

GLEN ELLYN PARK DISTRICT | **ACKERMAN SPORTS & FITNESS CENTER**

DESIGN SUMMARY | 02.05.2020

*This report summarizes design iterations of Ackerman Sports & Fitness Center Renovations project from original interview concept sketches through final budget aligned design. Each chapter listed below represents either milestone in project development or change in design direction.*

*The final design scheme is shown first with previous iterations following in chronological order.*

## **CONTENTS**

- 01** BUDGET ALIGNED DESIGN | 12.17.2019
- 02** INTERVIEW SKETCHES | 03.19.2019
- 03** PROGRAM DIAGRAMS | 11.06.2019
- 04** PROPOSED DESIGN | 11.31.2019
- 05** MODIFIED DESIGN | 12.10.2019
- 06** APPENDIX

*A separate report was issued for building assessment.  
See OBSERVATIONS REPORT dated 09.09.19*

## 01 BUDGET ALIGNED DESIGN

This conceptual version of Ackerman Sports & Fitness Center Renovations was created after a conceptual estimate prepared by Wight indicated the project cost exceeded Glen Ellyn Park District's designated project budget.

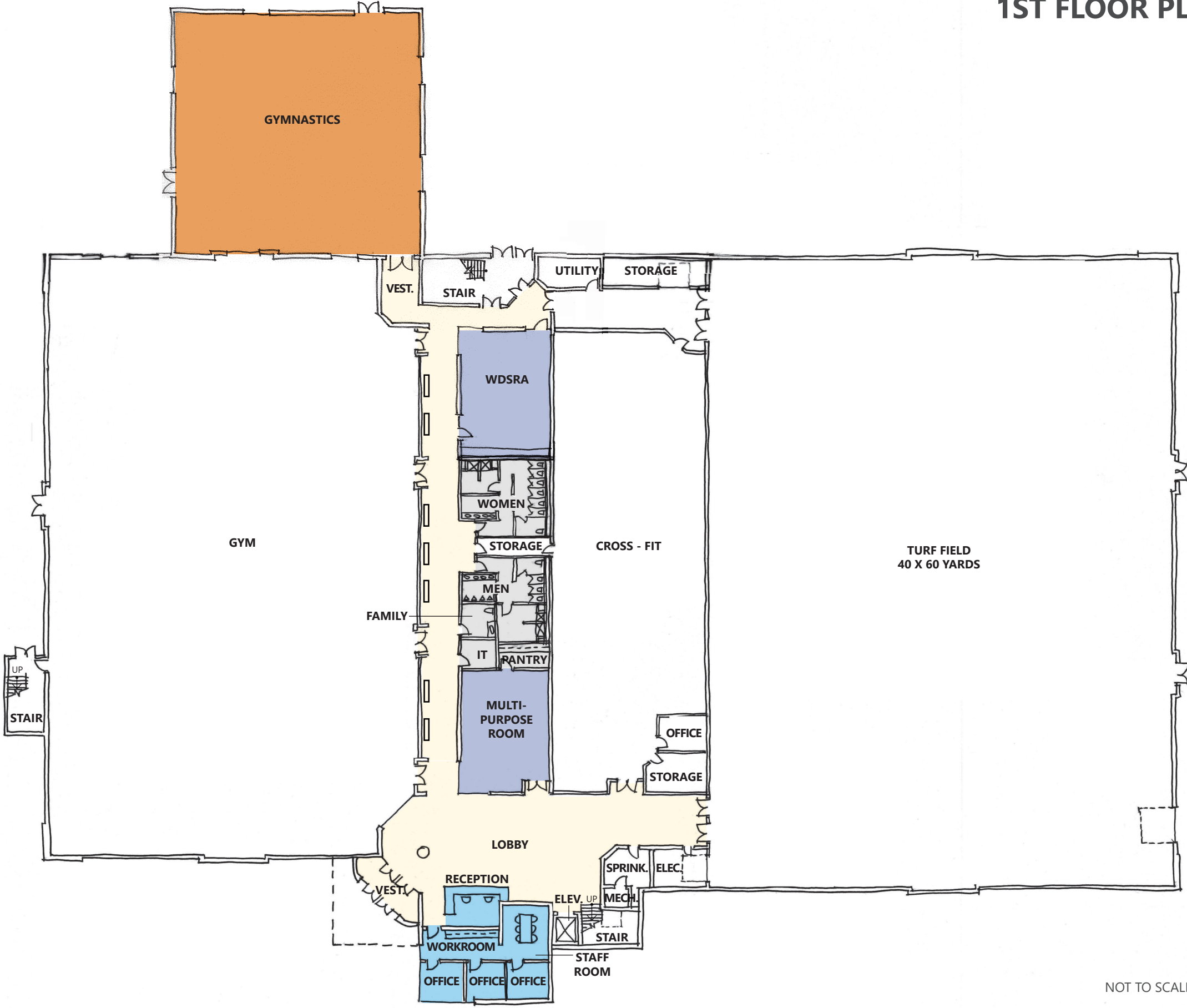
Scope items were removed including the downsizing Gymnastics Addition by eliminating the Multi-Purpose Room and Fitness Studio above, and further limiting 2nd Floor renovations.

