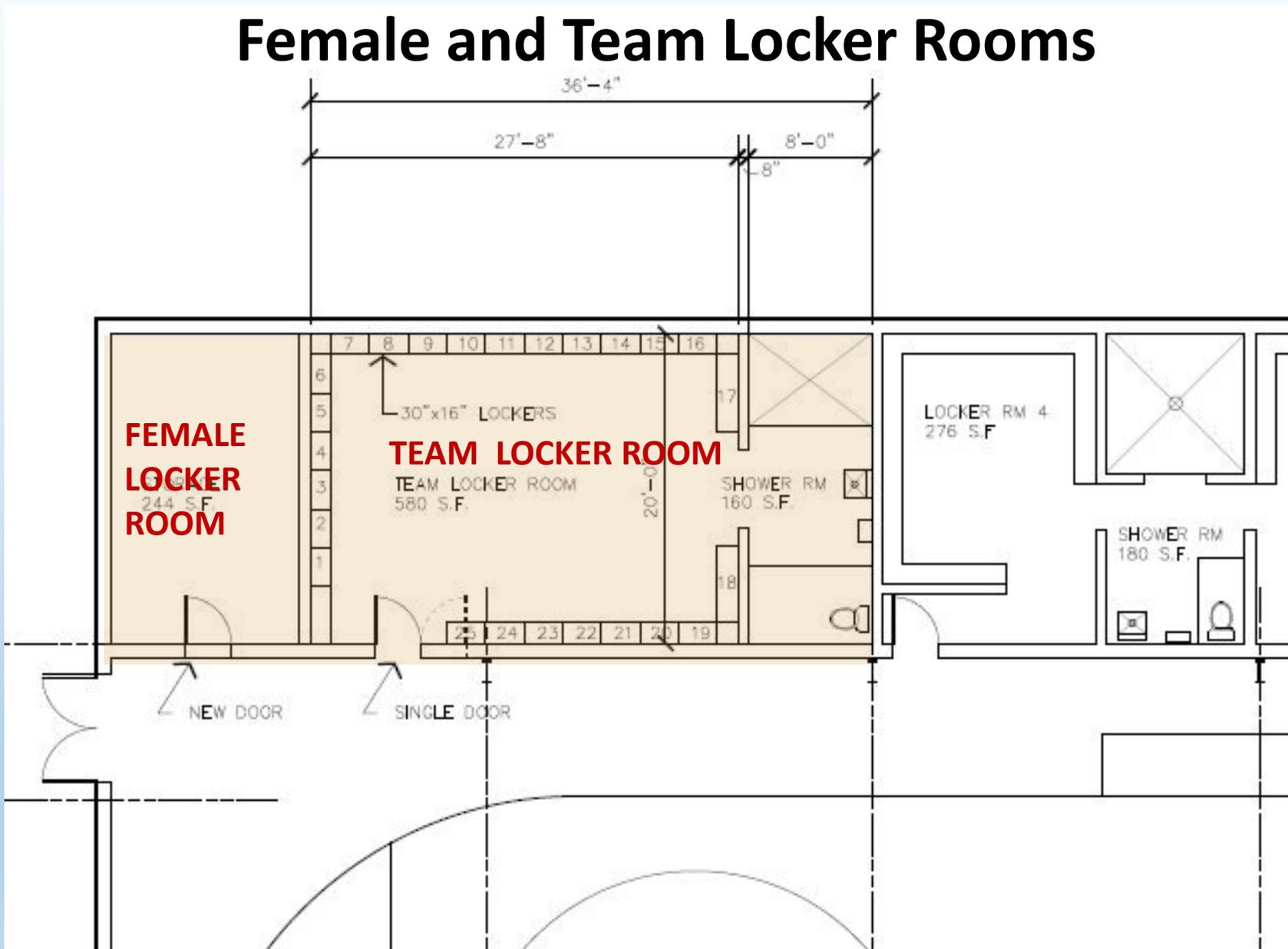


Meeting Room Addition





Female and Team Locker Rooms





Birmingham Ice Sports Arena – Team Lockers





Birmingham Ice Sports Arena – Key Factors

Reasons for Improving the CB Ice Sports Arena:

- Program needs not currently provided – locker rooms, meeting room
- Ozone depleting R-22 refrigerant is no longer manufactured
- Age of ice plant mechanical equipment
- Correct non complaint ADA issues
- Ability to extend ice rental season
- 70% CB community voter approval for Recreation Bond





