

The background image shows a lush green park with large trees. In the upper left, a modern building with large windows is visible. In the lower left, a man in a blue suit is walking on a path. The text is overlaid on the right side of the image.

# CHICAGO PARK DISTRICT CLARENDON COMMUNITY CENTER PARK COMMUNITY MEETING

2/4/2019





**Introduction**

**(10 min)**

**Presentation**

**(45 min)**

- **Design goals**
- **Historic analysis summary**
- **Community meeting summary**
- **Stakeholder analysis**
- **Building options**

**Q&A**

**(20 min)**

**Open House**

**(30 min)**

# **Meeting Agenda**

# Design Goals

- **Multi gen**
- **Built to last**
- **Sustainable**
- **Culture and performance**
- **Historical vitality**





inclusive/multi-gen





**built to last**





**sustainable**





**culture & performance**



# Community



**Celebrating May Day & Founders Day**  
While first May Day celebrations were held in 1911, the more formal one followed after the university administration. The event did not resume until 1921 when the celebration was revived and continued for 10 years, including an annual dance and the crowning of a queen and king. May Day was not observed during World War II, while universities and workers were fighting overseas, but the event resumed in 1945 and continued through 1949 when the last May Day celebration was held.  
The first Founders Day celebration was held in 1911 to honor significant figures in Elon's first 10 years. Founders Day celebrations have since been sporadically held throughout Elon's history and have been held regularly since 1991. The first Founders Day celebration included a formal faculty convocation with an address by W. Lee "Chick" H. Hargrove, who was also present on campus to honor the original faculty members of Elon College. The tradition of planting a tree on Founders Day has continued through the years. Today, the celebration commemorates the lives of administrators, faculty and trustees who have had a lasting impact on the life of the university.

**The Senior Club**  
In 1911, the Senior Club was founded as a place for students to socialize and enjoy the campus. The club was one of the first of its kind at Elon and has since become a tradition. The club has a long history of providing a place for students to socialize and enjoy the campus. The club has a long history of providing a place for students to socialize and enjoy the campus. The club has a long history of providing a place for students to socialize and enjoy the campus.

**Homecoming**  
Homecoming is a tradition at Elon that has been celebrated since 1911. It is a time when students return to campus and enjoy the campus. Homecoming is a time when students return to campus and enjoy the campus. Homecoming is a time when students return to campus and enjoy the campus. Homecoming is a time when students return to campus and enjoy the campus.

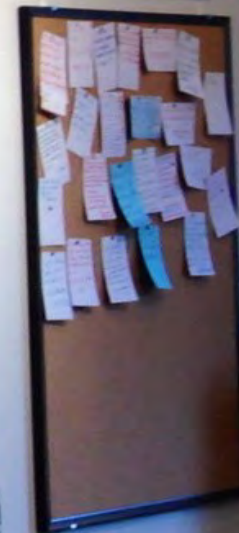
**Elon's**  
Elon's is a tradition at Elon that has been celebrated since 1911. It is a time when students return to campus and enjoy the campus. Elon's is a time when students return to campus and enjoy the campus. Elon's is a time when students return to campus and enjoy the campus. Elon's is a time when students return to campus and enjoy the campus.

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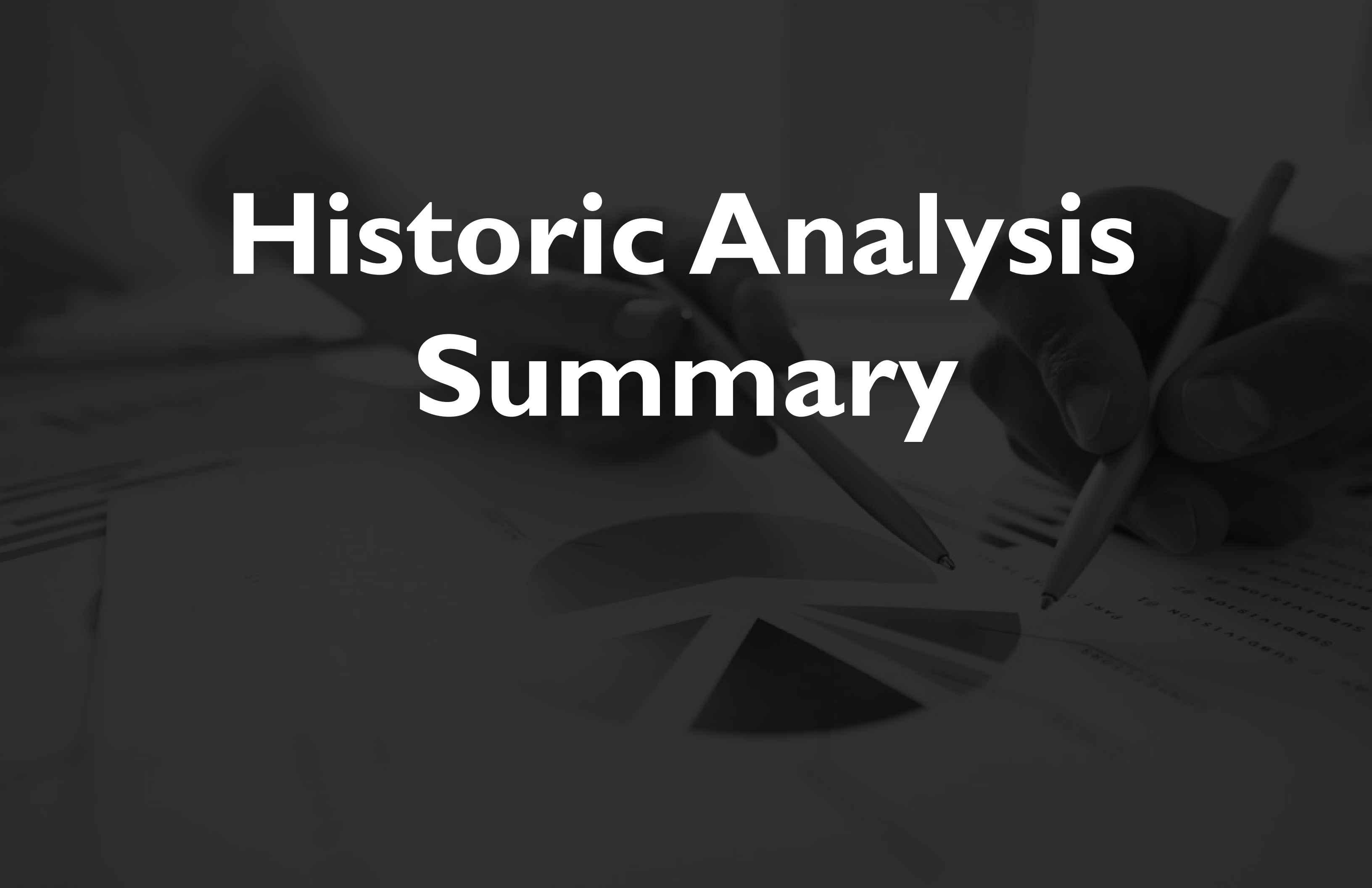
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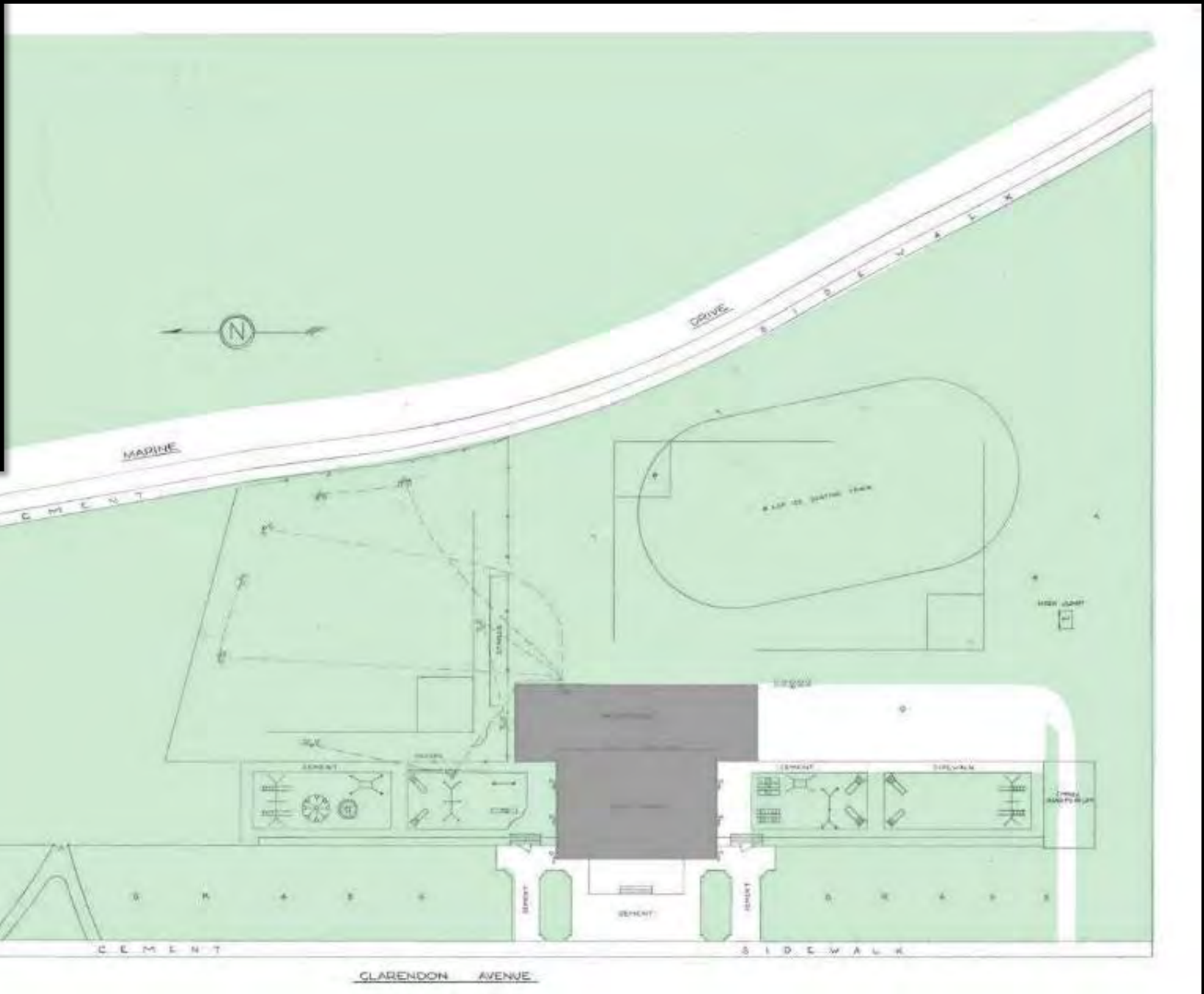
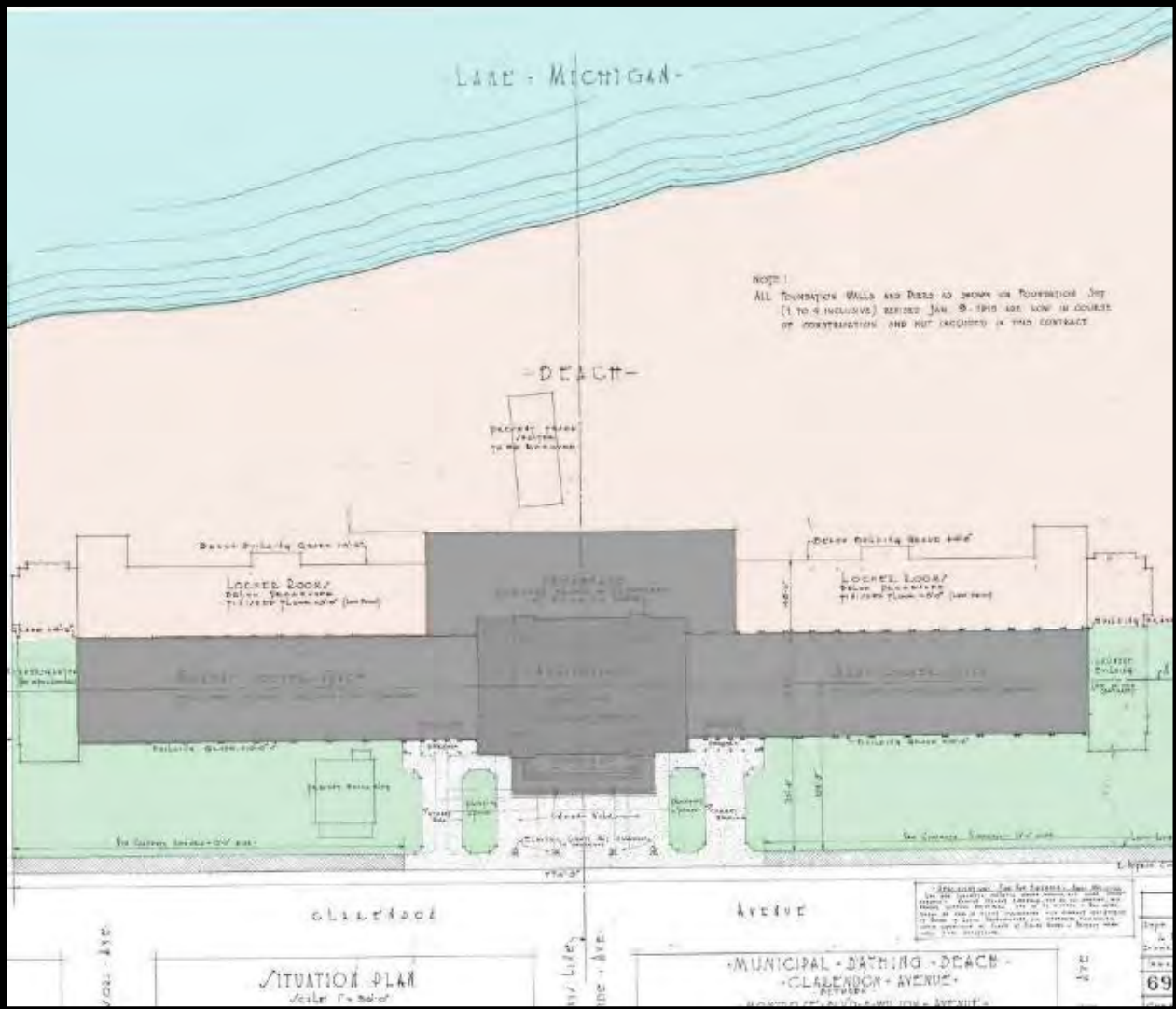
# historic vitality