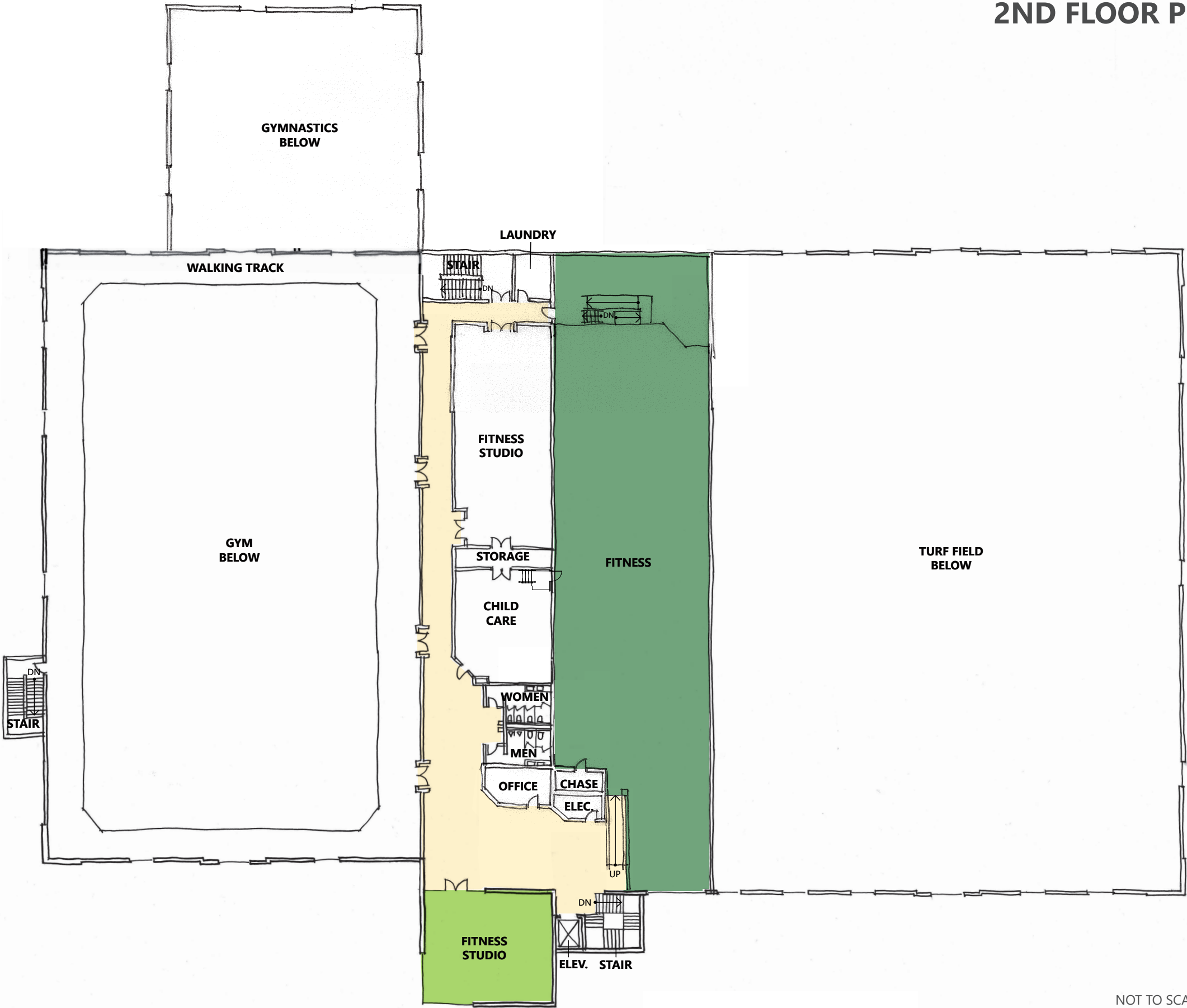
This version was presented to the Park District Board as an alternate "budget aligned" design option and approved for PARC grant submission on 12.17.2019



