

**Town of Greenwich**  
**Rink Replacement Frequently Asked Questions**

*1. Why is the Rink being replaced?*

This objective of this capital project is to preserve and improve the Rink infrastructure. KG+D Architects of Mt. Kisco, NY was retained to evaluate the existing conditions of the present rink and provided a report. That 2019 report found the rink undersized and not to code. In FY 2020 and 2021, the RTM and BET approved appropriations totaling \$400,000 for preliminary design of a high quality, modern, efficient, modest single rink. A Request for Proposal was issued by the Town of Greenwich Purchasing Department on behalf of the Department of Public Works and S|L|A|M Collaborative of Glastonbury were chosen to design the rink. The SLAM contract was signed in late November 2020 at a cost of \$285,000 for the 30% design. 30% design includes all work with the Committee to develop a plan with interior building attributes and prepare site, civil & landscaping plans, floor plans, elevations and any other supporting documentation so that the Town can make application to the Board of Selectmen, Inland/Wetlands, P&Z - Municipal Improvement, P&Z - Preliminary Site Plan, Architectural Review Committee and P&Z - Final Site Plan. See attached 30% Design Process Steps for Construction Projects. SLAM has completed an A-2, T-2 survey and has provided options to site the rink within the property.

The Rink User Committee for Design and Planning was created by the First Selectman Fred Camillo on April 12, 2021. The Committee has the responsibility to:

- Review results of surveys and reports and make recommendations for design and planning
- Craft and support a Capital Improvement Project (CIP) request
- Develop a project funding plan including fund raising opportunities
- Act as community liaisons and project support committee

*2. What about renovation v. reconstruction? Wouldn't renovation avoid some costs?*

The KG+D study indicated a cost to renovate the old rink to proper standards at \$16.4 million compared to an all new rink at \$17.0 million. A renovation would have to include a new ice surface, restrooms, public spaces, locker rooms and support equipment to comply with code, separation of mechanical from electrical system spaces, replacement of air quality and refrigeration equipment to modern energy standards, demolition of the old warming hut to permit the proper ice size, ADA accessibility, and exterior wall and roof insulation. Greenwich is much better served to build these extensive improvements as a new building than as piece-meal renovations to the current building dating from 1971.

*3. What are the annual revenues of the rink?*

The Rink's actual revenue was \$588,000 in FY 2020 and the budgeted revenue for FY 2021 was about the same, \$584,000.

*4. Where is the project in the design process?*

The public Eugene Morlot Memorial Park of 13.4 acres includes the Rink, the Strazza Field baseball diamond, a parking lot, a playscape, swing set, the Byram Veterans' Memorial Tree Grove, a wooded area and a grassy hillside. The 13.41-acre property has been surveyed. The

first meeting of the Rink User Committee for Design and Planning was on May 5, 2021. At that time SLAM Collaborative made their initial presentation of 5 siting options. Their presentation is publicly available on the Parks & Recreation portion of the Town's website. The replacement of the rink is an opportunity to redesign these elements to optimize each of them.

5. *Will the Morlot Park be preserved at its present site?*

Will the Eugene Morlot Memorial Park and the Byram Veterans Memorial Tree Grove be preserved at their present site? Yes. The Eugene Morlot Memorial Park was created by Eugene Morlot, custodian of the Byram School in 1946. The Byram Veterans Memorial Tree Grove consists of an area of 0.6 acres within the Morlot Park which includes thirteen trees and memorial plaques commemorating deceased veterans who attended Byram School. These trees and plaques surround a flagpole and plaque:

**EUGENE MORLOT  
MEMORIAL PARK  
DEDICATED VETERANS DAY  
NOVEMBER 11, 1989  
IN MEMORY OF ALUMNI OF BYRAM SCHOOL  
WHO LOST THEIR LIVES IN WORLD WAR II  
KOREA AND VIETNAM**

The Byram Veterans Association has been a steward of this valued memorial to Byram's fallen heroes, who are listed below:

<i>ANTHONY COTRONEO - USMC</i>
<i>JOSEPH TIRIOLO - MERCHANT MARINE</i>
<i>ALFRED DICKENS - U.S. ARMY</i>
<i>JOHN WEIBY - COAST GUARD</i>
<i>DONALD STEINMETZ - U.S. ARMY</i>
<i>ANDREW HRNCIAR - U. S. ARMY</i>
<i>JOSEPH VRTIAK - U.S NAVY</i>
<i>HARRY LAMBERTSON - ARMY AIR CORPS</i>
<i>WILLIAM PATTERSON - ARMY AIR CORPS</i>
<i>DOMINICK CRUCITTI - AMPHIBIOUS AIR GROUND ENGINEER</i>
<i>CHESTER ARTHUR - U.S. ARMY</i>
<i>JOSEPH PECORA - U.S.A.F.</i>
<i>DONALD REPACI - U.S. ARMY</i>

These names and each tree in the Grove have been located and noted on the survey. The Board of Selectmen and the Board of Parks and Recreation (with support from the Rink User Committee) have voted to officially name the Eugene Morlot Memorial Park and to permanently dedicate and forever protect the Byram Veterans' Memorial Tree Grove.

6. *What are the details on the revenue and expense projections and possible sources of funds for the construction cost?*

As part of its work during 2021, a business plan will be developed by the Rink User Committee for Design and Planning. This plan will address all these important issues such as:

- Revenue and expense projections
- Customer/user group/market analysis
- Preliminary customer contract terms and duration
- Private fund-raising plan and opportunities

7. *Who are the user groups and are they are Greenwich-based?*

Today the three biggest users in order are Greenwich Cardinals Youth Hockey, Greenwich Skating Club, and Greenwich High School. There are additional Greenwich-based user groups who rent and pay for ice time at rinks in Stamford and elsewhere. With the right set of features and scheduling, we expect the new rink to be attractive to these additional user groups.

8. *Should the Town be in this business?*

Fifty years ago, the Town chose to build an ice rink as part of the extraordinary recreational opportunities in Greenwich. Today this well-known and well-used infrastructure has exceeded its useful life and needs replacement. In 2019, Kaeyer, Garment + Davidson Architects (KG+D) provided a [Facilities Evaluation Study](#). This study indicated a cost to renovate the old rink to proper standards at \$16.4 million compared to an all new rink at \$17.0 million, clearly the better choice for the Town.

9. *Will we lose one or more seasons of skating as a result of the rink replacement?*

All five siting options proposed by SLAM allow for the continued use of the current rink while the new rink is under construction. Once the new rink is in operation, the current rink can be demolished to make way for the relocated Strazza field.

10. *What other communities have a municipal rink?*

Stamford has had a municipal rink since 1973. Darien's rink is private and dates from 1973. The rink at Rye Playland is owned by the county and managed privately. There are municipal rinks in Milford, Hamden, Norwich, New Haven, West Haven, Bridgeport and elsewhere in the state.

11. *Does this meet the needs of figure skaters as well as hockey players?*

Yes. The current rink is 15 feet short of regulation 200-foot length. Both figure skaters and hockey players require the standard 200 X 85-foot ice surface in the new rink.

12. *Can the new facility compete with the local private rinks?*

The new rink will be a high-quality, modest, recreational facility to serve local users, as expected in Greenwich. It's not the intent to compete with Stamford's four private rinks which include tennis, swimming, squash, restaurants, a fitness club, etc. Stamford's four private rinks have weaknesses resulting from re-adaptation of industrial buildings not originally designed as rinks. Greenwich's new rink will be purpose-built as an efficient, modern rink that will provide an excellent user experience for decades.

13. *Will there be community input in design and planning?*

First Selectman Fred Camillo created the Rink User Committee for Design and Planning (attached). The Committee has broad representation including rink users, residents from the neighborhood and across Greenwich, from the Town Departments of Parks & Recreation and Public Works, the Board of Parks and Recreation, the Planning and Zoning Commission, Byram Veterans, the Board of Estimate and Taxation, and the Representative Town Meeting. There will be extensive community input in the design and planning. Meetings of the Rink User Committee for Design and Planning are publicly noticed on the [Agendas & Minutes](#) portion of the Town's website. Meetings are open to all, and public comments are invited.