# Historic Analysis Summary

The background is a dark, grayscale image. It features two hands holding pens, writing on documents. One document in the foreground shows a pie chart with several slices. Another document to the right has text that includes 'SUBDIVISION #1', 'SUBDIVISION #2', and 'PART 0'. The overall theme is historical analysis and documentation.

# Historic Analysis





# Historic Analysis



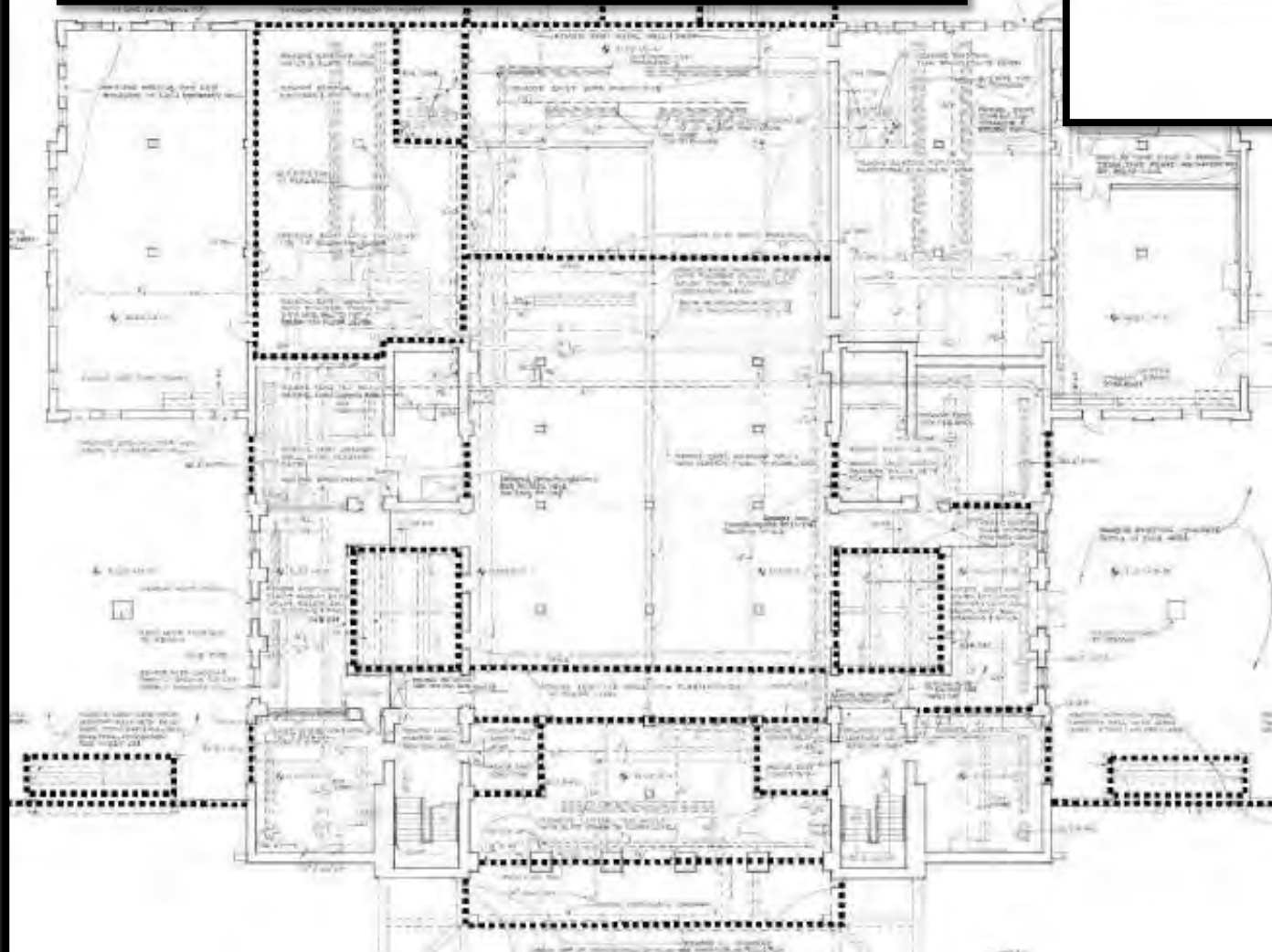
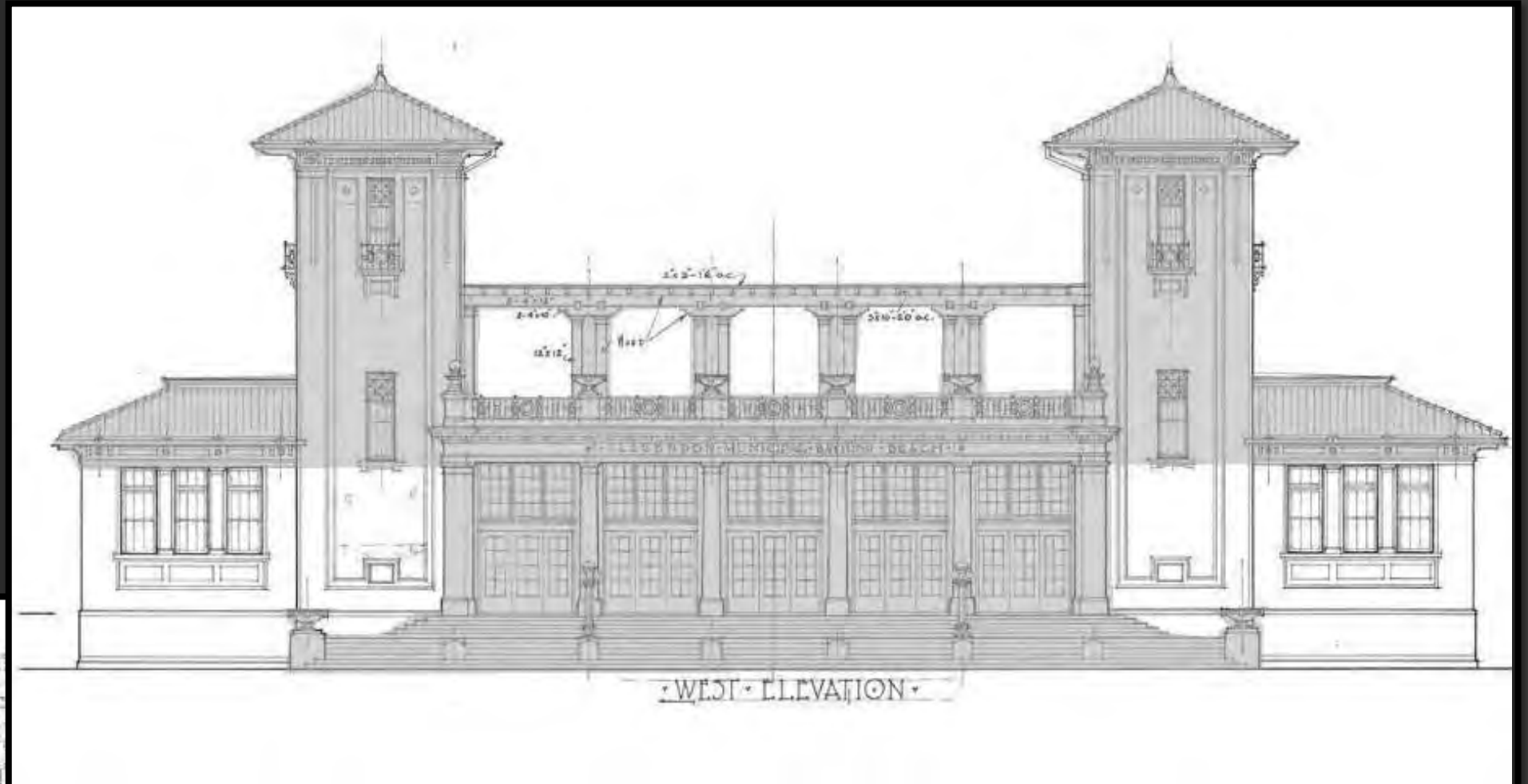


