



A photograph of the Chicago Park District Clarendon Community Center. The building is a two-story brick structure with a dark roof and several windows. In front of the building is a paved walkway and a grassy area with a black metal fence. Bare trees are visible against a clear blue sky.

CHICAGO PARK DISTRICT CLARENDON COMMUNITY CENTER PARK COMMUNITY MEETING

19 September 2019



Introduction Presentation

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

Q&A

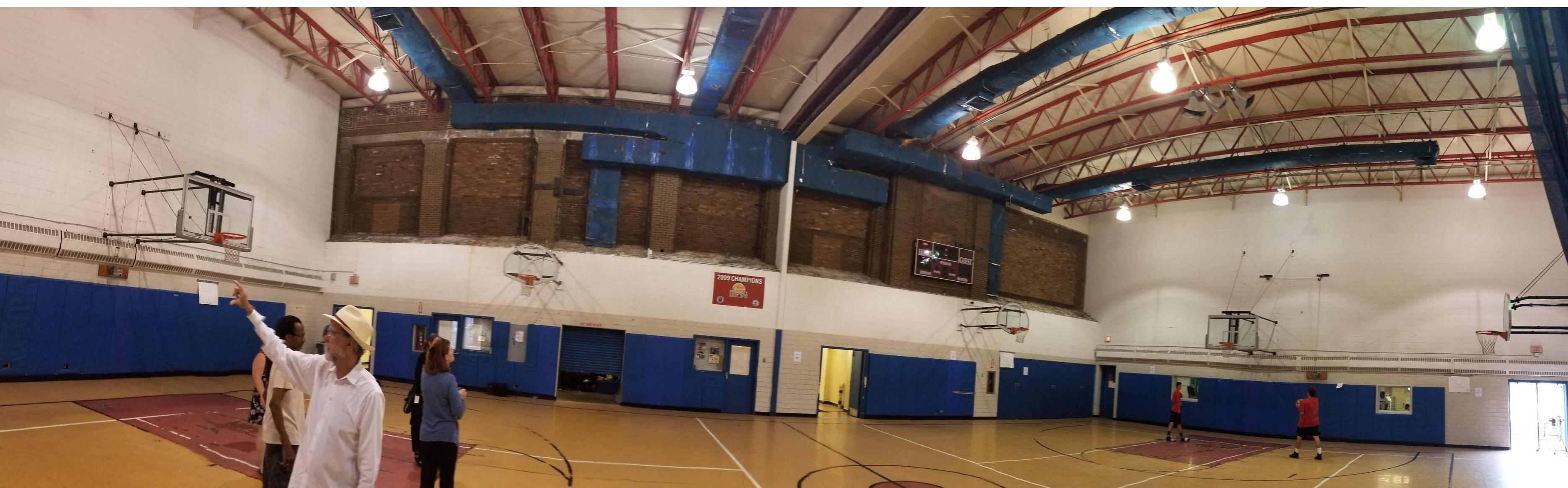
Meeting Agenda

- **Multi-Generational**
- **Built to Last**
- **Sustainable**
- **Culture and Performance**
- **Historical Vitality**