NOT TO SCALE

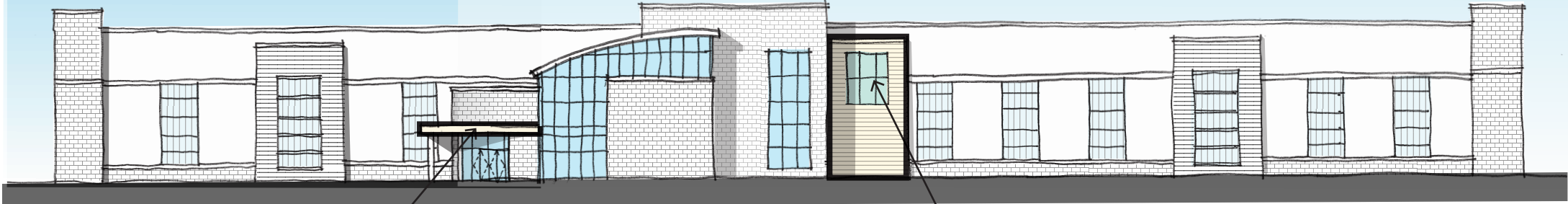






NOT TO SCALE

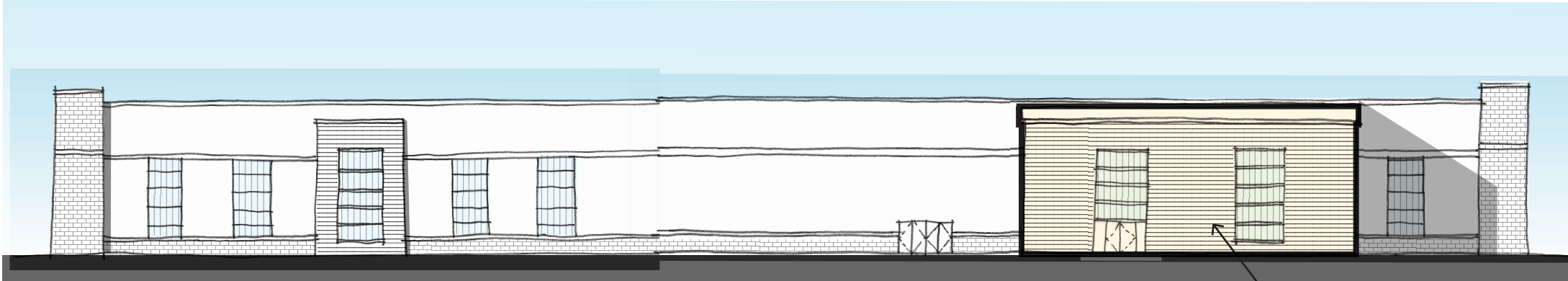




NEW ENLARGED  
CANOPY

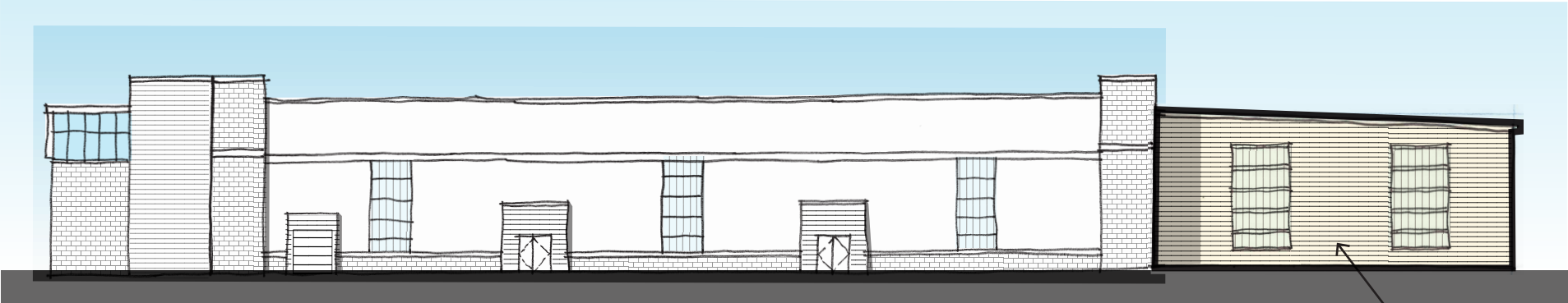
SOUTH ELEVATION

NEW WINDOW OPENING TO  