# Historic Analysis





# Historic Analysis

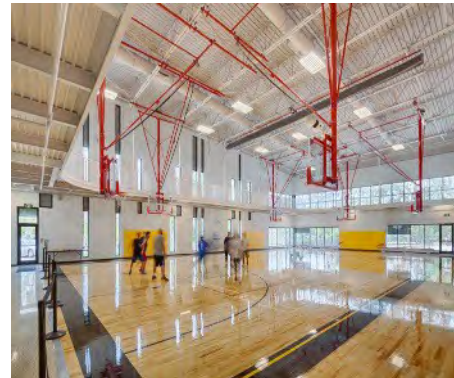
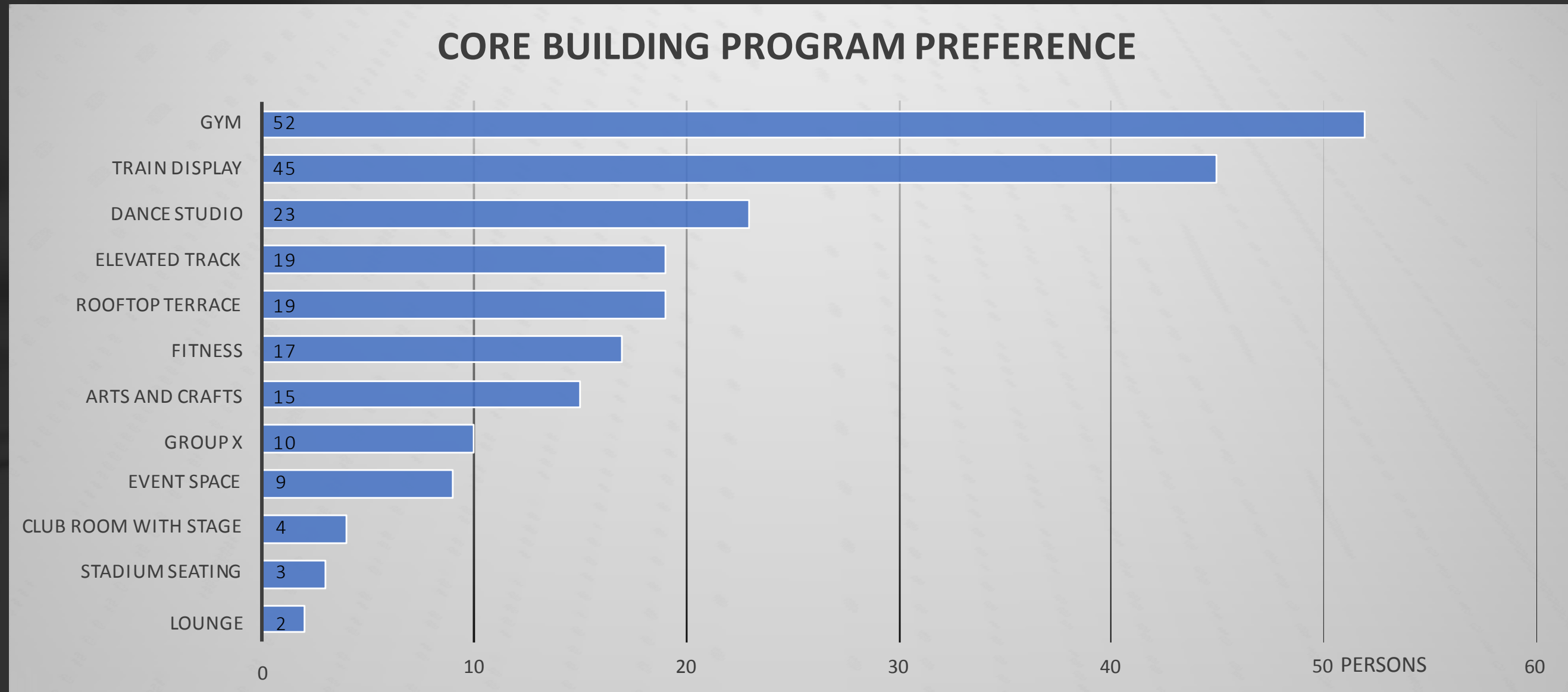




# Community Meeting Summary

The background is a dark, grayscale image. It features two hands holding pens and writing on documents. One document in the foreground shows a pie chart with several slices. Another document to the right has text that includes 'SUBDIVISION #1', 'SUBDIVISION #2', and 'PART 0'. The overall theme is professional and business-related.

# Program Preference



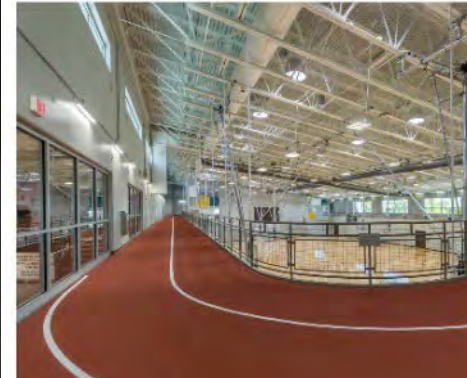
**GYM**



**TRAIN DISPLAY**



**DANCE STUDIO**

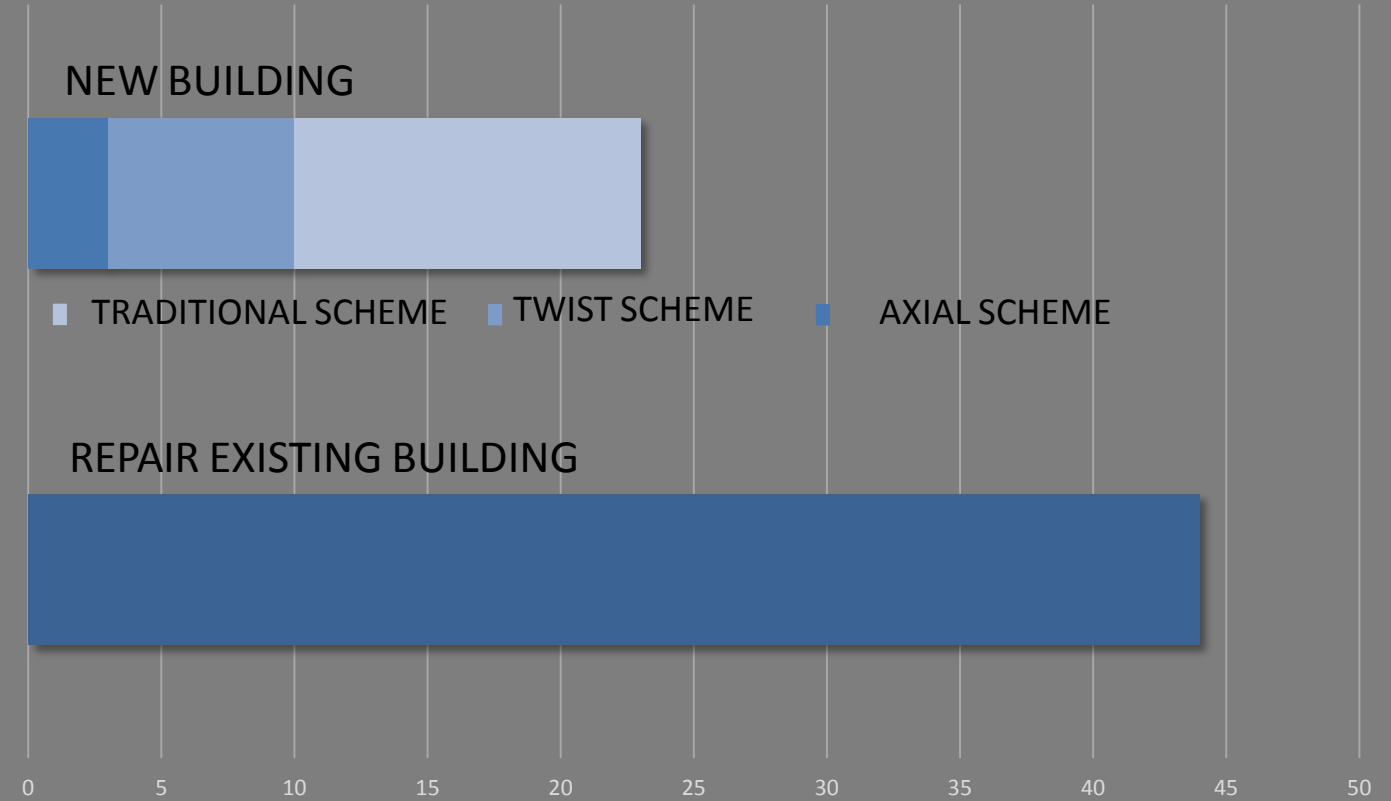
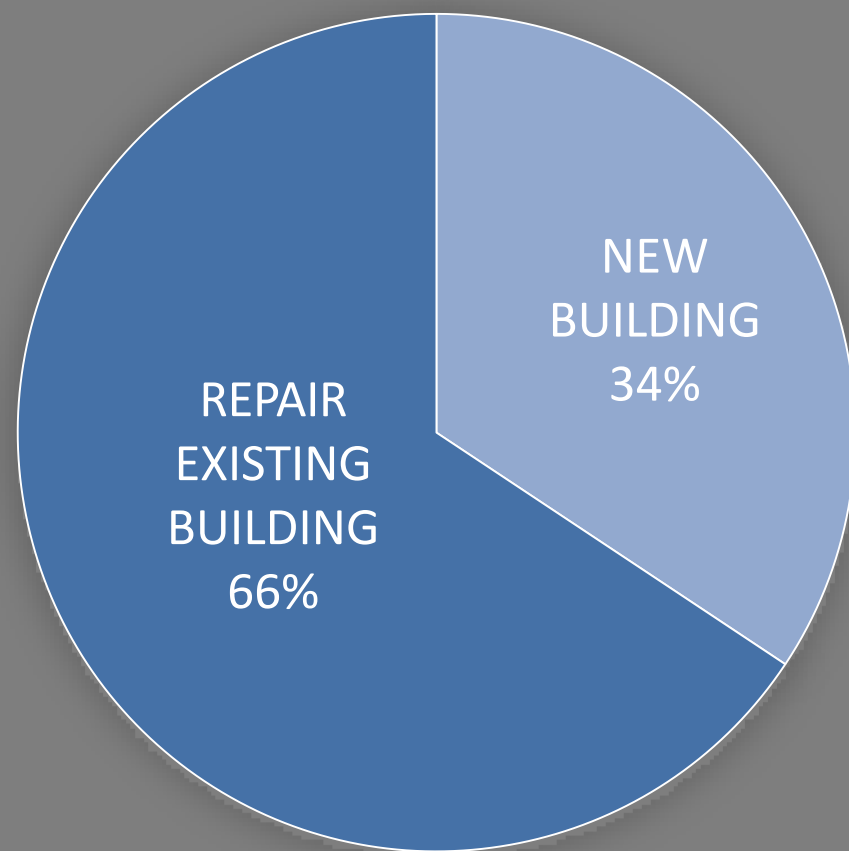


**ELEVATED TRACK**



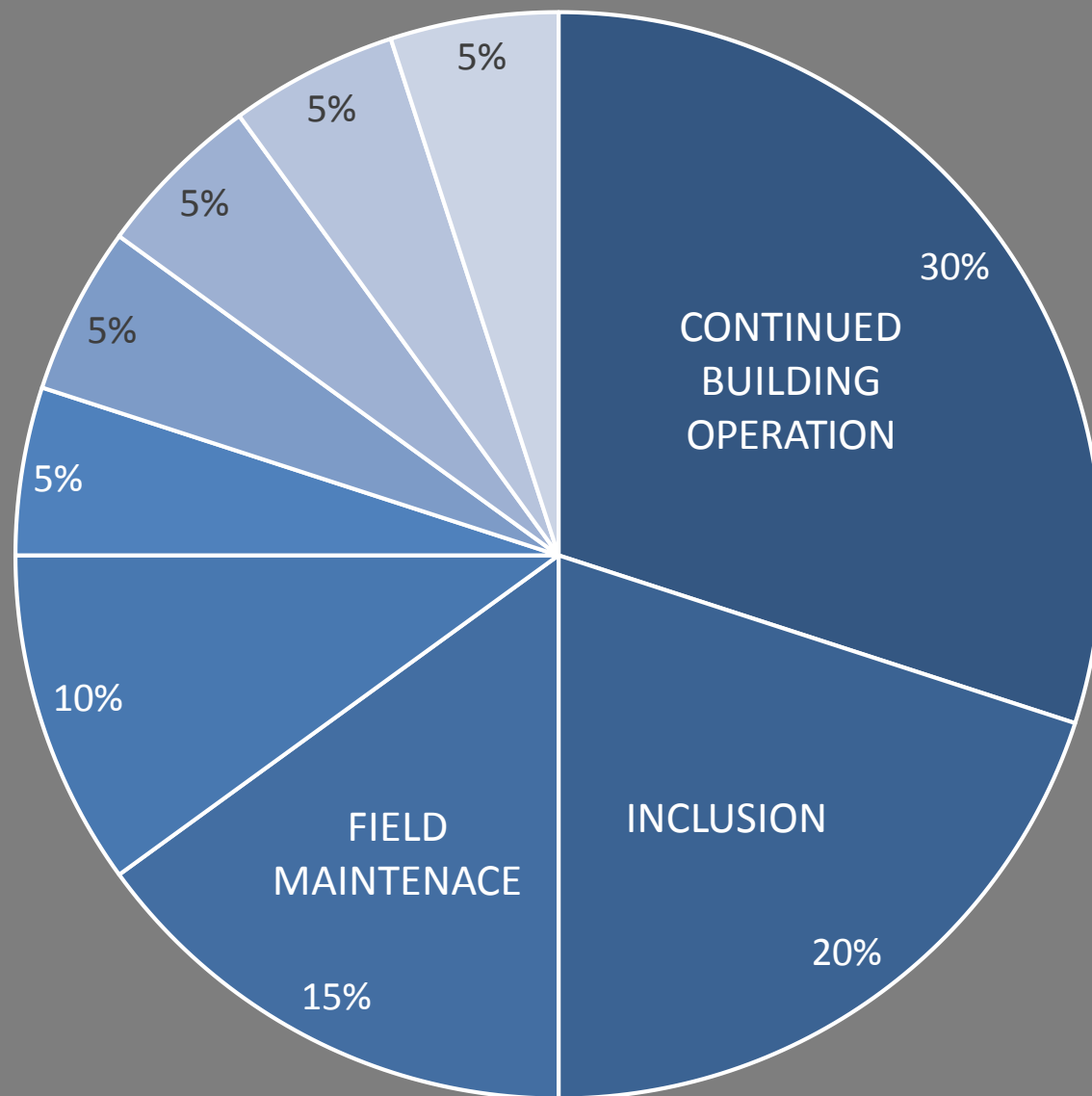
**ROOFTOP TERRACE**

# Building Preference





# Attendee Comment Data



- Concern with continued building operation during construction - 30%
- Request for more inclusion in planning process - 20%
- Improvement and maintenance of baseball fields - 15%
- Practical suggestions for facility improvement - 10%
- Interest in new building - 5%
- Interest in historic restoration - 5%
- Interest in renovation - 5%
- Interest in weighting of the options - 5%
- Request to include kids in planning - 5%

