

# Vision 2020

## *Focus on the Future*

*Your parks. Your community. Your vision.*





# Adult Center



Your parks. Your community. Your vision.



# Adult Center Team

Kari Felkamp, Marketing and Communications

Angela Ferrentino, Facilities

Laura Guttman, Administration

Dan Payne, Parks

Jim Rogers, Administration

Amy Srail, Recreation

Barbara Stembridge, Finance and Human Resources

Cindy Szkolka (Lead), Recreation

Greg Utaski, Enterprise Services

Allie Wiggins, Information Technology

## Sub-group Support

Administration: Cassidy Carroll

Enterprise Services: Heather Buege

Finance and Human Resources: Christi Jacobson

Information Technology: Jennifer DeForest

Recreation: Susan Smentek





# Adult Center Firms

- Dewberry Architects
- Public Communications, Inc. (PCI)



**New Adult Center**



Your parks. Your community. Your vision.



# Adult Center Goals

The Vision 2020 Adult Center Team envisions a facility that . . .

- ☐ ***supports, serves, and is embraced by adults of all ages*** (18 and older)
- ☐ ***offers educational and innovative programs*** (7 days a week, daytime and evening)
- ☐ ***incorporates community collaboration through partnerships***
- ☐ ***maximizes outdoor spaces*** (gardens, outdoor lounge, program space)
- ☐ ***embodies a unique, bright, inviting, and environmentally-friendly space***
- ☐ ***is inclusive to users of all abilities and needs*** (physical and cognitive)
- ☐ ***provides for multi-purpose / functional and flexible uses***
- ☐ ***meets the current and future needs of the community*** (external and internal users)  
(senior services, learning, meeting room and storage spaces)





# Community Re-engagement

## Vision 2020 Re-engagement (e.g., website, email, comment cards)

- “I think this is an amazing opportunity especially for the older adult population.”
- “The Abbey and old MD building on Palmer Drive should be demolished and left as GREEN SPACE!!!”
- “Please-not at Abbey!! Socialization is important at senior center. Centrally located if possible. Seniors built this town. Don’t forget us! Outdoor space needed for center. Tables. Pond.”
- “It would be amazing if you built a senior center elsewhere and sold the land the Abbey occupies to the school district. Being land locked, any additional space for York would truly show support for the community as a whole.”
- “...We are tired of fighting for parking space at the Library. Will you give us (“Great Decisions” group) a better place to meet?”





# Community Re-engagement

## PCI Feedback Meetings

- “...senior space at the Abbey – in my opinion, it’s a joke. Seniors are afraid to drive there. We’re an aging population – Elmhurst...I personally feel that as a community, we don’t provide enough senior support.”
- “If you want people to stay and have community, you have to set up a space for that...You have a lot provided for younger folks, but for adults and seniors, I think you have to do the same.”
- “I think if you really want to have a nice place for adults and seniors to go it has to be a little bit luxurious. It certainly can’t be the Wagner Center. That’s just not what I would want to go to and sit and read a book. I think the library has actually done a very beautiful job on their interior making it super comfortable with a fireplace and very nice seating. I would certainly love to see areas in there that are welcoming for all age groups. But if you really want it to be more of an adult center, then make it a place that adults really want to go and hang out at.”
- “Put access to existing outdoor park, with the thinking that, when the weather is nice you could actually hold your classes outside, on doing things like Tai chi.”
- Several meeting participants had concerns about access and parking at 135 Palmer Drive





# Community Re-engagement

## Abbey Member/User Informational Meeting Feedback

### Programming and Facility Interests/Support

- Additional programming and increased hours for programming (evenings and weekends)
- Increase in usage opportunities and spaces
- Convenient, central location
- Multi-use, “one-stop” location for seniors
- Aesthetically-pleasing
- Versatile programming spaces
- Upgraded technology
- Social service resources
- Kitchen
- Adequate restrooms
- Accessible to all
- Areas to socialize and meet friends (e.G., Lounge)





# Community Re-engagement

## Abbey Member/User Informational Meeting Feedback (continued)

### General Concerns

- Cost of facility and impact on taxes and fees
- Parking/traffic/street access at 135 Palmer drive
- Financial sustainability of new facility
- Avoid overlap with existing free Library programs





