

Building Options

- Existing Building, Limited Remodel
- Existing Building, Full Remodel & Addition
- New Building, New Location
- New Building, Existing Location

Pumping Station



Fieldhouse

Park District
Maintenance

Lincoln Park

Existing Site



ROOF REPLACEMENT

EXTERIOR WALL REPAIR

MEP UPGRADES

FLOODING MITIGATION

SEWER LINE REPLACEMENT

ACCESSIBLE ENTRANCE

ACCESSIBLE RESTROOMS

*DISC LAMER: COST ESTIMATE IS BASED ON CURRENT PROBABLE 2019 CONSTRUCTION COST IN IL.

AVAILABLE FUNDING: \$6,100,000.

Existing Building Repair Option



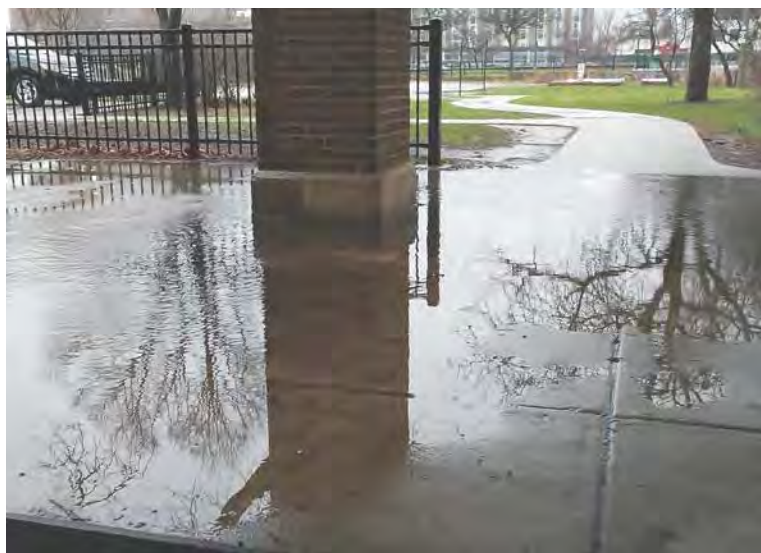
EXISTING BUILDING ENTRY



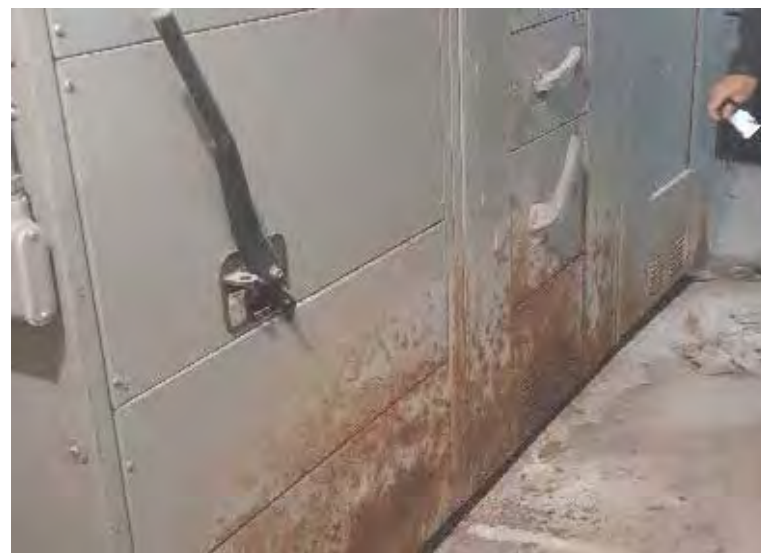
EXISTING RESTROOM



EXISTING PONDING AT DRAINS



EXISTING FLOODED BUILDING ENTRY



EXISTING CORRODED SWITCHGEAR



EXISTING ROOF



EXISTING LEAKING PLANTER



EXISTING MULTI-PURPOSE ROOM WATER DAMAGE



POTENTIAL ROOF IMPROVEMENTS

Building Assessment Repair Recommendations

Existing Building Limited Remodel

The background of the image is a dark, grayscale photograph of architectural documents. It features a large pie chart with several slices, a ruler, and several pens or pencils scattered across the surface. The text is overlaid in a large, bold, white font.

