

## EXECUTIVE SUMMARY

Recent Park District of Oak Park master planning and capital improvement initiatives called for a master plan for Ridgeland Common to be prepared in 2007. However, the Park District determined that a technical assessment of Ridgeland Common facilities would be required before such a master plan could be prepared. The TD&A Team was hired to conduct this assessment, and included Thompson Dyke & Associates, Ltd., Counsilman - Hunsaker & Associates, General Energy Corporation and Ehlke Lonigro Architects, Ltd. Detailed site assessments of all of Ridgeland



*Despite the fact that Ridgeland Common has become physically and functionally obsolete, it continues to provide a home to many popular events and programs for Oak Park residents.*

Common facility systems were performed by the TD&A Team members in February and March of 2007 with the assistance of Park District Staff.

Ridgeland Common is a 6.06 acre heavily used park and recreation site. It contains a 35,000 square foot main building built in 1962 that includes a 27,000 square foot ice rink/indoor soccer field. It also features a 50-meter outdoor pool, two lighted ball fields, a sled hill and a recently provided dog friendly area. Ridgeland Common serves many special user groups and organizations and has seen continued expansion of programming and usage but no substantial renovations with the exception of a few required building system replacements over the years. As time goes on, its systems continue to age and maintenance costs keep rising.



*A deteriorated beam end, identified in the architectural assessment, illustrates the need for substantial repairs at Ridgeland Common.*

The TD&A Team began the assessment process with extensive data gathering. Data was obtained through Park District and Village staff interviews, community meetings, key citizen phone interviews, a focus group, special user group interviews and questionnaire results.

The TD&A Team then conducted a detailed technical assessment of all of Ridgeland Common's mechanical systems, architectural/structural systems, pool and

aquatic systems and a park site analysis. The Team concluded that extensive renovation of most of Ridgeland Common is needed within a 5-year time span. The Team also determined that the Park District should carefully consider the substantial costs of renovating existing improvements versus building a new facility. The Team found that even if it is renovated/repared, Ridgeland Common's facilities are functionally obsolete. Ridgeland Common no longer represents the "flagship" facility it formerly did and lacks the flexibility to meet new programming needs. The total cost of the renovations/repairs recommended is estimated between \$9.01 Million and \$9.73 Million in 2007 dollars.



*Building systems in disrepair are a common sight at Ridgeland Common and cause many day to day maintenance issues. Unfortunately, undertaking extensive renovation/repair is costly and time consuming.*

Accordingly, the Team concludes that Ridgeland Common has outlived its useful life. While renovations/repairs can be undertaken, the Team believes it does not make sense to renovate/repair a facility that is *physically and functionally obsolete*. It is recommended that the Park District carefully considers the findings, recommendations and estimated costs in any decisions on extending the useful life of Ridgeland Common. Regardless, the ultimate decision on whether to renovate/repair Ridgeland Common or to replace it with new facilities will require long and short-term sacrifice by all of those now using Ridgeland Common.