



The Westfield Rink Proposal for 2019-2020 Season

Review 2018-2019 Season

- Started receiving concrete blocks on 9/25, tent setup started Monday 10/1, started making ice 10/25, first skate was on Monday 11/5. Last skate was Public Session on evening of Friday 3/1/19. Site clean-up completed by 3/30.
- 675 sessions over 810 hours of programming, including youth and adult ice hockey practices, clinics and games; public skating; community group events; curling and adaptive skating.
- ~22,000 attendees across all activities, approx. half were from Westfield.
- Public sessions accounted for 145 hours (17.9%), 99 sessions (14.6%), 7,400 attendees (33.6%). 5 Westfield community group skates – 7.5 hrs, 940 attendees. Garwood Rec skate – 101 attendees.
- 632 hrs and ~13,200 attendees for all hockey activities.
- Held “Emergency Services/First Responders” skate. Held 5 curling sessions. Held 2 adaptive skating sessions. Held 15 Learn to Skate and 15 Learn to Play sessions.
- Employed 26 Westfield students.
- Donated \$1,200 of skate training aids to Union County for use with adaptive skating sessions.
- Completed agreed park/area improvements – sidewalk along So. Chestnut, sidewalk entrance to rink area, concrete in sections of picnic area, remove/replace picnic tables. Completed site clean-up after end of season. [See page 3]

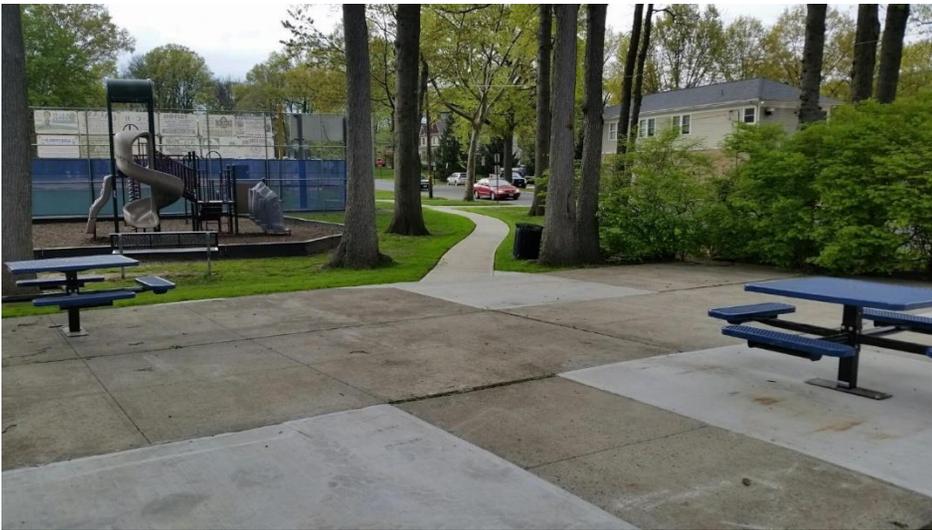
Gumbert Park Picnic Area – March 2018



Gumbert Park Picnic Area – April 2019



Gumbert Park Entrance Sidewalk – April 2019



Gumbert Park Sidewalk on So. Chestnut (far side) – April 2019



Site issues encountered:

- Drop-offs on So. Chestnut – primarily during 1st 2 weeks, sporadic throughout, sometimes non-rink related (people to Pointe, people shopping, Pokemon game players, etc.) – despite these issues, there was 98%+ compliance with drop-off rules.
- Parking in Lofts (Mews) lot – raised as an issue during early December listening session, we closed driveway gate and posted parking monitors. Learned that the Lofts lot fills on its own regularly on Sat/Sun mornings with customers attending businesses (Pure Barre, & Grain, etc.).
- Parking in baseball lot – parking overflowed to local streets (primarily 4th Ave.) at times (mostly on weekends). Maximum we counted was 13 cars on 4th Ave. Occasional reports of an idling school bus – these were addressed with bus companies when sufficient date and time info was provided.
- Sound – initial concerns about chiller sound – addressed with sound blankets on fencing around chiller equipment. Later concerns about sound from hockey – pucks, whistles, voices. We experimented with insulation on boards around rink, sound blankets hung from side wall, vinyl curtains on So. Chestnut side of rink. A site review by an acoustic consultant on February 14, 2019 found:
 - Rink sound levels comply with NJ limits for daytime (7 am to 10 pm) impulsive sounds (80 dB) – rink impulsive sounds (sounds lasting less than 1 sec) were measured in the range of 52-73 dB. (Note – normal conversation at 3 ft is around 60 dB, gunshot sound can be up to 140 dB)
 - Rink ice resurfacing sound levels occasionally exceed NJ daytime non-impulsive limits (65 dB) by 1 dB in Lofts lot, OK in other locations.
 - Observed whistle sounds were impulsive in nature and did not exceed NJ daytime limits.
 - Non-amplified human voices are not regulated.
 - Rink sound levels are lower than vehicular maximum sound levels, and generally about the same as the average ambient sound in the area, but are more noticeable due to their impulsive nature and number of occurrences.
 - Maximum sound levels due to vehicular activity in the area were generally in the range 65-75 dB. The average sound level for the measurement was 58 dB
- Aesthetics – concerns of “trailer park” appearance. We added blue fencing screening on So. Chestnut and North Ave. We added various holiday decorations (lighted snowflakes, inflatable snowmen, holiday lights on office and front of rink, café lights at entrance)

Financial results

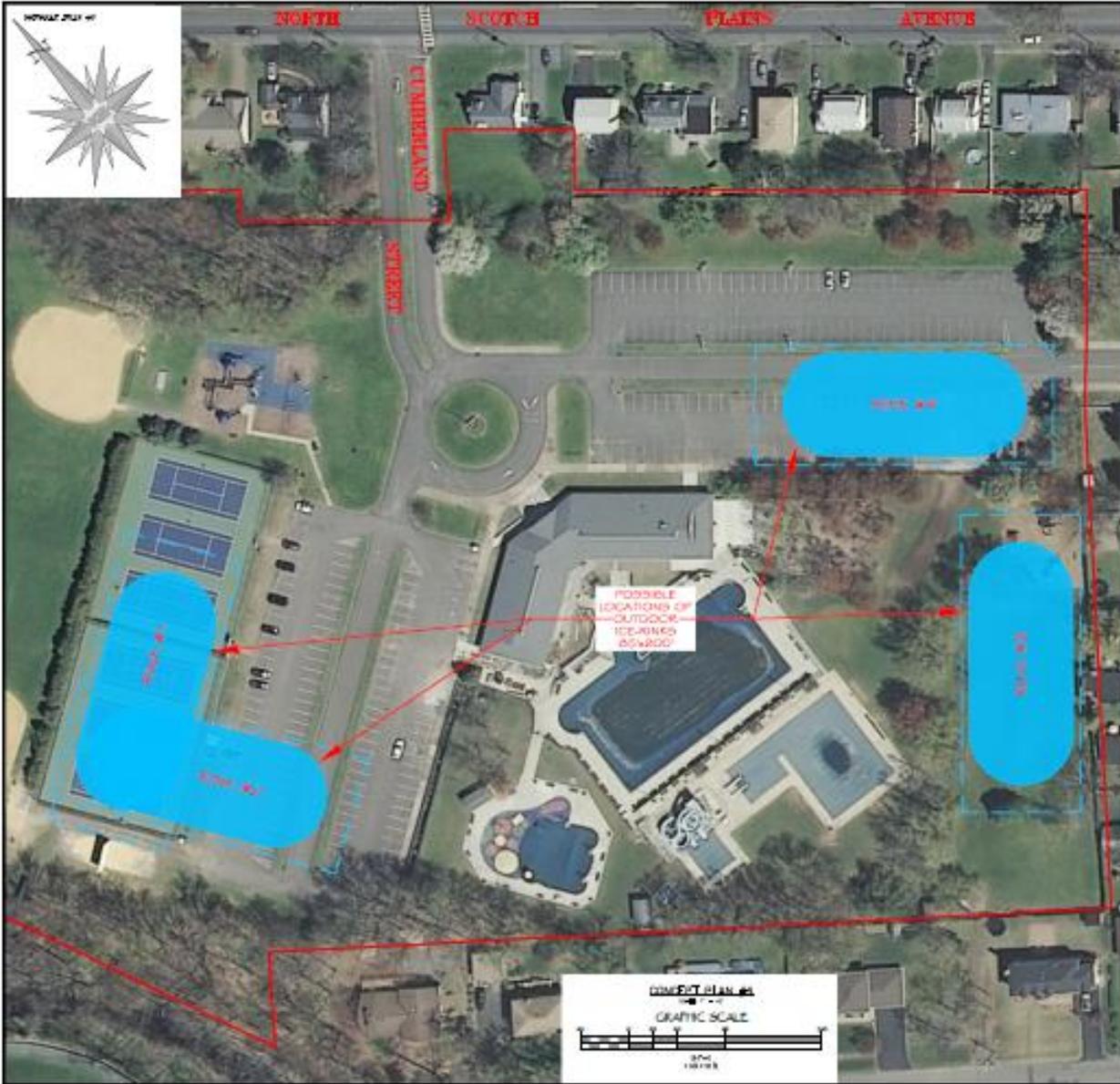
- \$375,000 revenue – a little short of \$400K target. Lost initial weekend was part of that. Some activities not well attended (Girls clinic, Youth Open Hockey, Public Sessions added late, Adult Open Hockey on holiday dates).
- \$675,000 expenses – much larger than expected. \$150K of this was one-time costs (electric, engineering, etc.). Excess staffing at times, programming tests, etc. account for more of the loss. Other large expenses to be cut include toilet rental/servicing, electric costs, chiller rental costs, tent rental costs.
- Budget for next season plans for break-even operation after improving revenue to \$470,000 and reducing certain expenses.