Pumping Station



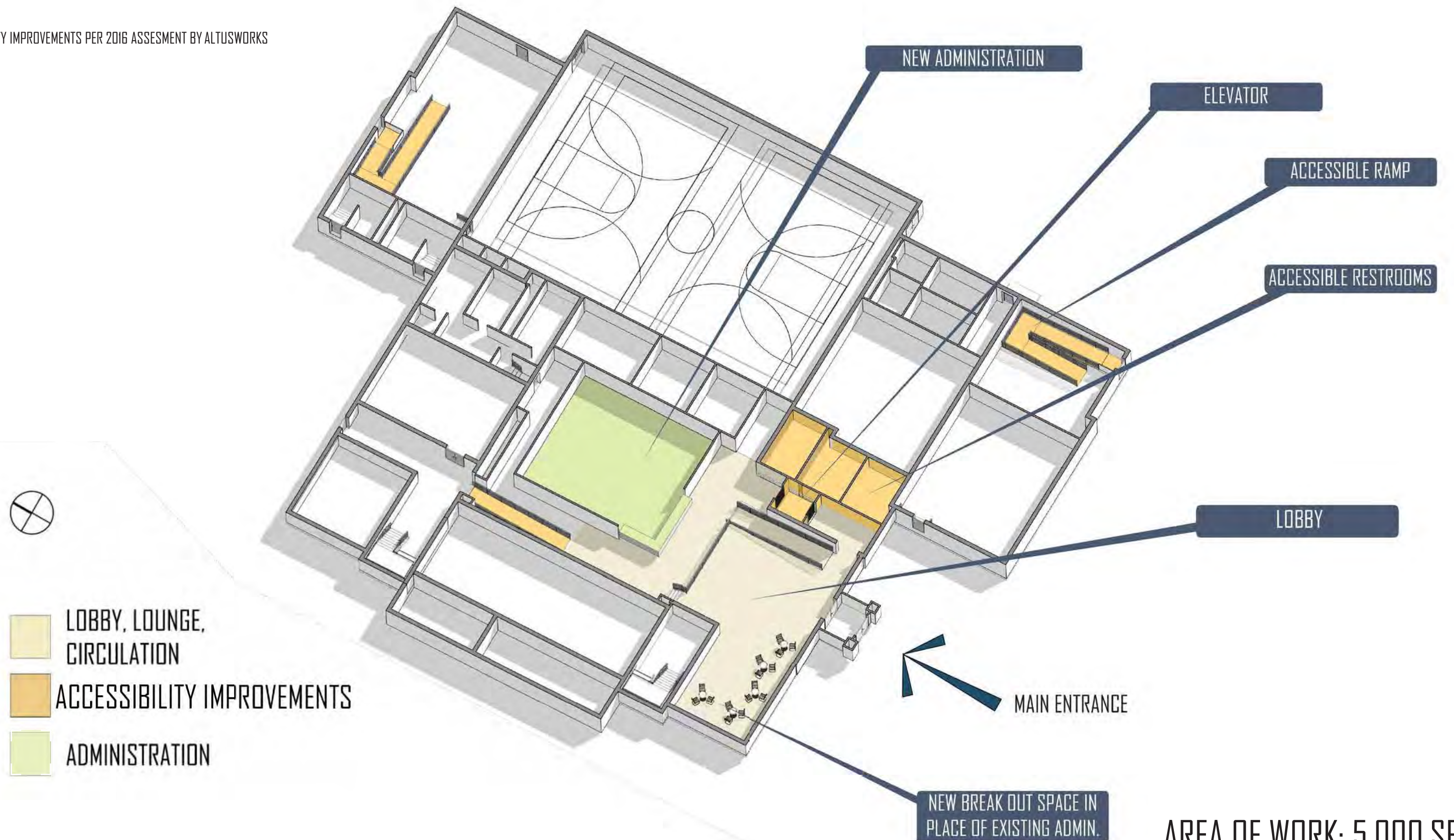
Fieldhouse

Park District
Maintenance

Lincoln Park

Existing Site

Core Program Component/Space Type	Existing Community Center Area (SF)	Existing Building Limited Remodel (SF)
Athletics	7,650	7,650
Health Fitness	2,200	2,200
Cultural Programs	3,000	3,000
Hospitality	2,360	2,360
Facility Administration	600	1,400
Common Space	13,790	11,790
Utility Space	6,400	6,400
Total	36,000	36,000



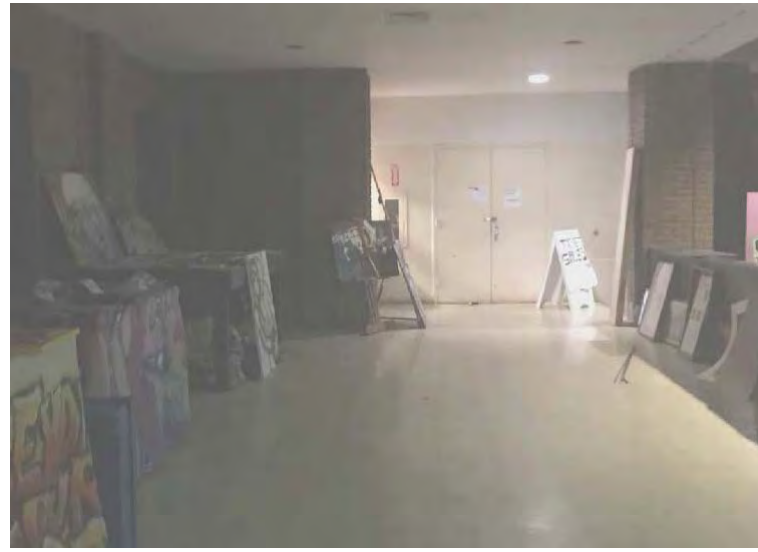
*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

AREA OF WORK: 5,000 SF
\$22,000,000

Existing Building Limited Remodel— Level 1



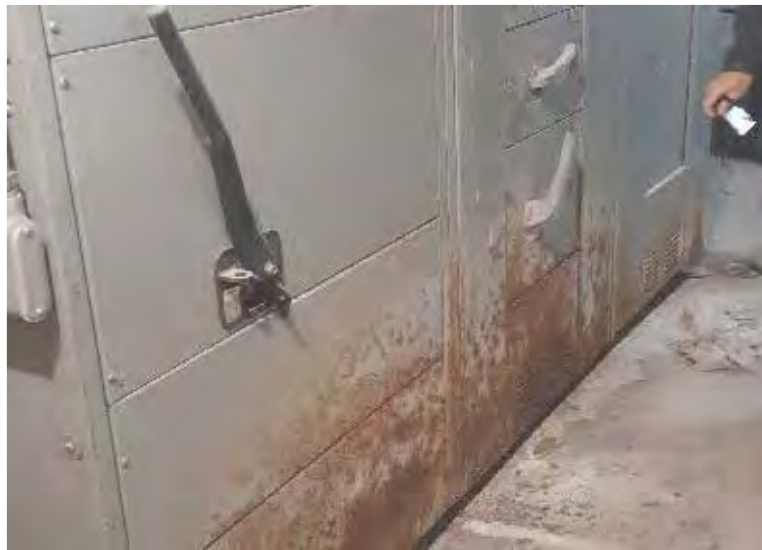
EXISTING BUILDING ENTRY



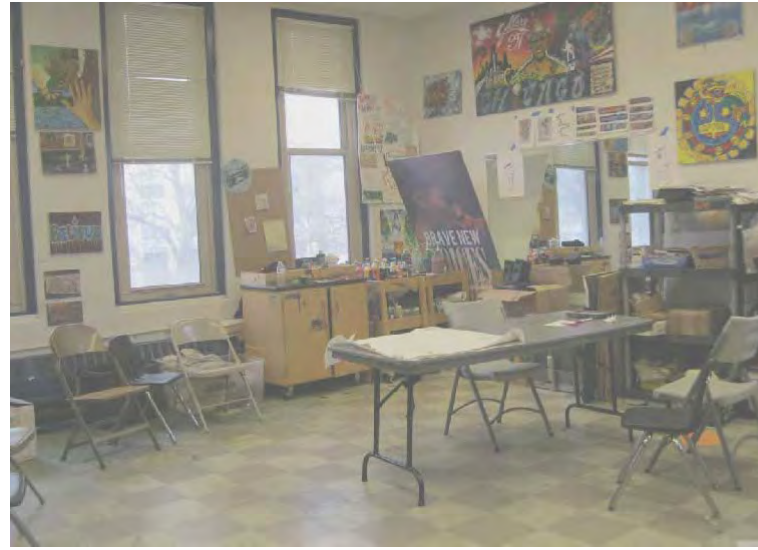
EXISTING CORRIDOR



EXISTING PONDING AT DRAINS



EXISTING CORRODED SWITCHGEAR



EXISTING MEETING ROOM



EXISTING ROOF



EXISTING FITNESS ROOM



EXISTING MEETING ROOM



POTENTIAL ROOF IMPROVEMENTS

Building Assessment Improvement Recommendations



Lobby

Opinion of Probable Cost

Existing Building Limited Remodel

Total Project Cost

¹ \$22,000,000

• Repairs per 2016 assessment by AltusWorks	\$13,600,000
• Building Remodel & Addition	\$4,900,000
• Remedial exterior historic replication & building addition	\$1,900,000
• Furniture, fixtures, & equipment	\$700,000
• Site	\$900,000

¹Disclaimer: cost estimates based on current probable 2019 construction cost in IL.



