



**Rink User Committee for Design and Planning
Meeting Agenda, February 8, 2023
10:30 AM Hamill Rink**

1. Consideration and vote on Committee's conclusions upon Community Engagement Survey Report by Sports Facilities Advisory
2. Consideration and vote on schedule for the project and FY 2024 Capital Improvement Project (CIP) request
3. Consideration and vote on project newsletter
4. Approval of minutes of Committee meetings November 16 and December 14, 2022 and January 11, 2023
5. Public comments
6. Adjournment

Rink User Committee for Design and Planning SFA Community Engagement Survey Summary and Recommendation

The [Community Engagement Survey Report](#) of 47 pages and the [Supplemental Appendix](#) of 150 pages are available on the [Rink Project](#) website.

Primary conclusions of the Survey:

- a. “Based on the results of the study, SFA believes that there is an opportunity and positive community support for the redevelopment of the Dorothy Hamill Skating Rink within Morlot Park. SFA recommends that the Town further explore any legal, environmental, or other constraints to reconfigure the park and coordinate the use of the existing Dorothy Hamill Skating Rink with limited closure of the ballfield during construction.” (page 3)
- b. 98% of respondents live within a zip code assigned to the Town of Greenwich, CT. 56% of respondents participate in programs and events at the Dorothy Hamill Skating Rink. (page 1)
- c. The community, 84% of respondents, overwhelmingly supports construction of the new Hamill Rink adjacent to the existing rink on today’s Strazza Field and construction of a new Strazza Field on the footprint of today’s rink.

Recommendation of the Rink User Committee for Design and Planning:

The Town should proceed with the planning and construction of a new Hamill Rink on the footprint of today’s Strazza Field and a new Strazza Field on the footprint of today’s Rink. This is the clear preference of Greenwich residents, as noted in the Survey. This plan eliminates the cost, delay and complexity of siting, planning and building a second, temporary rink.

Rink Project Schedule

January 2023	Survey results provided by Sports Facilities Advisory Selectman/DPW FY 2024 capital request submitted to BET, including capital to complete design
February 2023	Committee review and approval of FY 2024 capital request February 8.
March 2023	Preliminary project design provided by SLAM (site plan, floor plans and elevations). Committee approval of design March 8.
April 2023	Pre-application prepared by DPW/SLAM, reviewed and approved by Rink User Committee April 12, then submitted to Planning & Zoning Commission for preliminary review and comment.
Late Spring 2023	SLAM prepares the applications to be submitted to P&Z for Inland/Wetlands, Municipal Improvement and Preliminary Site Plan.
Late Spring 2023	Board of Selectmen review request for MI (first read) BET and RTM approve FY 2024 capital request
Summer 2023	Board of Selectmen approve request for MI. P&Z reviews the applications, asks questions, takes public comments at first meeting.
Fall 2023	P&Z approval of Municipal Improvement and Preliminary Site Plan at second meeting. Architectural Review Committee review
Late 2023	DPW/SLAM prepares all items listed in the P&Z decision letter for Preliminary Site Plan, IWWA, ARC directives and supporting reviews by the various town departments, Highway, Sewer, Engineering, Tree Warden, etc. These documents are resubmitted along with application for Final Site Plan Approval. This completes the 30% design process. Final Site Plan approval by P&Z Selectman/DPW FY 2025 capital request submitted to BET, including capital for construction
Early 2024	SLAM completes remaining 70% of design, delivering full design for bidding by constructors
Late Spring 2023	BET and RTM approve FY 2025 capital request for construction funds
Summer 2024	Bidding/contacting.

	Committee and Parks & Recreation Department develop business plan and private fund-raising plan
Fall 2024	Construction commences
Fall 2025	Rink project completed prior to skating season.
Spring 2026	Improved Strazza Field completed prior to baseball season.

TOWN OF GREENWICH - CIP 2024 - 2038

PART I - PROJECT INFORMATION SHEET

Project Name: Hamill Skating Rink Replacement

Department: DPW-Bldg Constr & Maint

Account Code: 312-59130-345

Start Year: 2019

End Year: 2028

- Maintenance New Project
 Replacement Improvement/Upgrade
 Other:

PROJECT DESCRIPTION: (Clearly describe scope/schedule, identify approvals required, A&E, etc.)

This project aims to complete the design of the new skating rink's building and ice surface. The original rink and building have been in service for over 50 years. Previously approved funds are being utilized for the preliminary plans to achieve all land use approvals. The funding being requested now will complete the design to include construction drawings for bid. Future budget figures subject to change based on market conditions and design requirements.