# Stakeholder Analysis

## Stakeholder List

Garfield-Clarendon Model Railroad Club

Weiss Hospital

Buena Park Neighbors

Chicago Theater Softball

Lakeview Towers

Chicago Sport & Social Club

Clarendon Park Neighbors

CMSA Open Sunday Softball

Preservation Chicago

Kuumba Lynx

Christopher House Youth Leadership Program

Institute Of Cultural Affairs - USA

Players Sports Group

Lakeside Area Neighbors

Stakeholders were interviewed between Dec 2018 - Jan 2019

# Questions Posed:

Q: What is your involvement with Clarendon Park?

*A: Typical Answers: Youth Programs, Meetings, Clubs, Sports*

Q: How do you generally travel to get to the park?

*A: Typical Answers: Walk, Bike, Drive, Public Transit*

Q: How often do you use the District's parks and facilities? every day, once a week, once a month, once a year?

*A: Answers Range from every day to infrequently*

Q: What activities do you participate in at the park?

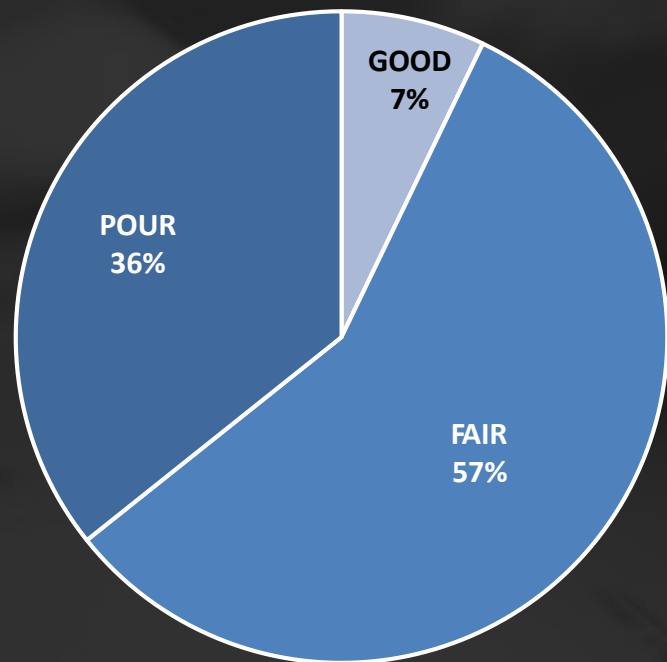
*A: Typical Answers: Youth Programs, Meetings, Clubs, Sports*

Q: What do you feel are the greatest assets of the Clarendon Park Fieldhouse? What makes you proud of this building?

*A: "Park acts as a community center for all income levels, ages, races, and backgrounds."*

# Questions Posed:

Clarendon Park Fieldhouse Condition



Q: How would you rate the quality of the Clarendon Park Fieldhouse, and why?

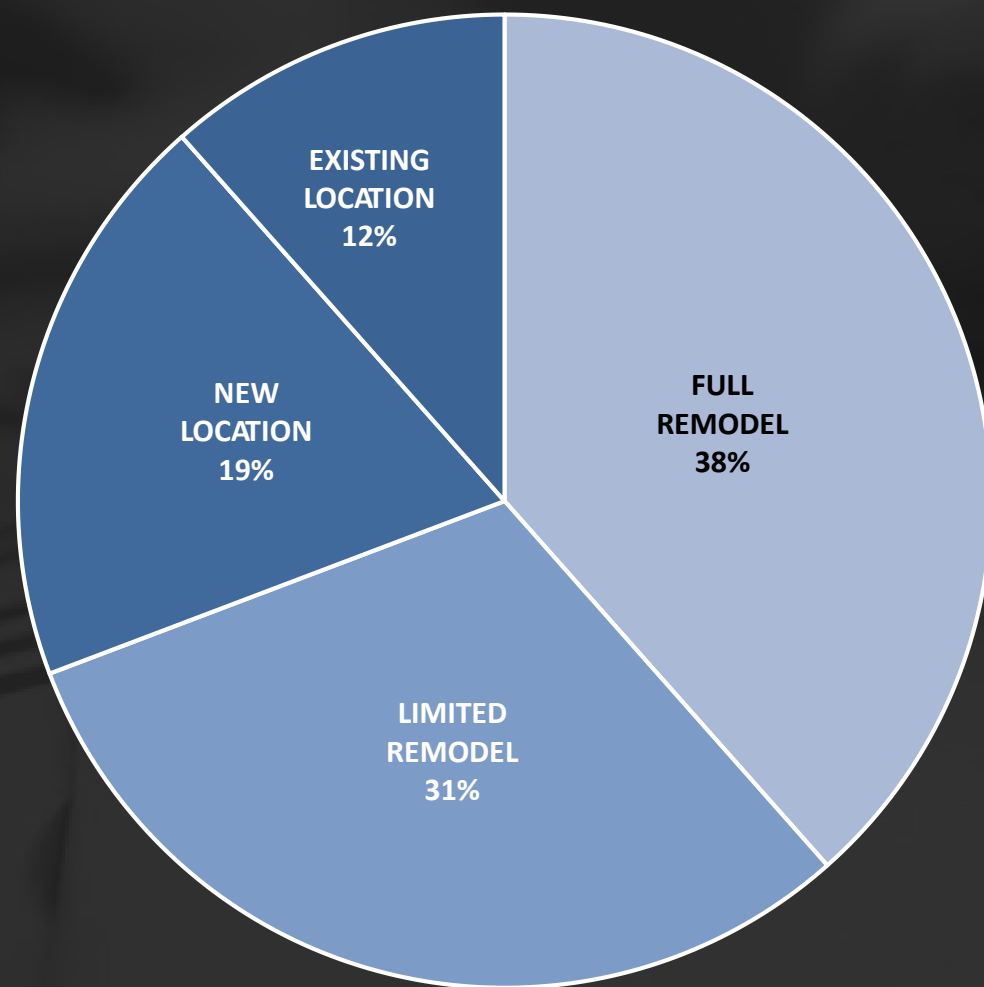
*A: 1 vote for good condition; 8 votes for fair condition; 5 votes for poor condition.*

Q: What is the most memorable element or experience at Clarendon Park?

*A: "... sister was diabetic with a universal blood type and received a new kidney from a member of the softball league. CTS saves lives."*



# Questions Posed:



Q: Prioritize your building option preferences.

*5 votes for Existing – Full Remodel Option*

*4 votes for Existing – Limited Remodel Option*

*2.5 votes for New Construction – New Location*

*1.5 votes for New Construction – Existing Location*

# Building Options

- Existing Building, Limited Remodel
- Existing Building, Full Remodel & Addition
- New Building, New Location
- New Building, Existing Location





Pumping Station



Fieldhouse

Park District  
Maintenance

Lincoln Park

**Existing Site**





ROOF REPLACEMENT

EXTERIOR WALL REPAIR

MEP UPGRADES

FLOODING MITIGATION

SEWER LINE REPLACEMENT

ACCESSIBLE ENTRANCE

ACCESSIBLE RESTROOMS

\*DISCLAIMER: COST ESTIMATE IS BASED ON CURRENT PROBABLE 2019 CONSTRUCTION COST IN IL.

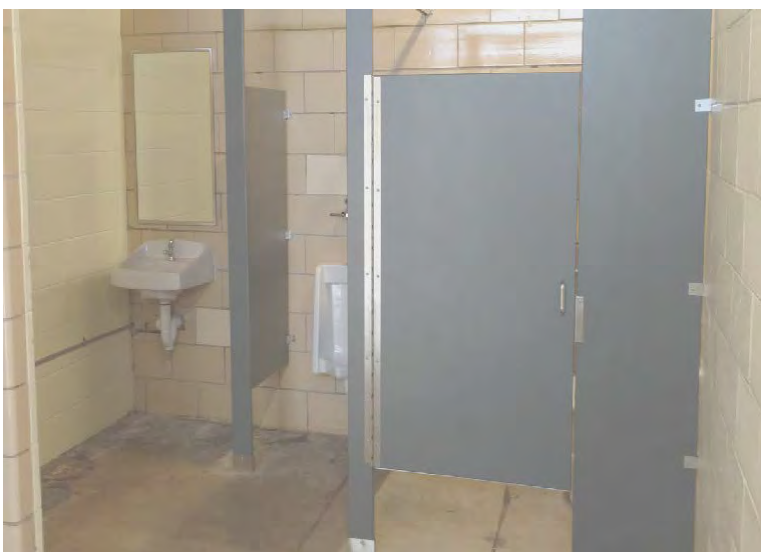
AVAILABLE FUNDING: \$6,100,000.

# Existing Building Repair Option





EXISTING BUILDING ENTRY



EXISTING RESTROOM



EXISTING PONDING AT DRAINS



EXISTING FLOODED BUILDING ENTRY



EXISTING CORRODED SWITCHGEAR



EXISTING ROOF



EXISTING LEAKING PLANTER



EXISTING MULTI-PURPOSE ROOM WATER DAMAGE



POTENTIAL ROOF IMPROVEMENTS

# Building Assessment Repair Recommendations



# Existing Building Limited Remodel

The background is a dark, grayscale image of architectural documents. It features a large pie chart with several slices, some of which are highlighted. There are also various drafting tools, including pens and pencils, scattered across the scene. The overall aesthetic is professional and technical.





