



PARK
DISTRICT
OF OAK PARK

In partnership with the community, we provide quality parks and recreation experiences for the residents of Oak Park.

25 Lake Property

Buildings and Grounds
or
Gymnastics Center?

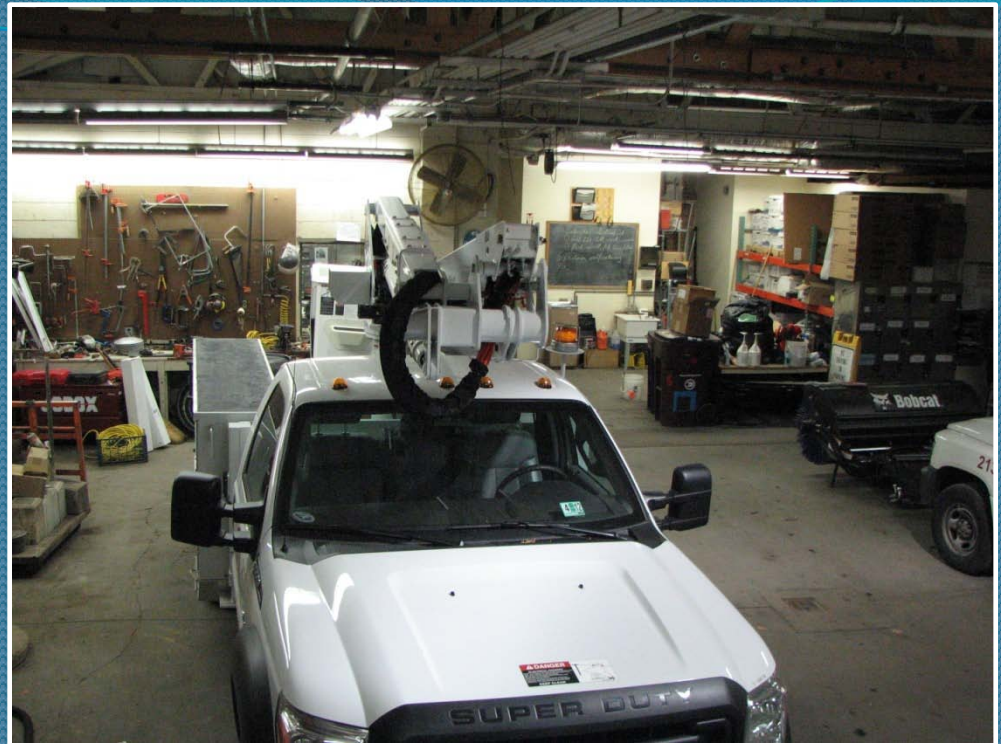
Agenda

- A. The Need
- B. 25 Lake Property
- C. Analysis
 - 1. Program / Use
 - 2. Financial
 - 3. Neighborhood Impact
- D. Recommendations

A. The Need

Buildings & Grounds

1. Work Space
2. Outside Covered Storage
3. Outside Uncovered Storage
4. Interior Office Space



A. The Need

Gymnastics

1. Program Space
2. Spectator Area
3. Multi-Purpose/Party Room
4. Customer Service Desk/Pro Shop
5. Office Space
6. Parking



B. 25 Lake Property



- Building = 10,945 SF
- Site = 26,152 SF
- Parking = 40 spaces

C. Analysis Criteria

1. Program/Use
2. Financial
3. Neighborhood Impact

C. Analysis Criteria

Program/Use

1. Building Square Feet
2. Space Layout and Function
3. Outside Square Feet
4. Ceiling Height
5. Column Spacing
6. Location
7. Other



C. Analysis Criteria

Building Square Feet

1. 25 Lake Property generally meets the B & G long-term space needs
2. To meet Gymnastic Center long-term space needs, building expansion required
3. Constructing a building addition would reduce parking spaces

C. Analysis Criteria

Space Layout & Function



1. B & G can adapt to the 25 Lake Property or the 218 Madison property with less impact to the structural elements than Gymnastics
2. Similar structural constraints exist at both 218 Madison & 25 Lake which limit Gymnastics equipment capabilities and placement
3. Gymnastics Center needs clear structural span & clear heights

C. Analysis Criteria

Outside Square Feet

1. 25 Lake Property provides safe, dedicated parking for the Gymnastics Center
2. 25 Lake Property meets B & G needs for outside covered and uncovered storage

C. Analysis Criteria

Ceiling Height

1. B & G needs clearance for indoor vehicle parking
2. Gymnastic Center ring rig needs 20'-3" (22 feet is ideal)
3. Other Gymnastics apparatus require varying heights



C. Analysis Criteria

Column Spacing

1. East-West = about 48 feet
2. North-South = about 14 feet
3. North-South span can be increased to 28 feet by removing some beams & transferring the load (pending further analysis)