Existing Building Full Remodel & Addition



Pumping Station

Fieldhouse



Proposed Addition

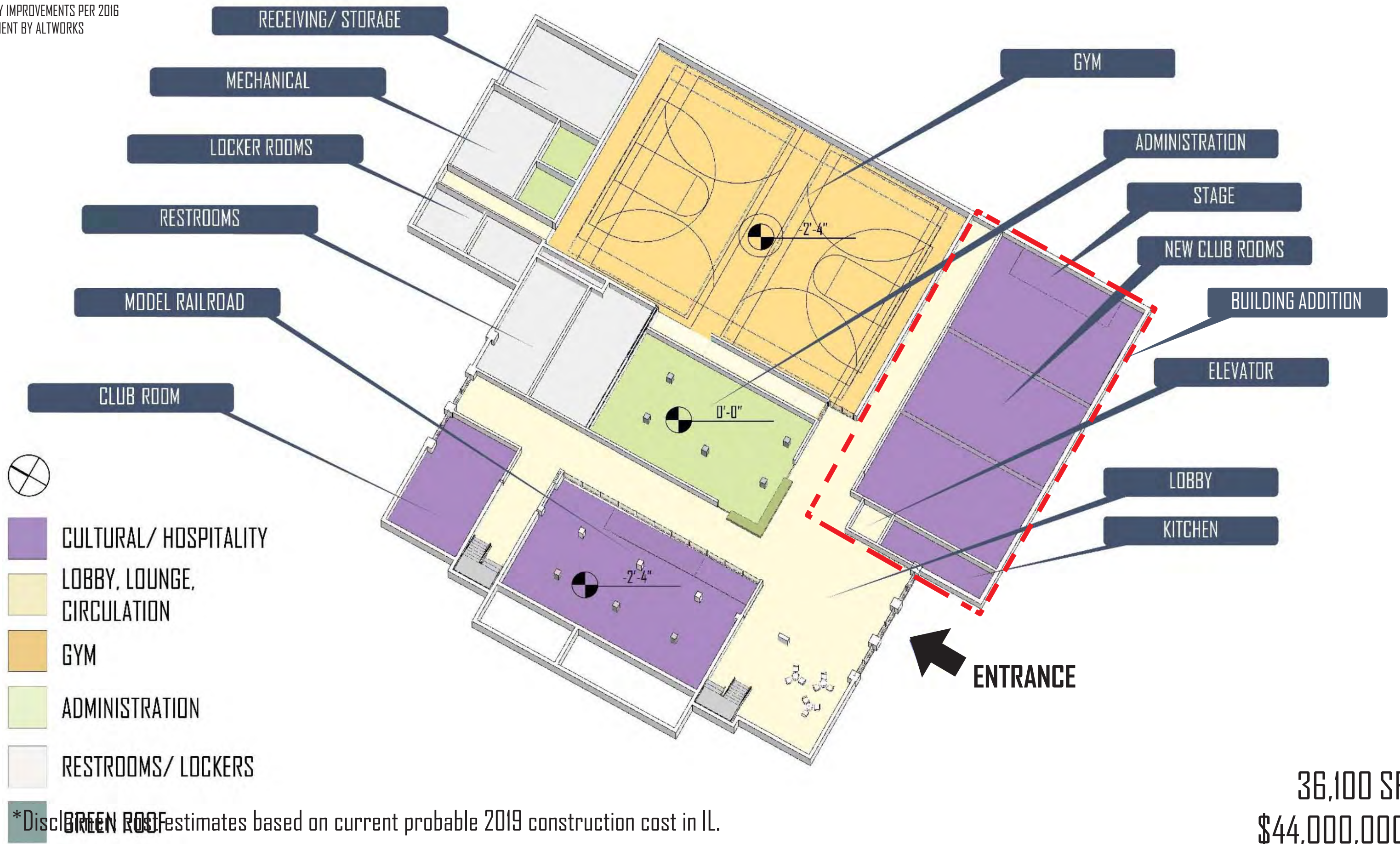
Park District Maintenance

Lincoln Park

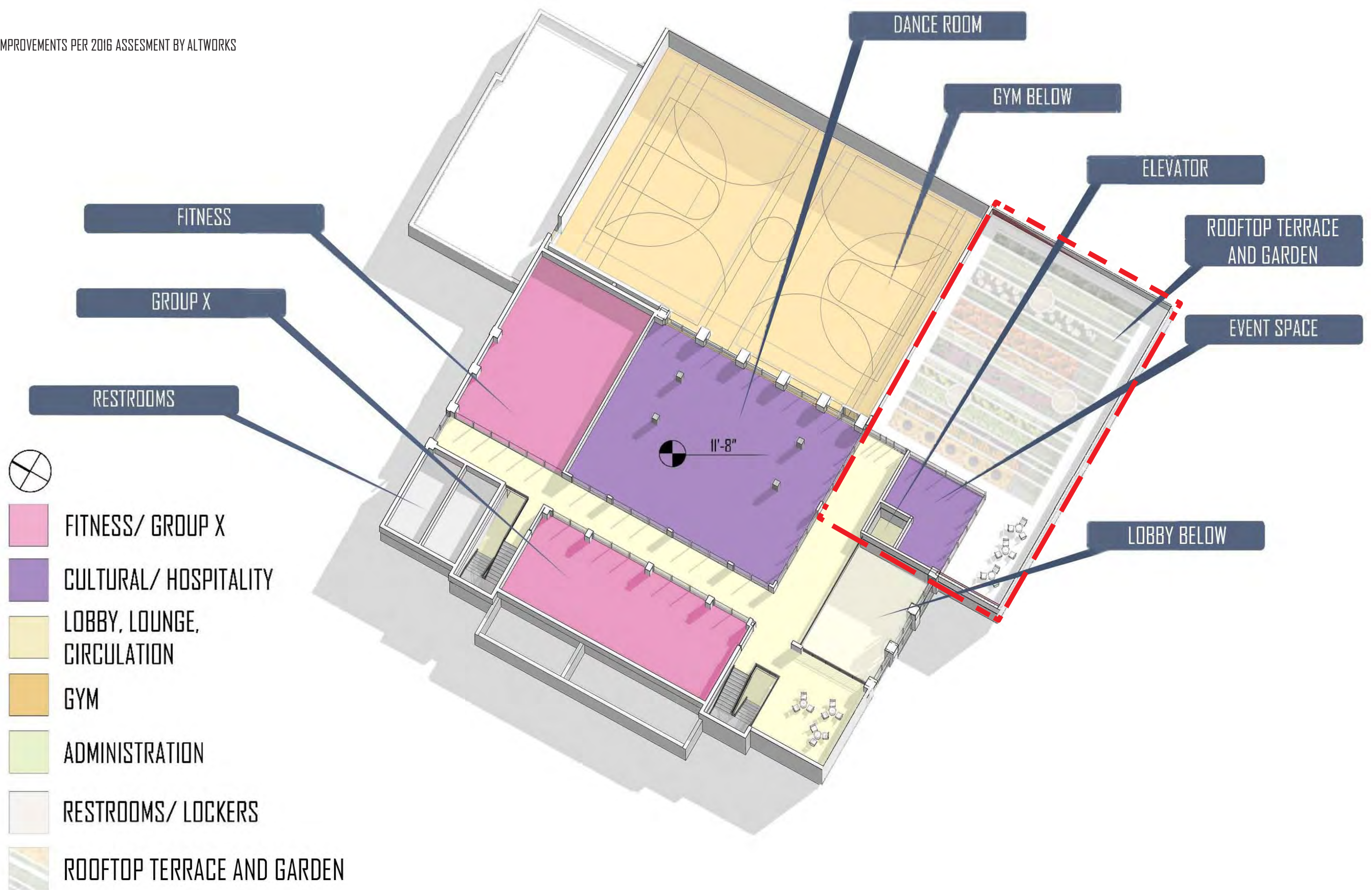
Existing Building Full Remodel & Additions – Site Plan