Contract Status

- Initial contract was for 1 year
- All rink removal tasks were completed by March 30, 2019 – Courts were available for basketball on March 31.
- Grass areas have been restored. New picnic tables (per Town spec) have been installed.
- Basketball court area was inspected by the Town during the first week of April. We were asked to replace some broken concrete sidewalk along North Ave. and add some bushes in front of the electric panels. Work was completed by mid-April.
- We provided revenue reports to the Town monthly rather than weekly as that was sufficient for the Town. Preliminary P&L provided to Town on May 6 – some bills still pending. Based on loss, no profit share to Town – but Town did get \$36,000 of improvements in and around the park.
- Not aware of (or notified of) any material breaches of the contract.

Alternatives for 2019-2020 Season

- Memorial Park – 4 possible locations, all would need significant site work, all would need significant work for electric and water, some of the locations would be closer to homes than Gumbert Park. Main benefit is significant on-site parking. [See page 7]
- Tamaques Park – 1 general area (several possible configurations). Area has sufficient room for a significant multi-season facility, has sufficient distance from homes, has better access for utilities. Needs significant planning and site work once Recreation Master Plan is complete. [See page 8]
- Gumbert Park – same location, infrastructure in place – most practical location for short term until Recreation Master Plan process comes to a conclusion and a decision is made on a permanent location (if so desired).



100% MAP - 100% FILE PLUMBERS & P.O.



TAX MAP (SHEET 27, TOWN OF WESTFIELD)

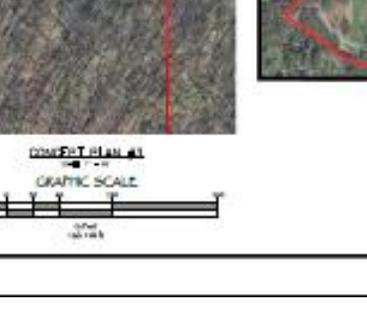


100% Aerial Map

DATE	10/10/11	BY	CM	SCALE	AS SHOWN
DRAWN	CM	CHECKED	CM	DATE	10/10/11
PROJECT NAME	MEMORIAL POOL COMPLEX & OLYMPIC PARK				
SCALE	1" = 100'				
CONCEPTUAL OUTDOOR ICE RINKS 1962 ROUTE 22 EAST SUITE 104 BOUND BROOK, NEW JERSEY 08005 PH 908.887.7744 FAX 908.887.7741					
713 CHAMBERLAND STREET TOWN OF WESTFIELD UNION COUNTY NEW JERSEY					
CHRISTIAN M. KASTNER ARCHITECT/ENGINEER 24111 BIRCHWOOD					



