



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.**

CLARENDON
COMMUNITY CENTER PARK
STUDY

CHICAGO PARK DISTRICT
Comment Card

Date: _____
Name: _____
Email: _____
Park/Organization: _____
Neighborhood: _____

Comments:
Option 4 makes the most sense
and is tolerable to most
stakeholders/opinionholders

City of Chicago Rahm Emanuel, Mayor
Chicago Park District Michael P. Kelly, General Superintendent & CEO
For more information about your Chicago Park District, visit www.chicagoparkdistrict.com or call 312.742.PLAY or 312.747.2001 (TTY).



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



Design



Design- Site



Existing Site Context Plan



PROPOSED STORM SEWER CONNECTION TO CITY MAIN

EXISTING PATIO AREA PRONE TO FLOODING

EXISTING STAIR TO GYM PRONE TO FLOODING

PROPOSED STORM SEWER AND CATCH BASINS

EXISTING STAIR TO GYM PRONE TO FLOODING

EXISTING ENTRANCE PLAZA PRONE TO FLOODING, CONNECT TO EXISTING STORM SEWER LINE ON SITE

R M E Rubinos & Mesia Engineers, Inc.

CLARENDON PARK COMMUNITY CENTER FLOODING REMEDIATION

Improved Drainage



Site Improvements Plan



Design- Building

LEGEND

◀➡ CIRCULATION PATH

FITNESS

GYMNASIUM

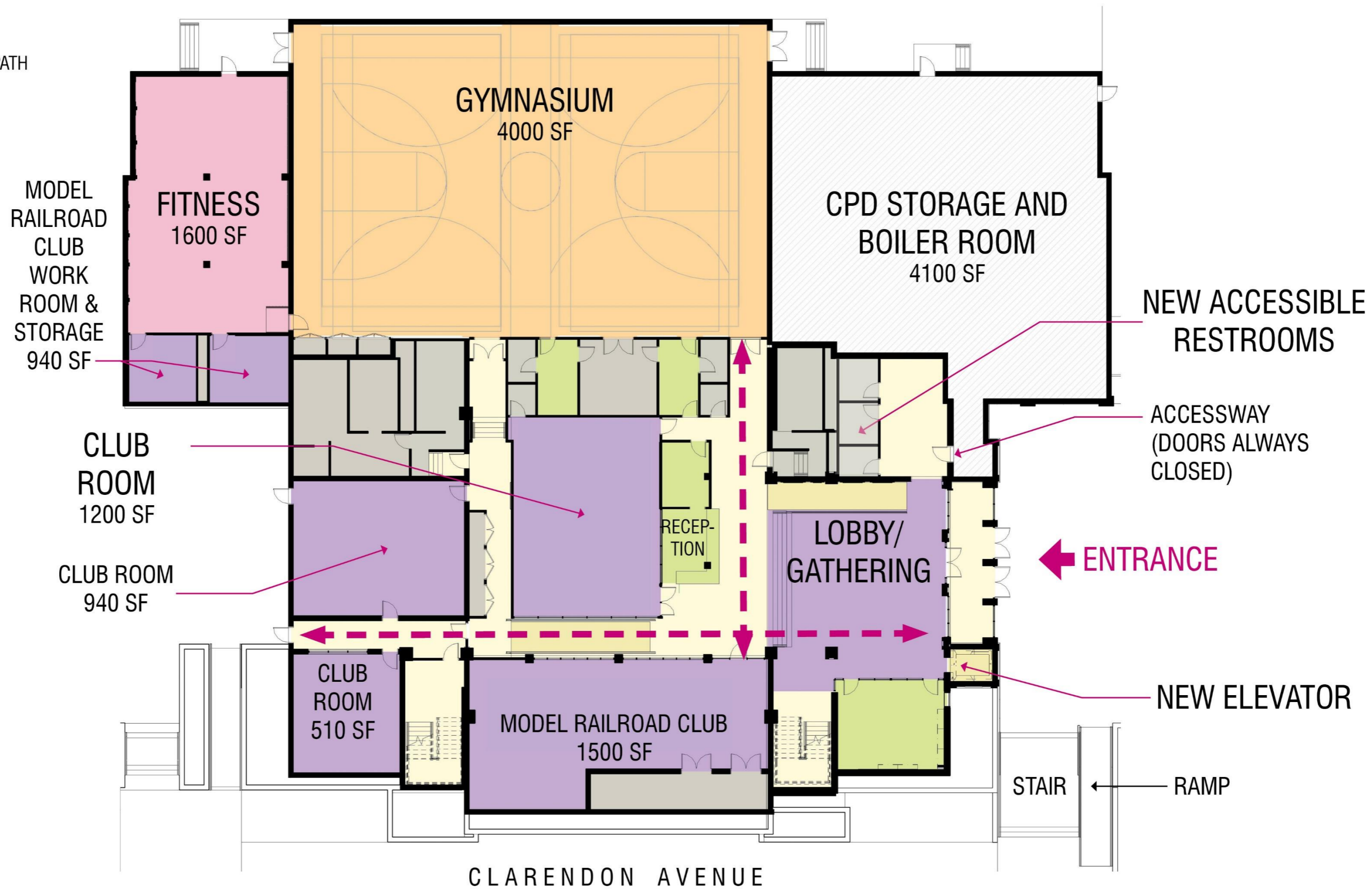
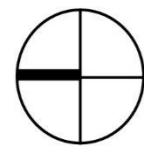
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