EXTENDED FITNESS



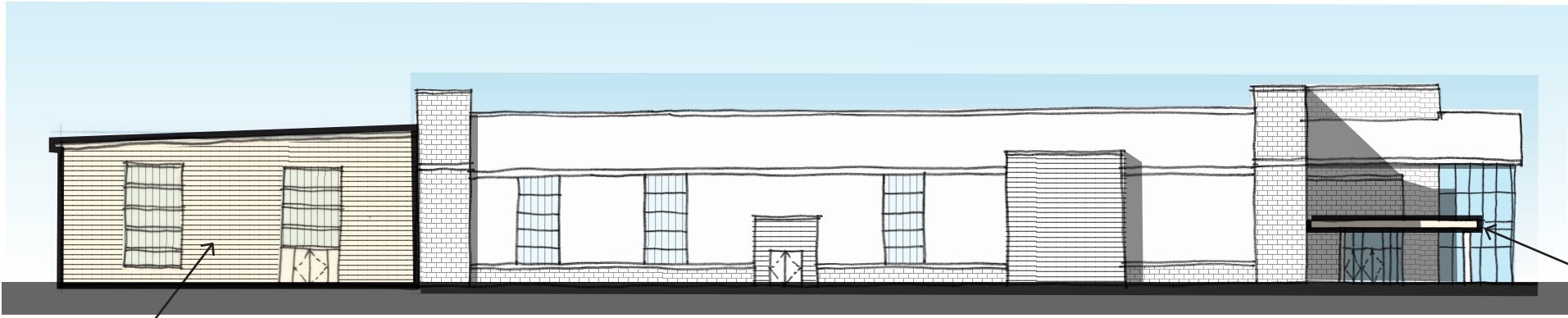
NORTH ELEVATION

GYMNASICS ADDITION



WEST ELEVATION

GYMNASICS ADDITION



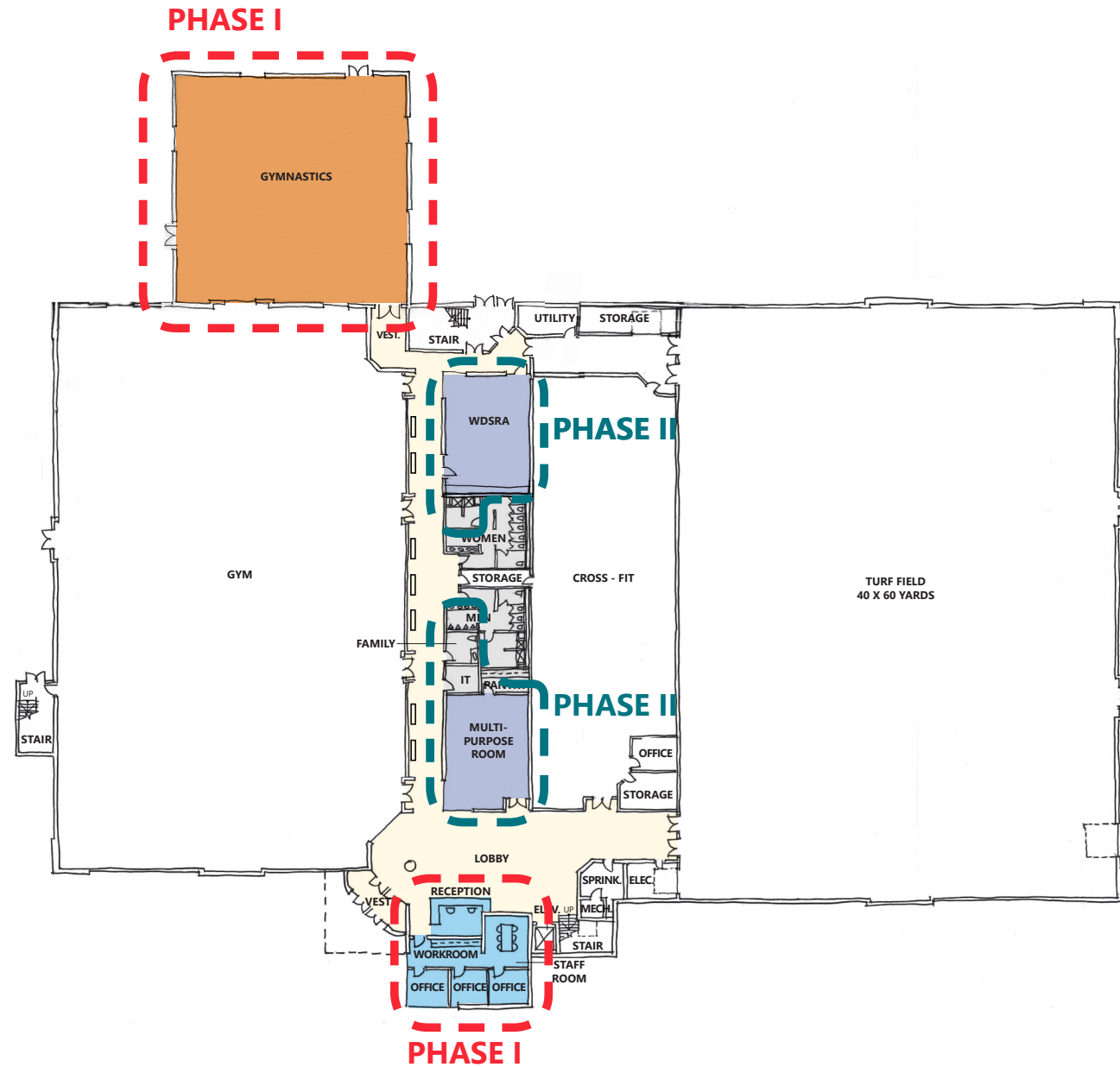
GYMNASICS ADDITION

EAST ELEVATION