Pumping Station



Fieldhouse

Park District  
Maintenance

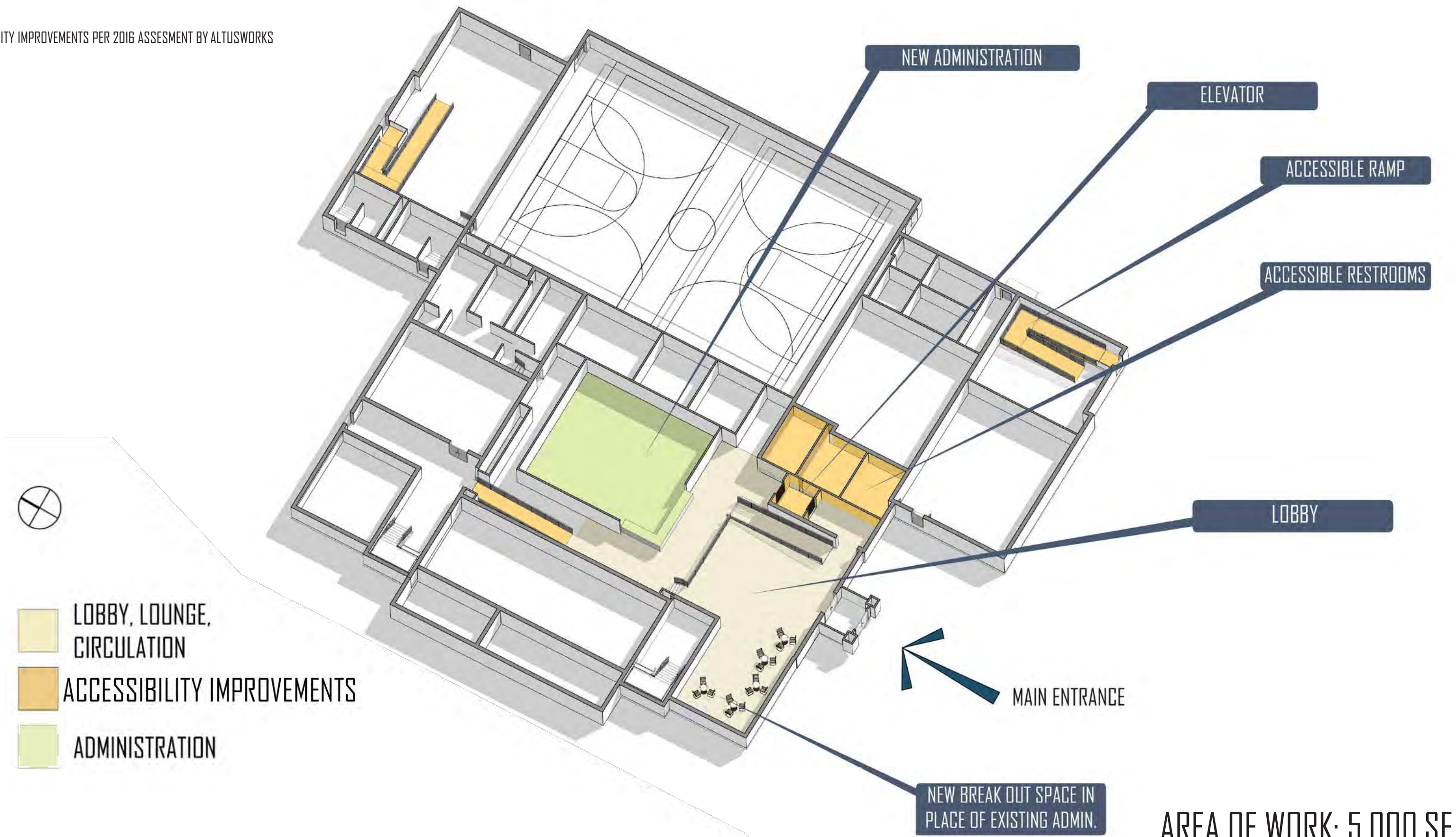
Lincoln Park

**Existing Site**



<b>Core Program Component/Space Type</b>	<b>Existing Community Center Area (SF)</b>	<b>Existing Building Limited Remodel (SF)</b>
Athletics	7,650	7,650
Health Fitness	2,200	2,200
Cultural Programs	3,000	3,000
Hospitality	2,360	2,360
Facility Administration	600	1,400
Common Space	13,790	11,790
Utility Space	6,400	6,400
<b>Total</b>	<b>36,000</b>	<b>36,000</b>





\*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

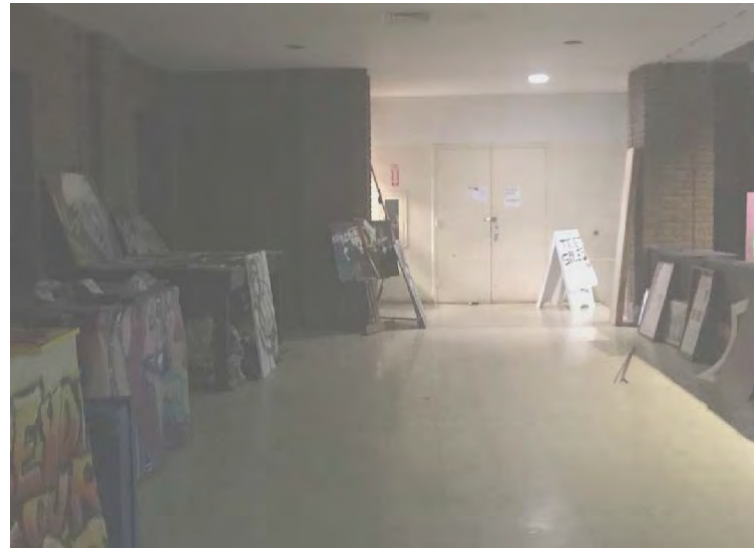
AREA OF WORK: 5,000 SF  
\$22,000,000

# Existing Building Limited Remodel– Level 1





EXISTING BUILDING ENTRY



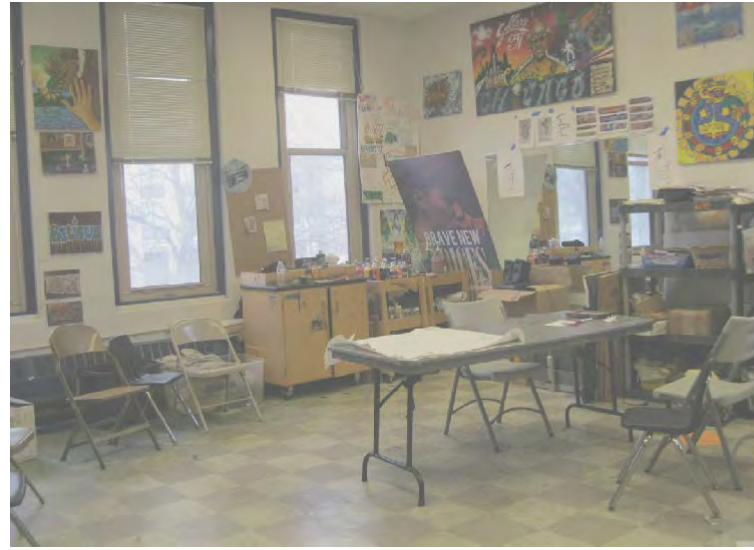
EXISTING CORRIDOR



EXISTING PONDING AT DRAINS



EXISTING CORRODED SWITCHGEAR



EXISTING MEETING ROOM



EXISTING ROOF



EXISTING FITNESS ROOM



EXISTING MEETING ROOM



POTENTIAL ROOF IMPROVEMENTS

# Building Assessment Improvement Recommendations





**Lobby**

# Opinion of Probable Cost

## Existing Building Limited Remodel

Total Project Cost		<sup>1</sup> \$22,000,000
• Repairs per 2016 assessment by AltusWorks	\$13,600,000	
• Building Remodel & Addition	\$4,900,000	
• Remedial exterior historic replication & building addition	\$1,900,000	
• Furniture, fixtures, & equipment	\$700,000	
• Site	\$900,000	

<sup>1</sup>Disclaimer: cost estimates based on current probable 2019 construction cost in IL.



The background is a dark, grayscale image showing architectural blueprints or plans spread out on a surface. A pen is visible on the right side, resting on the paper. The text is overlaid in the center in a large, white, sans-serif font.

# **Existing Building Full Remodel & Addition**





Pumping Station

Fieldhouse



Proposed  
Addition

Park District  
Maintenance

Lincoln Park

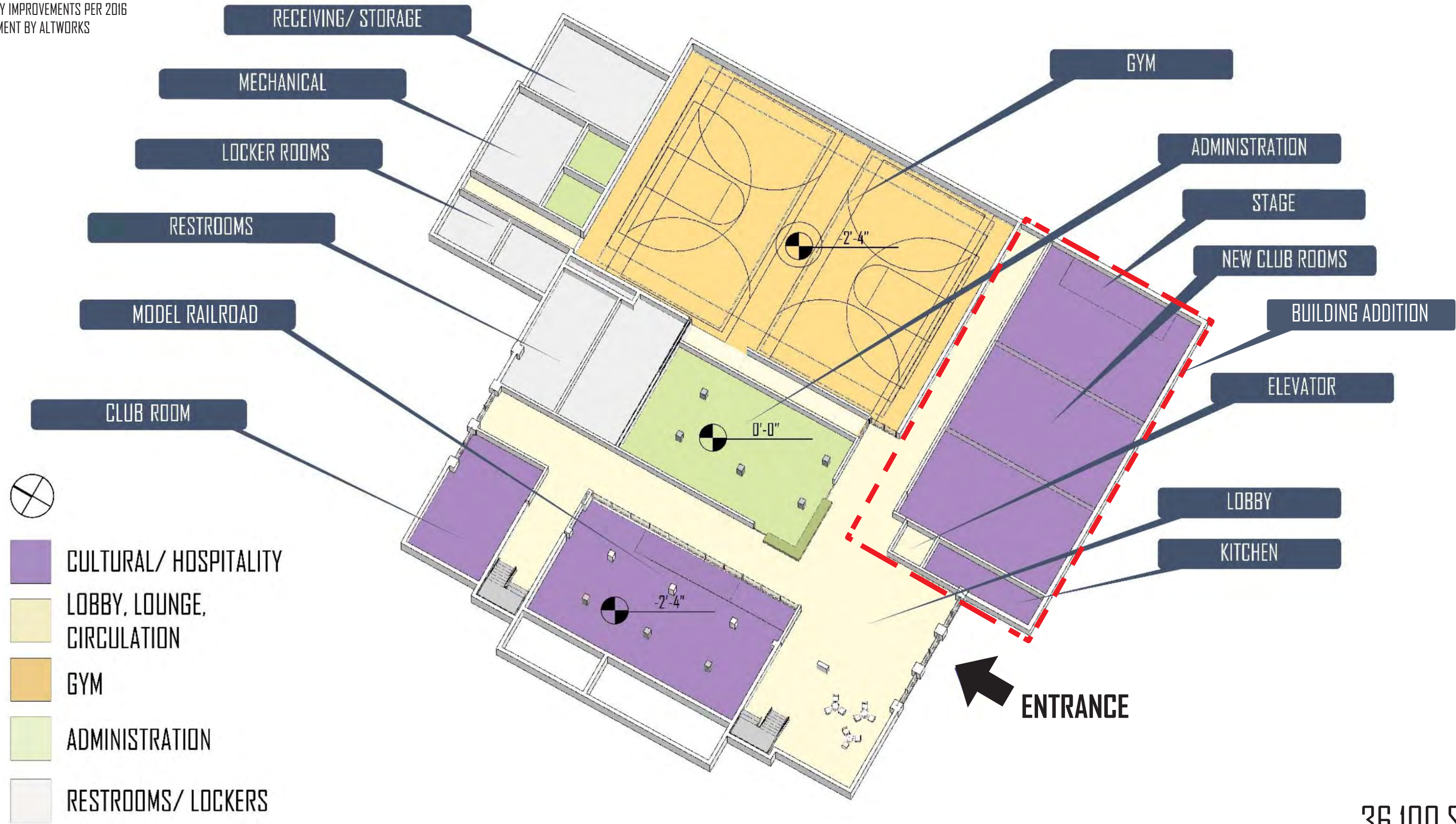
Existing Building Full Remodel & Additions – Site Plan



<b>Core Program Component/Space Type</b>	<b>Existing Community Center Area (SF)</b>	<b>Existing Building Full Remodel &amp; Addition Area (SF)</b>
Athletics	7,650	7,450
Health Fitness	2,200	3,100
Cultural Programs	3,000	6,150
Hospitality	2,360	3,600
Facility Administration	600	1,600
Common Space	13,790	11,750
Utility Space	6,400	2,450
<b>Total</b>	<b>36,000</b>	<b>36,100*</b>

\*Addition of 3,500 SF for roof terrace.