Design Goals



Existing Conditions



Existing Conditions



Community Feedback

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

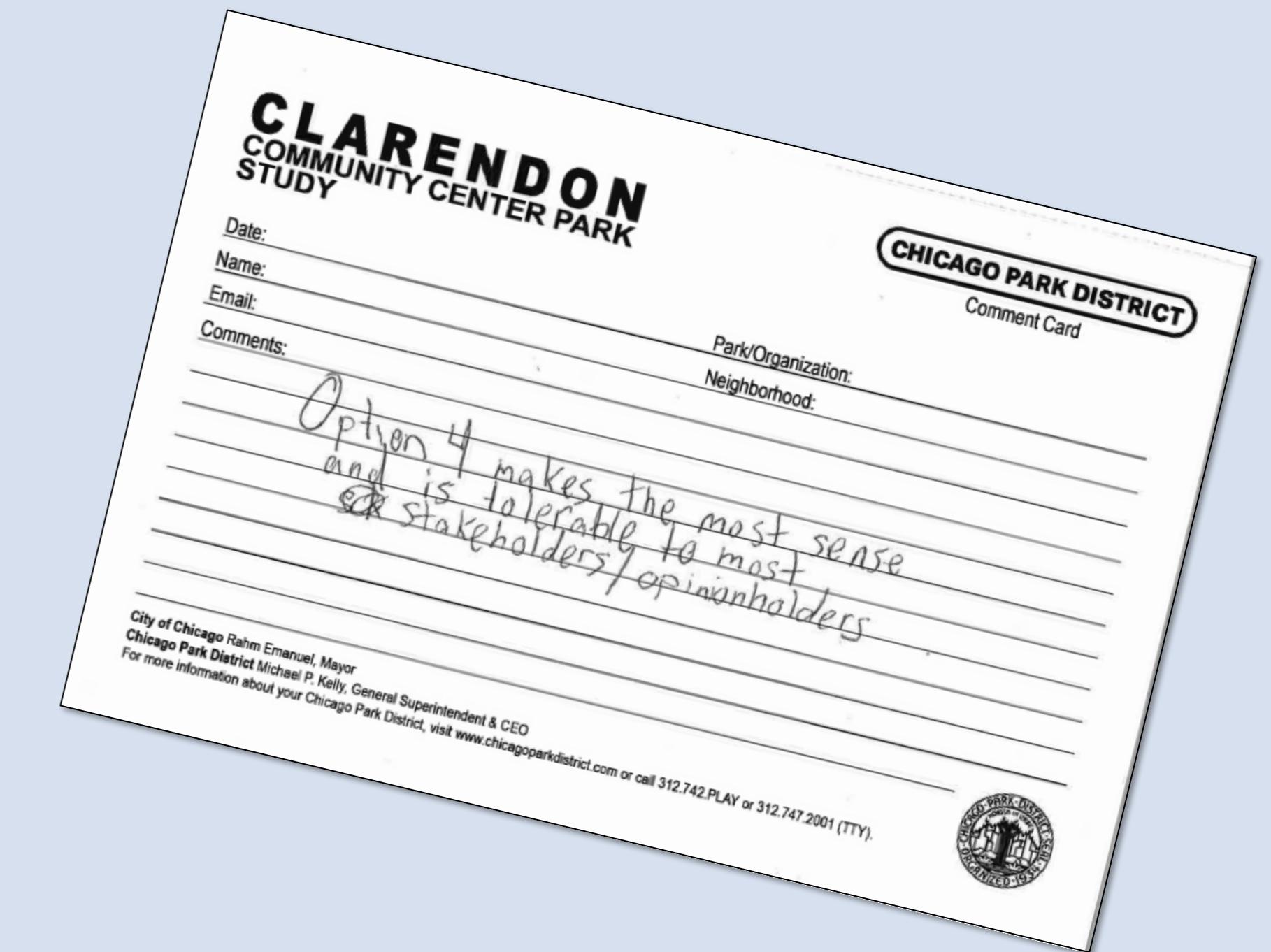
September 2018 Community Meeting

~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.

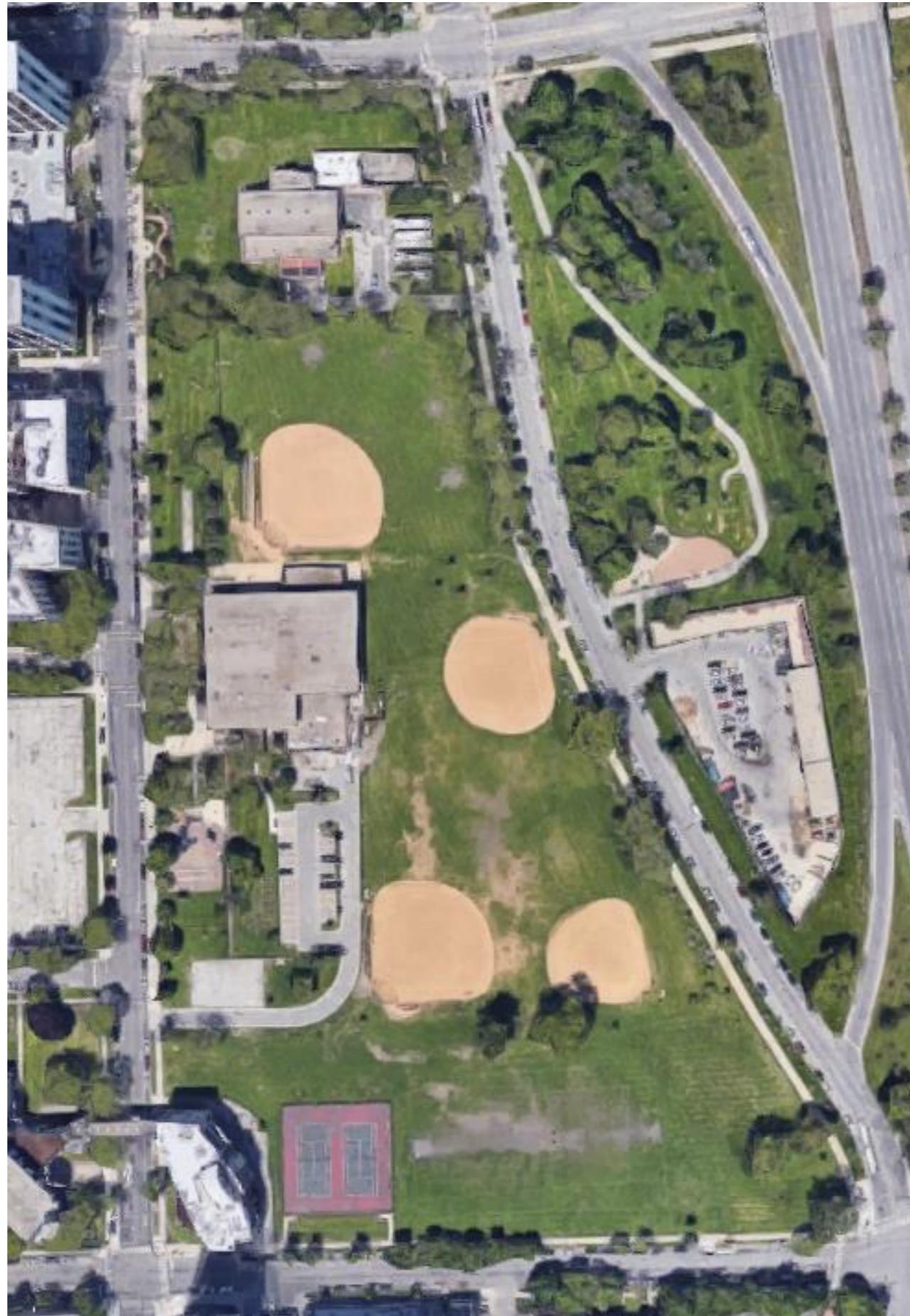


- **Site Plan**
- **Floor Plans**
(with interior views)
- **Building Section**
- **Exterior Renderings**
- **Animation**

Design

Design- Site





Existing Site Context Plan



Improved Drainage



Site Improvements Plan



Design- Building

LEGEND

◀ ▶ CIRCULATION PATH

FITNESS

GYMNASIUM

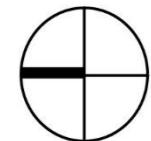
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



MODEL
RAILROAD
CLUB
WORK
ROOM &
STORAGE
940 SF

FITNESS
1600 SF

GYMNASIUM
4000 SF

CLUB
ROOM
1200 SF

CLUB ROOM
940 SF

CLUB
ROOM
510 SF

MODEL RAILROAD CLUB
1500 SF

CPD STORAGE AND
BOILER ROOM
4100 SF

NEW ACCESSIBLE
RESTROOMS

ACCESSWAY
(DOORS ALWAYS
CLOSED)