POSSIBLE LOCATIONS OF OUTDOOR USE NOWING & MAINT

	
	
	
	
	
<p>CONCEPTUAL OUTDOOR USE PLAN</p> <p>TAMAQUES RESERVATION BLOCK 5302, LOT 3 1101 LAURETS MILL ROAD TOWN OF WESTFIELD UNION COUNTY NEW JERSEY</p>	
<p>1962 ROUTE 22 EAST SUITE 104 BOUND BROOK, NEW JERSEY 08005 PH 732.661.7144 FAX 732.661.7141</p>	
<p>Christian M. Karimias Professional Engineer No. 12 000000</p>	

Proposal for 2019-2020 Season

- Return to Gumbert Park, then move to Town recommended location as soon as Town planning process will allow.
- Similar layout of equipment, changing rooms, etc.
- Make some physical site changes to improve customer flow, improve aesthetics: [See Page 10]
 - Move ticket shed towards entrance – can be painted as desired.
 - Add separate freestanding rental skate shed where ticket shed was past year (or combine with ticket shed in a single structure) – can be painted as desired.
 - Storage container to be blue with ability to paint it as desired.
 - Office to be smaller 20 ft unit – exact location TBD – probably near storage container. Can be painted as desired.
 - Add small 10 by 10 structure for refs/coaches in place of canopy – can be painted as desired.
 - Add food concession structure for sale of coffee, hot chocolate, prepared items (no on-site cooking) – can be painted as desired. Potentially engage local business(es) (&Grain, Rosie's, Benvenuti, etc.) to operate.
 - Add custom fence screen on fencing along North Ave, So. Chestnut and rink entrance area. [See pages 11-12]
 - Larger changing rooms (10' by 30' instead of 8' by 20').
 - Add large “The Westfield Rink” banners on front and back ends of tent.
 - Add more “café lights” on-site for better site lighting.
 - Add insulation and plastic outer boards at both ends of rink.
 - Additional signage – no rink parking/drop-off in Lofts lot, better directions from baseball lot to cross-walk.

Rink Entrance 2018-2019



Possible Rink Entrance with white fence screen



Possible Rink Entrance with custom fence screen



Rink view from So. Chestnut - 2018-2019



Rink view from So. Chestnut with custom fence screening



Rink view from North Ave. - 2018-2019



Rink view from North Ave. with custom fence screening



Proposal for 2019-2020 Season (continued)

- Make some program changes:
 - Allow rink to open during the day on weekdays for other activities such as Adult Skate, Mommy and Me, School groups, home school groups, LTS, adaptive skates, etc.
 - Allow playing of JV games (same as Bantam/Midget level youth games) – to establish a Union County JV league.
 - Add a weekday evening Public Session.
 - Replace Youth Open Hockey on Sat evenings with Public Session.
 - Potentially adjust schedule on Sunday mornings to put Squirt session at 8 am and Adult Open Hockey at 9 or 9:15 am (on alternating weekends, or all weekends)
 - Possibly add a Curling league – with sessions every week or alternating weeks.
 - Allow music to be played during Public Sessions as was done during holiday public sessions last year.

- Westfield HS Boys and Girls programs, as well as Westfield Hockey, continue to have as much time as they would like (as was done last season).

- Contribute \$30,000 to Town for use of site.
 - This can be used for additional site improvement (sidewalks, etc.) if desired.
 - Estimated costs of additional sidewalks along So. Chestnut – \$10-15K
 - Can be used to offset cross guard / DPW costs.
 - Can be used for sound reduction efforts and/or aesthetic improvements.
 - Estimated costs of large banners on tent, custom fence screening, painting of various structures – up to \$10K.
 - Estimated costs of various sound reduction alternatives - \$10K to \$50K.