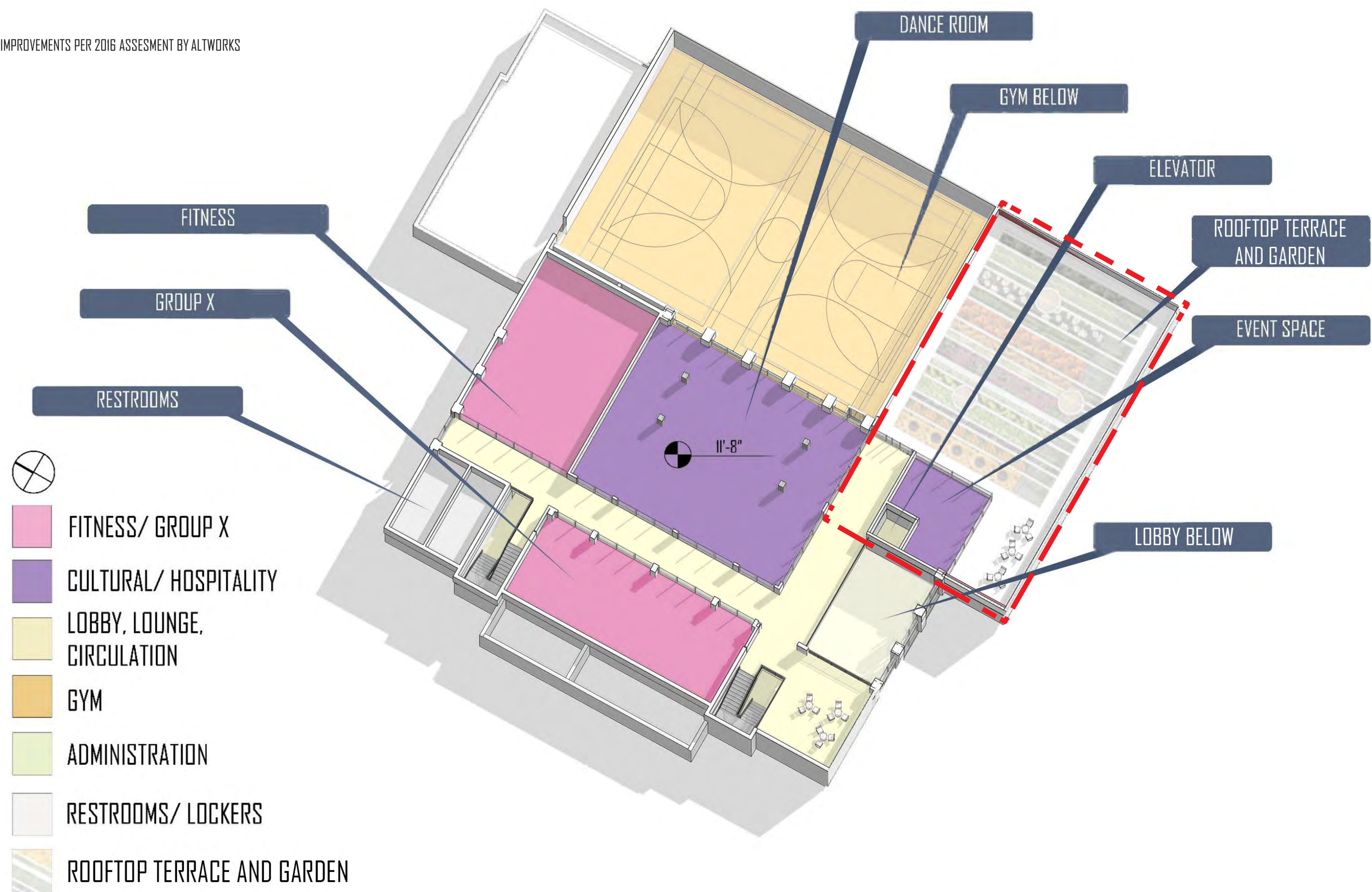


\*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

36,100 SF  
\$44,000,000

# Existing Building Full Remodel & Addition – Level 1





# Existing Building Full Remodel & Addition – Level 2



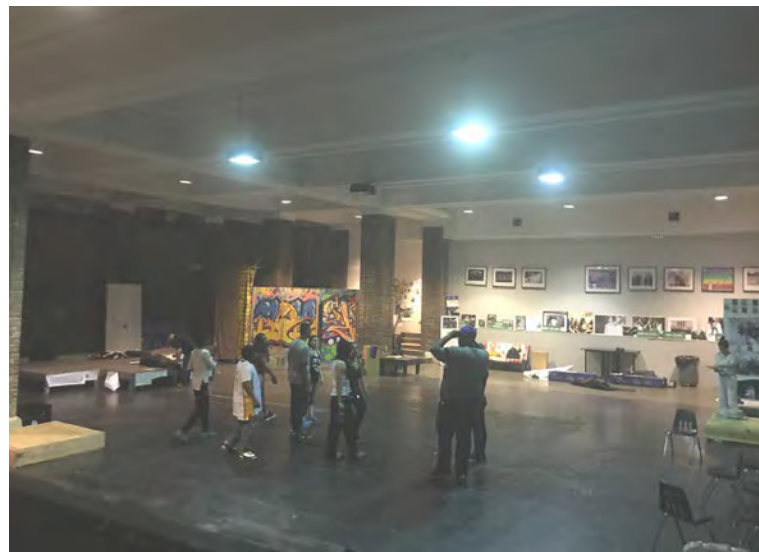


**Clarendon Bath House**

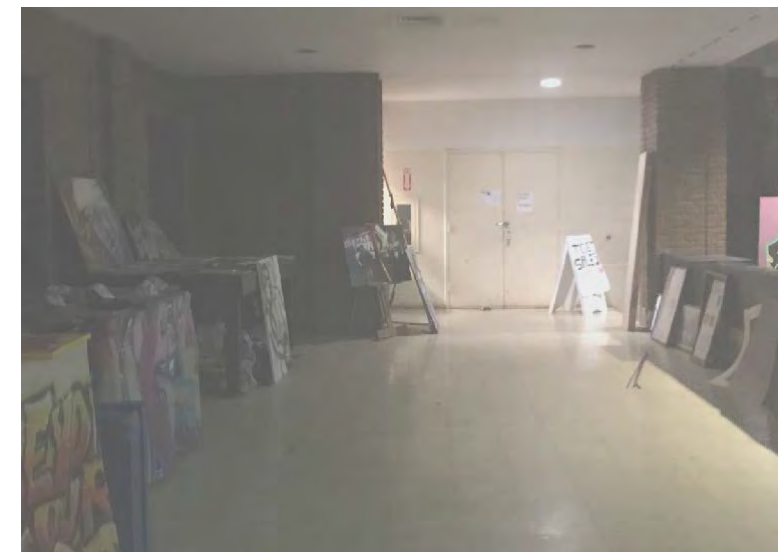




EXISTING BUILDING ENTRY



EXISTING MULTI-PURPOSE ROOM



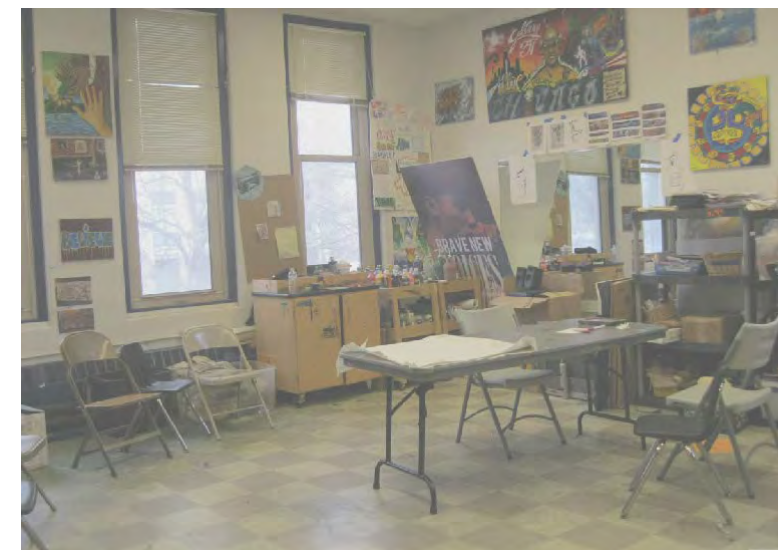
EXISTING CORRIDOR



EXISTING FLOODED BUILDING ENTRY



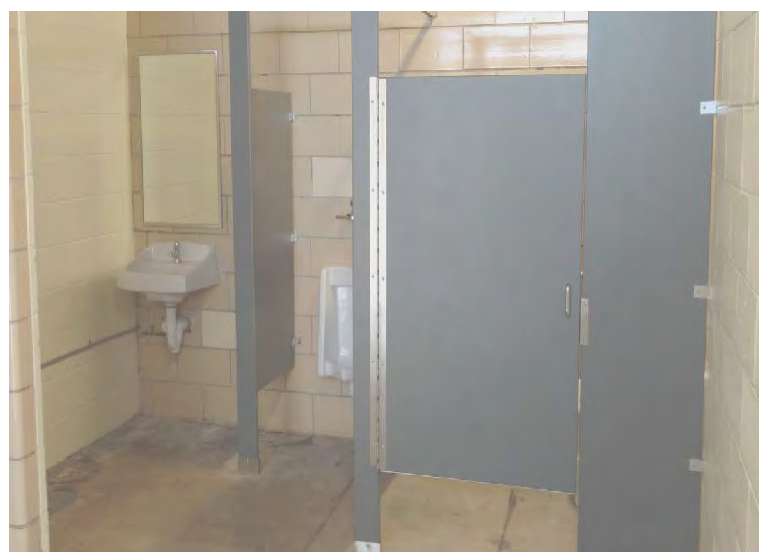
EXISTING MULTI-PURPOSE ROOM WATER DAMAGE



