CLARENDON COMMUNITY CENTER PARK

CHICAGO PARK DISTRICT

COMMUNITY MEETING

19 September 2019
Introduction
Presentation

• Design Goals
• Existing Conditions
• Community Feedback
• Design
• Phases of Work
• Cost Opinion

Q&A
• Multi-Generational
• Built to Last
• Sustainable
• Culture and Performance
• Historical Vitality
June 2016 Altus Works Report
~Assessment of existing facility that identified deficiencies in life safety, accessibility, building mechanical, electrical and plumbing systems, repairs required to building envelope and site infrastructure

September 2018 Community Meeting
~Presented concepts for 2 new buildings and 1 repair option
~Community feedback indicated keeping the existing building with continued use during construction was a priority. Inclusion for the neighborhood’s diverse age and ethnic backgrounds was very important.
~The gym, train display and dance studio were the most important core program spaces
~66% of attendees prefer repair of the existing building over a new facility.

February 2019 Community Meeting
~Presented 4 options: Existing building- limited remodel, Existing building-full remodel & addition, New building existing location and New building-new location.
~Community feedback: split between scope of remodel-Limited remodel (36%) and Full remodel & addition (35%).
Based on commentary received during the community feedback process the overall preference is for the Remodeling options for the Fieldhouse.
• Site Plan
• Floor Plans (with interior views)
• Building Section
• Exterior Renderings
• Animation
Design Site
Existing Site Context Plan
Improved Drainage
Site Improvements Plan
Ground Floor – Club Room
Information to be provided by Williams Architects

Upper Floor – Club Room - Teen Lounge
Information to be provided by Williams Architects

Upper Floor – Central Area
EXTERIOR SCOPE

- Replace all windows with energy efficient double pane windows
- Gym: New clerestory windows at gym (beyond)
- Re-roof: New insulated roof with down spouts and gutters for gym roof
- Replace metal fascia and soffit complete
- Masonry repair: Tuckpoint and repair exterior facade
- New addition: 2-story addition with new vestibule, canopy and elevator
- Site: New entrance plaza with updated stairs and ramp, relocate planters, signage and flag pole
- Site: New gathering plaza with at grade stage and expanded green space
- Site: Remove existing landscaping, repair planters and cap

PHASE 1 SCOPE

PHASE 2 SCOPE
Gym Improvements - Provide new clerestory windows on the east wall, new Terra Flex sports floor, paint walls and ceilings, new wood panel wall on west elevation

Mechanical Reno Allowance – Rework existing HVAC to supply and exhaust new Lobby and Restrooms. New HVAC distribution to Gym

Re-Roof Scope (1 Upper & 2 Lower Roofs) - Replace entire roof and insulation with new R30 insulation and 80mil PVC roofing

Metal Fascia - Replace Metal soffit and fascia 100%, existing framing to remain, replace any damaged members

Limited Ceiling Repair (25%) - Replace any water damaged ceilings after new roof is in place

Planter - Remove existing landscaping, repair, waterproof and cap planters

Exterior Masonry & Concrete Foundation Wall Repair - Tuckpointing for the entire building, repair/replace of damaged masonry, repair damaged foundations

ADA Toilets - Adjacent to the Lobby, provide (2) new ADA restrooms and a janitor’s closet

Transformer & Switchgear - Replace the existing ComEd transformer with new exterior transformer, replace existing switchgear in the same location

ADA Ramp & Stairs - provide new ramps/stairs on 1st and 2nd floor to allow accessibility to all floor levels.

New Addition – Construct a vestibule addition with elevator to second floor and connection to existing storage area. Includes

Site Work – Mitigate flooding issues with area drains and new storm line at entrance areas, new concrete sidewalk where are drains installed and new hardscape at new entrance
FLOOR 1 SCOPE DIAGRAM