# Community Re-engagement

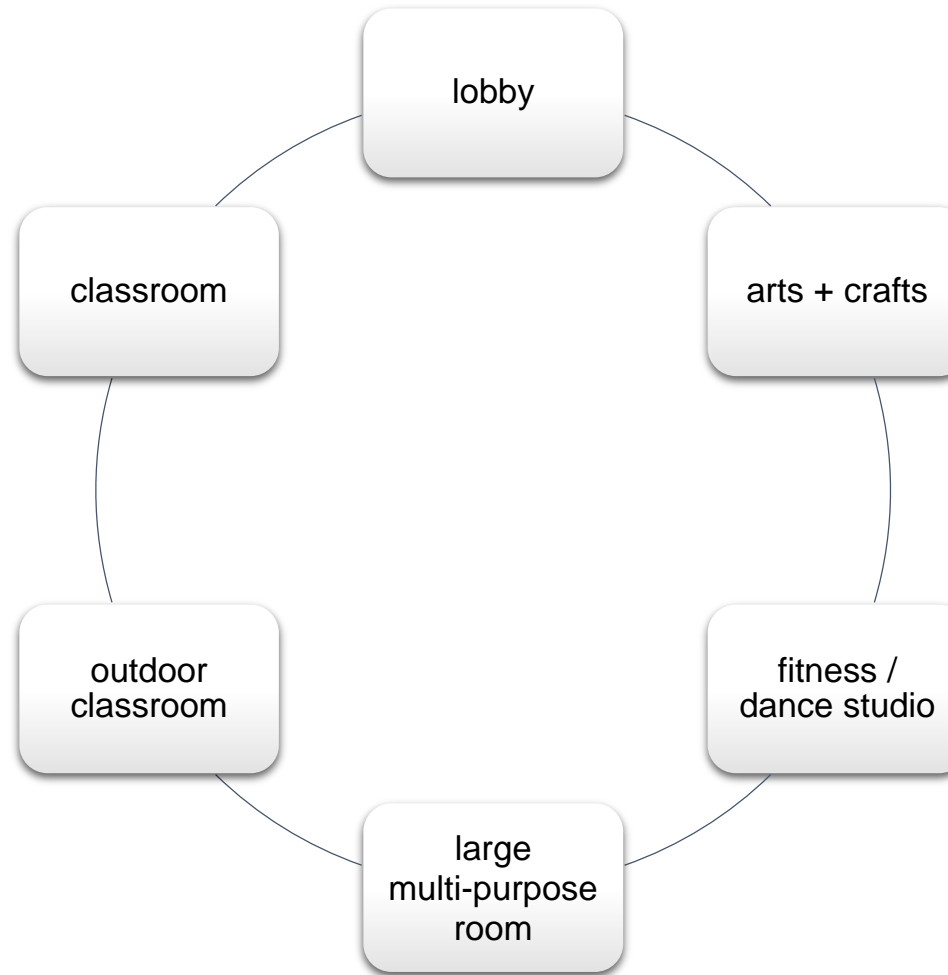
## Senior Service Provider Survey Identified Needs

- Additional opportunities for socialization
- Additional programming specifically for seniors (ideas compiled as part of survey-e.g., fitness, mind/wellness, and art)
- Affordability of, and transportation to, programs/facility a concern so a multi-use center would be most convenient
- An outdoor facility with immediate indoor access

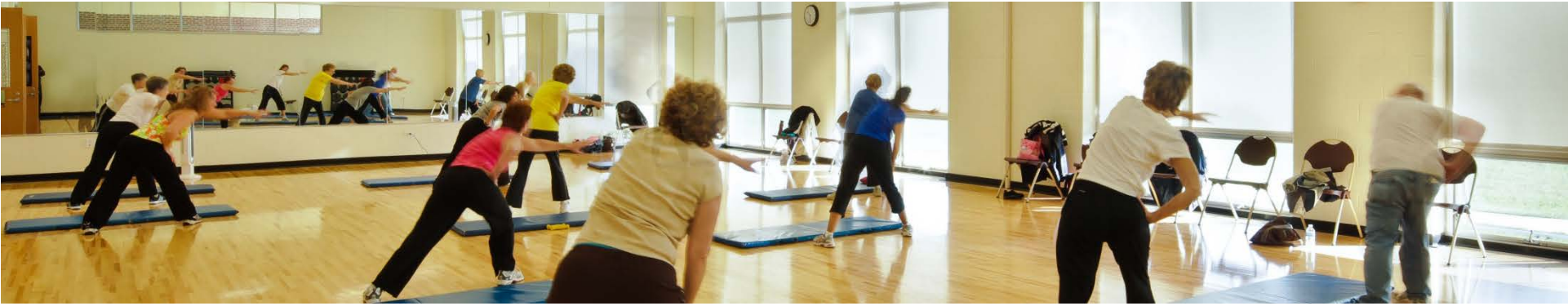




# Programming Strategy



Elmhurst Park District  
**Adult Center**  
Space Program



August 26, 2019 Park Board Presentation  
Job No. 50110623



Adult Center

# lobby / lounge / hallway

seating | daylight | restrooms | views | welcoming | comfort | coffee | gathering