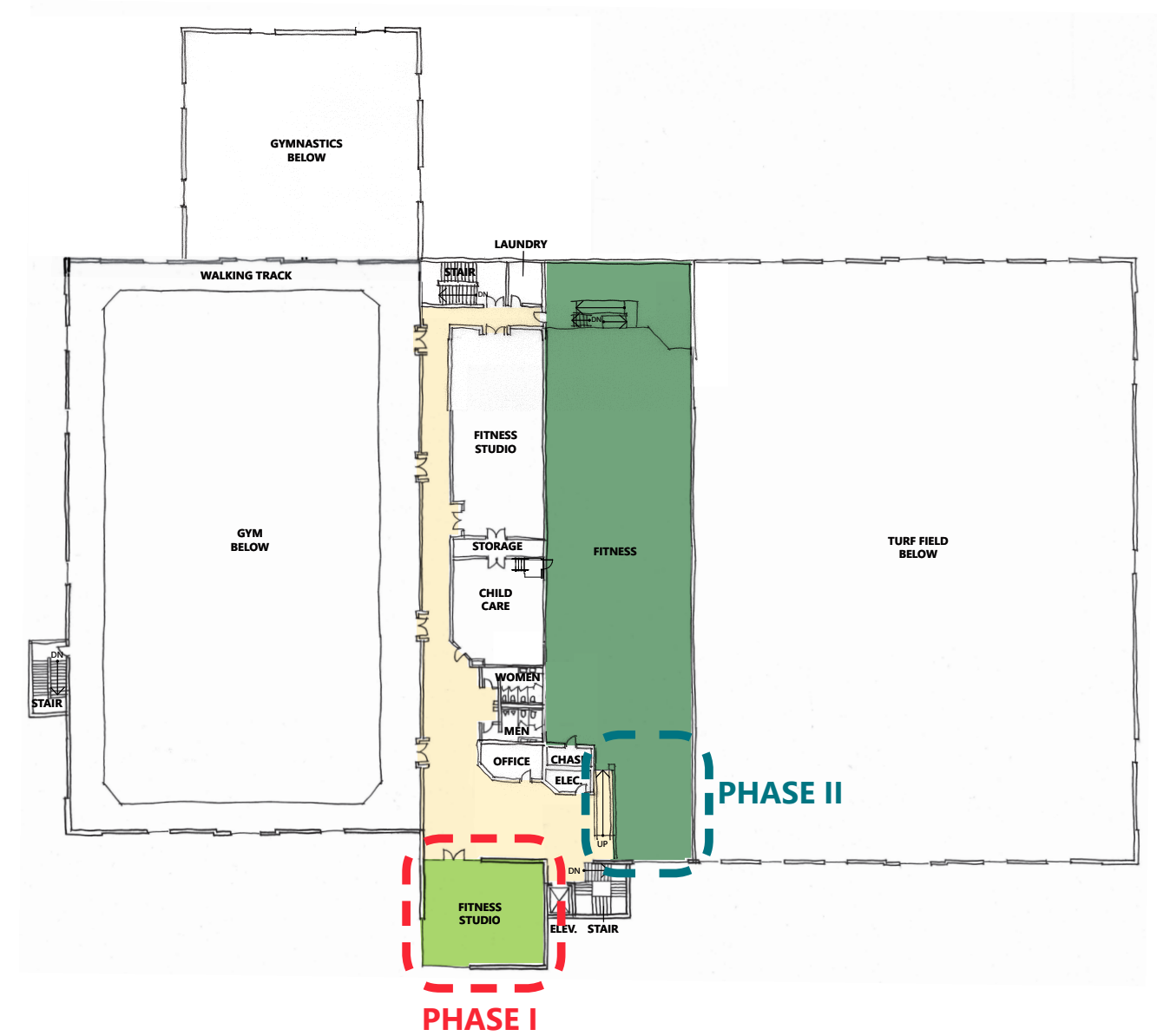
NEW ENLARGED  
CANOPY

BUDGET ALIGNED DESIGN **01**  
**CONSTRUCTION PHASING**

The construction will be divided into two phases to allow no loss of operation as shown below.