Core Program Component/Space Type	Existing Community Center Area (SF)	Existing Building Full Remodel & Addition Area (SF)
Athletics	7,650	7,450
Health Fitness	2,200	3,100
Cultural Programs	3,000	6,150
Hospitality	2,360	3,600
Facility Administration	600	1,600
Common Space	13,790	11,750
Utility Space	6,400	2,450
Total	36,000	36,100*

*Addition of 3,500 SF for roof terrace.



Existing Building Full Remodel & Addition – Level 1



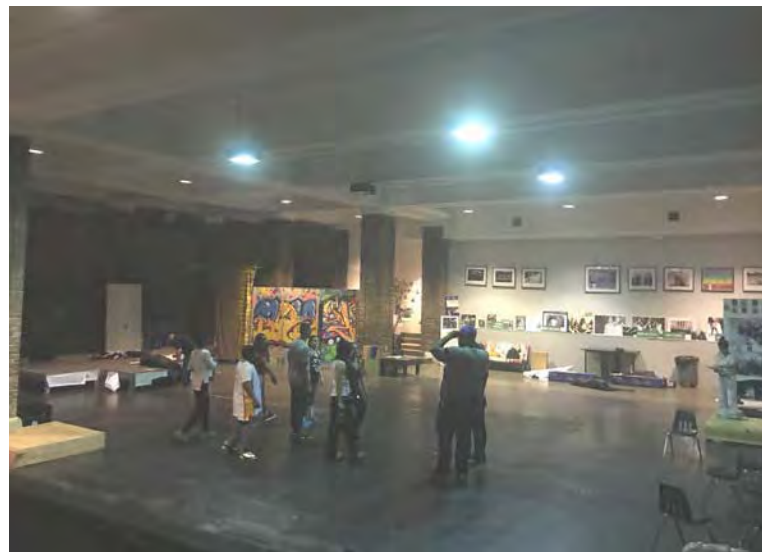
Existing Building Full Remodel & Addition – Level 2