# Adult Center arts + crafts

Quilters | Acrylic | Watercolor | Printmaking | Drawing



# Adult Center fitness / dance studio

Yoga/Chair Yoga | Line dancing | T'ai Chi | Body Dynamics/Stretch | Adult Tap | Belly Dance | Sit + Get Fit | Acting | Theatre | Comedy

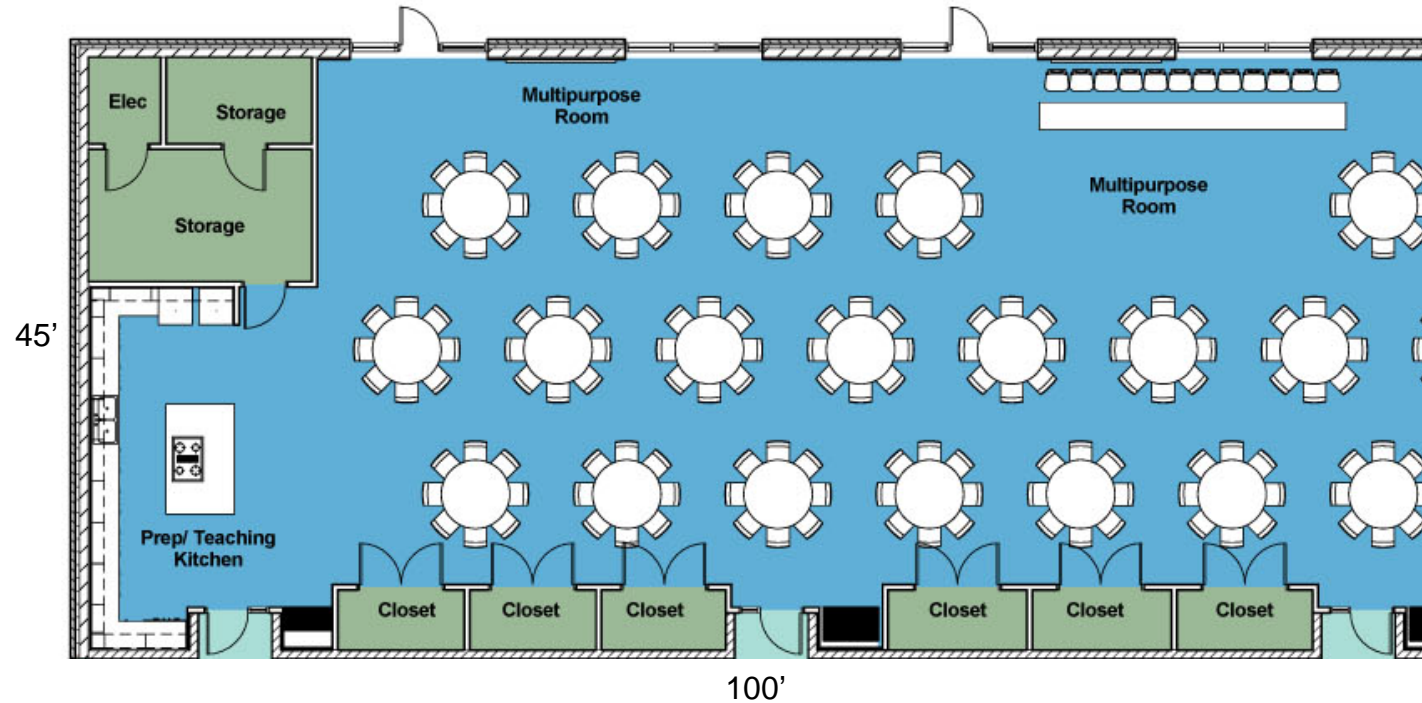




# Adult Center

## large multipurpose

Monthly Luncheons | Bingo | Trivia | Ballroom Dance | Cooking Classes | Large Presentations



