



Community Center and Rice Pool Facility Report

January 10, 2007

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Over the past few years, the Wheaton Park District Community Center has begun to show signs of its age. Staff has identified several significant repairs and renovations that are necessary to maintain this facility. These projects are above and beyond the routine maintenance that is performed by staff and anticipated within the replacement schedules that are maintained. Due to the large scope of these projects, we must proactively plan for them. This means allocating the necessary funds for them and developing a timeline for implementation.

History of Community Center

The Wheaton Park District Community Center is a 125,000 square foot recreation center located on the south side of Wheaton. The Community Center was dedicated in the spring of 1990 and was opened to the public in the fall of 1990. This 8 million dollar project was paid for by funds generated by the passage of a referendum in 1986.

Rooms in the Community Center vary in size, shape and use. Park District recreational programs occupy a good portion of the time and space which the Community Center provides every day. Local and area groups find the meeting rooms to be attractive and practical for their needs during both daytime and evening hours. Clubs, organizations and homeowners are encouraged to make full use of the Community Center. Seminars, in-service training programs, parties and social gatherings are also held at the Community Center.

The Community Center also houses Parks Plus Fitness Center, a 7,500 square foot state-of-the-art fitness facility.

Anticipated Repairs/Renovations

There are a number of repairs that have been anticipated in the CARF schedule. Frequent replacements include: annual table and chair replacement, asphalt patching and replacement of door hardware. On a slightly more infrequent basis, replacements include: carpeting, painting, and diving boards. In addition to these scheduled replacements, there are a number of significant projects that have been deferred or not included in CARF at this point. These projects will need to be addressed in the near future in order to avoid further deterioration of the facility.

Roof Repairs based on Tremco Recommendations

In 2003, we hired a consultant to assess the condition of the roofs throughout the district. Attached as appendix A are the reports relating to the Community Center and Rice Pool. According to the consultant's report, the flat portions of the roof should be replaced over a three-year span at a cost of approximately \$1 million. These include:

- 2006 – Sections 2&8 - \$300,000
- 2007 – Section 3 - \$350,000
- 2008 – Section 1 - \$300,000

The need for these replacements has already become evident by leaks that are seen in the gymnasium and underneath the overhang at the front of the building. If these repairs are neglected, the problems will spread and compound. When water enters the building our programs are impacted, floors are ruined, and other visible and/or unseen damage occurs.

Tuckpointing

Several areas surrounding the building have shown signs of deterioration. This has affected the aesthetics of the building and led to moisture penetrating the building. If untreated this can lead to



safety concerns from brickwork falling from the building and water problems within the building. Two contractors were consulted for their opinion on the nature of the repairs needed. Both were hesitant to provide a proposal and recommended further consultation with a structural engineer or allied professional. One contractor estimated



the repairs would likely cost around \$125,000. This work would be in addition to the caulking of doors and windows that is required every three to five years.

Rice Pool Facility Condition

In 2003 to 2004 all of the expansion joints were cut out and repaired. Also included was the replacement of the south stairway by the splashdown. After the repairs were made, Rice Pool was caulked and painted as part of the contract. Total cost was around \$140,000. In November 2006, Williams Architects were asked to assess the condition of the pool. The report they completed is attached as appendix B. A number of concrete flaws have been identified that are common for a facility of this one's age. They recommended budgeting \$50,000 per year to address these maintenance issues.



Rice pool parking lot renovations

This year we resurfaced the main portion of the parking lot at the Community Center. The portion of the parking lot that is adjacent to the Rice Pool was not replaced. It is anticipated that the lot will need to be resurfaced in the next couple of years at an estimated cost of \$125,000.



Upgrading Back-Up Generator

It has come to our attention that all of the new technology that has been added at the community center only has a one-hour back-up battery. The existing generator that is at the facility is currently at capacity. It is scheduled for replacement in 2011 at a cost of \$17,580. Staff recommends upgrading the generator at this time to the appropriate capacity. The cost for this upgrade would be \$26,200 for the equipment alone. Further estimates are required to determine what installation would be required and how much of this work, if any, can be completed by staff. There may some value that can be received for the life left in the existing generator.



