



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?

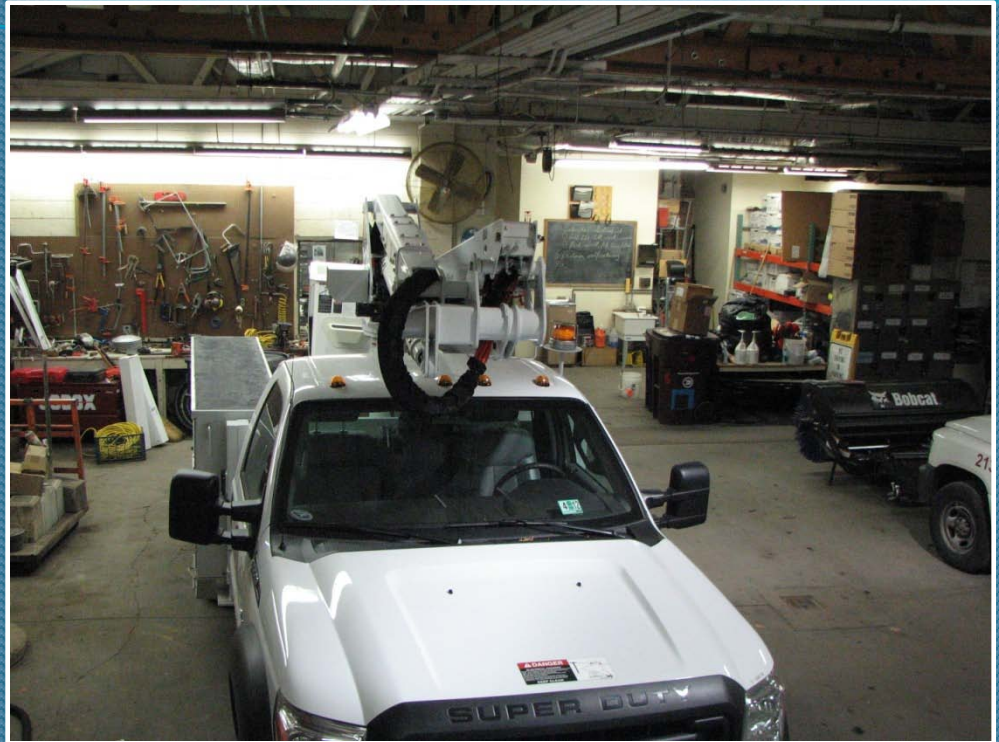
# Agenda

- 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

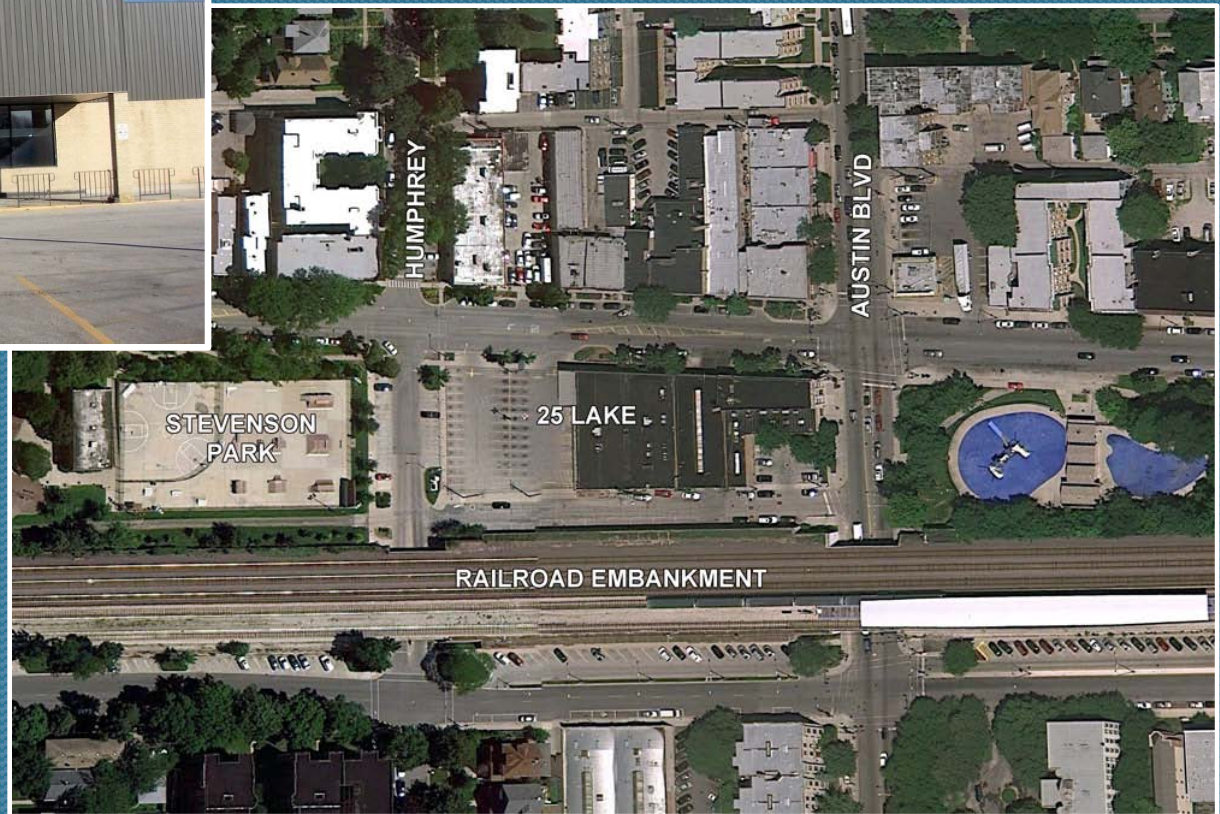