ENTRANCE

NEW ELEVATOR

STAIR ← RAMP

CLARENDRON AVENUE

Ground Floor Plan



Ground Floor - Lobby

LEGEND

◀ ▶ CIRCULATION PATH

FITNESS

GYMNASIUM

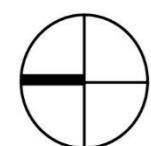
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CLARENDON AVENUE

Ground Floor Plan



Ground Floor – Club Room

LEGEND

◀ ▶ CIRCULATION PATH

FITNESS

GYMNASIUM

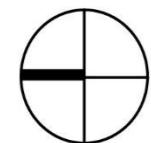
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RESTROOMS

ACCESSWAY
(DOORS ALWAYS
CLOSED)

ENTRANCE

NEW ELEVATOR

STAIR ← RAMP

Ground Floor Plan



Ground Floor - Gym



Ground Floor – Fitness Room

LEGEND

◀ ▶ CIRCULATION PATH

FITNESS

GYMNASIUM

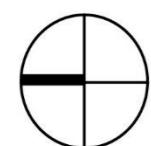
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NEW ACCESSIBLE
RESTROOMS

ACCESSWAY
(DOORS ALWAYS
CLOSED)

ENTRANCE

NEW ELEVATOR

STAIR ← RAMP

CLARENDON AVENUE

Ground Floor Plan

LEGEND

↔ CIRCULATION PATH

DANCE ROOM

KITCHENETTE

RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

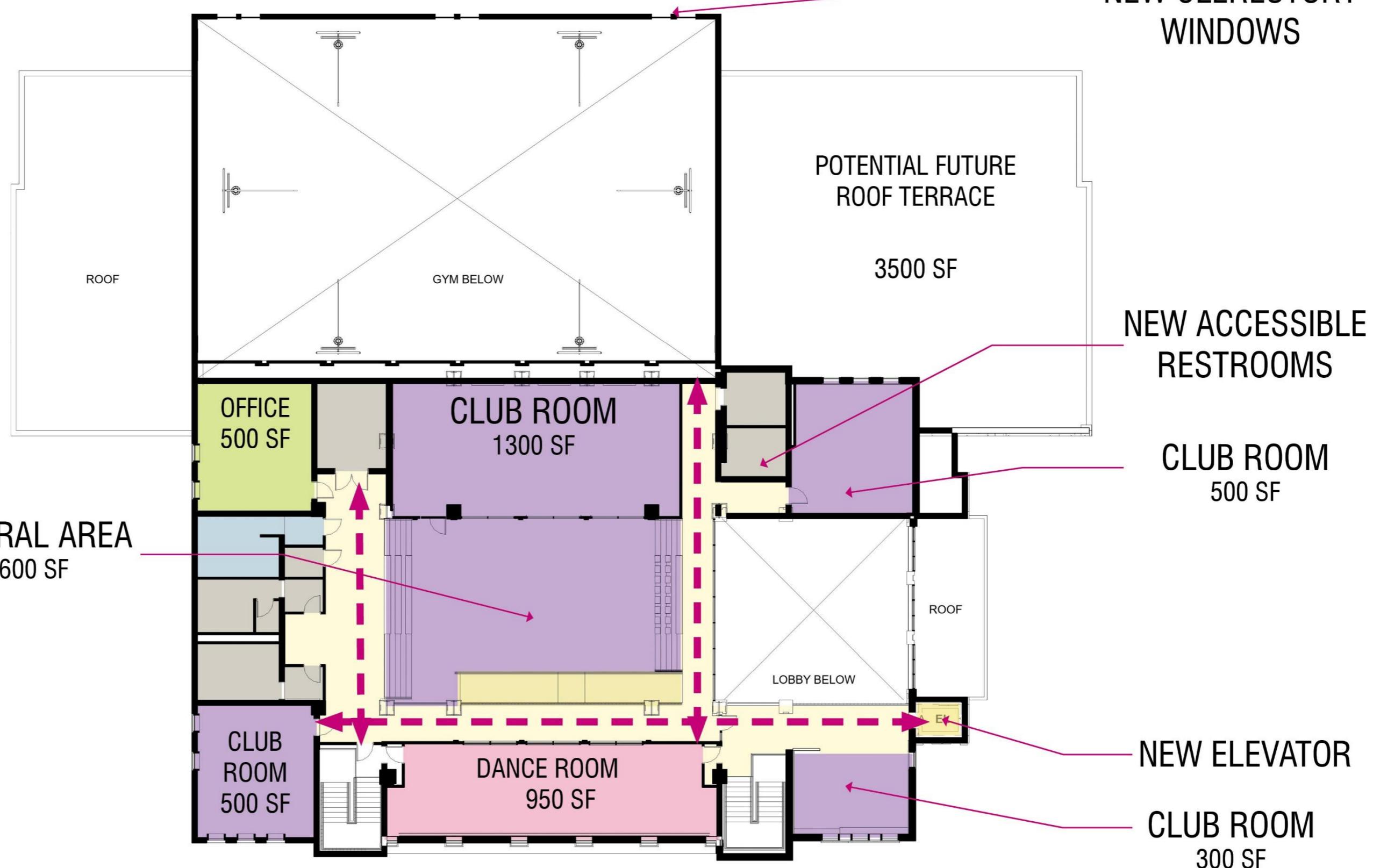
ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