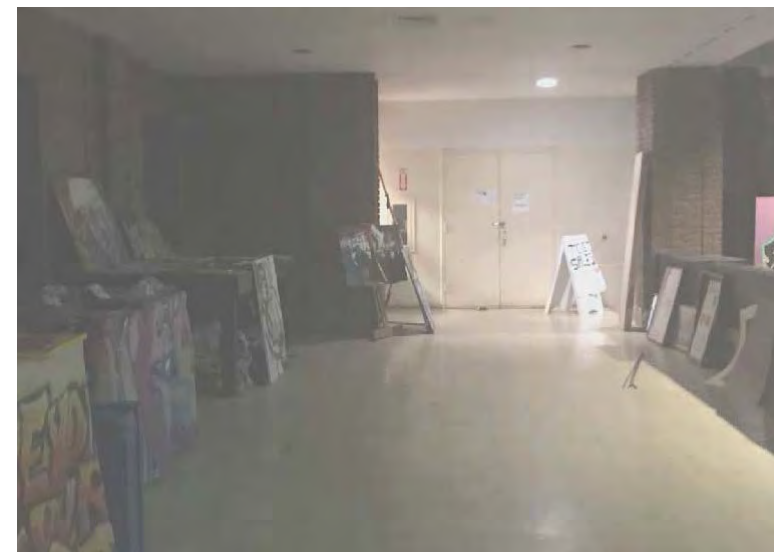
Clarendon Bath House



EXISTING BUILDING ENTRY



EXISTING MULTI-PURPOSE ROOM



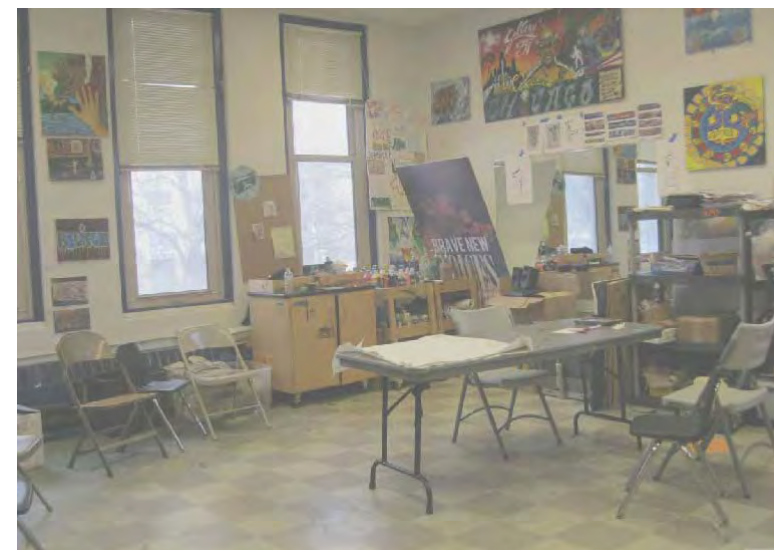
EXISTING CORRIDOR



EXISTING FLOODED BUILDING ENTRY



EXISTING MULTI-PURPOSE ROOM WATER DAMAGE



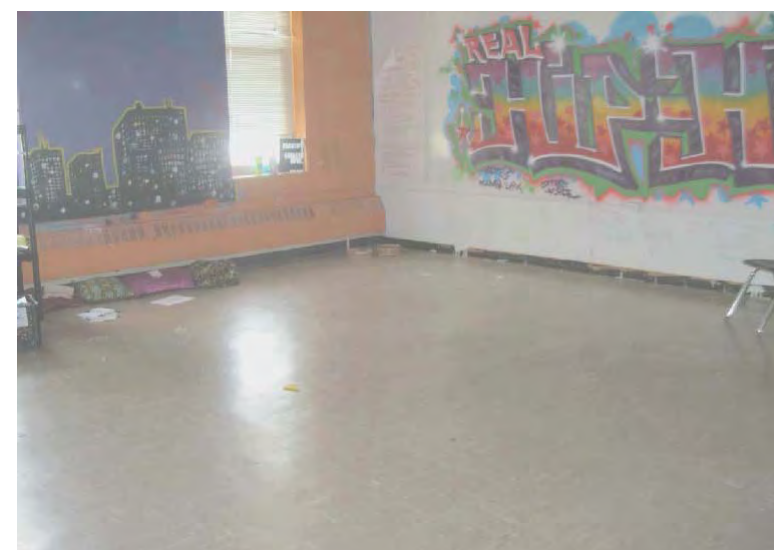
EXISTING MEETING ROOM



EXISTING LEAKING PLANTER

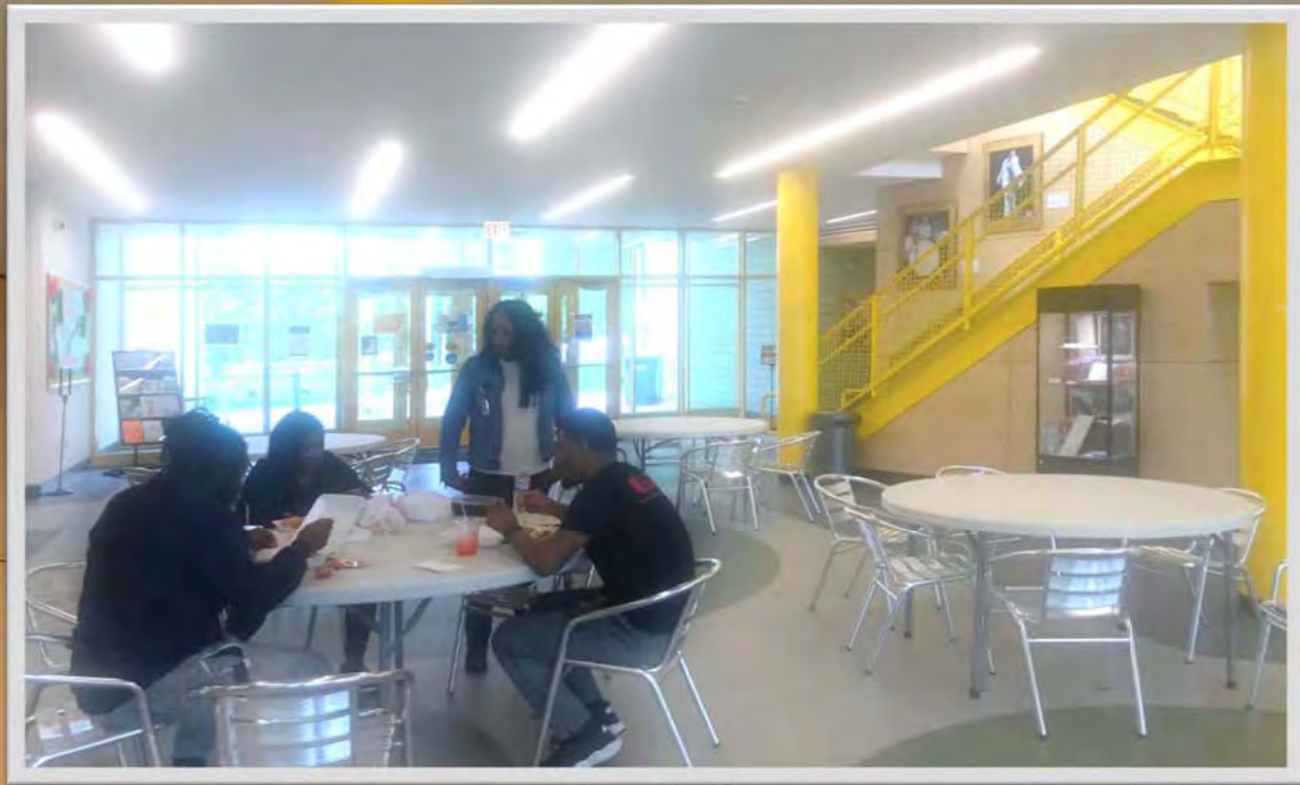


EXISTING RESTROOM



EXISTING MEETING ROOM

Building Assessment Improvement Recommendations



Lobby

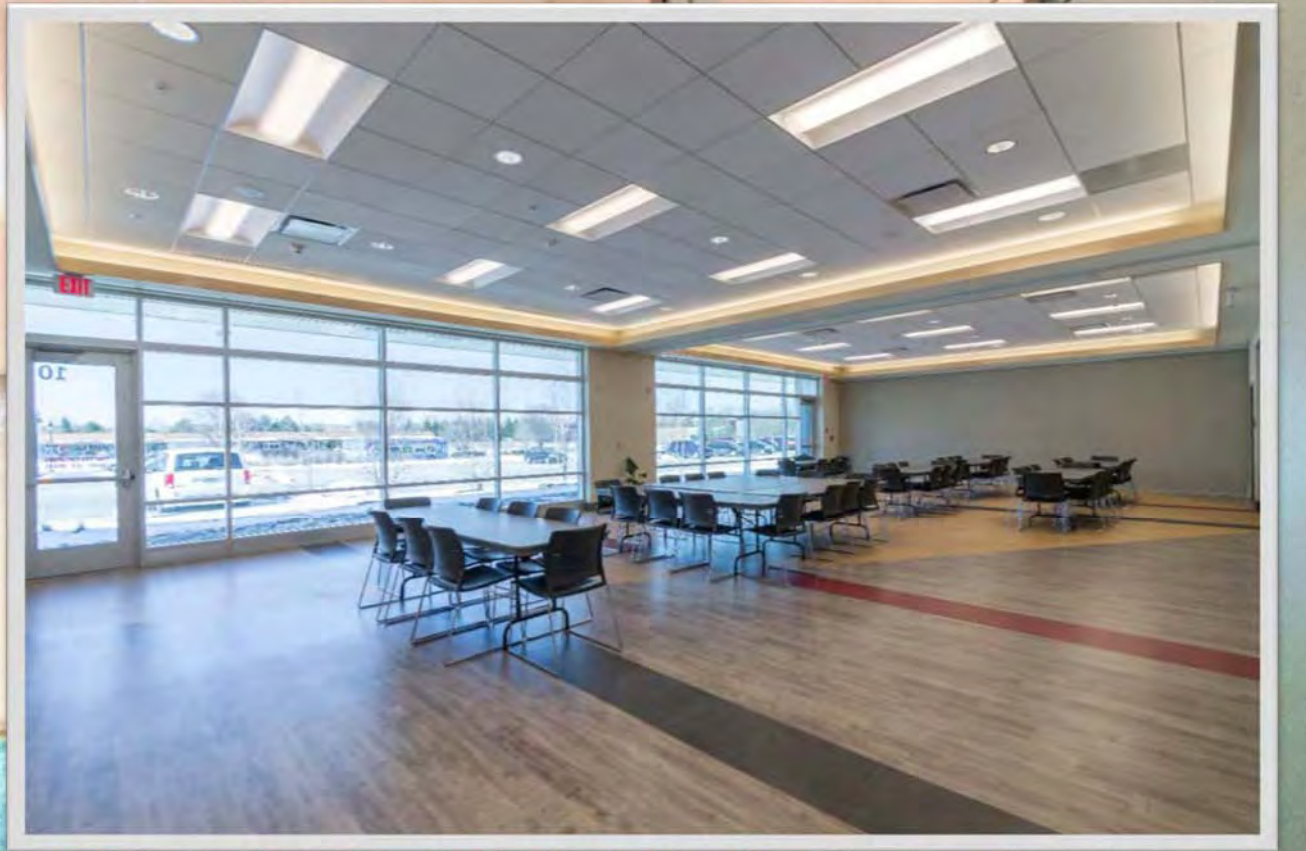




Fitness



Group X



Club Rooms



Dance Room



Event Space



Rooftop Garden



Roof Terrace

Opinion of Probable Cost

Existing Building Full Remodel & Addition

Total Project Cost		¹ \$44,000,000
• Repairs per 2016 assessment by AltusWorks	\$13,600,000	
• Building Remodel & Addition	\$18,750,000	
• Remedial exterior historic replication & building addition	\$8,000,000	
• Furniture, fixtures, & equipment	\$1,400,000	
• Site	\$2,250,000	