Birmingham Ice Sports Arena – Community/Stakeholder Engagement

City of Birmingham, MI Parks & Recreation Master Plan Ice Arena Survey

156	n/a	9/28/2017 8:26 AM
157	Larger locker rooms, improved pro-shop, replace broken rink glass, off-ice training room	9/28/2017 8:02 AM
158	The locker rooms could use some upgrading	9/28/2017 6:20 AM
159	It is too cramped on the locker room side of the ice. The walkway to the locker rooms is far too narrow for dozens of kids carrying or wearing hockey gear to get to the locker rooms, and then the locker rooms are too small for a whole squad to dress.	9/27/2017 11:57 PM
160	locker rooms are vey small and need to be updated. the ice conditions seem to deteriorate very fast during an hour skate.	9/27/2017 7:22 PM
161	The locker rooms get so crowded at times that it is impossible to find a spot to change.	9/27/2017 7:05 PM
162	The metal floor at the base of the bleachers is very noisy (kids are constantly running back and forth on it) - different floor material? More space/privacy in locker rooms.	9/27/2017 5:27 PM
163	Larger locker rooms	9/27/2017 4:55 PM
164	Lockers rooms should be larger	9/27/2017 4:36 PM
165	While the rink is clean and well kept, I think the locker rooms are way too small. A real mirror in the bathroom seems like an easy upgrade. With the level of hockey and figure skating interest in the area, the city would be smart to look into adding a second full sheet of ice if they are doing any major improvements. Unlike outdoor parks, the rink could get revenue from the addition of another sheet of ice.	9/27/2017 4:24 PM
166	Ideally, we would have a full second sheet of ice, but at the least it should update the common areas and amenities now common at other suburban rinks.	9/27/2017 4:18 PM
167	Size of locker rooms, better ventilation in these rooms.	9/27/2017 4:15 PM
168	Walkway btwn rink and locker rooms	9/27/2017 4:11 PM
169	Screen for locker assignments and schedule of events (digital)	9/27/2017 4:09 PM
170	Larger locker rooms, pro shop	9/27/2017 4:02 PM
171	The space between the rink and the dressing room wall. Tight to pass thru.	9/27/2017 3:53 PM
172	Locker rooms...cleaned up and enlarged. There is not enough room to fit one hockey team.	9/27/2017 3:52 PM
173	Locker Rooms	9/27/2017 3:51 PM



Birmingham Ice Sports Arena – Community/Stakeholder Engagement

- 10-3-2017** Public open house to discuss future Birmingham Parks & Recreation needs (conducted by McKenna Associates)
- 10-2017** Public input - Ice arena survey issued
- 3-26-18** Adopted 2018 Parks and Recreation Master Plan, ice arena deficiencies – ice arena capital improvement plan page 87 based on stakeholder and public input
- 12-9-18** PMC preliminary cost break down email to the City of Birmingham:
- 12-11-18** PMC’s 2018 City of Birmingham Ice Sports Arena Assessment Report issued
Stakeholder input:
 - City of Birmingham Parks & Recreation Staff
 - Birmingham Unified Hockey Boosters
 - Birmingham Hockey Association representation
 - Birmingham Figure Skating Club
- 1-26-19** PMC Presentation to the Long-Range Planning Committee
- 3-21-19** Per the City Commissioner’s input from the Long-Range Planning session, PMC provided a cost analysis for renovating vs building a new ice arena facility
- 11-12-19** Parks & Recreation Board Meeting– Lauren Wood stated need for \$5.1M ice arena improvements including refrigeration system replacement, locker room expansion, and other improvements
- 11-13-19** Next Door web site input
- 1-25-20** PMC Presentation to the Long-Range Planning Committee
Power point presentation for the Parks & Recreation Bond Priorities:
 - Ice Arena: \$5.1 Million
 - New refrigeration system needed
 - Locker room expansion/facilities upgrades
- 2-4-20** PMC Presentation to the Parks & Recreation Board at the Birmingham Ice Arena. Deficiencies were discussed with the board members and critical need items. Parks & Recreation members toured the facility
- 2-21-20** PMC issued a Long-Range Planning Committee Follow-up Letter outlining costs associates with renovations
- 3-27-20** PMC provided Potential Pre-Recreation Bond Ice Arena Projects and project cost summary
- 8-11-20** Parks & Recreation Board Meeting – community input and questions about bond program answered.