**1ST FLOOR PLAN**



**2ND FLOOR PLAN**



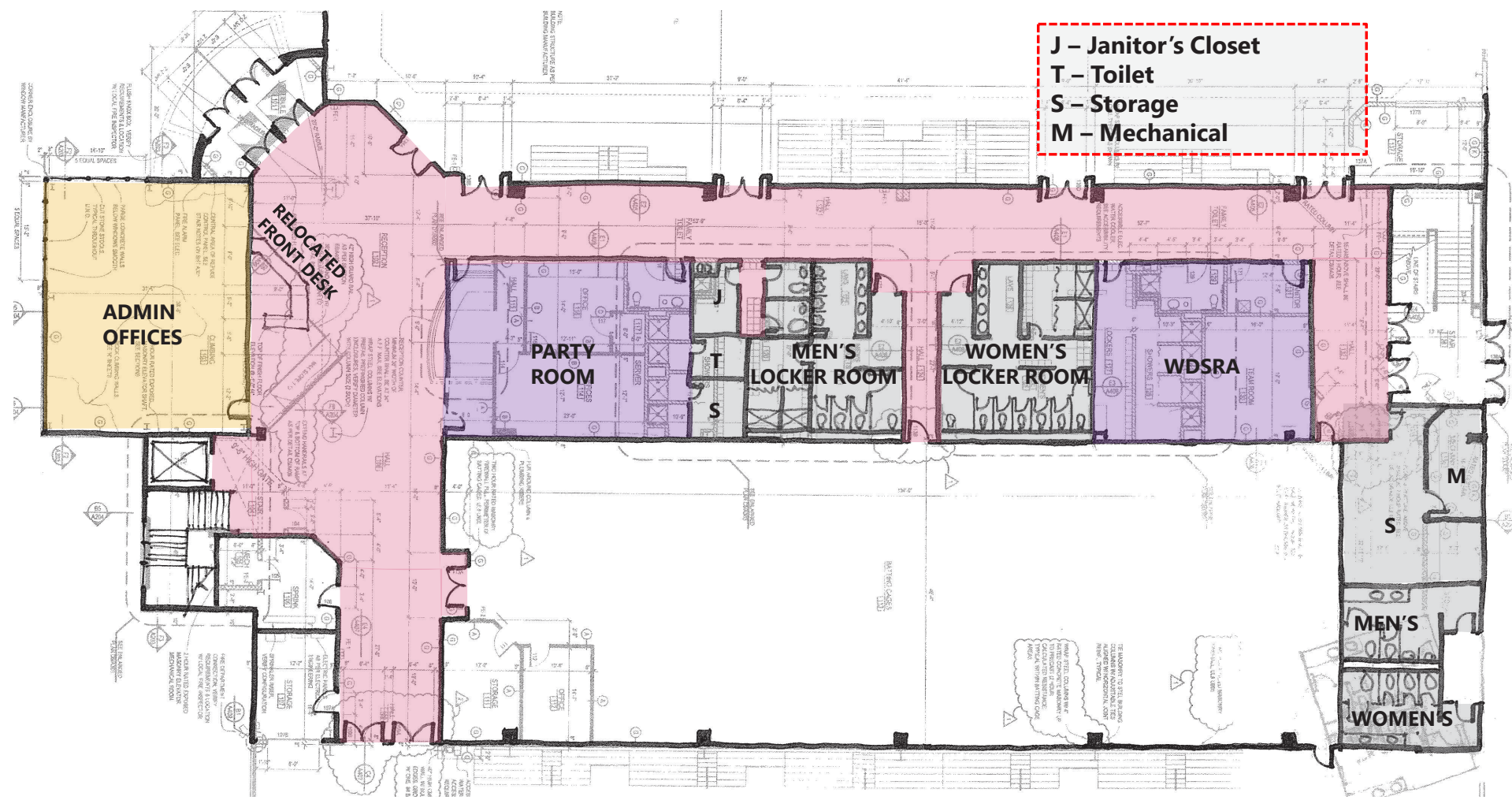
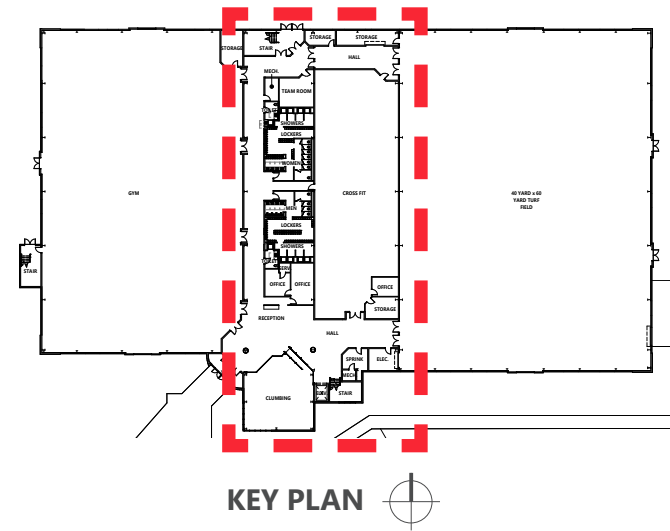