¹*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

New Building New Location

The background is a dark, grayscale image. It features several hands holding pens, writing on documents. The documents have some faint, illegible text, but some words like 'SUBDIVISION #1' and 'PART 0' are visible. In the lower-left quadrant, there is a faint, semi-transparent pie chart with several segments of varying shades of gray.



Pumping Station

Lincoln Park

Boundary of potential work

Existing Fieldhouse

Park District Maintenance

Playground (to be relocated)

New Building (Fieldhouse)

Community Garden (to be relocated)

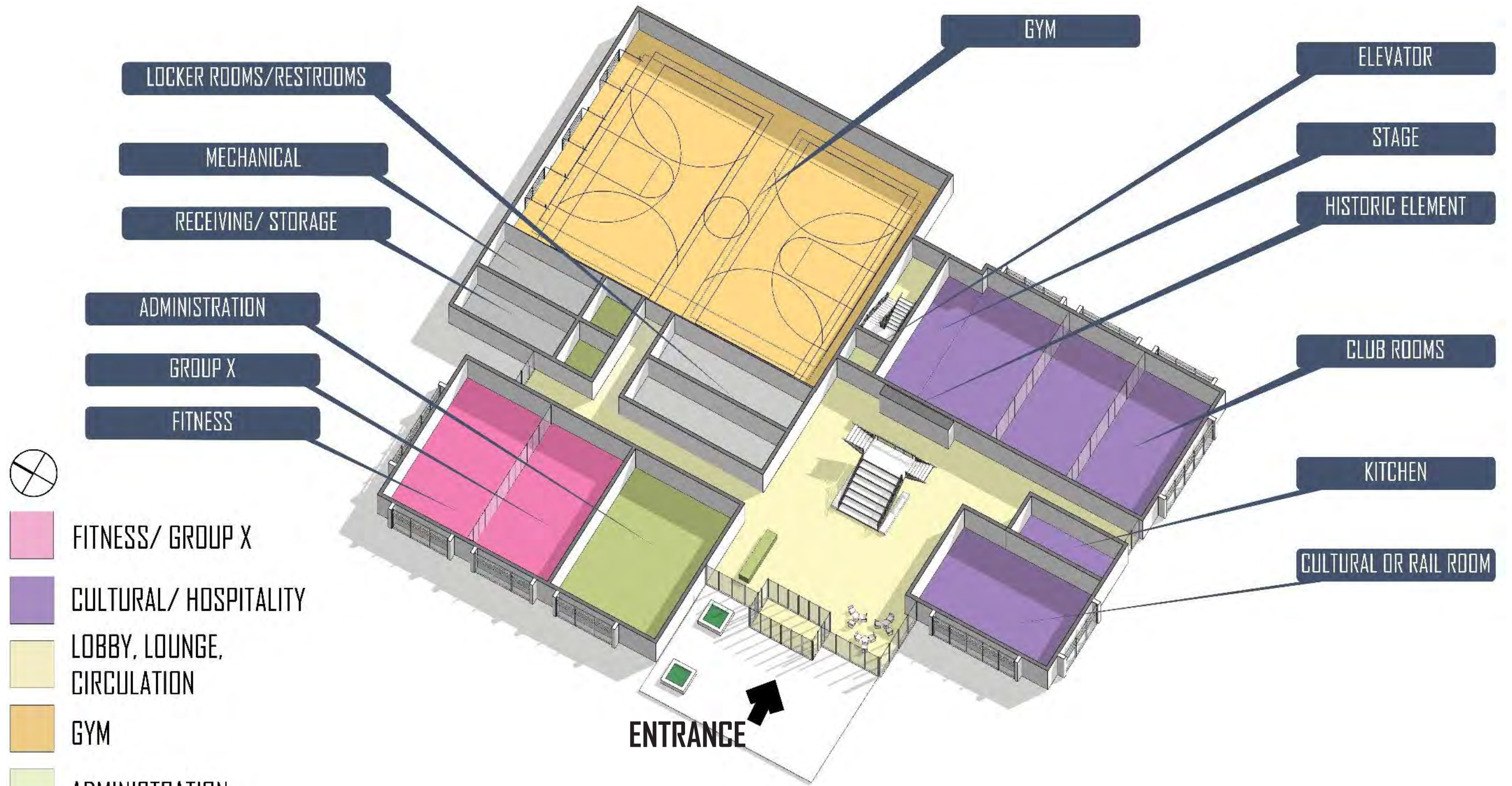
Parking (to be relocated)

Basketball (to be relocated)

New Construction, New Building Location – Site Plan

Core Program Component/Space Type	Existing Community Center Area (SF)	New Building New Location (SF)
Athletics	7,650	8,400
Health Fitness	2,200	2,400
Cultural Programs	3,000	3,000
Hospitality	2,360	4,000
Facility Administration	600	1,400
Common Space	13,790	6,000
Utility Space	6,400	1,200
Total	36,000	27,000*

*Includes 3,000 SF for roof terrace.