Ground Floor Plan

CLARENDON PARK COMMUNITY CENTER



- ▶ GYM
- ◀ MODEL RAIL ROAD CLUB
- ◀ COMMUNITY ROOM

Ground Floor - Lobby

LEGEND

◀➡ CIRCULATION PATH

FITNESS

GYMNASIUM

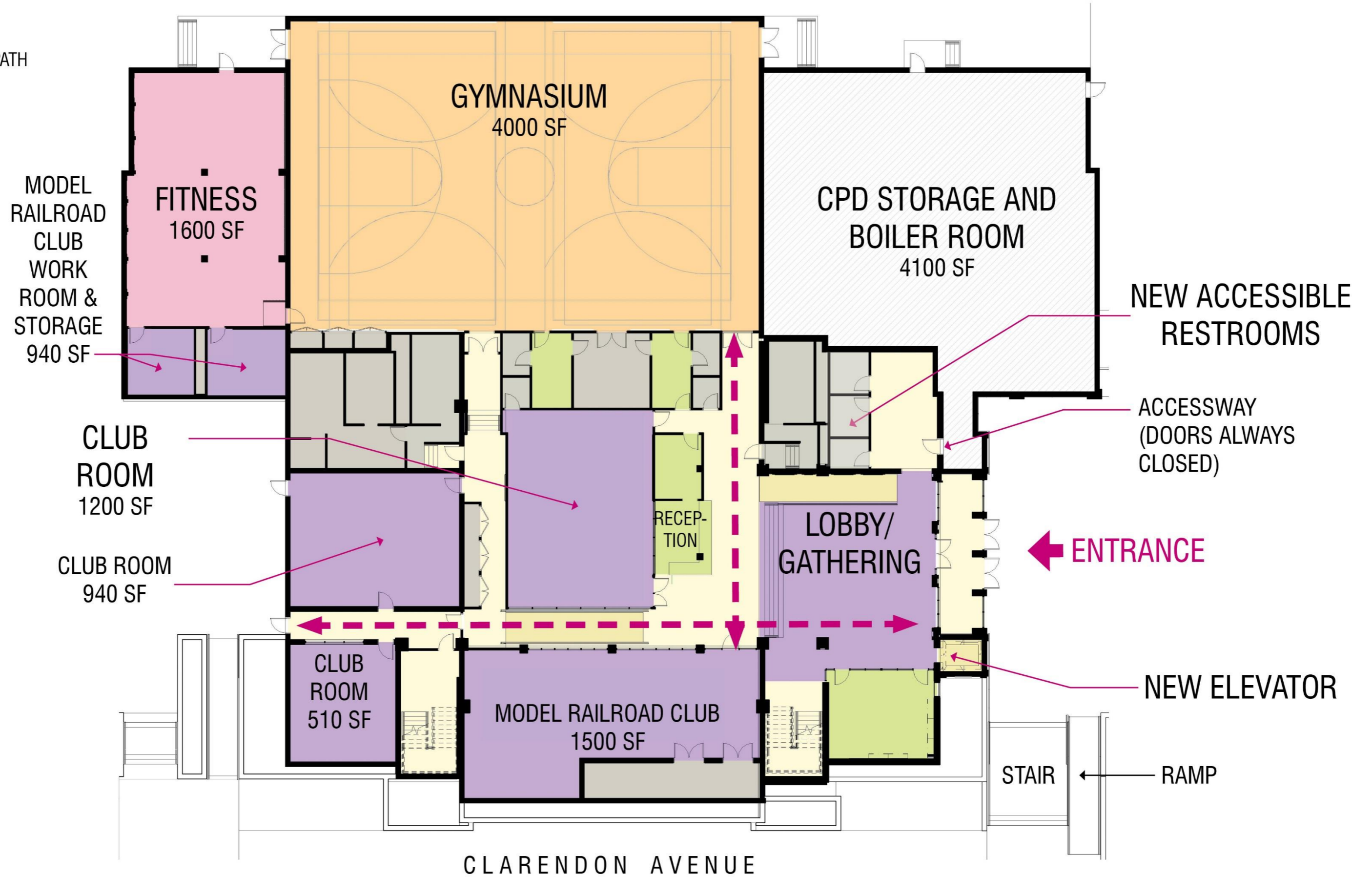
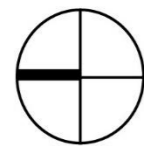
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



Ground Floor Plan



Ground Floor – Club Room

LEGEND

◀➡ CIRCULATION PATH

FITNESS

GYMNASIUM

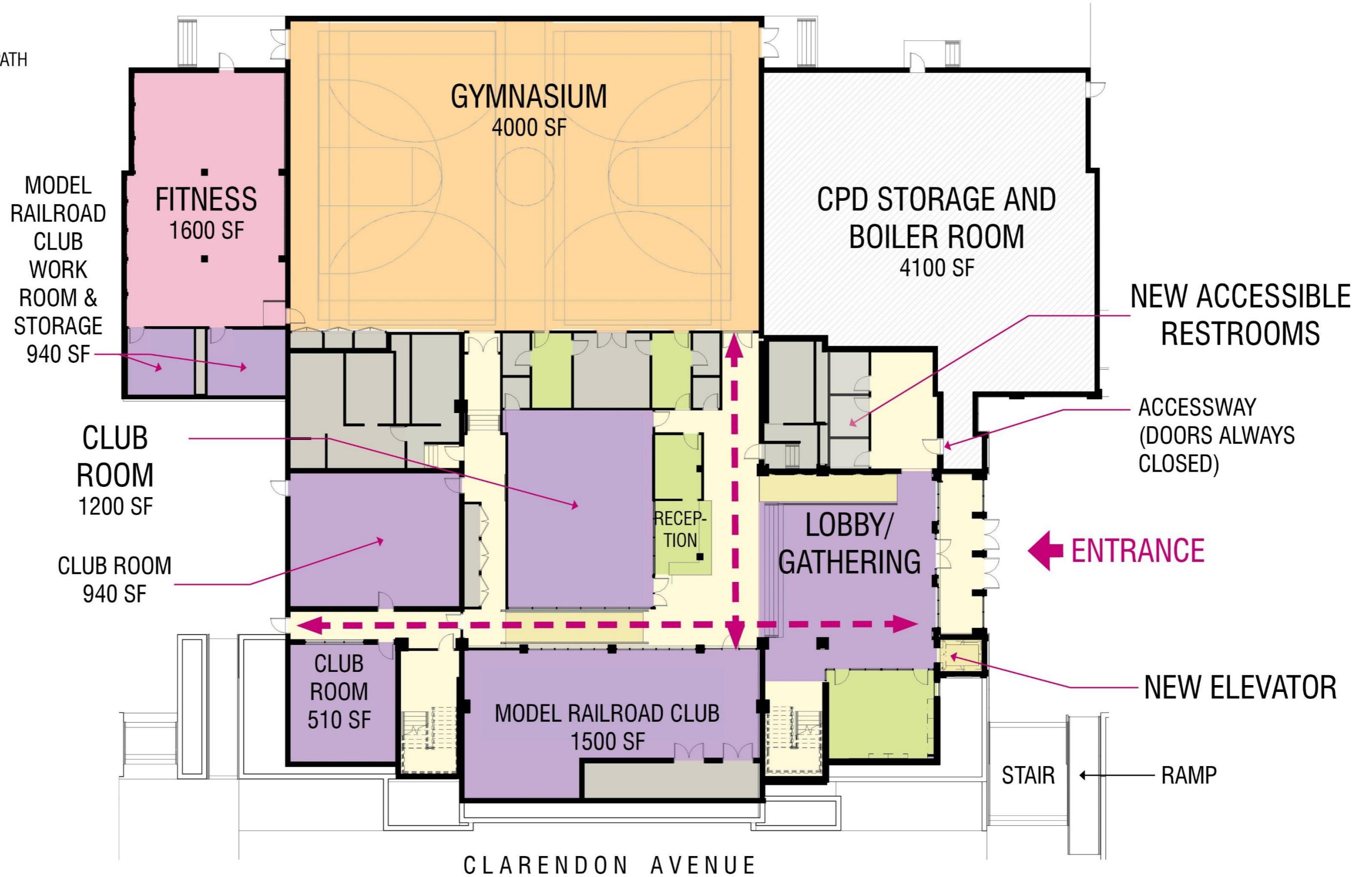
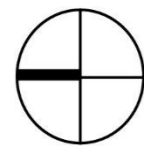
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