*14. Have alternative sites for the rink been considered?*

Many alternative sites which have been considered. To build a modest rink with the required parking, building setbacks and road access requires a site of about 5 acres at a minimum. Many possible alternative sites are too small.

The rink could not be built at Greenwich Point. Greenwich Point is in the Coastal Overlay Zone and is subject to flooding. Since only a portion of the Point is connected to the Town's sewer system, a rink would require the excavation and creation of a separate septic field. Because of the Point's low elevation, a septic field of this size is impractical. The rink's opening hours in the evening would conflict with the opening hours of the Point, which closes at sundown. A rink at this location would also conflict with the preferences and goals of the Greenwich Point Conservancy, and with the citizens' use of the Point for passive recreation at this unique waterfront location. The road access to the Point is already undersized for peak use and the creation of a rink would make for heavier traffic thru the nearby residential area.

The Eastern Greenwich Civic Center site totals 13.22 acres. The Civic Center replacement building site was restricted to the southernmost acreage of the total property. The 4.5 acre building site is totally consumed by the new building, access roads, parking lot and storm water control devices. The remaining 8.72 acres of the property are the athletic playing fields which are not part of the Civic Center Replacement project. A large portion of these fields are identified as "wetlands". The project has received Municipal Improvement Status and Final Site Plan approval from P&Z. The construction funds have been appropriated in the current year budget (FY 2022).

The Horseneck Parking Lot is 2.2 acres and currently supports 303 Metro-North commuter parking spaces. Construction of the rink at this location would need to incorporate both the rink parking requirement and replacement of the commuter parking spaces. The Horseneck Lot is in a Coastal Overlay Zone and an AE11 Flood Zone. The P&Z regulations require that the first floor of a building such as a rink would have to be elevated one foot above the base flood elevation of 11. The Horseneck Lot sits at elevation 10. Thus the building would be required to be constructed 2' above current grade. Further, the soil conditions in the area are such that pilings will be needed to support a structure like the rink building and a parking deck. In addition, this site is crossed by a large, underground 54" sewer force main. Construction would have to avoid building over this line which further limits the available site.

The Island Beach Parking Lot is 2.8 acres and currently supports 447 parking spaces for public parking for Island Beach, Greenwich Avenue and events at Baldwin Park. Construction of the

rink at this location would need to incorporate both the rink parking requirement and replacement of the public parking spaces. The Island Beach Lot is also in a Coastal Overlay Zone and an AE11 Flood Zone. The P&Z regulations requires that the first floor of a building such as a rink would have to be elevated one foot above the base flood elevation of 10. The Island Beach Lot sits at elevation 10 and this would require the building to be constructed 2' above current grade. Further, the soil conditions in the area are such that pilings will be needed to support a structure like the rink building and a parking deck.

The cost of constructing a parking deck is typically \$25,000 per space. To preserve the current parking capacity and add capacity for rink parking would increase the cost of building the rink at either of the Horseneck or Island Beach parking lots by over \$10 million.

The Western Middle School property is in the care and custody of Greenwich Public Schools and the Board of Education, who would have to consent to the alternative use for a rink. The School property is 22.09 acres which are devoted to educational use. Connecticut created strict new laws governing school safety after the Sandy Hook tragedy. These enhanced safety requirements would have to be considered to build and operate a municipal public rink at a school property. If a rink were sited at the WMS property, it would consume five or more acres of the 22.09-acre WMS site, depriving public school students and neighbors of that space permanently. The WMS athletic facilities would be permanently impaired, particularly for baseball. Access to a rink at the Western Middle School property is not presently available from Hamilton Avenue or Western Junior Highway. If an entry were developed from Western Junior Highway, the rink entrance and rink traffic would conflict with the school access and school traffic. If an entry were developed from Hamilton Avenue, land or an easement would have to be purchased from the Bakeries and the rink traffic would conflict with the Bakeries traffic. It is not practical to locate the rink on the WMS site. Additional detail can be found in the following three documents, [Western Middle School Site Review](#), [WMS Field Sketches](#) and [WMS Property Boundaries](#).