City of Birmingham web site



Birmingham Ice Sports Arena – Project Timeline

November 3, 2020 – CB voters approved Recreation Bond

November 4, 2020 – CB approved Plante Moran Cresa Amendment for Owner Representation Services

December 2, 2020 – Issued A/E RFP for Ice Arena Project

December 17, 2020 – Received A/E proposals

December 18, 2020 – Reviewed and graded A/E RFP utilizing a criteria-based-selection (CBS) process

December 22, 2020 – A/E Interviews – MSA, Andrus, IMEG

January 5, 2021 – CB Parks & Recreation update



Birmingham Ice Sports Arena – Schedule

Milestone Design and Construction Timeline Activities:

- Issue A/E Design Services RFP December 01, 2020
- A/E Design Services RFP Due Date December 17, 2020
- Anticipated A/E Interviews December 22, 2020
- A/E Contract Negotiations December 23, 2020 – January 04, 2021
- CB Parks & Recreation Meeting January 05, 2021
- CB Commission A/E Recommendation January 11, 2021
- A/E Kick-Off Meeting January 12, 2021
- Design Validation Phase January 12, 2021 – January 15, 2021
- Design Development Phase January 15, 2021 – February 9, 2021
- Owner Review of DD Documents February 9, 2021 – February 11, 2021
- Construction Document Phase February 11, 2021 – March 4, 2021
- Issue Documents for Bid March 10, 2021
- Receive Bids March 24, 2021 (2 weeks)
- Evaluate GC Bids, Interviews March 24, 2021 – March 30, 2021
- CB Commission GC Recommendation April 12, 2021
- GC Award April 13, 2021
- Mechanical Equipment Order April 13, 2021 – July 6, 2021 (12 weeks) *
- Construction and Administration Phase April 13, 2021 – November 8, 2021
- Owner Occupancy September 20, 2021

CITY OF BIRMINGHAM ICE SPORTS ARENA RENOVATION/ADDITION
REQUEST FOR PROPOSAL (RFP) – ARCHITECTURAL/ENGINEERING DESIGN SERVICES
ATTACHMENT B.2 – PRELIMINARY SCHEDULE
DECEMBER 2, 2020

Preliminary Schedule

The schedule descriptions below are intended to give a general overview of the program being considered by the Owner. Once engaged, the A/E firm will consult with the Owner, PMC, and the Owner's other Vendors to determine the phasing and delivery of the design and procurement. Once determined, a formal schedule will be drafted.

Milestone Design and Construction Timeline Activities:

• Issue A/E Design Services RFP	December 2, 2020
• A/E Design Services RFP Due Date	December 17, 2020
• Anticipated A/E Interviews (if required)	Week of December 21, 2020
• A/E Contract Negotiations	December 23, 2020 – January 4, 2021
• CB Parks & Recreation Meeting	January 5, 2021
• CB Commission A/E Recommendation	January 11, 2021
• A/E Kick-Off Meeting	January 12, 2021
• Design Validation Phase	January 12, 2021 – January 15, 2021
• Design Development Phase	January 15, 2021 – February 9, 2021
• Owner Review of DD Documents	February 9, 2021 – February 11, 2021
• Construction Document Phase	February 11, 2021 – March 4, 2021
• Issue Documents for Bid	March 10, 2021
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• Evaluate GC Bids, Interviews	March 24, 2021 – March 30, 2021
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*A/E may assist the CB with issuing an early mechanical equipment bid package related to ice plant and dehumidification systems prior to General Contractor engagement.

B2-1

***A/E may assist the CB with issuing an early mechanical equipment bid package related to ice plant and dehumidification systems prior to General Contractor engagement.**



A/E Criteria Based Selection

- Similar Project Experience
- Team Member Resumes/Qualifications
- Plan & Approach
- Fee
- Team Member Experience Together
- References
- Interview
 - Staff and Management Approach
 - Team Dynamic/Interaction
 - Overall Presentation
 - Clarity of Responses
 - Cost Saving Opportunities

CITY OF BIRMINGHAM SPORTS ICE ARENA RENOVATION/ADDITIONS – A/E FIRM CRITERIA BASED SELECTION

The following is Plante Moran Cresa's recommendations relating to the A/E firm selection criteria and weighted factors for the City of Birmingham Sports Ice Arena Renovation/Additions Project. Information from each firm's proposal will be reviewed and scored according to the criteria definitions as listed below for reference. Firms must meet minimal qualifications established. Interviews will be conducted with the three (3) firms with the highest score for the project RFP response.

Once interviews are completed, the Quantitative Score (with a weighted factor of 60%) will be combined with the short listed firm's Reference Review score (with a weight factor of 10%) and the Interview Score (with a weighted factor of 30%). The Design Consultant firm with the highest score will be recommended for award.

CITY OF BIRMINGHAM SPORTS ICE ARENA RENOVATION/ADDITIONS – A/E FIRM RFP RESPONSE EVALUATION CRITERIA

3 points max.