Interior of 25 Lake Property





South end of 25 Lake Property

C. Analysis Criteria

Location

1. B & G has less need for a central location
2. Central location desirable for Gymnastics patrons
3. 25 Lake Property is close to Village Public Works
4. Lake Street is an arterial, which helps both B & G & Gymnastics
5. Program synergy with Stevenson Park supports Gymnastics

C. Analysis Criteria

Other Criteria

1. Security
2. Energy
3. HVAC
4. Fire Protection
5. LEED Certification
6. Operating Efficiencies & Costs

C. Analysis Criteria

Financial

- 1. \$6.9 million allocated for B & G & Gymnastics long-term space needs**
- 2. All 4 space plan options within budget allocation**
- 3. If funds are not fully utilized they can be reallocated to other capital projects**
- 4. \$ required for Soil Remediation Program**

Capital Cost Comparison

Option	Cost Range		
Gymnastics New at 25 Lake Buildings & Grounds at 218 Madison Total	\$3,953,250 <u>\$1,531,245</u> \$5,484,495	to	\$4,546,237 <u>\$1,914,056</u> \$6,460,293
Buildings & Grounds at 25 Lake Gymnastics at 218 Madison Total	\$2,804,000 <u>\$2,060,044</u> \$4,864,044	to	\$3,224,600 <u>\$2,369,051</u> \$5,593,651
Gymnastics Enhanced at 25 Lake Buildings & Grounds at 218 Madison Total	\$3,493,295 <u>\$1,531,245</u> \$5,024,540	to	\$4,017,290 <u>\$1,914,056</u> \$5,931,346
Gymnastics Enhanced w/ addition at 25 Lake Buildings & Grounds at 218 Madison Total	\$4,011,308 <u>\$1,531,245</u> \$5,542,553	to	\$4,613,003 <u>\$1,914,056</u> \$6,527,059
21 October 2011			

Operating Costs

GYMNASTICS CENTER AT 25 LAKE PROPERTY

1. Increased direct expenses caused by separation from Central Administration
2. Increased utility costs with greater square footage
3. Personnel costs relate to number of programs and participants

BUILDINGS & GROUNDS AT 25 LAKE PROPERTY

1. Increased direct expenses caused by separation from Central Administration
2. Personnel & fleet costs are not intended to increase
3. Increased utility costs with greater square footage

Revenues

GYMNASTICS CENTER AT 25 LAKE PROPERTY

1. Gymnastics is intended to generate revenue
2. New construction meets pro-forma projections
3. Allows for new revenue opportunities
4. New construction can be designed to accommodate program shifts

BUILDINGS & GROUNDS AT 25 LAKE PROPERTY

1. Gymnastics participants, we will need to find a temporary home during construction at 218
2. Relocations during construction could have a temporary negative impact on revenues

Neighborhood Impact

Parking

25 Lake Property

1. 40 off-street parking spaces
2. Lot 50 S on east side of Humphrey has 8 spaces
3. Lot 101 on west side of Humphrey has 14 spaces
4. Parking opportunity on Lake Street & North Blvd.
5. 25 Lake has convenient access to public transportation
6. Gymnastics Expanded needs 81 parking spaces (more than 5 minutes) for users and 20 - 25 employee spaces

Neighborhood Impact

Lake Street Neighborhood Plan

1. Aldi's & Dominick's are twin retail anchors
2. Neither Buildings & Grounds or Gymnastics Center are consistent with this plan
3. Gymnastics Center will bring more people to the site than B&G

Neighborhood Impact

Noise

1. North – Lake Street
2. South – North Boulevard (railroad embankment)
3. East – other non-residential buildings & Austin Boulevard
4. West – Humphrey with Stevenson Park on the other side

Recommendations

1. Relocate Gymnastics Center to 25 Lake Property – Construct New (40 – 50 years solution)
2. Expand Buildings & Grounds at 218 Madison (20 yr solution)