CLARENDON AVENUE

Ground Floor Plan



Ground Floor - Gym



Ground Floor – Fitness Room

LEGEND

◀➡ CIRCULATION PATH

FITNESS

GYMNASIUM

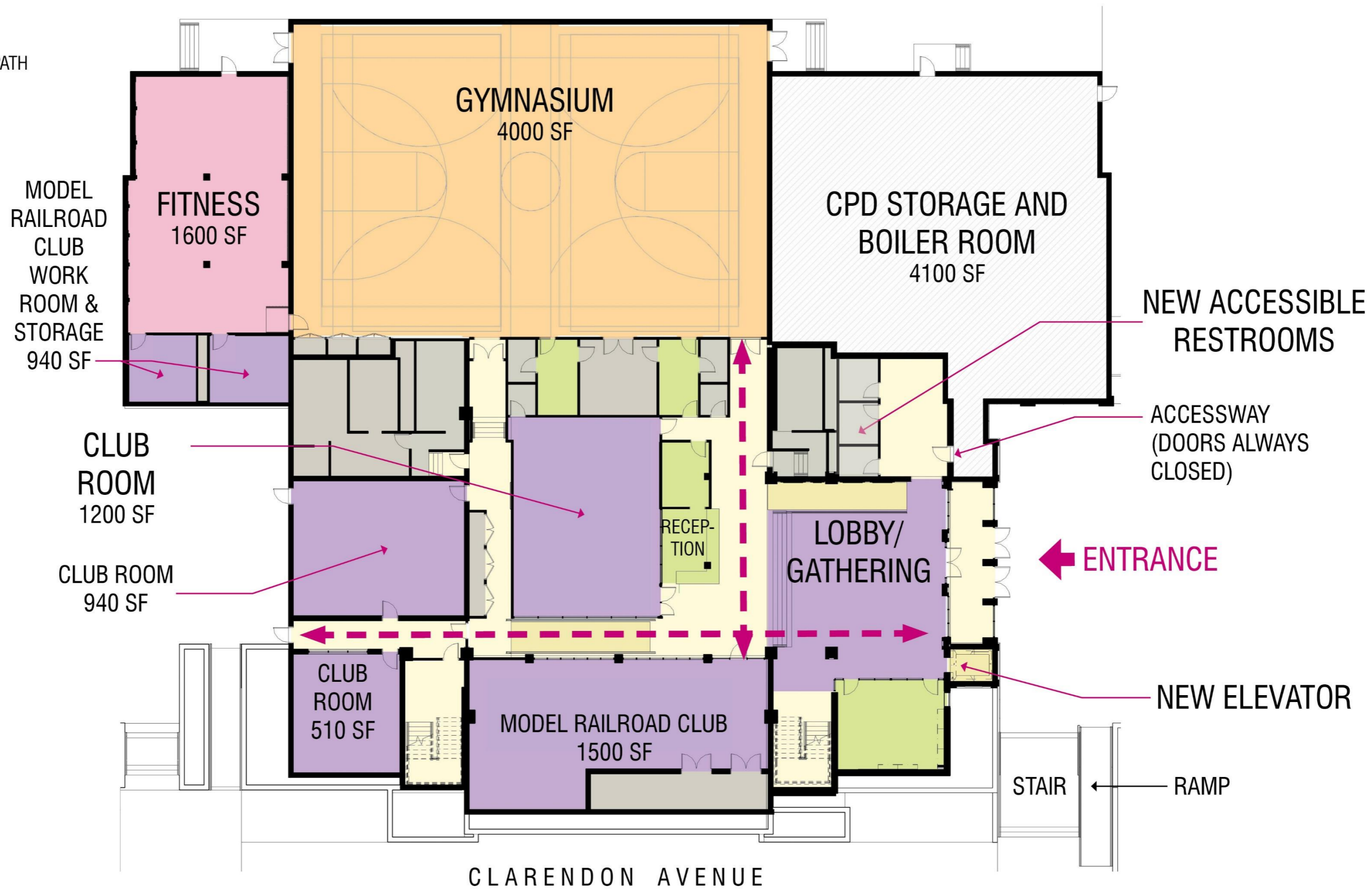
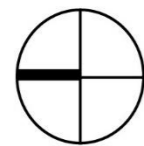
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



NEW ACCESSIBLE RESTROOMS

ACCESSWAY (DOORS ALWAYS CLOSED)