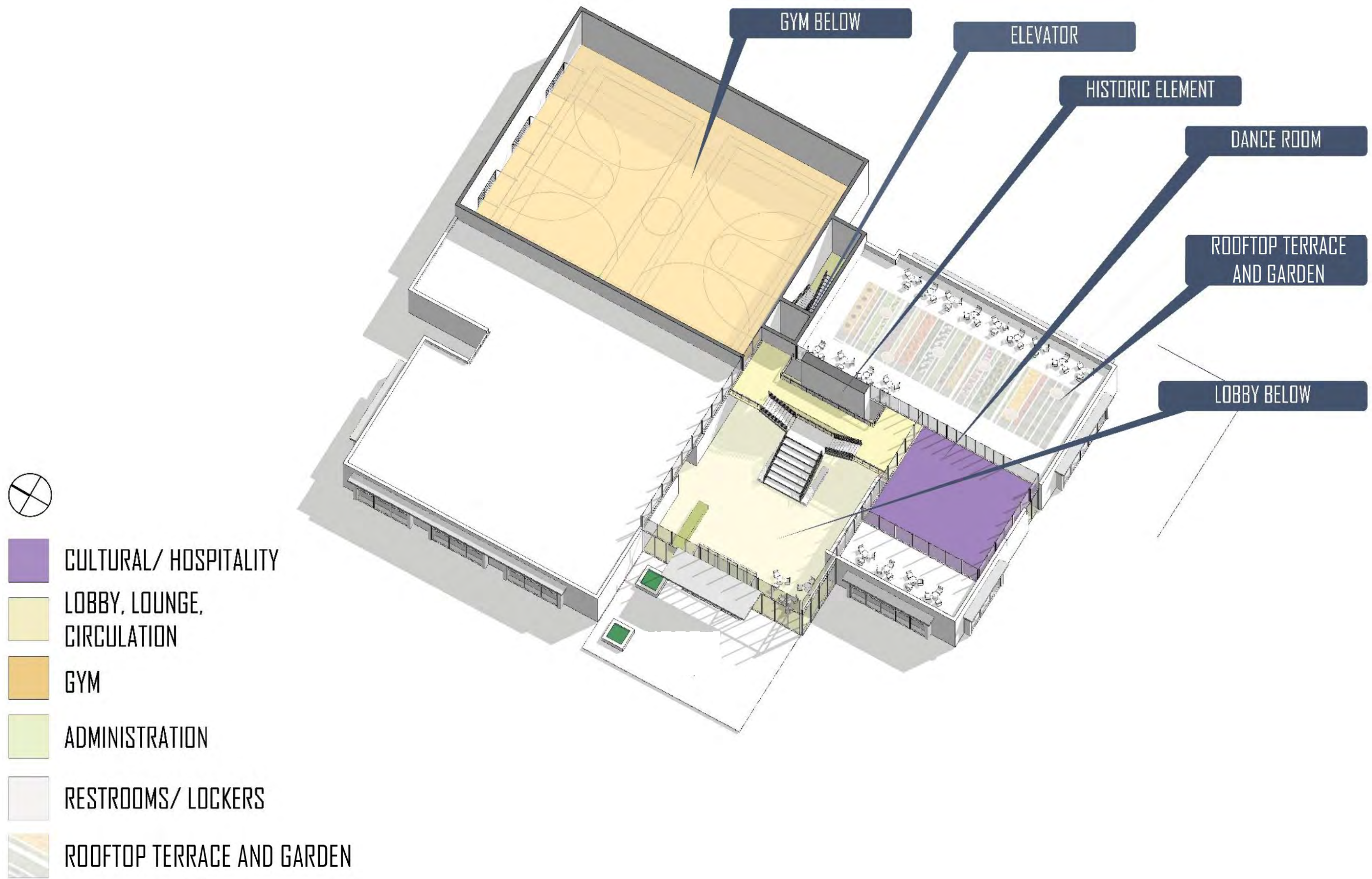


27,000 SF
\$22,000,000

*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

*Existing fieldhouse to remain open during construction

New Construction, New Building Location - Level 1



New Construction, New Building Location - Level 2

Opinion of Probable Cost

New Building (New Location)

Total Project Cost		¹ \$22,000,000
• Demolition	\$950,000	
• Building	\$17,600,000	
• Furniture, fixtures, & equipment	\$700,000	
• Site	\$2,750,000	

¹*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

The background is a dark, grayscale image. It shows a pair of hands holding a pen and writing on a document. The document has some faint text, including the words "SUBDIVISION #1" and "PART 0". There is also a pie chart with several slices visible. The overall scene suggests a professional or administrative setting, likely related to construction or real estate.

New Building Construction

Existing Location



Pumping Station



New Building
(Fieldhouse)

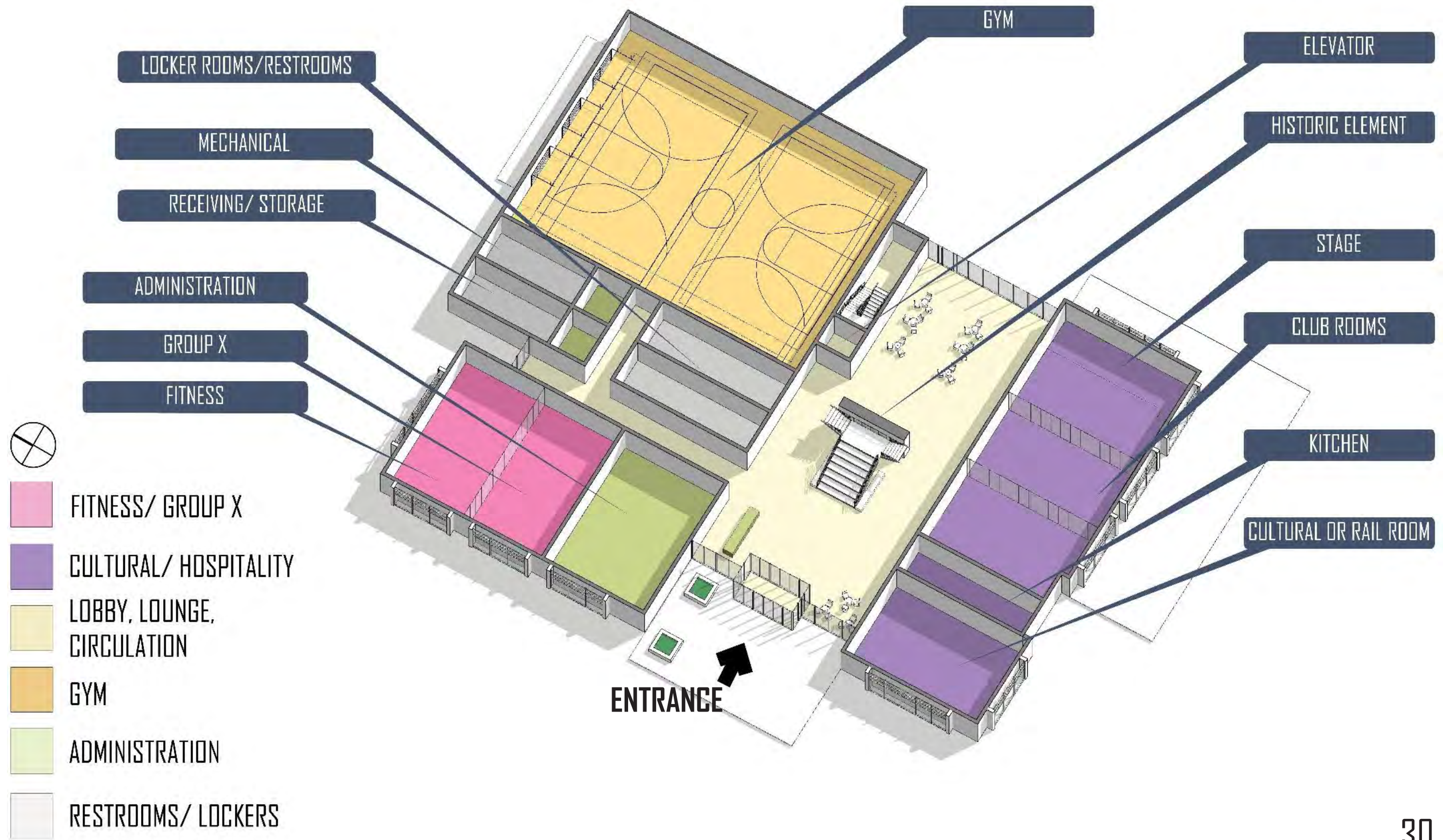
Park District
Maintenance

Lincoln Park

New Construction, Existing Building Location – Site Plan

Core Program Component/Space Type	Existing Community Center Area (SF)	New Building Existing Location (SF)
Athletics	7,650	8,400
Health Fitness	2,200	2,400
Cultural Programs	3,000	3,000
Hospitality	2,360	4,000
Facility Administration	600	1,400
Common Space	13,790	9,600
Utility Space	6,400	1,200
Total	36,000	30,000*