Use of the Pinetum/Pomerance/Tuchman property for a rink would conflict with the intended use of this property as forested greenspace for passive recreation. If a rink were to be sited here, it would likely have to be on the Orchard Street or western side of the property, which is a dense residential area. The parking and road access are not suitable for the vehicular traffic to a rink.

The ballfield behind Town Hall is not a suitable site. This is one of the Town's six full-size baseball diamonds. According to the Field Study, the Town has a shortage of full-size diamonds, which are in high demand. The need for parking and public access near busy Greenwich Avenue would also conflict with parking and vehicular access to a rink behind Town Hall.

*15. What is the expected cost of the rink and the project?*

Working with KG+D, an earlier Rink Reconstruction Committee set out a program of requirements for a modern rink to suit Greenwich's needs. These included a regulation size ice surface, locker rooms, food service facilities, one meeting room, restrooms, storage, a warming room, and modern mechanical and electrical systems. KG+D provided a preliminary estimate of the cost of this program at \$16,970,000 in 2019. This preliminary estimate is based on probable cost per square foot in 2019. This preliminary estimate is subject to change. It does not include the cost associated with site improvements such as a new access road from Western Jr. Highway, the reconstruction of the parking lot, modified utility access and Strazza Field. Following KG+D's

preliminary estimate, a construction amount of \$17,000,000 was placed in the out-year capital projections for FY 2024. More detailed estimates on construction costs are anticipated as the design progresses.

*16. What is the environmental condition of the property?*

A Phase I Environmental Site Assessment was conducted by the Town's environmental engineering firm in June 2020 along with soil sampling for RCRA 8 Metals and Petroleum Hydrocarbons.

The initial Assessment did not reveal any recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions and/or environmental issues in connection with the subject property that would warrant further studies.

*Soil Sampling:*

Soil Sampling was conducted in conjunction with the Site Analysis in 13 separate locations across the site and at five (5) of these locations arsenic concentrations were above the residential exposure criteria. Arsenic has been found to be a naturally occurring metal in soils in Connecticut, and, based on the distribution of concentration, this appears to be the case with these results.

*Additional Soil Analysis:*

Because of the identification of arsenic above the residential exposure criteria a more comprehensive soil testing plan was initiated to determine the extent of the arsenic. In May of 2021 a grid pattern was established across the ballfield and parking lot to comprehensively sample the existing soil for arsenic at two (2) separate depths (0"-6" and 12"-18").

This additional testing established a quantity approaching 1,000 cubic yards that would be considered for remediation; however, before a remediation plan and cost can be determined we need to complete the site planning to understand exactly what is being disturbed and will require remediation.

*17. Did the project expand in scope?*

The rink program requirements are unchanged from those in the KG+D report in 2019. The construction of a new rink on the property brings a responsibility to plan for the entire site in a comprehensive manner. The objective is to build high-quality infrastructure for Greenwich residents, to include the rink, the Strazza field, the parking and road access. These improvements will serve for decades.

*18. Were there previous plans to rebuild the rink?*

Reconstruction or renovation of the rink has been under consideration for many years. In FY 2007, the replacement of the ice surface was estimated in the out-year projections at a cost of \$750,000, to be accomplished in FY 2008. In FY 2008, a more extensive improvement was estimated in the amount of \$4,000,000, to be accomplished in FY 2012. In FY 2010, this item was increased to \$4,500,000, to be accomplished in FY 2013. This \$4,500,000 item was subsequently deferred to the out-years 2013, 2014, 2016, 2017, 2018, 2019, and 2021. In FY 2020, this long-deferred item was still in the out-year projections for FY 2022 at a cost of \$4,500,000. None of the earlier estimated projects were built. The earlier project work did not go beyond estimations of probable cost – no drawings, plans or investigations regarding feasibility and actual costs were ever developed. During the FY 2021 budget cycle, KG+D architects

provided a more thorough evaluation of the rink condition and an estimate of the cost of renovation or reconstruction. KG+D's estimated cost for a replacement rink to meet the proper standards was \$16,970,000. A construction cost of \$17,000,000 is now in the out-year projections for FY 2024.

19. *When is the new rink expected to open?*

The current expectation is for the new rink to open in late 2025.

*Rink User Committee for Design and Planning*

*December 8, 2021*