CENTRAL AREA
2600 SF



Upper Floor Plan



Upper Floor – Club Room - Teen Lounge

LEGEND

↔ CIRCULATION PATH

DANCE ROOM

KITCHENETTE

RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

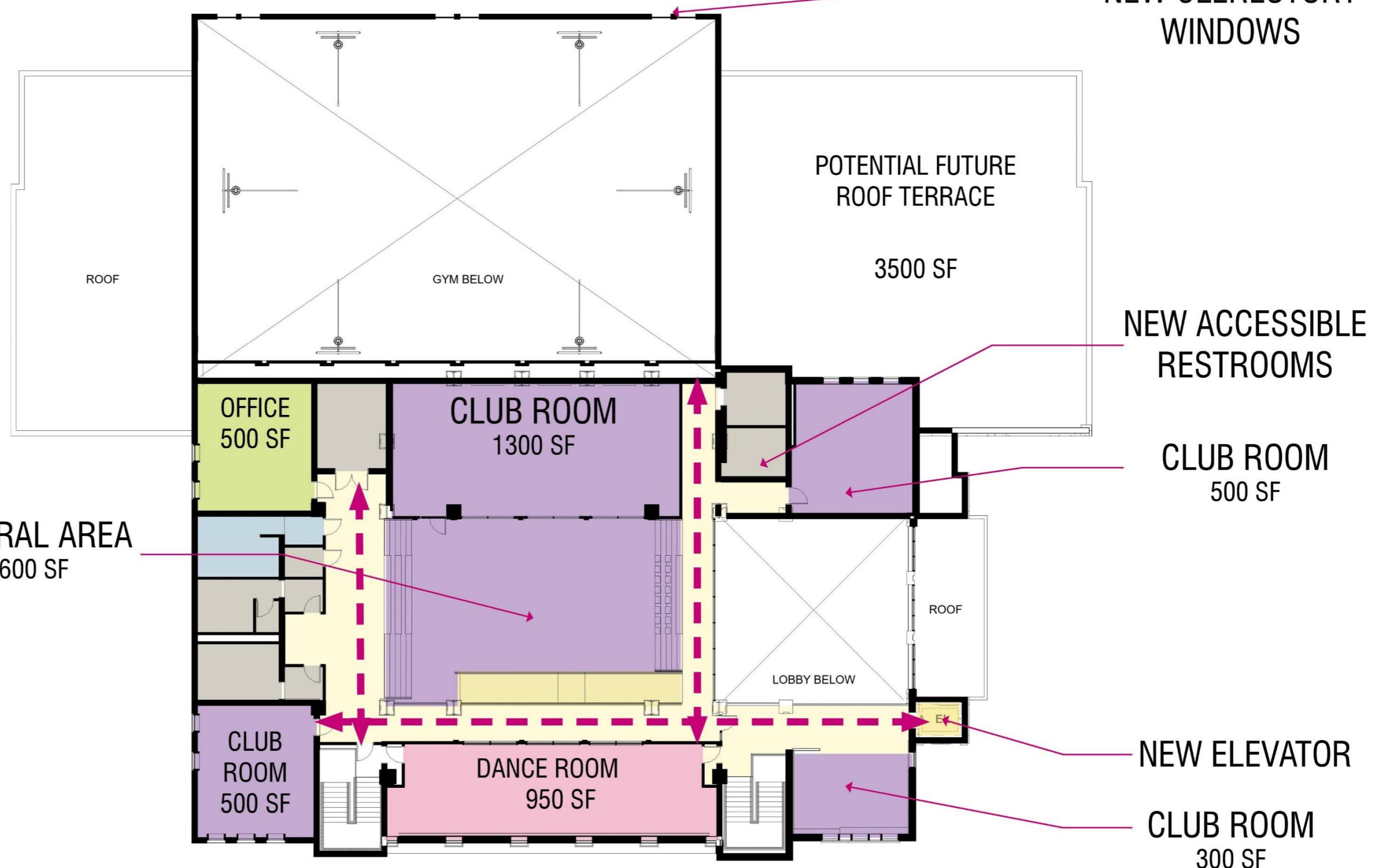
ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