STATEMENT OF NEED/ISSUES: (Provide metrics, when possible, and connect with Dept. Capital Program)

As plans continue for the new skating rink, the existing building continues to age and drives increased maintenance costs in order to stay compliant with ADA and building codes. The chilled water piping loop beneath the concrete base of the ice is currently leaking. Further aging and failure of this piping will cause the rink to shut down indefinitely since it cannot be repaired. The Municipal Improvement and Preliminary Site Plans are projected to be approved by Summer '23. The requested funds will allow the design to continue without interruption.

OTHER CONSIDERATIONS:

POCD Alignment Guiding Principle: #6: Provide the best quality infrastructure, municipal facilities, cultural institutions, and health services

- Reimbursement (grant, state, etc.), describe:
 Public/Private Partnership, describe:

In FY23, project was reflected in FY _____ for _____

FINANCIALS:

	<u>Fiscal Year</u>	<u>Project Costs</u>	<u>Incremental Operating Costs at Completion</u>
<u>Prior 3 Years Budgeted</u>	Total	\$200,000	
<u>Current Request</u>	2023/2024	\$950,000	\$0
<u>Projected</u>	2024/2025	\$21,000,000	\$0
	2025/2026	\$0	\$0
	2026/2027	\$0	\$0
	2027/2028	\$0	\$0
	5-Year Total	\$21,950,000	\$0

Rink Replacement Project Newsletter February 2023

The Rink Replacement Project is making significant progress.

The [Community Engagement Survey Report](#) of 47 pages and the [Supplemental Appendix](#) of 150 pages were received in January 2023 and are available on the [Rink Project](#) website. The primary conclusions of the Survey are:

- a. “Based on the results of the study, SFA believes that there is an opportunity and positive community support for the redevelopment of the Dorothy Hamill Skating Rink within Morlot Park. SFA recommends that the Town further explore any legal, environmental, or other constraints to reconfigure the park and coordinate the use of the existing Dorothy Hamill Skating Rink with limited closure of the ballfield during construction.” (page 3)
- b. 98% of respondents live within a zip code assigned to the Town of Greenwich, CT. 56% of respondents participate in programs and events at the Dorothy Hamill Skating Rink. (page 1)
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The Rink User Committee for Design and Planning [adopted] this recommendation based on the Survey results: *The Town should proceed with the planning and construction of a new Hamill Rink on the footprint of today’s Strazza Field and a new Strazza Field on the footprint of today’s Rink. This is the clear preference of Greenwich residents, as noted in the Survey. This plan eliminates the cost, delay and complexity of siting, planning and building a second, temporary rink.*

The First Selectman presented the [FY 2024 Budget](#) on January 24, 2023. The proposed budget includes a capital appropriation of \$950,000 to complete the design to include construction drawings for bid. Construction funds of \$21,000,000 are foreseen for the following year, FY 2025. If this schedule is adhered to, construction would commence in the spring of 2025, and residents would be skating at the new rink starting in the fall of 2026.

The First Selectman’s FY 2024 budget set an objective of signing the contract for remediation of the Western Middle School fields in June 2023. [Langan's Remediation Plan](#) provides for a remediation-and-construction period of about 5 months commencing in July 2023. If this schedule is adhered to, the Western Middle School fields would be in service again in 2024 (finally!) Thus, the Western fields would be back in service before Strazza Field is taken out of service. This would successfully provide baseball facilities which are in great demand in Greenwich.

The First Selectman’s Rink User Committee for Design and Planning meets monthly, and public participation is encouraged. Agendas can be found on our website. Also, your input, suggestions, and comments are invited at any time. Please contact the Committee.



**Town of Greenwich
Rink User Committee for Design and Planning
November 16, 2022, 11:30 a.m. Cone Room
Meeting Minutes**

In attendance: Bill Drake, Rick Loh, Nancy Leamy, Sue Snyder, Mike Armstrong, Nick Macri

Project management team: Luigi Romano, Steve O'Hurley

Public present: Lucia Jansen, Don Sylvester, David Wold, Butch Bozzuto, Roz Nicastro.