ENTRANCE

NEW ELEVATOR

STAIR

RAMP

CLARENDON AVENUE

Ground Floor Plan

LEGEND

◀➡ CIRCULATION PATH

DANCE ROOM

KITCHENETTE

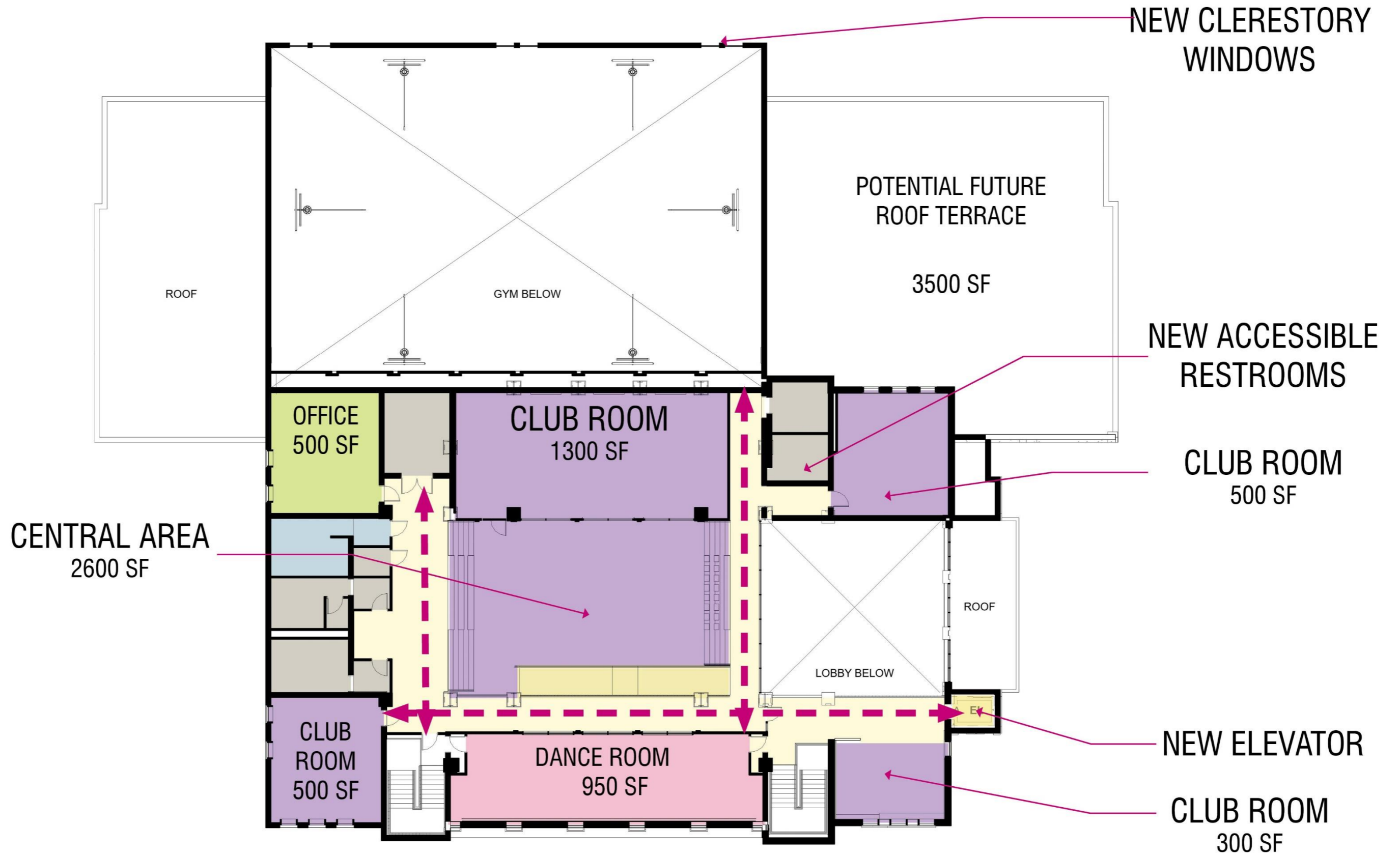
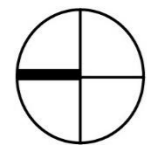
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



Upper Floor Plan



Upper Floor – Club Room - Teen Lounge

LEGEND

◀➡ CIRCULATION PATH

DANCE ROOM

KITCHENETTE

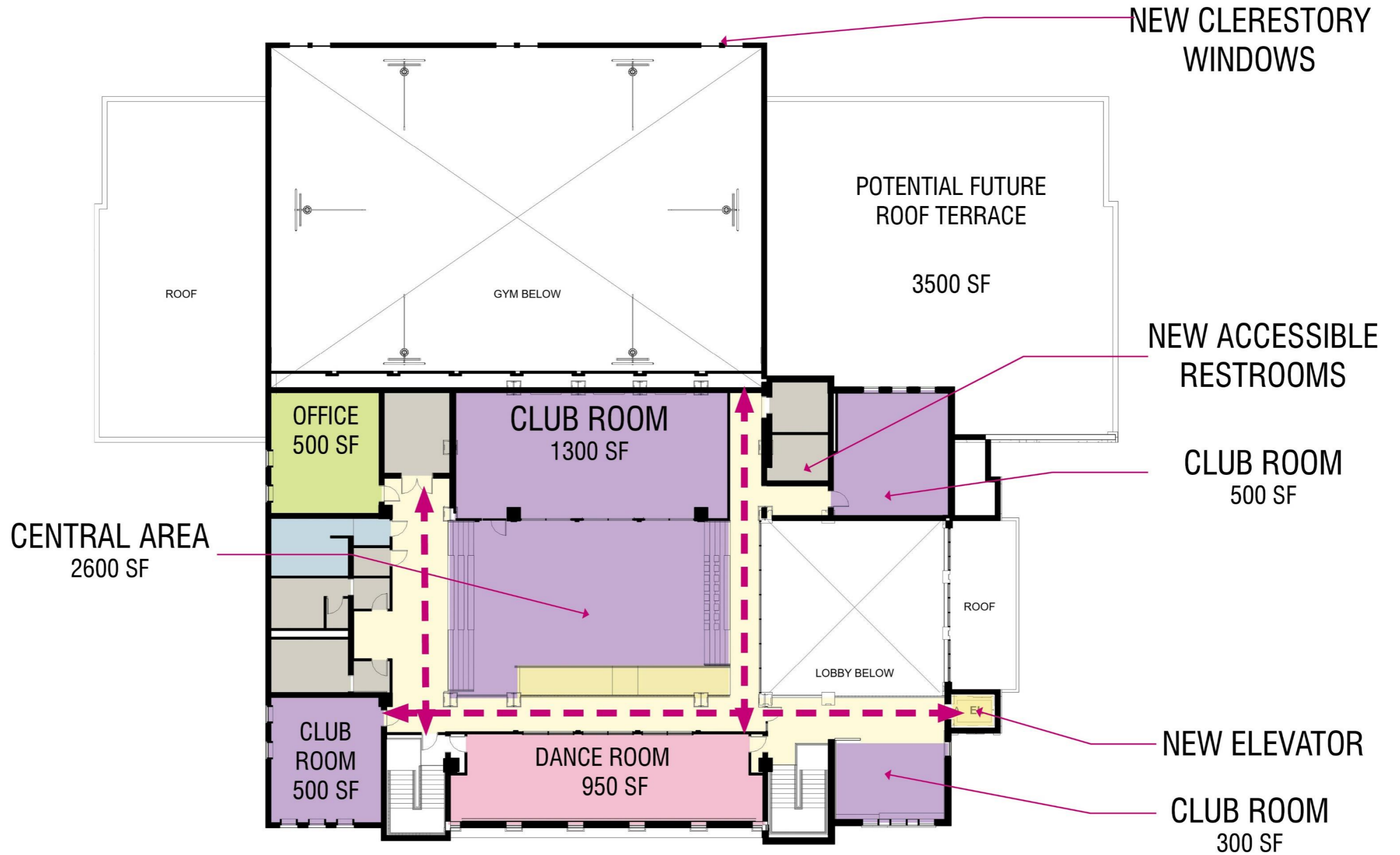
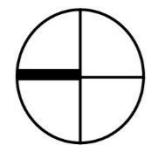
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