CB SPORTS ICE ARENA RENOVATION/ADDITIONS A/E FIRM EVALUATION CRITERIA	SCORE (POINTS)	WEIGHT FACTOR	WEIGHTED SCORE
1. SIMILAR PROJECT EXPERIENCE	25		0
2. TEAM MEMBER RESUMES/QUALIFICATIONS	20		0
3. QUALITY AND THOROUGHNESS OF THE RESPONSE	15		0
4. PLAN & APPROACH	15		0
5. FEE	15		0
6. TEAM MEMBERS EXPERIENCE TOGETHER	10		0
TOTAL		100.00	0.00

CITY OF BIRMINGHAM SPORTS ICE ARENA RENOVATION/ADDITIONS – SHORT LISTED A/E FIRM REFERENCE REVIEW

3 points max.

CB SPORTS ICE ARENA RENOVATION/ADDITIONS SHORT LISTED A/E FIRM REFERENCE REVIEW	SCORE (POINTS)	WEIGHT FACTOR	WEIGHTED SCORE
REFERENCES	100		0

CITY OF BIRMINGHAM SPORTS ICE ARENA RENOVATION/ADDITIONS – A/E FIRM INTERVIEW EVALUATION CRITERIA

3 points max.

CB SPORTS ICE ARENA RENOVATION/ADDITIONS SHORT LISTED A/E FIRM INTERVIEW REVIEW	SCORE (POINTS)	WEIGHT FACTOR	WEIGHTED SCORE
1. STAFF AND MANAGEMENT APPROACH	25		0
2. TEAM DYNAMIC/INTERACTION	25		0
3. OVERALL PRESENTATION	20		0
4. CLARITY OF RESPONSES	20		0
5. COST SAVING OPPORTUNITIES	10		0
TOTAL		100.00	0.00

RFP Score	0.00	60.00	0.00
Reference Score	0.00	10.00	0.00
Interview Score	0.00	30.00	0.00
Total Score	0.00	100.00	0.00

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1997

Andrus Architecture

- 26 Ice Arena Projects, 8 States
- Similar project experience
- Robert Andrus, AIA, NCARB, US Rink Assoc. Member – Main point of contact
- Lowest Fee
- Comprehensive Engineers (MEP) & B32 Engineering Group (Ice Plant)
- B32 Engineers – over 250 ice rink projects since 1997





plante moran | cresa

Plante Moran Cresa

27400 Northwestern Highway | Southfield, MI 48034

PMCRESA.COM

Capital Projects Sub-Committee Progress Report

December 15, 2020

From: City of Birmingham Parks & Recreation Board Capital Projects Sub-Committee
(Heather Carmona, Susan Collins, John Rusche
Lauren Wood, Carrie Laird)

To: Parks & Recreation Board

The second meeting of the sub-committee was on December 15.

We recognize that citizen engagement is particularly important as we move forward. We are looking for opportunities to place key decisions on the City Commission agenda, with time for the public to be made aware and participate.

Ice Arena

1. Lauren, Carrie and Connie have been working very hard to move things along as quickly as possible.
2. Staff presented a preliminary schedule noting several near-term dates detailed below.
3. Working with Plante Moran Cresa (PMC), on December 2 an RFP was issued for architectural/engineering (A/E) design services. About 50 firms received the RFP through the Michigan Inter-Governmental Trade Network (MITN) and through PMC. Proposals are due December 17.
4. The bids will be reviewed and negotiated as required and the preferred A/E firm will be presented to the P&R Board on January 5 by Robert Stempien from PMC. With public notice in advance.
5. January 11, the recommended A/E firm will be presented to the City Commission. Again, with public notice in advance. Most of the renovations will be on the interior of the building with some expansion for locker rooms. Members of the Capital Projects Subcommittee are planning to attend to answer any questions the City Commission or public may have.
6. January 23 Lauren and Robert will participate in the City Commission long range planning meeting to provide status and some projected financials. This could form the basis for an ongoing revenue and expense report.
7. March 10 an RFP for a general contractor will be issued. Bids due March 24.
8. April 6 the preferred general contractor will be presented to the P&R Board by Robert Stempien with public notice in advance. April 12 the preferred general contractor will be presented to the City Commission, again with public notice in advance.
9. The Parks Bond website will be updated regularly, with focus on making it easy for the public to find the information.