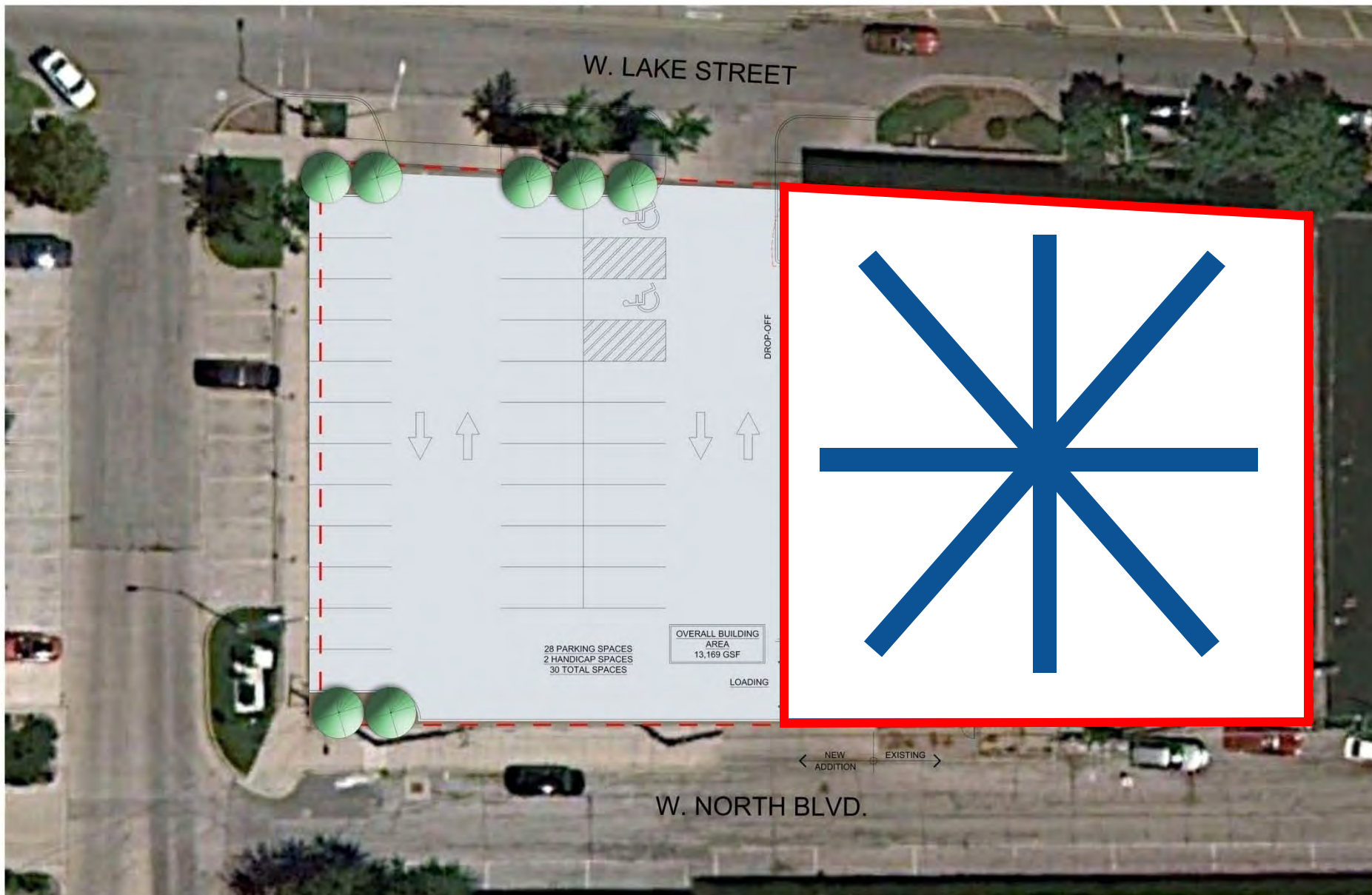
Note of Importance: These projects will not raise taxes!

MAJOR REASONS

- ✓ Addresses long term needs of Gymnastics
- ✓ Meets spatial need of Gymnastics. Ceiling Heights, Clear Spans
- ✓ Provides safe parking & access for Gymnastics
- ✓ Supports Pro Forma
- ✓ Gymnastics better fit for Lake Street Neighborhood Plan
- ✓ Would be an economic engine for neighborhood & Village
- ✓ Accomplish indoor spatial needs of B&G
- ✓ No disruption of service to patrons
- ✓ Improves neighborhood & provides synergy with Stevenson Park
- ✓ Keeps B&G & Admin together for operational efficiency
- ✓ New Construction brings a greater return on investment

Future Considerations

1. Outstanding Need: Yard Space for B&G
2. Outstanding need: Parking for 218 Madison operation



W. LAKE STREET

DROP-OFF

LOADING

W. NORTH BLVD.

28 PARKING SPACES
2 HANDICAP SPACES
30 TOTAL SPACES

OVERALL BUILDING
AREA
13,169 GSF

← NEW ADDITION EXISTING →



GYMNASTICS - SCHEME 3
PROGRAM VALIDATION FEASIBILITY STUDY

SCALE: 1/8" = 1'-0"



PARK DISTRICT OF OAK PARK
25 WEST LAKE STREET FEASIBILITY STUDY



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03.23.11
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ARCHITECTS PLANNERS

Alternate Recommendation

1. Move Buildings & Grounds to 25 Lake Property
2. Expand Gymnastic Center at 218 Madison

Major Reasons

1. Building Square Feet program met for B&G
2. Ceiling Height & Column Spacing
3. Places B&G with outdoor storage
4. Capital costs potentially less

Next Steps

Proceed to a Design Validation Phase

1. Validate the spatial needs/program for Gymnastics & Buildings & Grounds
2. Validate Initial Order of Magnitude Opinion of Probable Cost
3. Administration works well at 218 Madison but parking needs resolution

QUESTIONS AND COMMENTS