CENTRAL AREA
2600 SF



Upper Floor Plan



Upper Floor – Dance Room

LEGEND

↔ CIRCULATION PATH

DANCE ROOM

KITCHENETTE

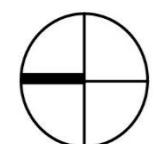
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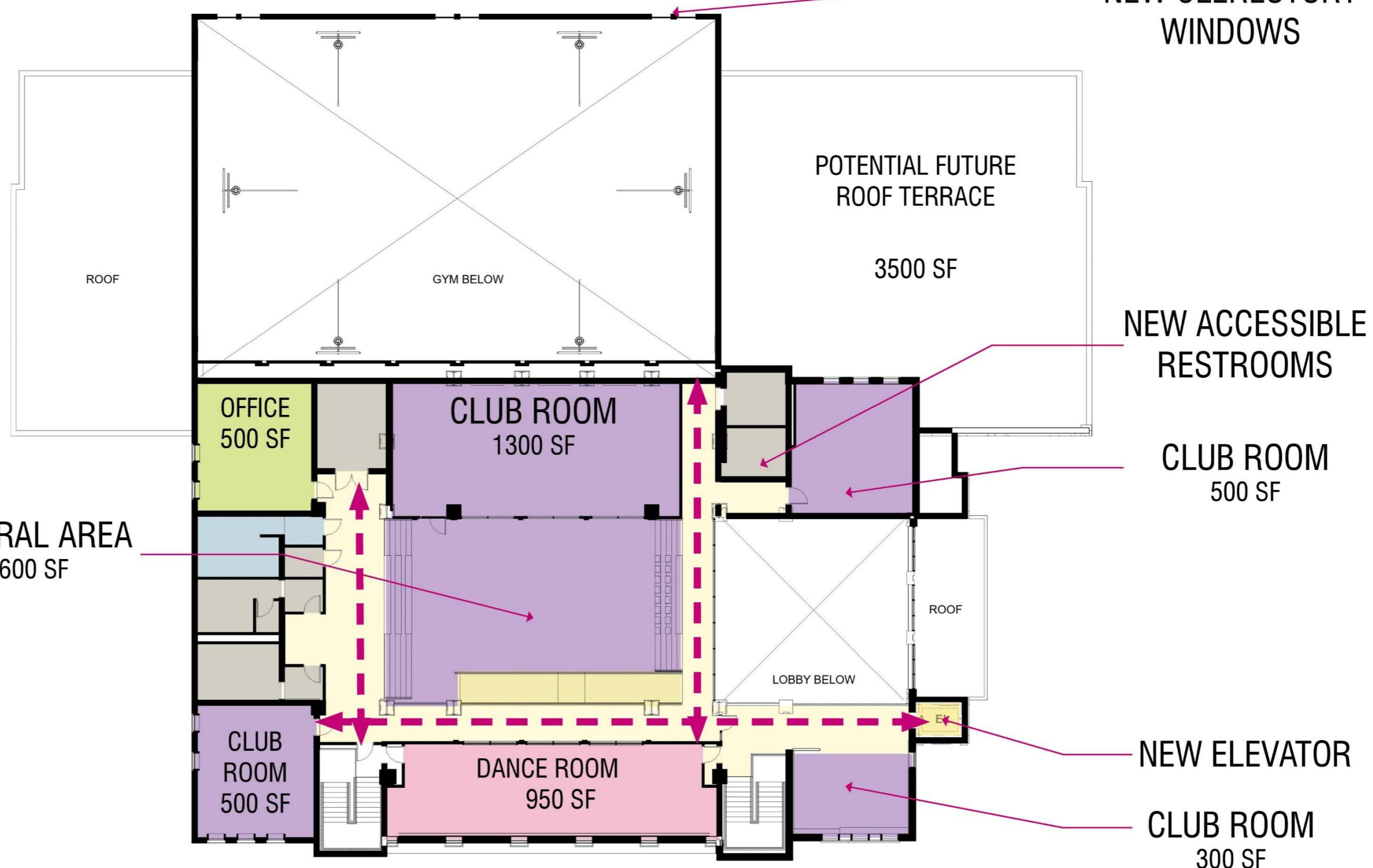
ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



CENTRAL AREA
2600 SF



Upper Floor Plan



Upper Floor – Club Room



Upper Floor – Central Area

LEGEND

↔ CIRCULATION PATH

DANCE ROOM

KITCHENETTE

RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

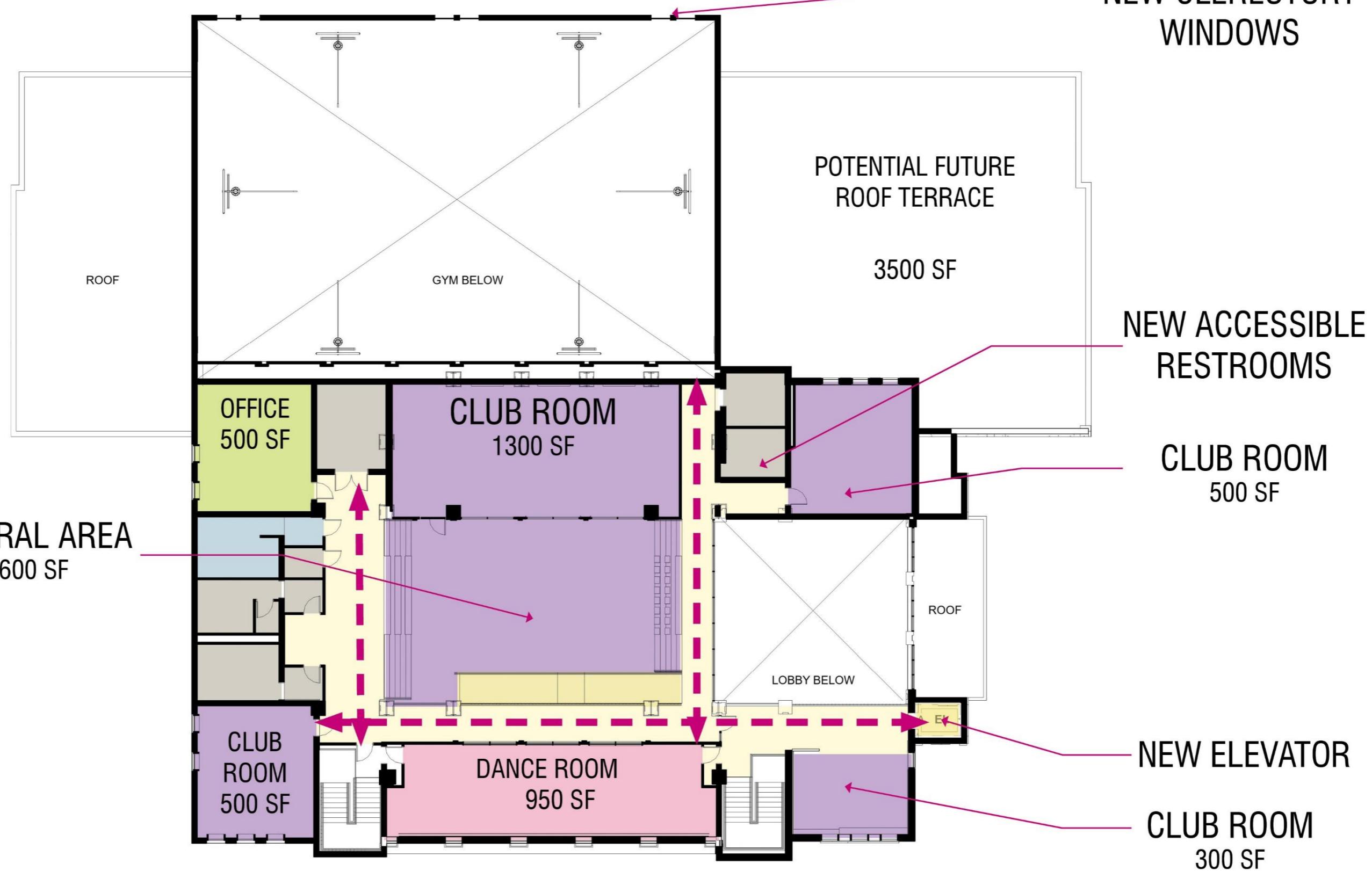
ADMINISTRATION

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RAMP/ ELEVATOR



CENTRAL AREA
2600 SF



Upper Floor Plan

LEVEL 2:

VEST.