Upper Floor Plan



Upper Floor – Dance Room

LEGEND

 CIRCULATION PATH

 DANCE ROOM

 KITCHENETTE

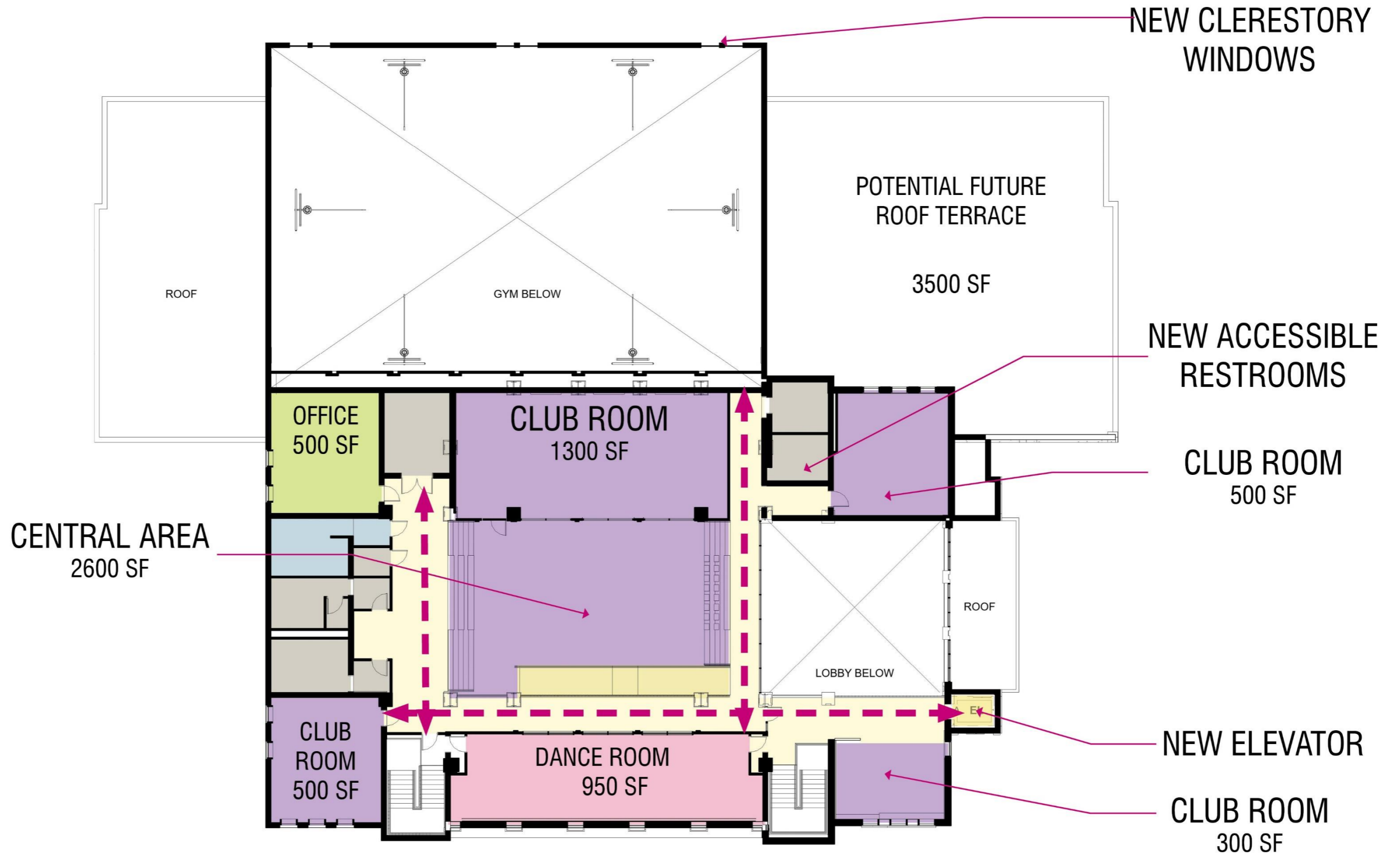
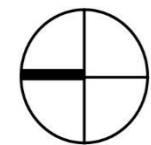
 RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