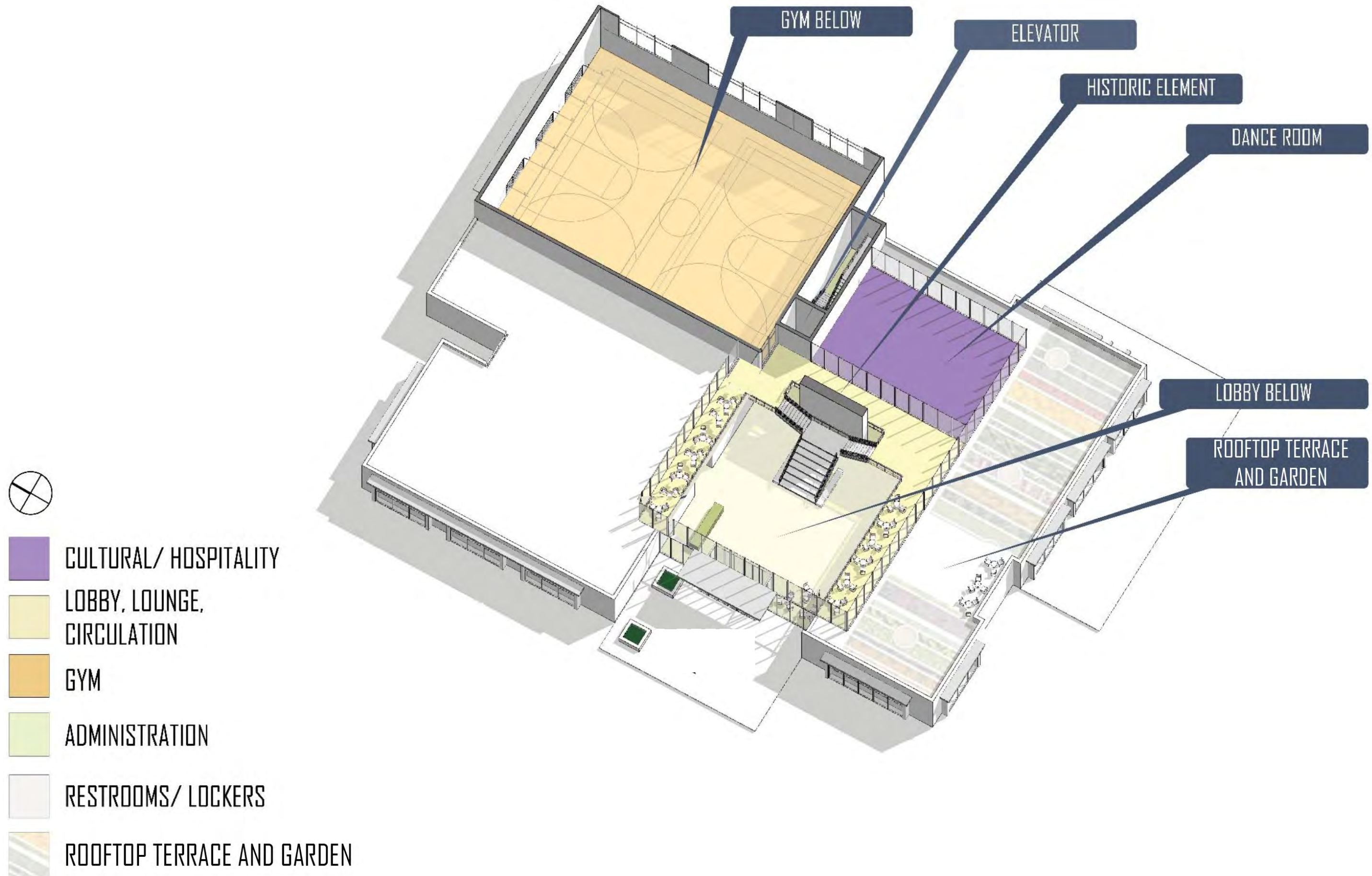
*Includes 3,000 SF for roof terrace.



*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

30,000 SF
\$22,000,000

New Construction, Existing Location - Level 1



New Construction, Existing Location - Level 2





Fitness



Group X



Club Rooms with Stage



Cultural Room



Dance Room



Lobby



Rooftop Garden



Roof Terrace

Opinion of Probable Cost

New Building (Existing Location)

Total Project Cost		¹ \$22,000,000
• Demolition	\$750,000	
• Building	\$18,000,000	
• Furniture, fixtures, & equipment	\$700,000	
• Site	\$2,550,000	

¹*Disclaimer: cost estimates based on current probable 2019 construction cost in IL.

Ellis Fieldhouse

Type	New Construction
Year Built	2016
Building SF	32,000
Cost	\$17,500,000
Cost / SF	\$547
Funding	TIF: \$4,300,000 CHA: \$8,000,000 New Market Tax Credits: \$5,200,000
Funding Conditions	40% of programming slots are required to be reserved for CHA residents
Project Start	2003-2016
Duration	13 Years



Ping Tom Fieldhouse

Type	New Construction
Year Built	2013
Building SF	30,000
Cost	\$15,000,000
Cost / SF	\$500
Funding	TIF: \$15,000,000
Funding Conditions	NA
Project Start	2002-2013
Duration	11 years



Chicago Women's Fieldhouse

Type	Renovation of Warehouse Building
Year Built	2009 -2014
Building SF	27,600
Cost	\$4,200,000
Cost / SF	\$301
Funding	TIF: \$3,800,000 CPD: \$400,000
Funding Conditions	Phase 1: \$1,200,000 Phase 2 & 3: \$3,000,000 1st floor concession paid by vendor (1,100 SF) 3rd floor build out paid by vendor (9,200 SF)
Project Start	2007-2014
Duration	7 years



Fundraising, Timing, & Programming

	Existing Building Limited Remodel	Existing Building Full Remodel & Addition	New Building New Location	New Building Existing Location
Building SF	36,000	36,100	27,000	30,000
Cost	\$22,000,000	\$44,000,000	\$22,000,000	\$22,000,000

Q&A!