LOBBY / LOUNGE

CENTER MAKER SPACE

EXISTING PROGRAM



LEVEL 1:

VEST.

LOBBY / GATHERING

RECEPT.

PROGRAM ROOM

EXISTING PROGRAM



Building Section



Entrance Addition View 1



Entrance Addition View 2



Entrance Addition View 3



CLARENDON PARK COMMUNITY CENTER REMODELING PROPOSAL

ANIMATION

Phases



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

EXTERIOR 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

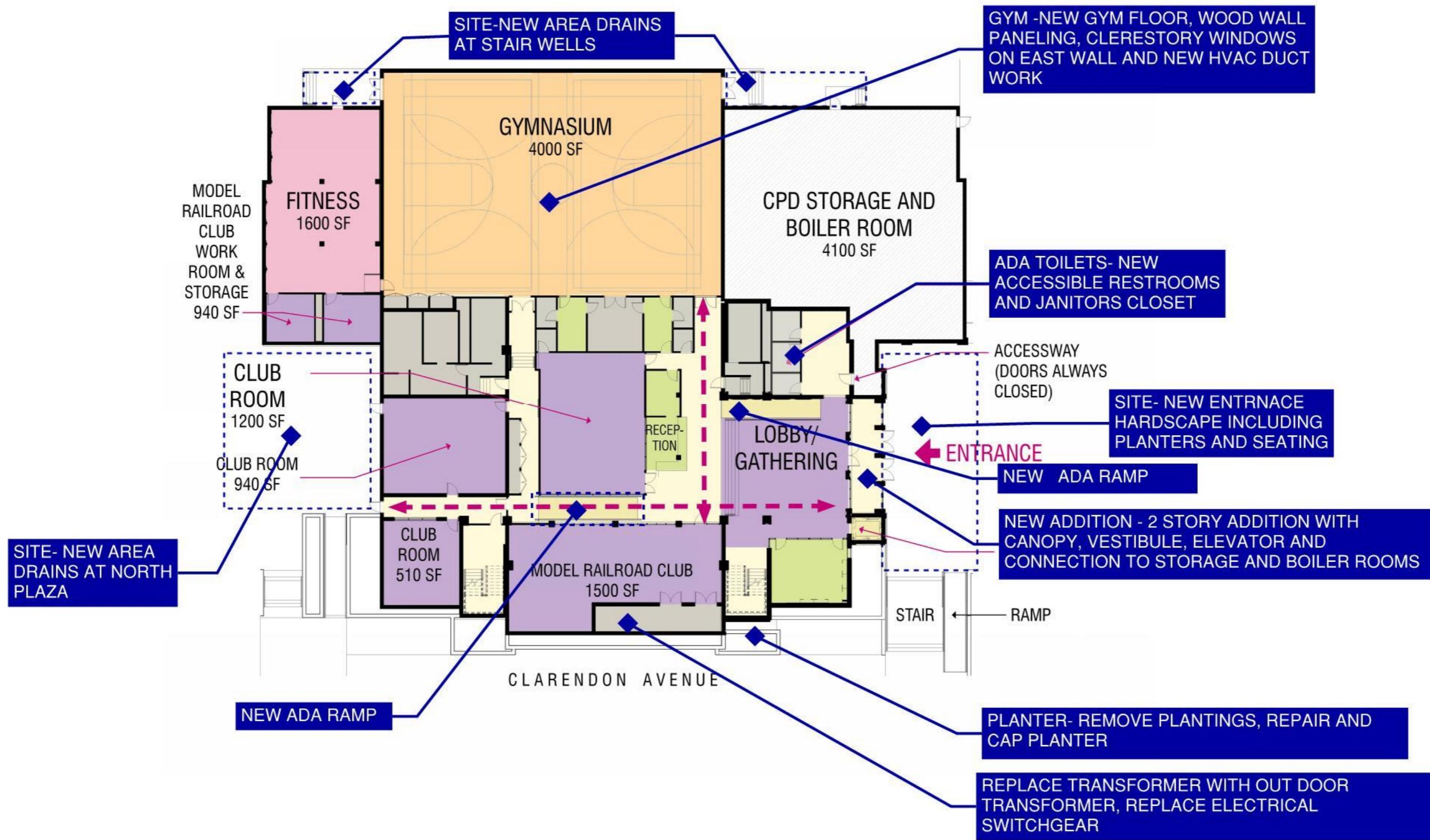
Transformer & Switchgear- Replace the existing ComEd transformer with new exterior transformer, replace existing switchgear in the same location