 CLUB ROOM

 ADMINISTRATION

 CIRCULATION

 RAMP/ ELEVATOR



Upper Floor Plan



Upper Floor – Club Room



Upper Floor – Central Area

LEGEND

◀➡ CIRCULATION PATH

DANCE ROOM

KITCHENETTE

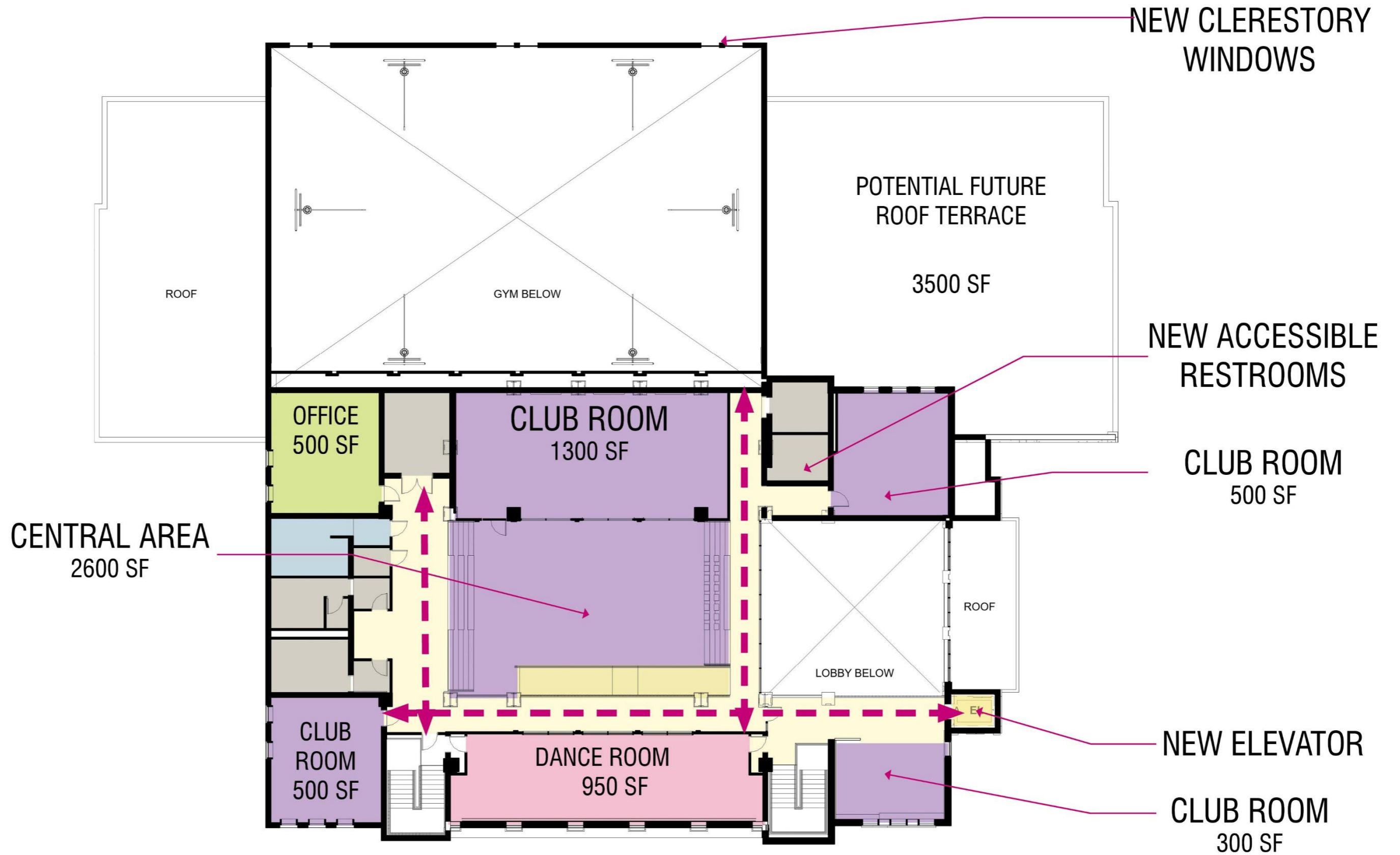
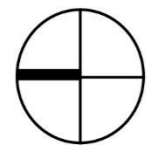
RESTROOMS/
LOCKER ROOMS/
STORAGE/
MECHANICAL

CLUB ROOM

ADMINISTRATION

CIRCULATION

RAMP/ ELEVATOR



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

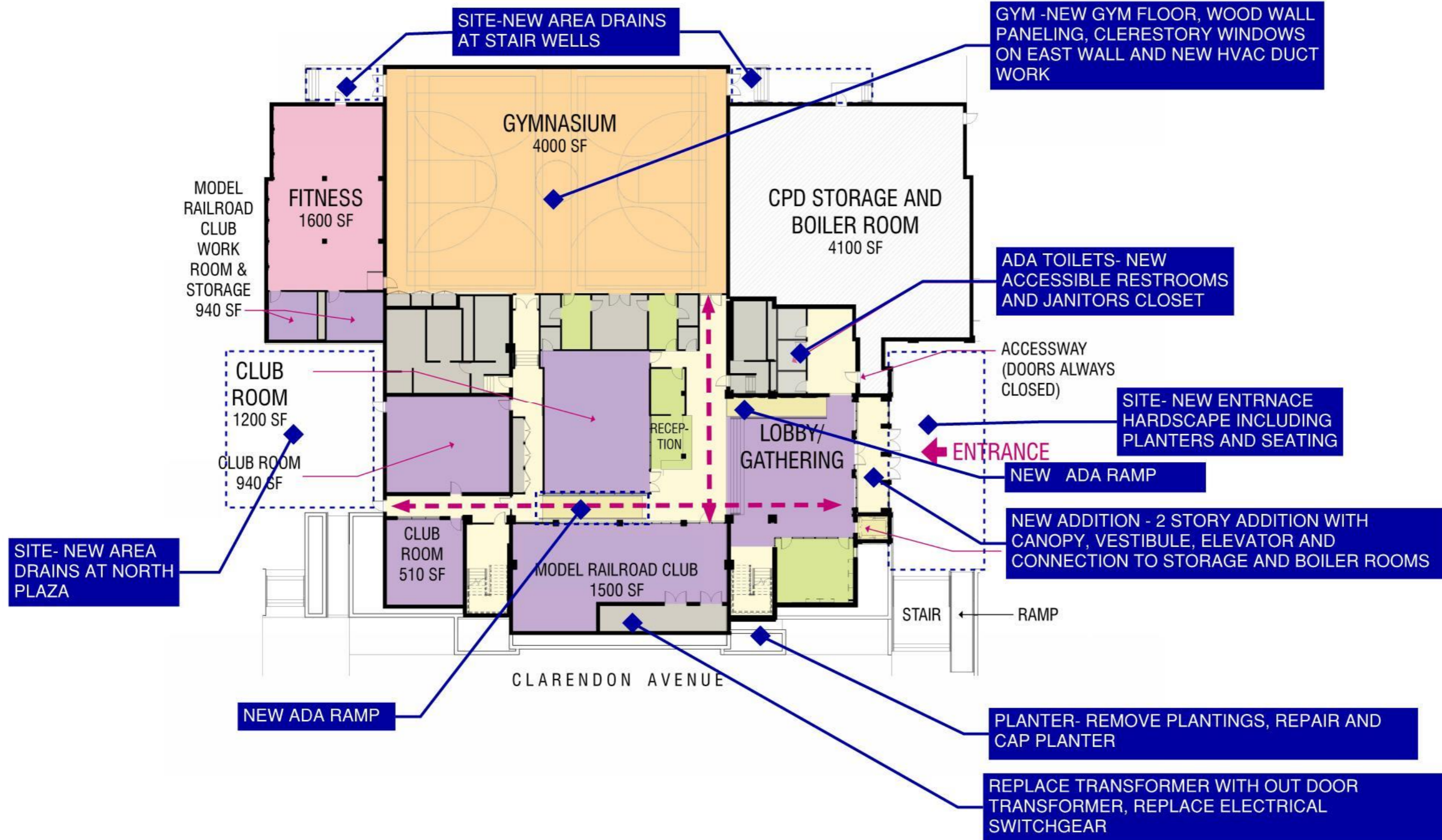
Transformer & Switchgear- Replace the existing ComEd transformer with new exterior transformer, replace existing switchgear in the same location