Locker Replacements

Replacement of the lockers was begun in 2006. Staff was given direction to stop this project in order to save funds. The plan was to replace all of the half lockers with the more functional full sized lockers. The new lockers also have an improved locking mechanism. The estimate to replace the remaining lockers is \$28,000.



Grout Replacement

The grout between the tiles in the locker rooms has aged to the point where it is beginning to deteriorate. This problem has been addressed



in a piecemeal fashion over the past couple of years. Unfortunately the problem is only apparent when the water begins to permeate the surface and begin to leak through the walls. The appropriate solution for this is to ground out the existing grout and regrout it with an epoxy-based product. An estimate for this work of \$11,000 has been obtained.



Men's Locker Room Humidity Problem

Excess humidity in the men's locker room has been an ongoing problem. A system has been researched to improve this situation by increasing airflow. This is estimated to cost approximately \$9,300.

Gutter Replacement

The original gutters on the building have begun to leak. This is due to the weight of ice and snow over time straining the steel and causing sags. In some portions the metal has begun to deteriorate. This was first apparent on the west side of the building where the water caused damage to the soffit. Estimates are being requested for work that is anticipated to cost approximately \$50,000.



Gym Floor

Staff is recommending replacement of the gym floor within the next five years. The existing floor is a “floating” style that is more appropriate for dance floors than sports use. It is believed this style was selected in order to save money during initial construction. The floor currently has several “dead” spots that affect the play of different sports. In addition portions of the floor have been replaced after buckling occurred following water damage from roof leaks. Some different alternatives are being researched for replacements. It is estimated that this work will cost approximately \$200,000.

The Zone – Options for remodeling

If the Zone were to ever completely shut down, there are several programs and services that could be considered in that space. Additional program opportunities and services could include: a spinning studio, additional space for group fitness classes, a youth fitness area, a women’s only fitness area, additional treadmills and elliptical machines, a fitness assessment area for personal trainers, a Cultural Arts Center, Adult Education

Center, Cheer Center, Indoor Playground/Party Room, expansion of the Lincoln Marsh room for additional tumbling and gymnastics. The cost of renovations would be dependent on the scope of the work.

ADA Renovations

In 2005 a report was completed that assessed the Wheaton Park District's compliance with the American's with Disabilities Act guidelines. Several areas of non-compliance were identified at the Community Center and Rice Pool. There are a number of minor improvements that can be made by simply remounting items at different locations on walls or modifying hardware. Other modifications are more substantial such as lower counter heights or relocating amenities to accessible locations. At this time, costs have not been established for this work and there is no timeline for completion.

Summary

Total estimated capital expenses

Listed below is a summary of the expenses anticipated for the work described above.

Roof Repairs based on Tremco Recommendations	\$950,000
Tuckpointing	\$125,000
Rice Pool Facility Condition	\$ 50,000 per year
Rice pool parking lot renovations	\$125,000
Upgrading Back-Up Generator	\$ 26,200
Locker Replacements	\$ 28,000
Grout Replacement	\$ 11,000
Men's Locker Room Humidity Problem	\$ 9,300
Gutter Replacement	\$ 50,000
Gym Floor	\$200,000
The Zone – Options for remodeling	Unknown
ADA Renovations	<u>Unknown</u>
Total	\$1,574,500+

Need for specification assistance

Staff has the capability and expertise to complete much of the work necessary to maintain the facility. With some of the larger anticipated repairs and renovations, it would be beneficial to seek some assistance from more experienced people. Attached as appendix C is a quote indicating the costs associated with this assistance. For the most part, technical assistance with creating specifications for repairs and replacements should not exceed \$1,000 per project. Major renovations, such as remodeling the Zone, will likely require a commitment of several thousand dollars to further develop concepts.

Recommendation for Financing

Within the last year we have developed and refined numerous projects that will benefit various aspects of the park district. We have a limited amount of funds for capital projects remaining and a fixed stream of revenue from bonds that is anticipated. While it is always exciting to create new facilities and amenities, it is critical that we maintain what we have already created. We have identified an estimate of the more significant items anticipated at this time.