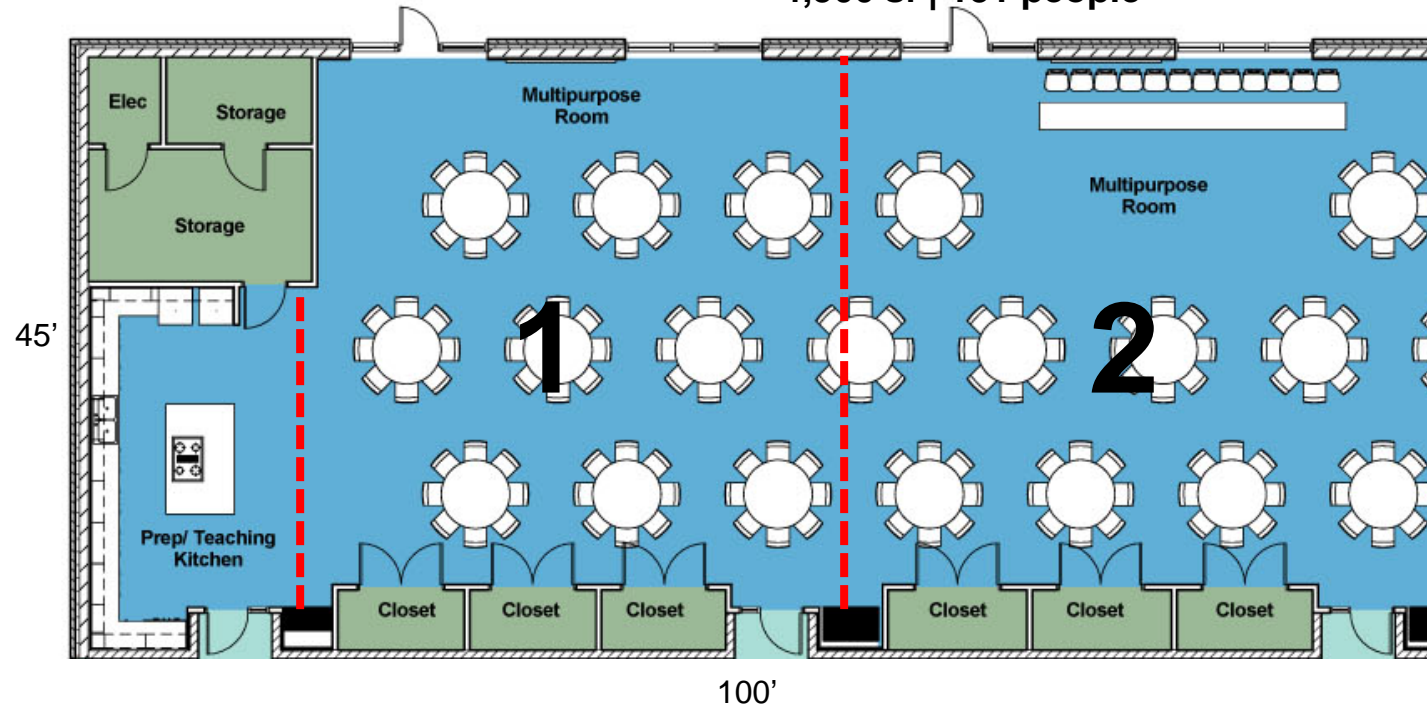
## Adult Center

# large multipurpose

Monthly Luncheons | Bingo | Trivia | Ballroom Dance | Cooking Classes | Large Presentations

one large space or two spaces + teaching kitchen

- storage | walls @ = 952 sf
  - teaching kitchen @ 16' x 27' = 432 sf | 7 people
  - multipurpose #1 @ 38' x 40' = 1,520 sf | 72 people | 9 tables x 8
  - multipurpose #2 @ 38' x 42' = 1,596 sf | 72 people | 9 tables x 8
- 4,500 sf | 151 people**



# Adult Center classroom

COD Language Classes | AARP Taxes | Driver Safety | Rules of the Road | Club Meetings/Programs | Small Presentations





# Adult Center outdoor classroom

Yoga | T'ai Chi | Gardening Programs | Walking Programs | Garden Club Plant Sale | Pumpkin Sale