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

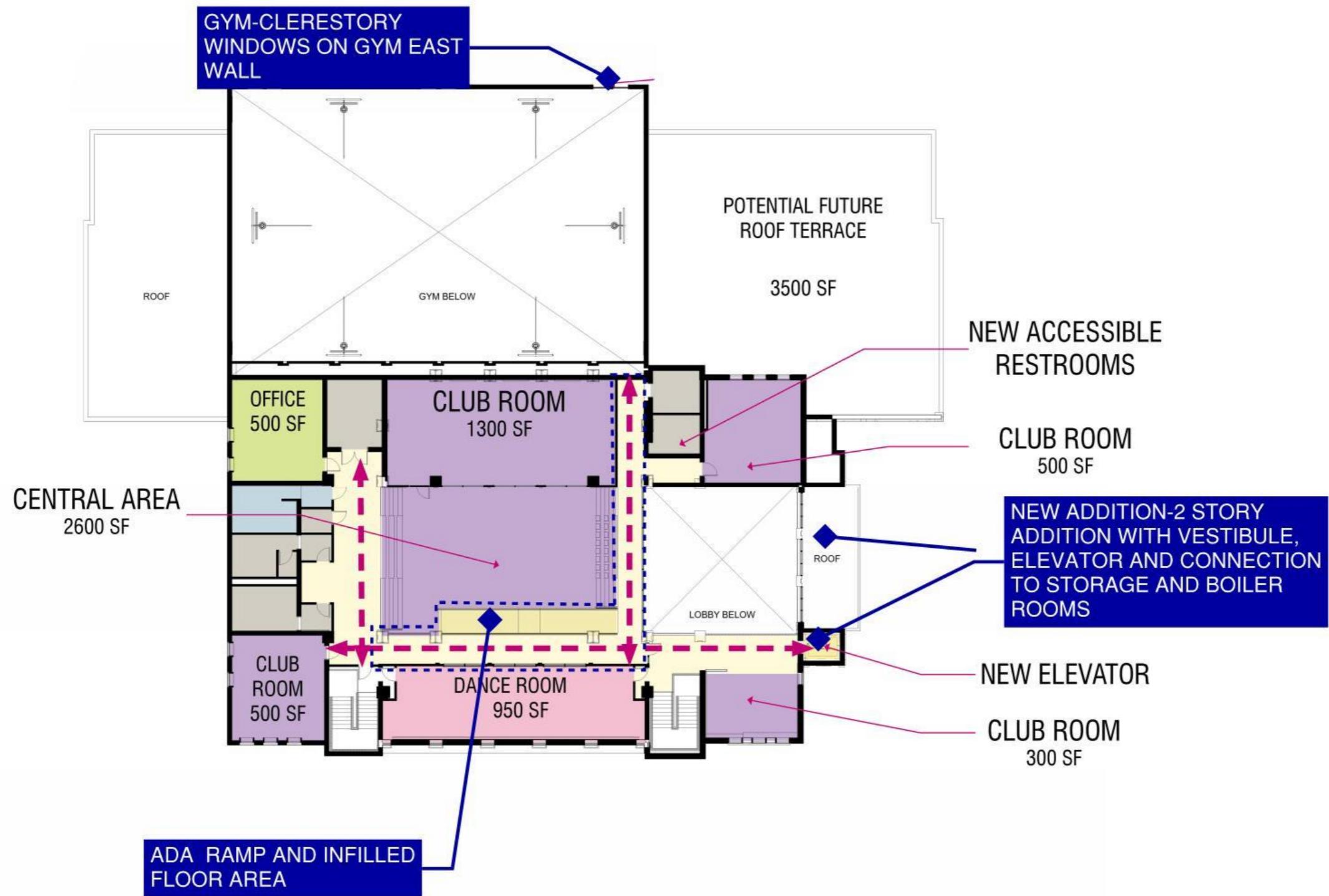
Site Work – Mitigate flooding issues with area drains and new storm line at entrance areas, new concrete sidewalk where are drains installed and new hardscape at new entrance