Adams Park

10. Michael Dul and Associates created a final concept plan dated October 27, 2016, found on page 156 of the 2018 Parks and Recreation Master Plan. It was the result of many meetings with the neighborhood and Roeper School.
11. City staff conducted a site review with Michael. Next step is to receive his written proposal to reengage his services.
12. February 8 is the likely City Commission meeting at which they discuss the approval of working with Michael Dull.
13. Staff will revisit the concept plan with City administration, the two neighborhood groups most affected and involved, and with Roeper. Roeper's input will be important regarding the shot put and long jump runway. Are they still important? These meetings could be in February.
14. Construction would be planned for summer 2022.

P&R Bond Timeline

15. Below is a priority list. Pieces of many projects will be running simultaneously.
16. Schedule I -- \$4,750,000 bond sale probably in May. If so, a resolution needs to go to the Commission in March or April. These projects will be undertaken in 2021-2024.
 - a) Ice Arena
 - b) Adams Park
 - c) Booth Park Corner Feature. Also, a Michael Dul project – seating, trees landscaping.
 - d) Pickleball (data and location)
 - e) Rouge River Trail Corridor
17. Schedule II -- \$6,500,000
 - f) Springdale Golf Course irrigation improvements (\$525,000) need to be accelerated. Would like to do in October 2021. May not be bond funds. We need to stay with the \$4,750,000.
 - g) Playgrounds need some planning, but we should not engage with the neighborhoods too early because the bond series would not be sold until 2024. A schedule will be discussed at our January meeting.

We should be open minded and flexible. Some projects may move depending upon cost.

PERIOD ENDING 11/30/2020

ACCOUNT	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 11/30/2020	ACTIVITY FOR MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
Dept 000.000						
CHARGES FOR SERVICES						
639.00	CLASSES	120,000.00	20,935.00	1,495.00	99,065.00	17.45
646.00	ADULT OPEN SKATE FEES	554,600.00	69,555.95	10,474.20	485,044.05	12.54
CHARGES FOR SERVICES		674,600.00	90,490.95	11,969.20	584,109.05	13.41
Total Dept 000.000		674,600.00	90,490.95	11,969.20	584,109.05	13.41
TOTAL REVENUES		674,600.00	90,490.95	11,969.20	584,109.05	13.41
Expenditures						
Dept 752.000 - ICE SPORTS ARENA						
PERSONNEL SERVICES						
702.00	SALARIES & WAGES DIRECT	209,520.00	48,225.58	16,328.42	161,294.42	23.02
706.00	FICA	87,270.00	24,425.71	5,563.81	62,844.29	27.99
PERSONNEL SERVICES		296,790.00	72,651.29	21,892.23	224,138.71	24.48
SUPPLIES						
729.00	OPERATING SUPPLIES	19,000.00	14,118.12	3,591.74	4,881.88	74.31
740.00	FOOD & BEVERAGE	30,000.00	48.53	0.00	29,951.47	0.16
SUPPLIES		49,000.00	14,166.65	3,591.74	34,833.35	28.91
OTHER CHARGES						
811.00	OTHER CONTRACTUAL SERVICE	30,000.00	17,590.75	210.00	12,409.25	58.64
818.01	INSTRUCTORS	45,000.00	2,561.36	2,412.86	42,438.64	5.69
851.00	TELEPHONE	6,000.00	3,072.66	325.03	2,927.34	51.21
901.00	PRINTING & PUBLISHING	4,000.00	509.61	125.84	3,490.39	12.74
920.00	ELECTRIC UTILITY	110,000.00	36,131.69	10,076.74	73,868.31	32.85
921.00	GAS UTILITY CHARGES	40,000.00	5,876.32	2,995.45	34,123.68	14.69
922.00	WATER UTILITY	25,000.00	4,837.76	0.00	20,162.24	19.35
930.03	ICE SHOW EXPENSE	46,421.42	54.42	0.00	46,367.00	0.12
941.00	EQUIPMENT RENTAL OR LEASE	35,000.00	14,635.42	2,916.67	20,364.58	41.82
OTHER CHARGES		341,421.42	85,269.99	19,062.59	256,151.43	24.97
CAPITAL OUTLAY						
977.00	BUILDINGS	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY		0.00	0.00	0.00	0.00	0.00
Total Dept 752.000 - ICE SPORTS ARENA		687,211.42	172,087.93	44,546.56	515,123.49	25.04
TOTAL EXPENDITURES		687,211.42	172,087.93	44,546.56	515,123.49	25.04
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		674,600.00	90,490.95	11,969.20	584,109.05	13.41
TOTAL EXPENDITURES		687,211.42	172,087.93	44,546.56	515,123.49	25.04
NET OF REVENUES & EXPENDITURES		(12,611.42)	(81,596.98)	(32,577.36)	68,985.56	647.01