1. Update on RFP 7728 for proposals to manage how rink is run in the future. 4 respondents, little more can be said at this point in process.
2. Update on Public Survey by Sports Facilities Advisory: study/survey is live after being sent to all email addresses in Town registered with Parks & Rec department. Open for response until midnight Nov 27th.
3. Update on schedule for the project: Mr. Romano is working on schedule for next steps going forward. Mr. Macri asked if previous pre-application to P&Z was withdrawn. Mr. Romano says yes. Town should be ready for next steps in January after survey and RFP results are reviewed.
4. Approval of minutes of Committee meeting October 19, 2022. After discussion of draft minutes, Committee unanimously approved modified minutes including the changes suggested by Ms. Jansen.
5. Public comments
 - Don Sylvester asks why more temp rink locations not included in survey. Luigi explains other sites eliminated for various reasons. Roger Sherman and Strazza Field are options in survey with option for people to add other locations.
 - David Wold asks about timing of temp rink on Strazza Field. Leads to discussion of why WMS fields will not work.
 - Roz Nicastro asks if land at Griff Golf Course was considered. Luigi responds no good flat areas.

- David and Don ask about seeing more info from SLAM about rink designs. It is explained process needs to get further along.
- David brings up location of rink inside the park, again. Sue explains previous committee did not want to tear down existing rink, thus no need for temp rink.
- Roz asks if new road from Western Junior Highway is included with temp rink. Answer is no at this point.
- Don Sylvester asks if renovation of current rink is off the table, again.
- Lucia Jansen states she feels more info about the cost of a road should have been in the survey.
- Chris Myrhol from Sacred Heart says more info should be put forth about the added benefits to help defray concerns about costs.
- David Wold asks about cost to renovate vs. cost to rebuild. KG&D study had costs about the same.

6. Meeting adjourned 12:20pm



Town of Greenwich
Rink User Committee for Design and Planning
December 14, 2022, 10:30 a.m. Hamill Rink
Meeting Minutes, Subject to approval

Members present: Bill Drake, Rick Loh, Jack Duffy, Nancy Leamy, Liz Eckert, Rich Ernye

Project management team: Luigi Romano

Public: David Wold, Don Sylvester, Roz Nicastro, Nanette Burrows, Butch Bozzuto

1. Update on RFP 7728. Mr. Loh gave brief update on RFP. Two companies will be interviewed in January.
2. Update on Public Survey and market study by Sports Facilities Advisory: Mr. Romano gave update on public survey and market survey: should be received in December.
3. Update on schedule for the project and 2024 Capital Improvement Project (CIP) request: Mr. Romano indicated this work is underway.
4. Approval of minutes of Committee meeting November 16, 2022. Upon motion by Mr. Duffy seconded by Mr. Drake, the minutes were approved by vote of 6-0.
5. Public comments:
 - Ms. Eckert asks about the cost of the survey, \$42,000. Luigi explains more than just a survey, it goes into market demand and other market data necessary as we move forward.
 - Mr. Wold asks about Eugene Morlot Park and if the new access road is included. Luigi says survey results needed...if people respond that a road is necessary, it will be considered.
6. Meeting adjourned 10:55 a.m.



Town of Greenwich
Rink User Committee for Design and Planning
January 11, 2023, 11:30 a.m. Hamill Rink
Meeting Minutes, Subject to approval

Members present: Bill Drake, Rick Loh, Liz Eckert, Sue Snyder, Mike Bocchino
Project management team: Luigi Romano, Steve O'Hurley, Sheel Spina
Public: David Wold, Butch Bozzuto, Joe Kantorski, Nanette Burrows

1. Update on RFP 7728. Rick and Sue give brief update: 2 finalists
2. Update on Public Survey and market study by Sports Facilities Advisory, to be posted on Rink Project webpage:
 - 2,980 responses received, 98% Town of Greenwich residents
 - 84% suggested new rink should be built on today's Strazza Field, and Strazza Field to move to site of current rink = the "flip"
 - 50.3% v. 16.5% of respondents think an additional vehicular and pedestrian entry/exit from Western Jr. Hwy. would enhance the access to the park and rink (33.2% have no opinion)
 - 1,059 additional comments in the Supplemental Appendix
3. Update on schedule for the project and 2024 Capital Improvement Project (CIP) request: Mr. Romano indicated next step is pre-application to P&Z. Goal is to gain site plan approval late in 2023. Then comes actual MI application. Site plan approval needed to release remaining funds for SLAM to complete final 70% of design.
4. Approval of minutes of Committee meeting. There was no quorum and no vote.
5. Public comments: Mike Bocchino asked about ledge in current rink location. Luigi explains whether new rink or baseball field goes in current location, some ledge needs to be removed. Liz Eckert asks if soil tests done on Strazza Field. Luigi said yes, tests came back clean. Joe Kantorski asks about cost of new rink on Strazza Field vs. current location. Luigi says less expensive to flip rink and field...no need for expense of temporary rink.
6. Meeting adjourned 12.15 pm