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

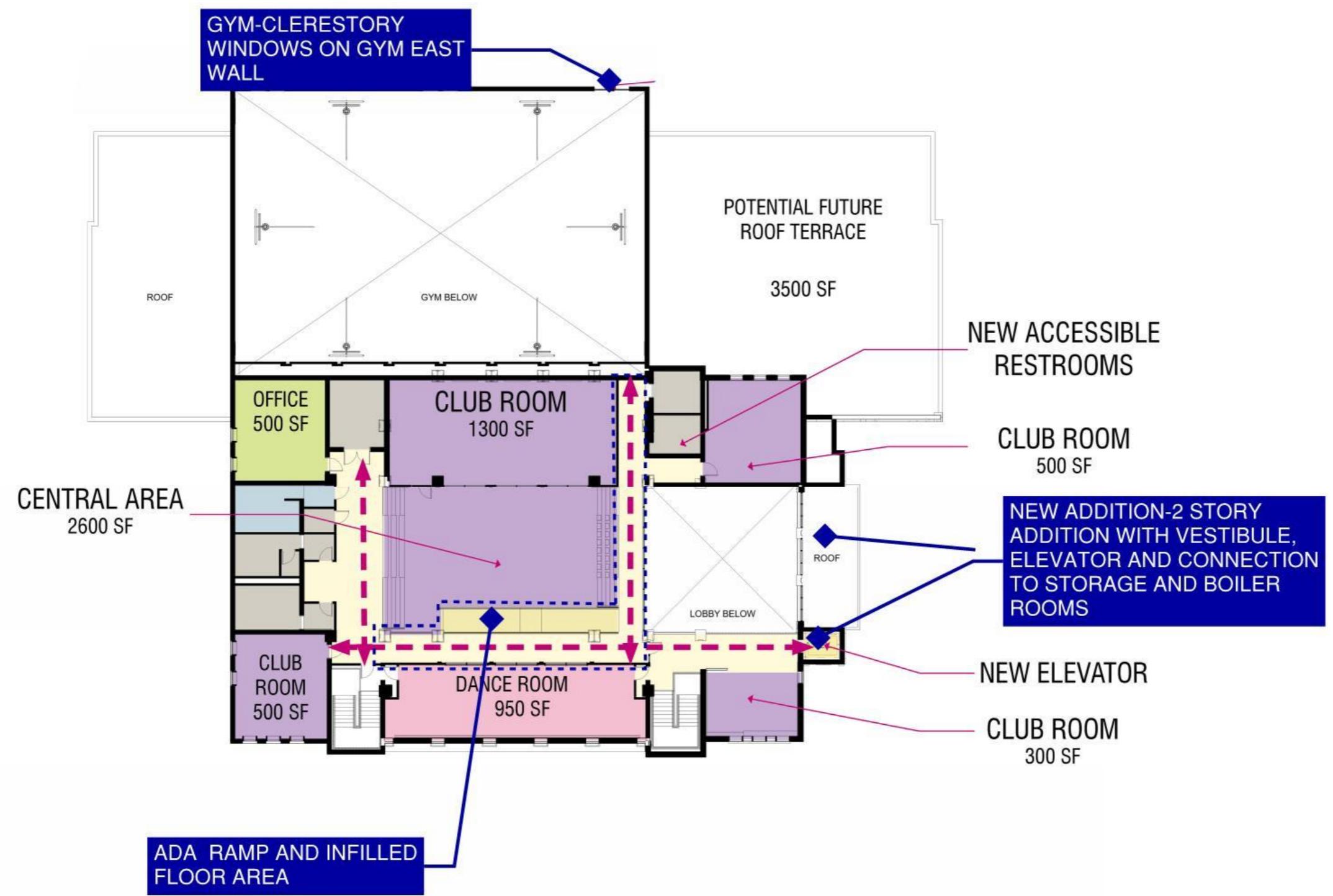
Site Work – Mitigate flooding issues with area drains and new storm line at entrance areas, new concrete sidewalk where are drains installed and new hardscape at new entrance

Phase I



PHASE 1 SCOPE - GROUND FLOOR

FLOOR 1 SCOPE DIAGRAM



PHASE 1 SCOPE - UPPER FLOOR

FLOOR 2 SCOPE DIAGRAM

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

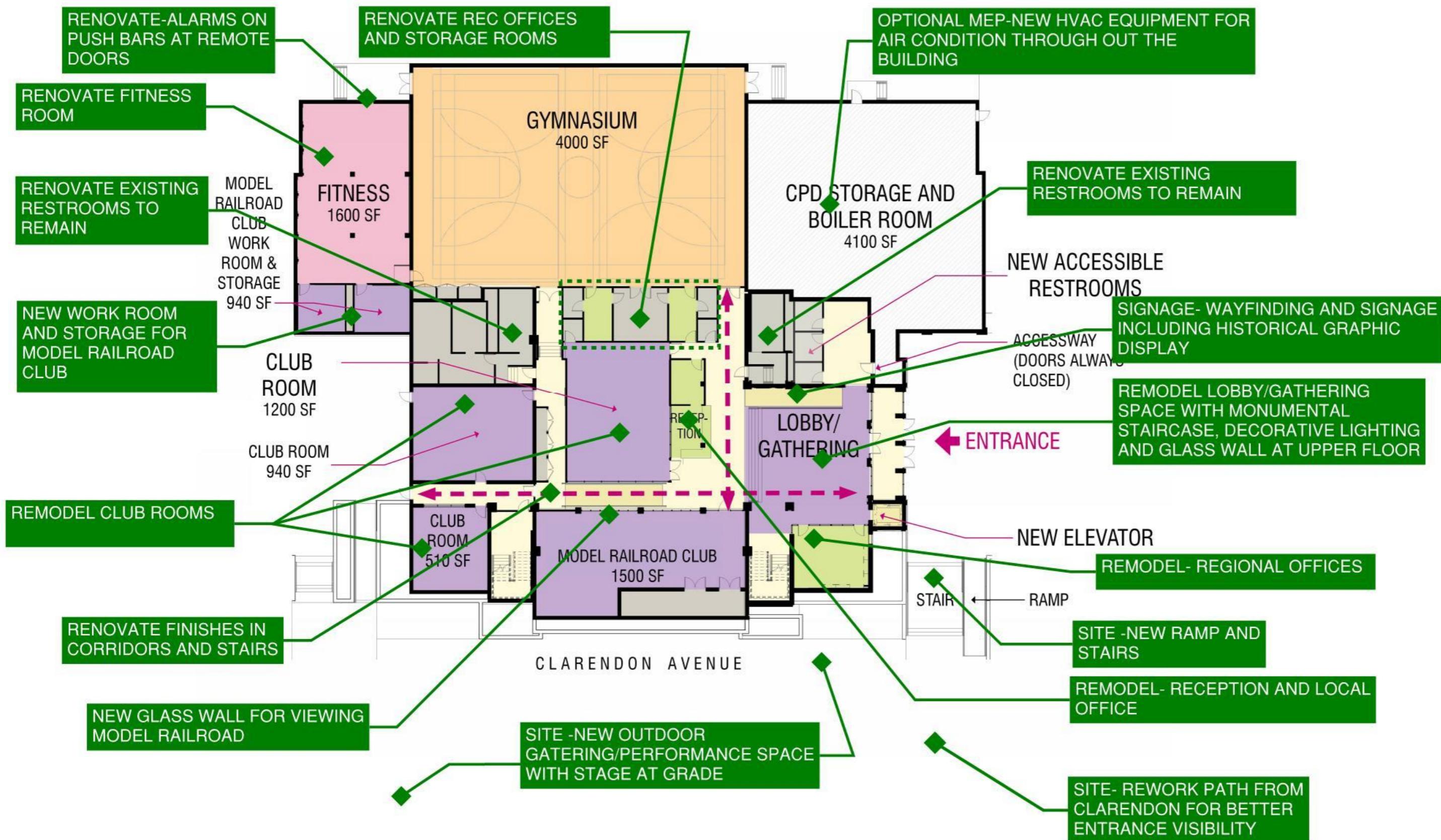
Optional but Recommended MEP – Install Air Conditioning through out the building