PHASE 1 SCOPE - GROUND FLOOR

- GYM - NEW GYM FLOOR, WOOD WALL PANELING, CLEARESTORY WINDOWS ON EAST WALL AND NEW HVAC DUCT WORK
- ADA TOILETS - NEW ACCESSIBLE RESTROOMS AND JANITORS CLOSET
- ACCESSWAY (DOORS ALWAYS CLOSED)
- SITE - NEW ENTRANCE HARDSCAPE INCLUDING PLANTERS AND SEATING
- NEW ADDITION - 2 STORY ADDITION WITH CANOPY, VESTIBULE, ELEVATOR AND CONNECTION TO STORAGE AND BOILER ROOMS
- PLANTER - REMOVE PLANTINGS, REPAIR AND CAP PLANTER
- REPLACE TRANSFORMER WITH OUTDOOR TRANSFORMER, REPLACE ELECTRICAL SWITCHGEAR

SITE - NEW AREA DRAINS AT STAIR WELLS
SITE - NEW AREA DRAINS AT NORTH PLAZA

CLARENDON AVENUE

MODEL RAILROAD CLUB
WORK ROOM & STORAGE
940 SF

CLUB ROOM
1200 SF

CLUB ROOM
940 SF

FITNESS
1600 SF

GYMNASIUM
4000 SF

CPD STORAGE AND BOILER ROOM
4100 SF

LOBBY / GATHERING
PHASE 1 SCOPE - UPPER FLOOR
Mechanical Reno Allowance – Repair and rework existing HVAC to renovated and remodeled spaces

Renovation – Update finishes, including lighting, in existing offices to remain, corridors, fitness existing restrooms to remain and kitchenette.

Remodel – Newly constructed or significantly altered spaces such as Regional office, Lobby/ Gathering space, Reception, Local office, Club Rooms, Dance Studio and Performance Space

Optional but Recommended MEP – Install Air Conditioning throughout the building

Site Work - Rework the entrance from Clarendon for better street visibility and access, including new ramp and stairs. Provide a new outdoor gathering space in the Plaza along Clarendon, including a new at grade performance space with new landscaping.

Signage and Graphics – Includes interior signage and way finding, historical graphic display in the Lobby, Exterior signage including bird safe lighting for mosaic.

Replace Windows – Replace all exterior windows with energy efficient double glazed windows.
FLOOR 1 SCOPE DIAGRAM

- Renovate alarms on push bars at remote doors
- Renovate rec offices and storage rooms
- Optional MEP new HVAC equipment for air condition through out the building
- Renovate existing restrooms to remain
- New accessible restrooms
- Signage: Wayfinding and signage including historical graphic display
- Remodel lobby/gathering space with monumental staircase, decorative lighting and glass wall at upper floor
- New elevator
- Remodel regional offices
- Site - new ramp and stairs
- Remodel - reception and local office
- Site - rework path from clarendon for better entrance visibility

Phase 2 Scope - Ground Floor

- New glass wall for viewing model railroad
- Site - new outdoor gathering/performance space with stage at grade
- Remodel club rooms
- New work room and storage for model railroad club
- Remodel club rooms
- Renovate finishes in corridors and stairs

Clarendon Avenue
PHASE 2 SCOPE - UPPER FLOOR

- Remodel New Club Room with overhead garage doors so space can be extended into the central area
- Renovate Office Space
- Renovate Kitchenette
- Renovate Restrooms
- Remodel New Club Room
- Remodel Dance Studio with overhead garage doors
- Remodel Central Space with new monumental stairs/seating
- New Elevator
- New Accessible Restrooms
- Remodel New Club Room
- Potential future roof terrace with access from club room (not included in cost estimate)
- Windows: replace all windows with energy efficient double panes glass
Phase 1 Scope:
- Gym Improvements
- Re-Roof Scope Metal Fascia
- Limited Ceiling Repair - 25%
- Planter repairs
- Masonry & Concrete & Foundation Wall Repair
- ADA Toilets at Lobby
- Transformer & Switchgear
- Interior ADA Ramp & Stairs
- New Addition
- Site Work

Phase 1 Estimate $6,390,500

Phase 2 Scope:
- Mechanical Allowance
- Renovation Work
- Remodel Work
- Optional MEP Scope/ Air Conditioning
- Site Work
- Signage and Graphics
- Window Replacement

Phase 2 Estimate $8,460,170

Phase 1 and 2 total Estimate - $14,850,670
(FFE Allowance - $660,000 not included)

Based on Opinion of Cost provided by CCS dated 9/17/19