Adult Center

# option 1 – remodel + new construction

remodel 11,800 square feet | construct outdoor classroom | site improvements





Adult Center

# option 1 – remodel + new construction

remodel 11,800 square feet | construct outdoor classroom | site improvements

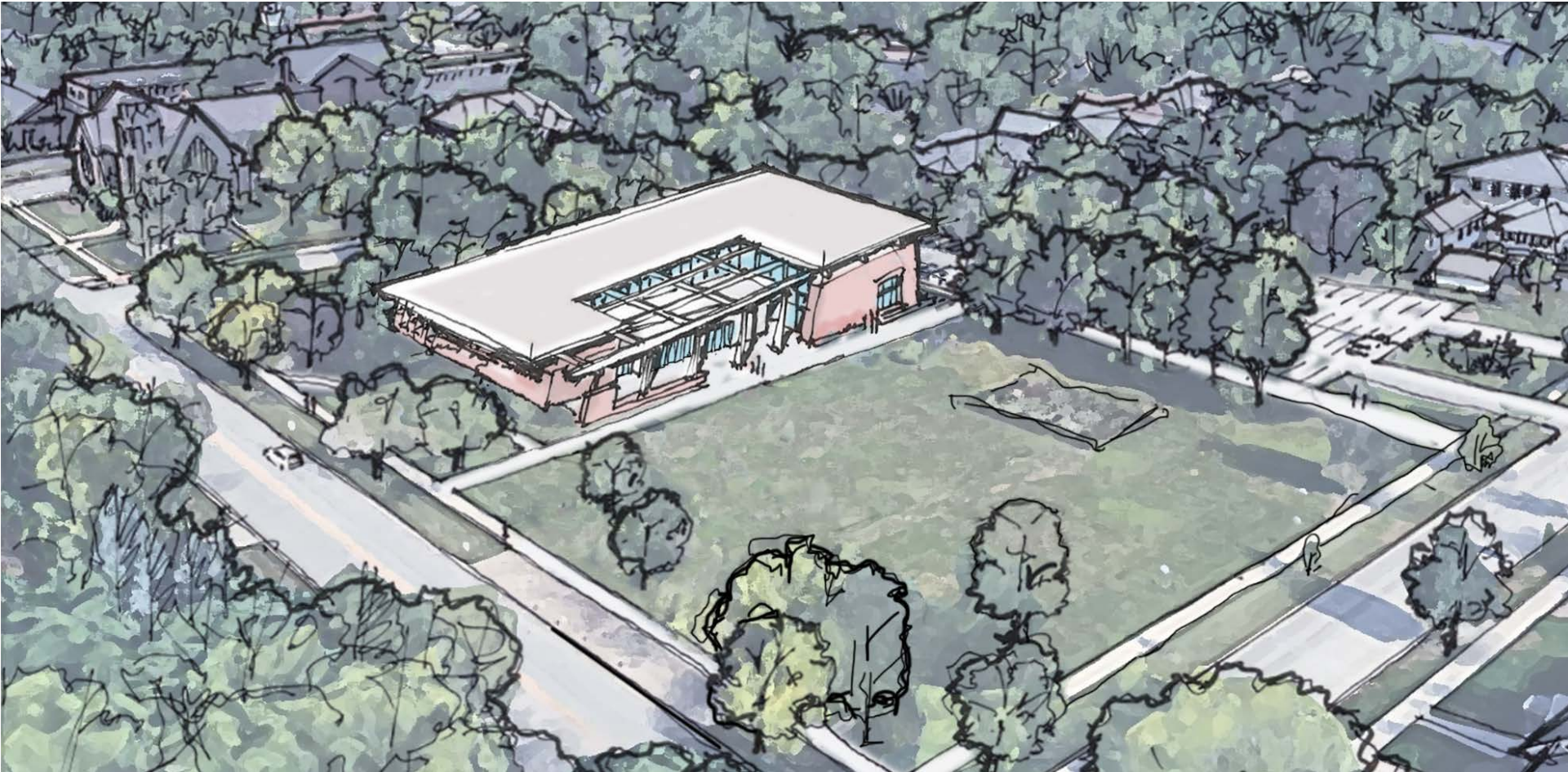




Adult Center

## option 2 – new construction

demo 11,800 square feet | construct 12,800 square foot facility + outdoor classroom | site improvements





Adult Center

## option 2 – new construction

demo 11,800 square feet | construct 12,800 square foot facility + outdoor classroom | site improvements



Adult Center

# parking requirements

12,800 sq. ft.  
5.2 parking spaces per 1,000 sq. ft.

67\*

Redeemer Center has 67 parking spaces for 11,800 sq. ft. | 5.7 spaces per 1,000 sq. ft.

\*City of Elmhurst parking requirement for a recreation building is 3 spaces per 1,000 sq. ft.