## Gymnastics

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



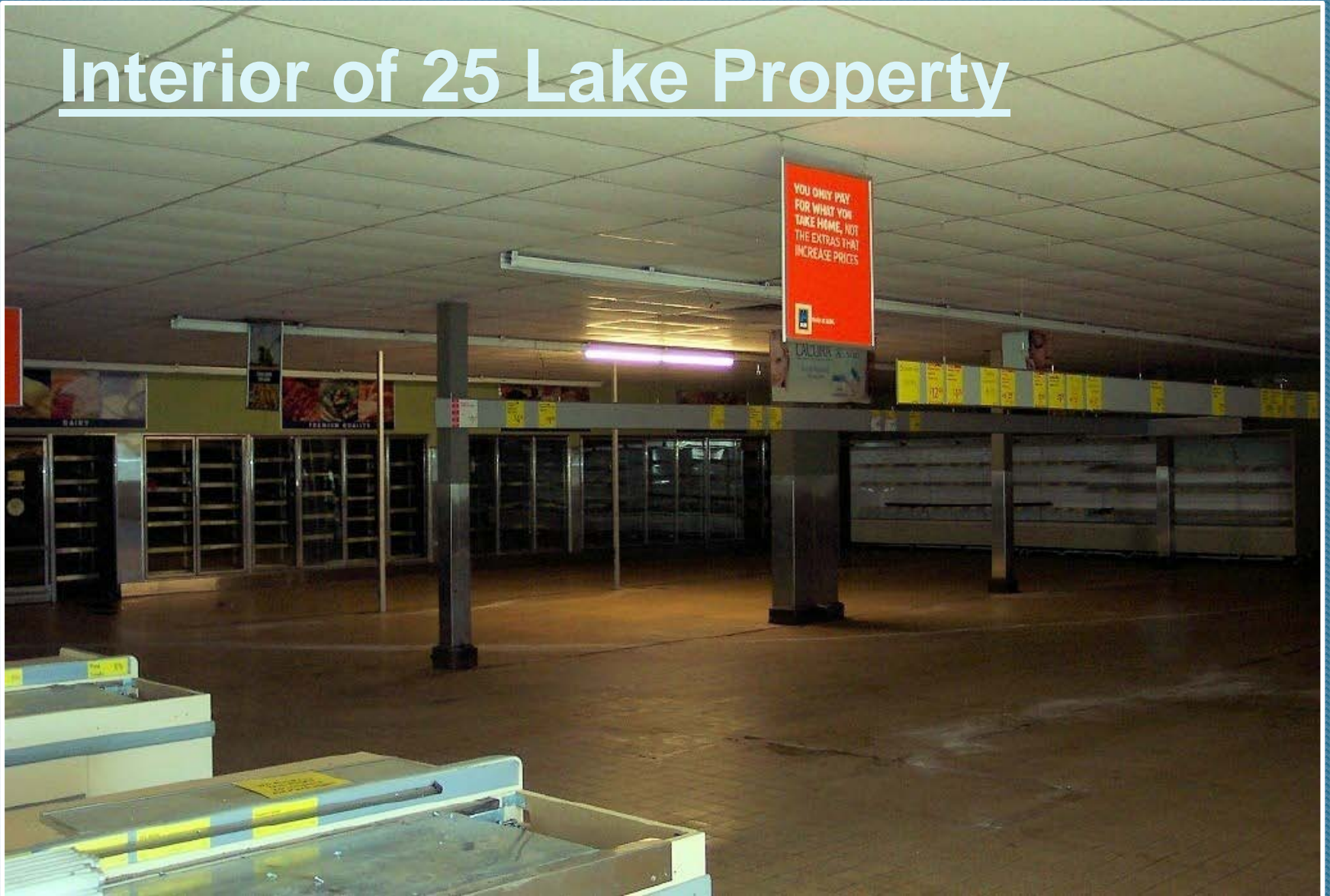
# C. Analysis Criteria

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

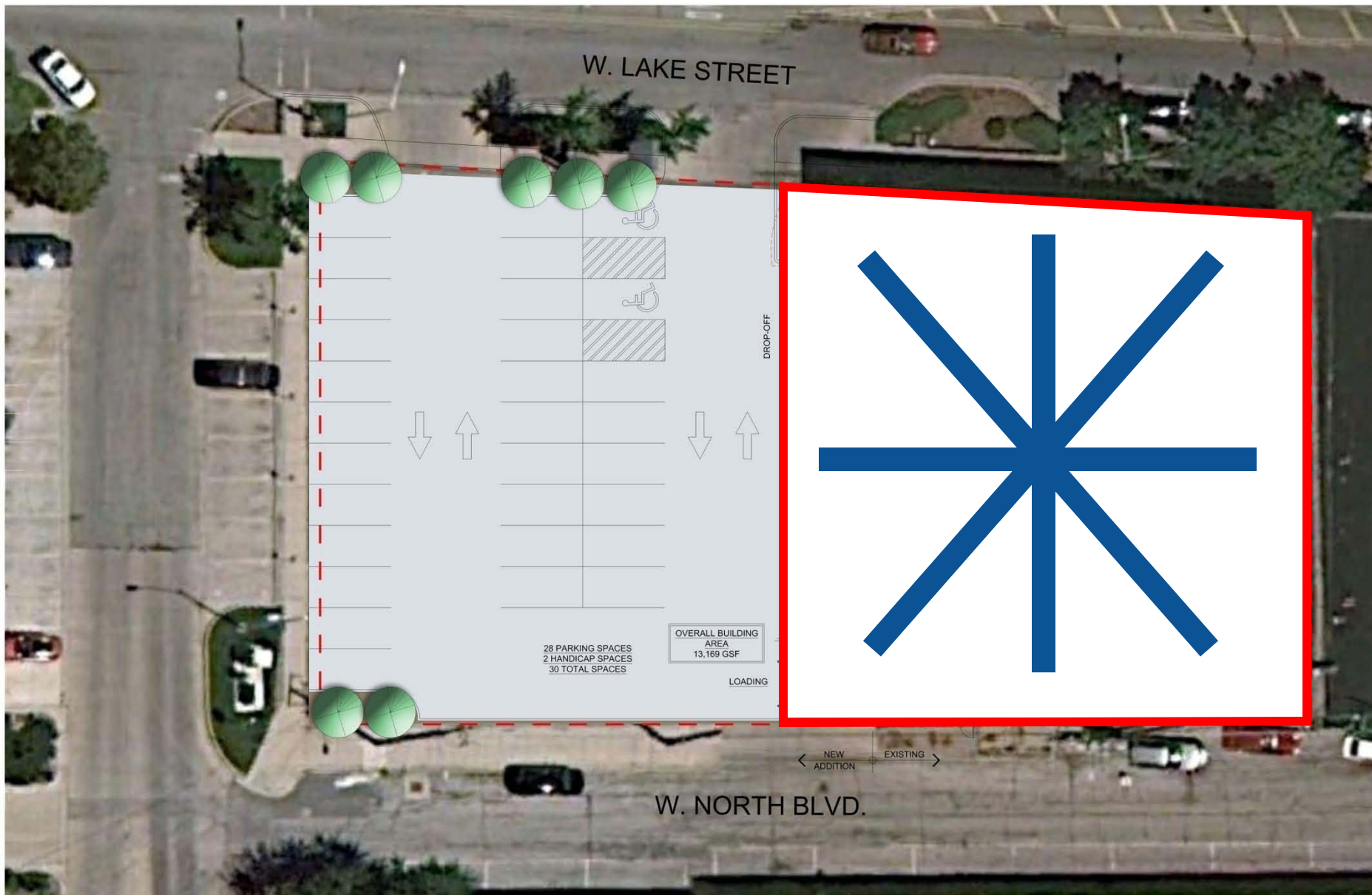
Note of Importance: These projects will not raise taxes!

# 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 check wording
- ✓ 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



# 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