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.

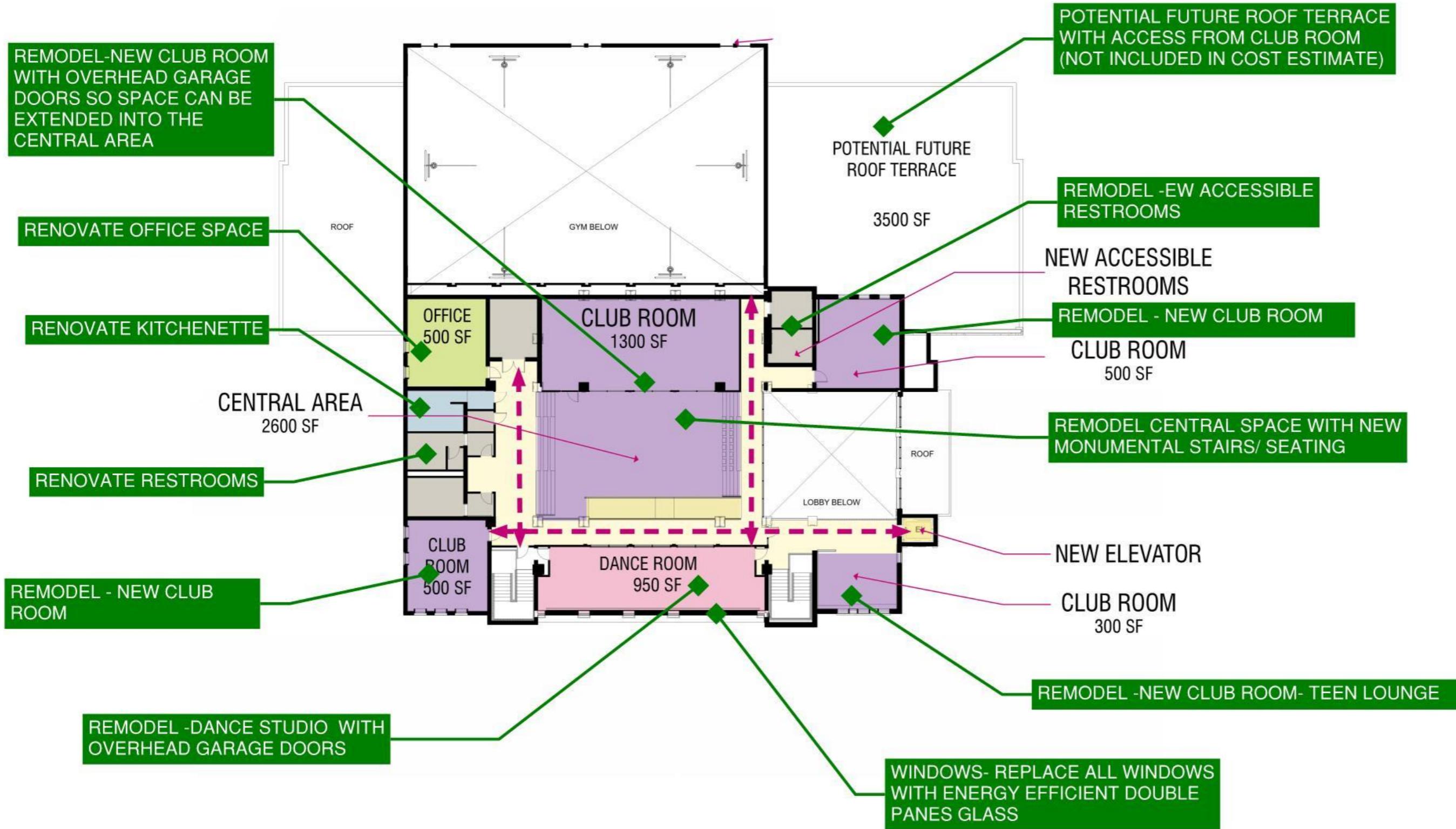
Replace Windows– Replace all exterior windows with energy efficient double glazed windows.

Phase 2



PHASE 2 SCOPE - GROUND FLOOR

FLOOR 1 SCOPE DIAGRAM



PHASE 2 SCOPE - UPPER FLOOR

FLOOR 2 SCOPE DIAGRAM



Cost Opinion

Phase I 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 I 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 I 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

Cost Opinion



Q&A!