EXISTING MEETING ROOM



EXISTING LEAKING PLANTER



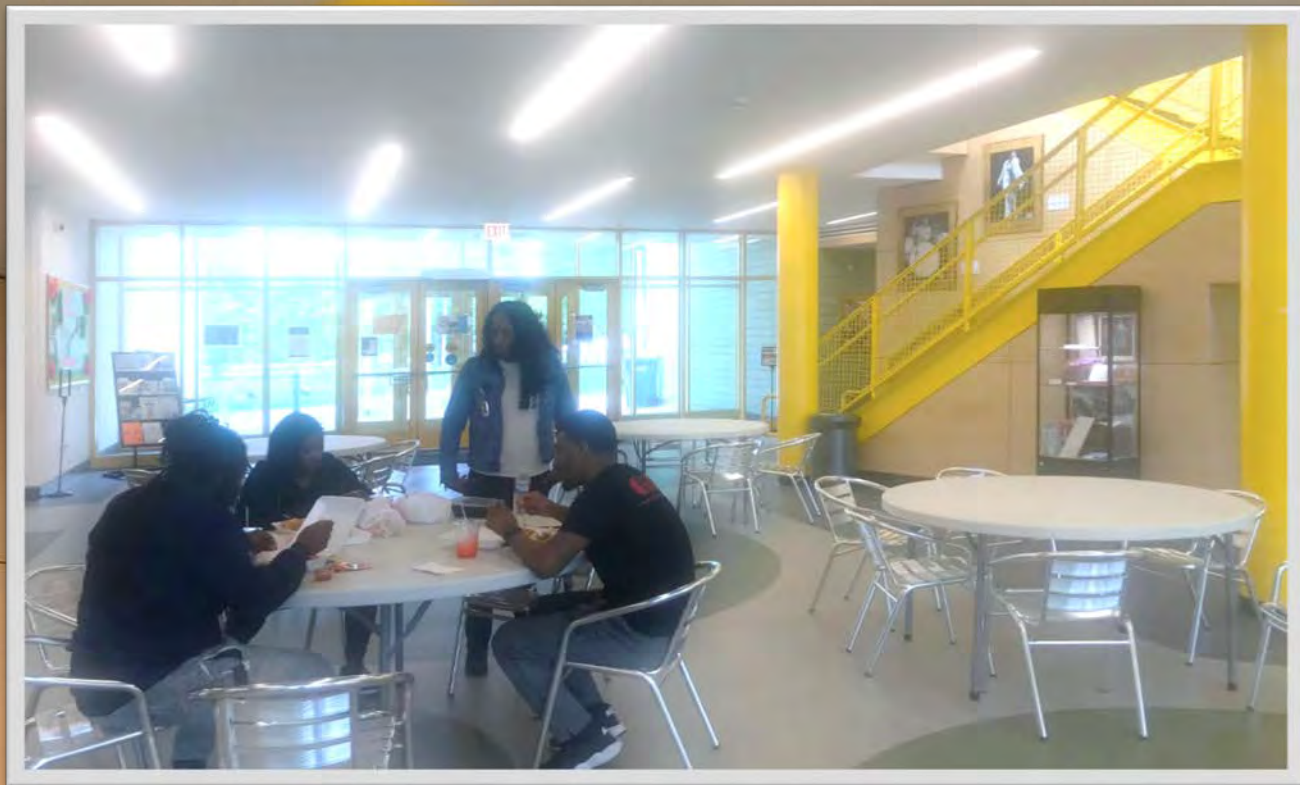
EXISTING RESTROOM



EXISTING MEETING ROOM

# Building Assessment Improvement Recommendations





**Lobby**









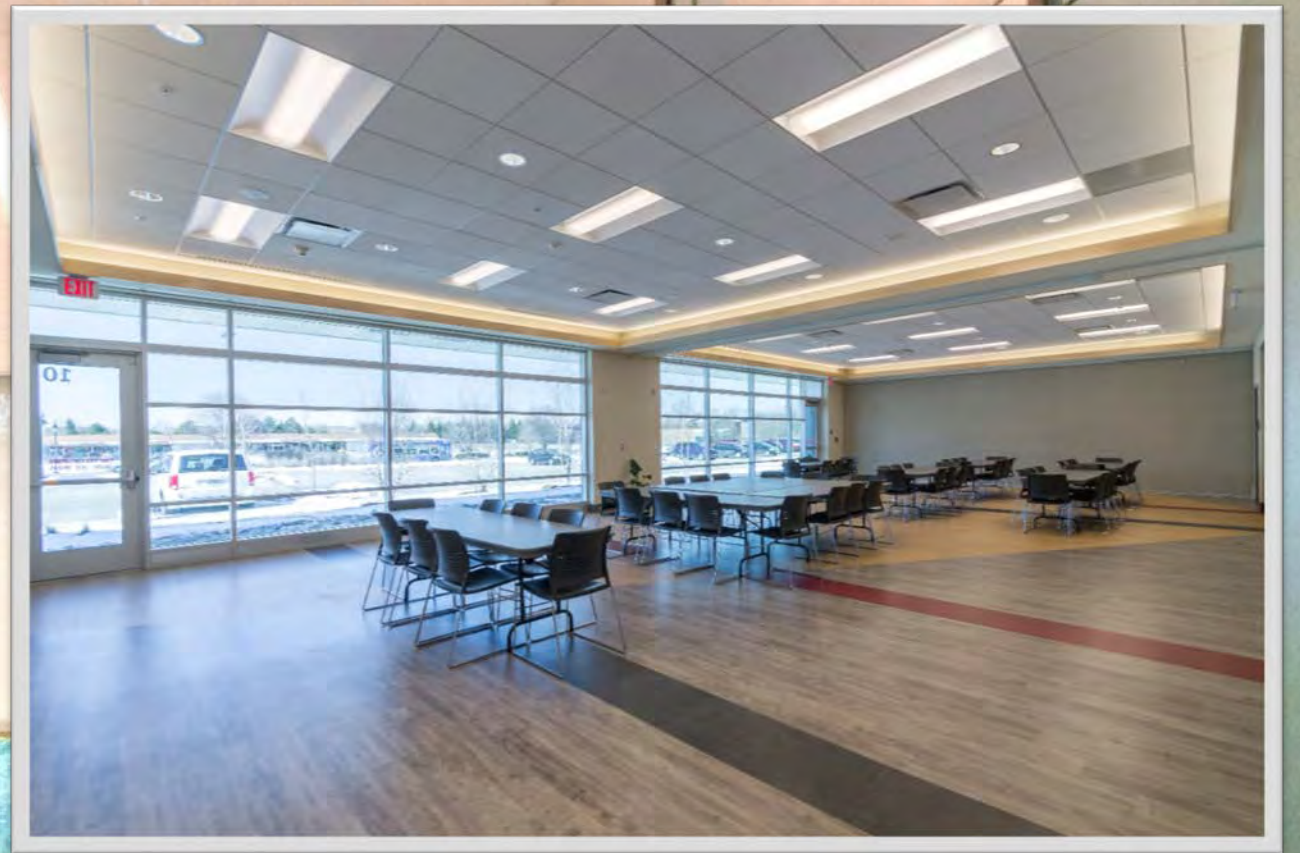
**Fitness**





**Group X**





**Club Rooms**





**Dance Room**





**Event Space**





**Rooftop Garden**





**Roof Terrace**



# Opinion of Probable Cost

## Existing Building Full Remodel & Addition

Total Project Cost		<sup>1</sup> \$44,000,000
• Repairs per 2016 assessment by AltusWorks		\$13,600,000
• Building Remodel & Addition		\$18,750,000
• Remedial exterior historic replication & building addition		\$8,000,000
• Furniture, fixtures, & equipment		\$1,400,000
• Site		\$2,250,000

<sup>1</sup>\*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.



# New Building New Location







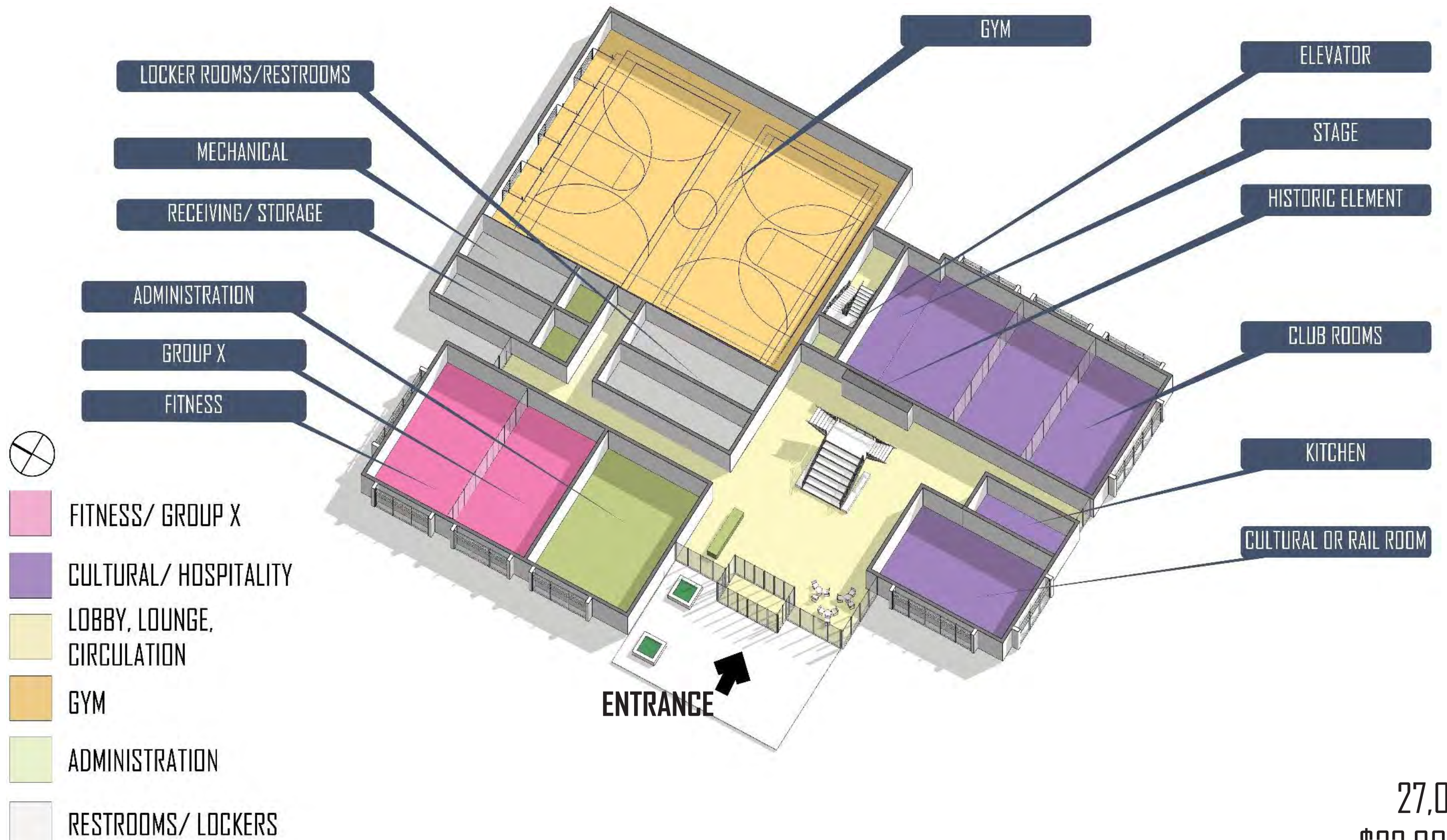
**New Construction, New Building Location – Site Plan**



<b>Core Program Component/Space Type</b>	<b>Existing Community Center Area (SF)</b>	<b>New Building New Location (SF)</b>
Athletics	7,650	8,400
Health Fitness	2,200	2,400
Cultural Programs	3,000	3,000
Hospitality	2,360	4,000
Facility Administration	600	1,400
Common Space	13,790	6,000
Utility Space	6,400	1,200
<b>Total</b>	<b>36,000</b>	<b>27,000*</b>

\*Includes 3,000 SF for roof terrace.





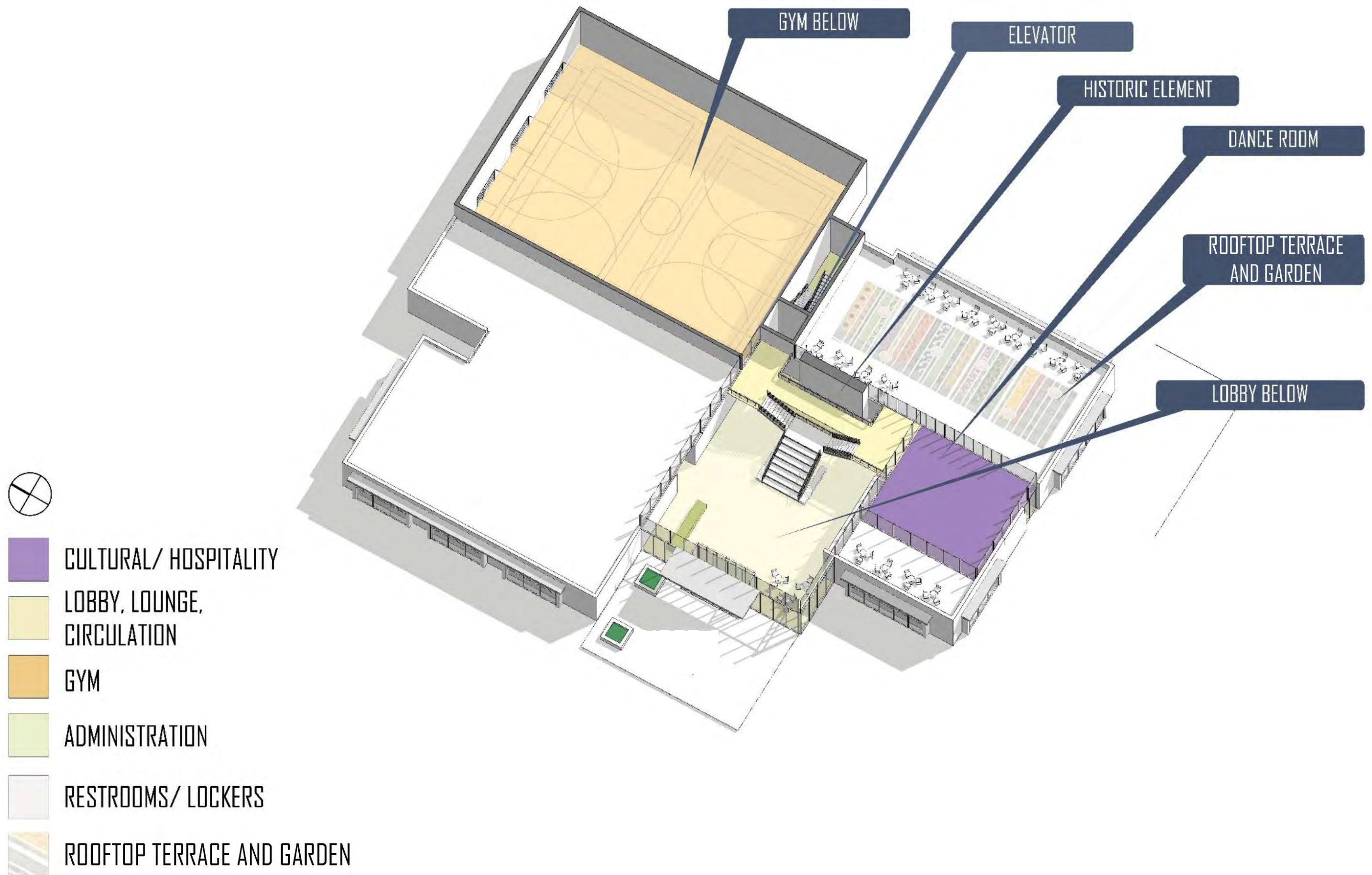
27,000 SF  
\$22,000,000

\*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

\*Existing fieldhouse to remain open during construction

**New Construction, New Building Location - Level 1**





**New Construction, New Building Location - Level 2**



# Opinion of Probable Cost

## New Building (New Location)

Total Project Cost		<sup>1</sup> \$22,000,000
• Demolition		\$950,000
• Building		\$17,600,000
• Furniture, fixtures, & equipment		\$700,000
• Site		\$2,750,000

<sup>1</sup>\*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.