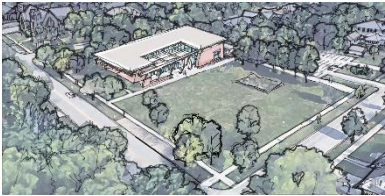
## Adult Center

# total project budget



option 1 = **\$3.1M**

Remodel 11,800 sf interior + construct outdoor classroom



option 2 = **\$6.6M**

Demo 11,800 sf | construct 12,800 sf facility + outdoor classroom



- A. Building Costs (new construction/remodeling/demolition)
- B. Site Improvements (parking/sidewalks/site lighting/utilities/landscaping)
- C. Design Contingency / General Conditions / OH&P
- D. Total Construction Cost**
- E. Project Soft Costs (AE fees/legal fees/site survey/soil testing/insurance/material testing)
- F. Total Project Budget**

dollars represent 2021 construction start and above average construction quality



# Adult Center Cost Estimates

			Adult Center Cost Projections Renovate 11,800 sf w/ 3,840 sf Outdoor Classroom Addition		Adult Center Cost Projections New 12,800 sf w/3,840 sf Outdoor Classroom Addition	
Category	Description	Total	Net Square Footage	Description	Total	Net Square Footage
Abatement	Removal of the identified/assumed asbestos containing materials	\$35,000	\$2.97	Removal of the identified/assumed asbestos containing materials	\$37,975	\$2.97
Building Costs / Fixed Equipment	Remodel restrooms for ADA compliance fire protection system; Upgrade electrical lighting/fire alarm/power/data; Paint interior; New ceiling grid and acoustic panels; New multipurpose flooring; Tree removal; Repair perimeter building soffits; Replace exterior windows; Replace exterior doors and door hardware; Kitchen improvements; Replace HVAC Replace galvanized plumbing	\$1,502,500	\$127.33	New Construction	\$3,840,900	\$300.07
Site Improvements	New sidewalks, curbs, site graphics, site lighting, landscaping, and parking improvements	\$250,000	\$21.19	New sidewalks, curbs, site graphics, site lighting, landscaping, and parking improvements	\$325,500	\$25.43
Building Addition	Outdoor Classroom	\$450,000	\$117.19	Outdoor Classroom	\$450,000	\$117.19
GC's, Fee, Contingencies, etc.	General Conditions / Builders Insurance / Contractor Contingency / Construction Management Fee	\$357,500	\$22.86	General Conditions / Builders Insurance / Contractor Contingency / Construction Management Fee	\$840,875	\$65.69
Sub-Total		\$2,595,000			\$5,495,250	
Owner Costs	Building Permits / Utility Tie-ins & Services / Architectural & Engineering Fees / Furniture, Fixtures & Equipment / IT Systems Equipment/Devices	\$519,000	\$33.18	Building Permits / Utility Tie-ins & Services / Architectural & Engineering Fees / Furniture, Fixtures & Equipment / IT Systems Equipment/Devices	\$1,099,050	\$85.86
Total		\$3,114,000	\$199.10		\$6,594,300	\$396.29



# Adult Center Operating & Financial Plan

- Adult General Interest
- Adult Dance
- Luncheons
- Social Services
- Rentals





# Adult Center Operating & Financial Plan

	Pre - Renovation	Post - Renovation	Variance
Program Revenue	\$82,012	\$140,760	\$58,748
Direct Expenses& CC Fees	\$75,013	\$111,863	\$36,850
<b>Subtotal</b>	<b>\$6,999</b>	<b>\$28,897</b>	<b>\$21,898.00</b>
<b>Building Operational Expenses</b>			
Operational Staff Wages and Benefits	\$42,861	\$101,173	\$58,312
Utilities	\$14,358	\$33,893	\$19,535
Contract Services	\$7,143	\$16,862	\$9,719
Building Supplies	\$3,429	\$8,093	\$4,664
Building and Equipment Repair	\$3,644	\$8,601	\$4,957
<b>Subtotal</b>	<b>\$71,435</b>	<b>\$168,622</b>	<b>\$97,187</b>
<b>TOTALS</b>			
Revenue	\$82,012	\$140,760	\$58,748
Expenses	\$146,448	\$280,485	\$134,037
Net	(\$64,436)	(\$139,725)	(\$75,289)



# Funding Alternatives

- Referendum (bond sale)
- Registration Fees
- Rental Income







# Potential Partnerships

## Operating

- City of Elmhurst
- Social Service Providers
- Health Care Providers

## Programming

- College of DuPage
- Elmhurst Public Library
- Elmhurst Senior Commission
- Social Service Providers
- Health Care Providers





# Closing Summary & Overall Financial Impact

## Capital

**\$6,600,000**

## New Operating Subsidy

**\$75,000**



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