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

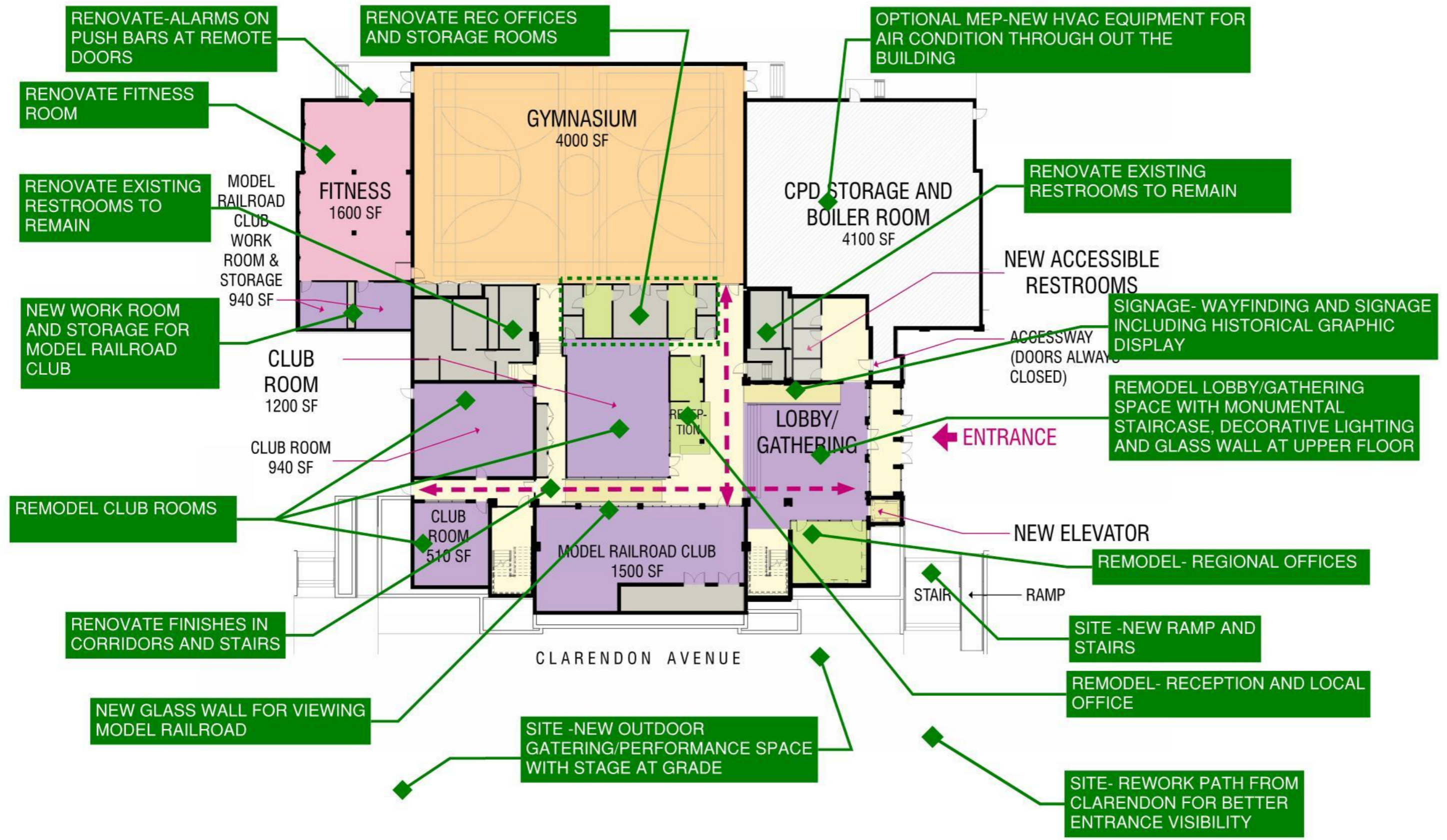
Site Work - Rework the entrance from Clarendon for better street visibility and access, including new ramp and stairs. Provide a new outdoor gathering space in the Plaza along Clarendon, including a new at grade performance space with new landscaping.

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.

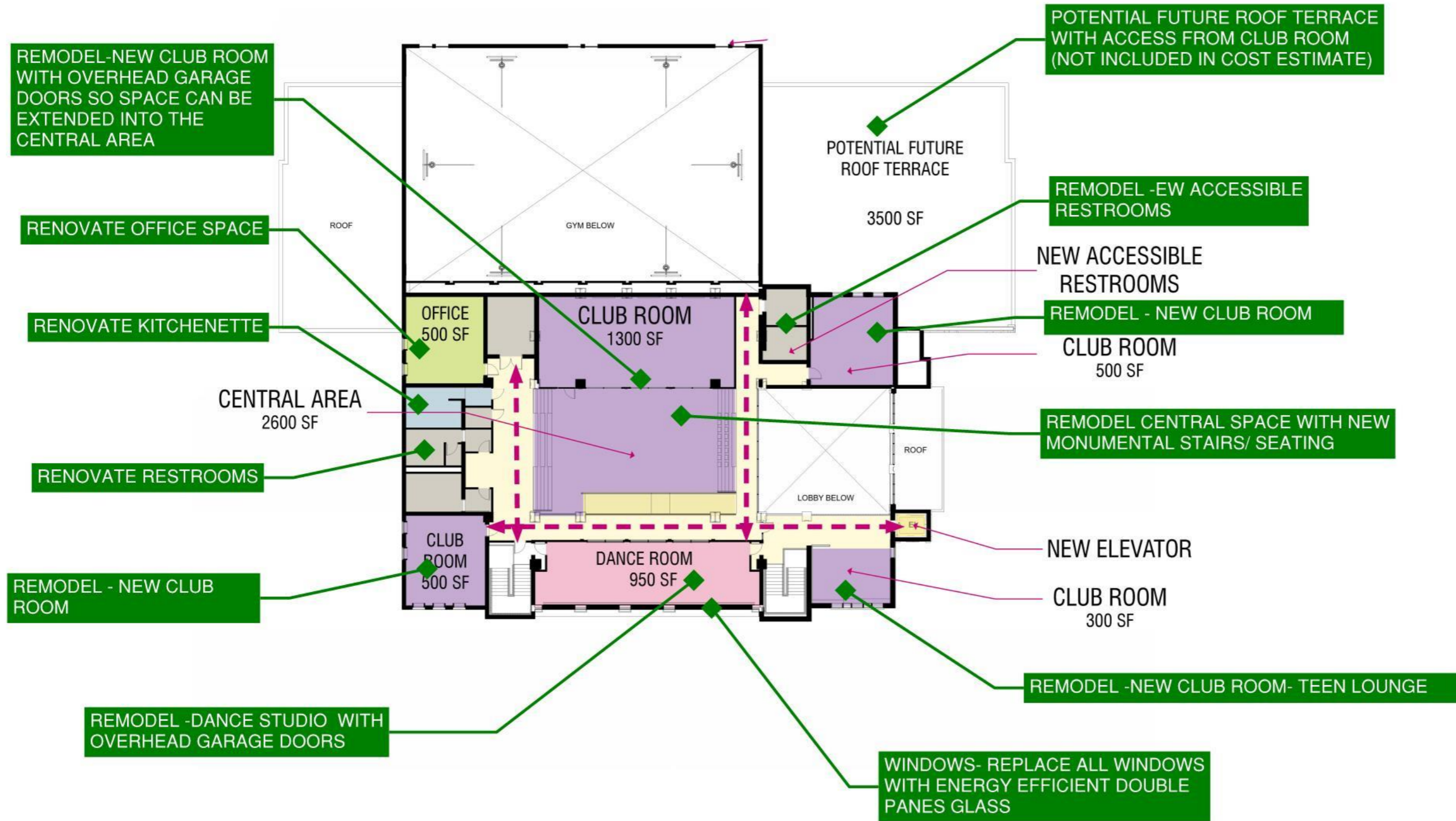
The background of the slide is a faded architectural rendering of a modern building with a large plaza in front. People are shown walking, sitting on benches, and a person is riding a bicycle. The scene is set in a bright, sunny environment with trees and a clear sky.

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

Q&A!