# **New Building Construction Existing Location**







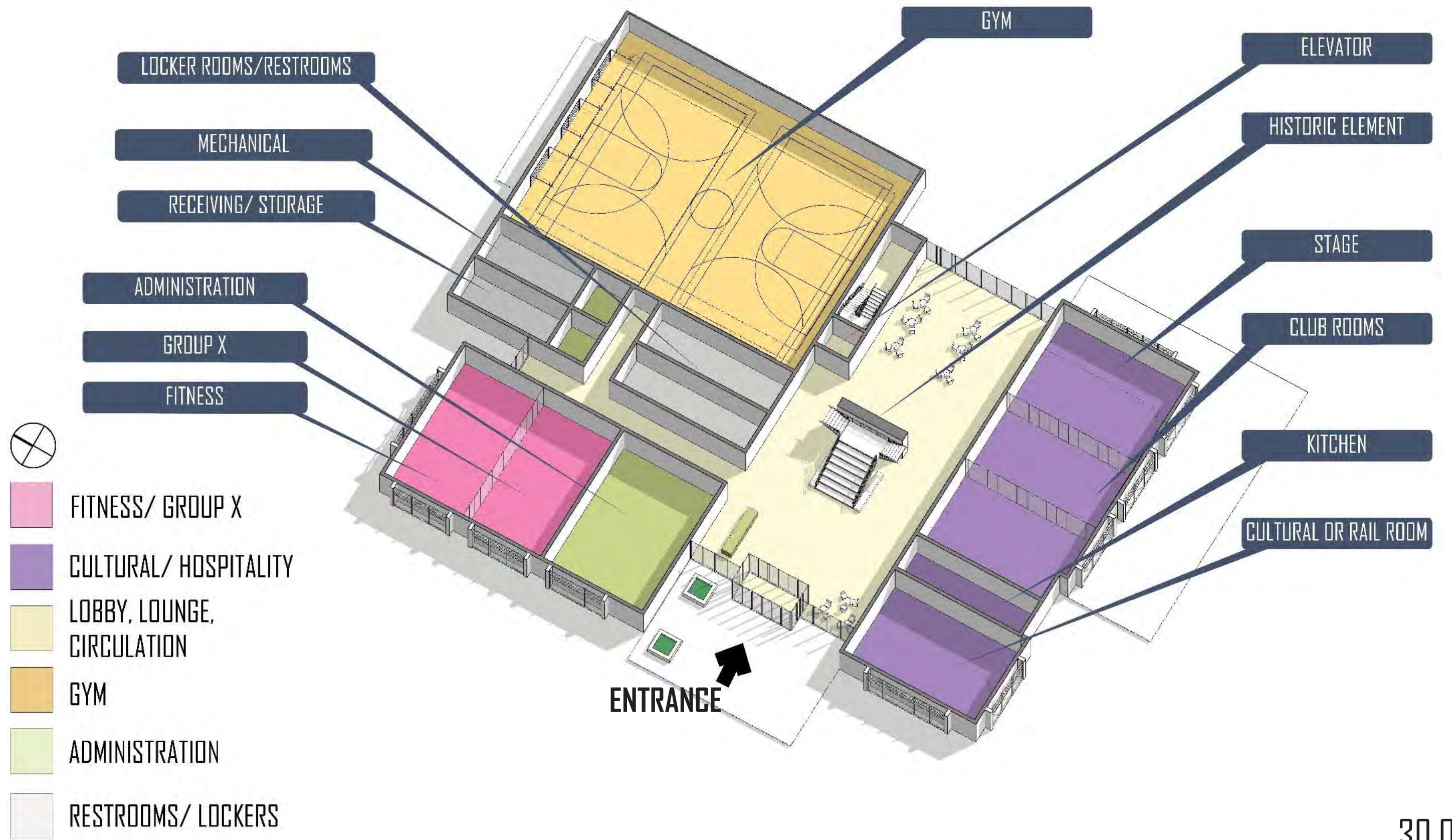
**New Construction, Existing Building Location– Site Plan**



<b>Core Program Component/Space Type</b>	<b>Existing Community Center Area (SF)</b>	<b>New Building Existing Location (SF)</b>
Athletics	7,650	8,400
Health Fitness	2,200	2,400
Cultural Programs	3,000	3,000
Hospitality	2,360	4,000
Facility Administration	600	1,400
Common Space	13,790	9,600
Utility Space	6,400	1,200
<b>Total</b>	<b>36,000</b>	<b>30,000*</b>

\*Includes 3,000 SF for roof terrace.



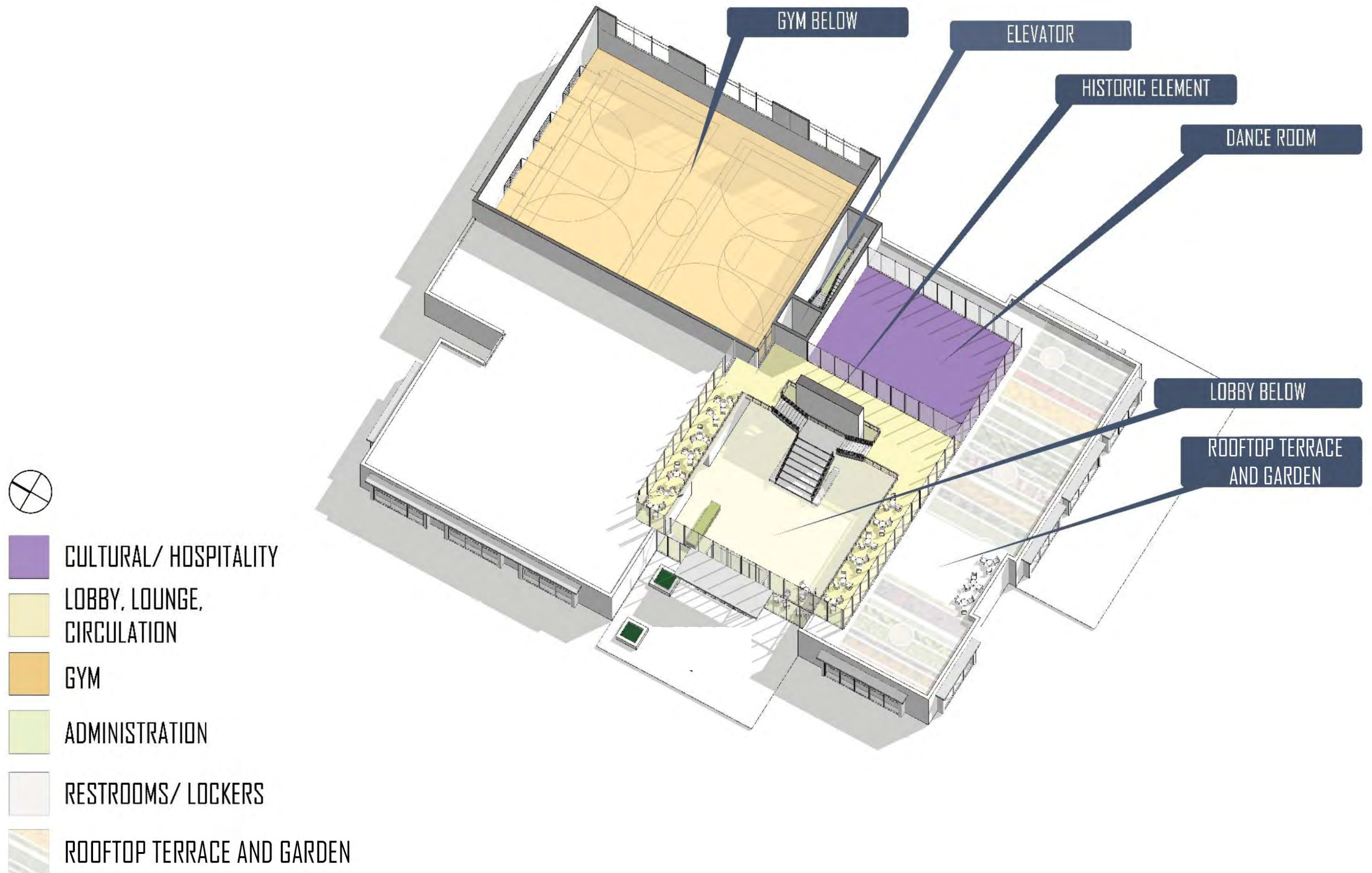


\*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

30,000 SF  
\$22,000,000

**New Construction, Existing Location - Level 1**





**New Construction, Existing Location - Level 2**









**Fitness**





**Group X**





**Club Rooms with Stage**





**Cultural Room**





**Dance Room**





**Lobby**





**Rooftop Garden**





**Roof Terrace**



# Opinion of Probable Cost

## New Building (Existing Location)

Total Project Cost		<sup>1</sup> \$22,000,000
• Demolition		\$750,000
• Building		\$18,000,000
• Furniture, fixtures, & equipment		\$700,000
• Site		\$2,550,000

<sup>1</sup>\*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.



# Ellis Fieldhouse

Type	New Construction
Year Built	2016
Building SF	32,000
Cost	\$17,500,000
Cost / SF	\$547
Funding	TIF: \$4,300,000 CHA: \$8,000,000 New Market Tax Credits: \$5,200,000
Funding Conditions	40% of programming slots are required to be reserved for CHA residents
Project Start	2003-2016
Duration	13 Years





# Ping Tom Fieldhouse

Type	New Construction
Year Built	2013
Building SF	30,000
Cost	\$15,000,000
Cost / SF	\$500
Funding	TIF: \$15,000,000
Funding Conditions	NA
Project Start	2002-2013
Duration	11 years





# Chicago Women's Fieldhouse

Type	Renovation of Warehouse Building
Year Built	2009 - 2014
Building SF	27,600
Cost	\$4,200,000
Cost / SF	\$301
Funding	TIF: \$3,800,000 CPD: \$400,000
Funding Conditions	Phase 1: \$1,200,000 Phase 2 & 3: \$3,000,000 1st floor concession paid by vendor (1,100 SF) 3rd floor build out paid by vendor (9,200 SF)
Project Start	2007-2014
Duration	7 years





# Fundraising, Timing, & Programming

	Existing Building Limited Remodel	Existing Building Full Remodel & Addition	New Building New Location	New Building Existing Location
Building SF	36,000	36,100	27,000	30,000
Cost	\$22,000,000	\$44,000,000	\$22,000,000	\$22,000,000



Q&A!