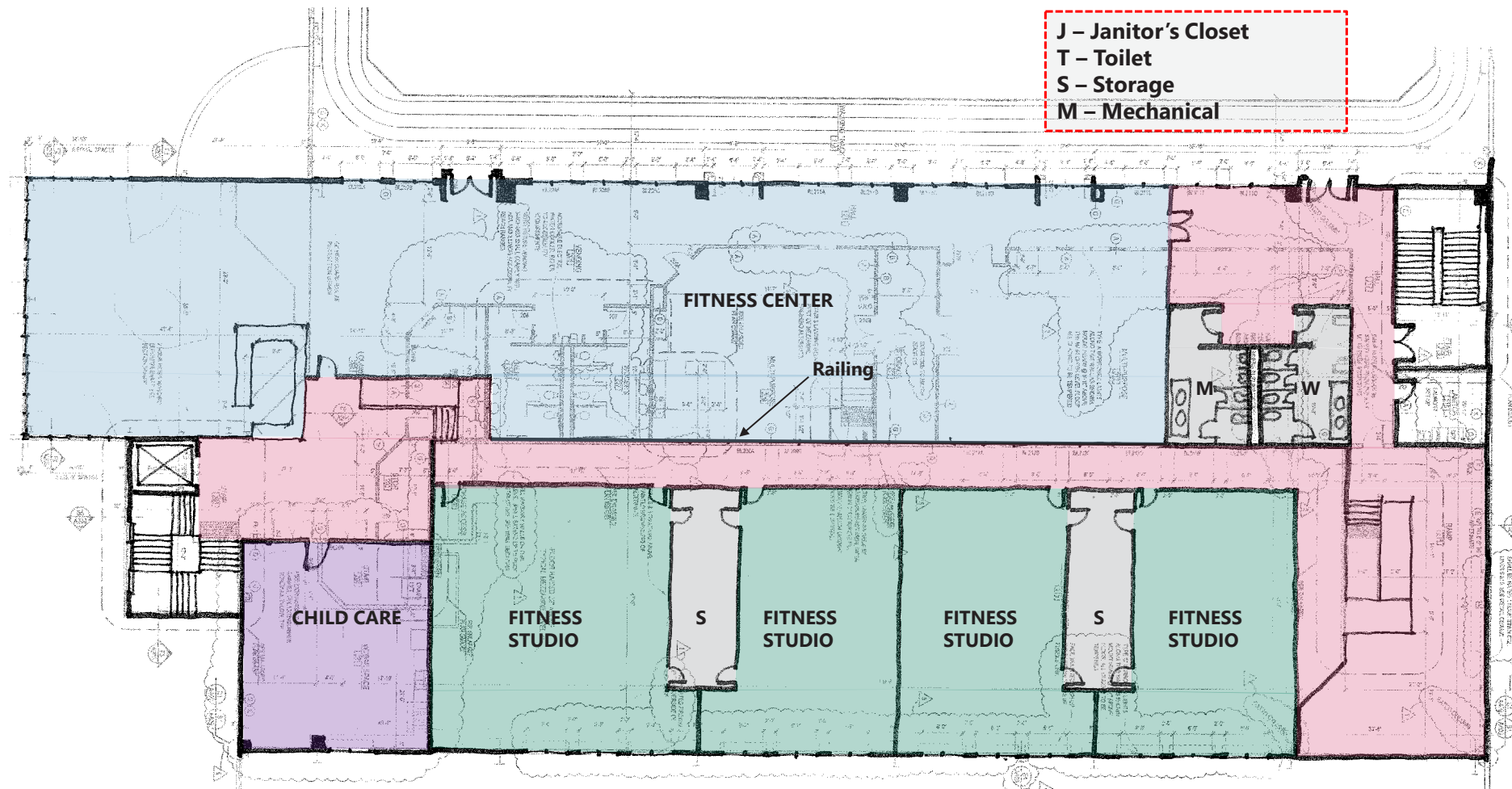
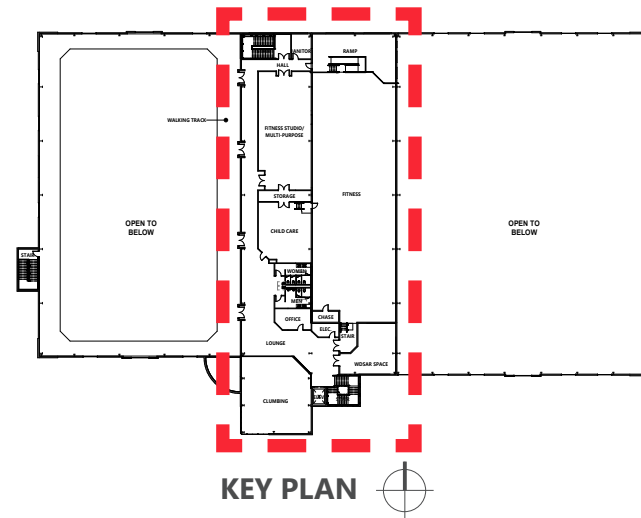
## 02 INTERVIEW SKETCHES

Hand drawn initial concept sketches presented during interview. Used as a starting point and as a reference in further design studies.

Main ideas of renovation concept included:

- creating 2nd floor **Fitness Suite** (typically membership based with separate control point), with expanded Cardio & Weights zone, four Fitness Studios with shared storage between each pair.
- underutilized Climbing Wall space to be filled in and provide space for Fitness expansion, helping to create dynamic open space with daylight and outside views while becoming "fitness on display" exterior feature
- first floor consolidated **Administration Suite**, with reception desk strategically located as an entry control point and with views into major spaces and corridors
- **Party** and **WDSRA** rooms along main spine on 1st floor with easy access to outside; could be used as **Multi-Purpose** Rooms





## 03 PROGRAM DIAGRAMS

Floor plan diagrams - based on initial interview concept sketches  
- to study and test-fit various new or expanded program options, addition locations and circulation through-out the building.

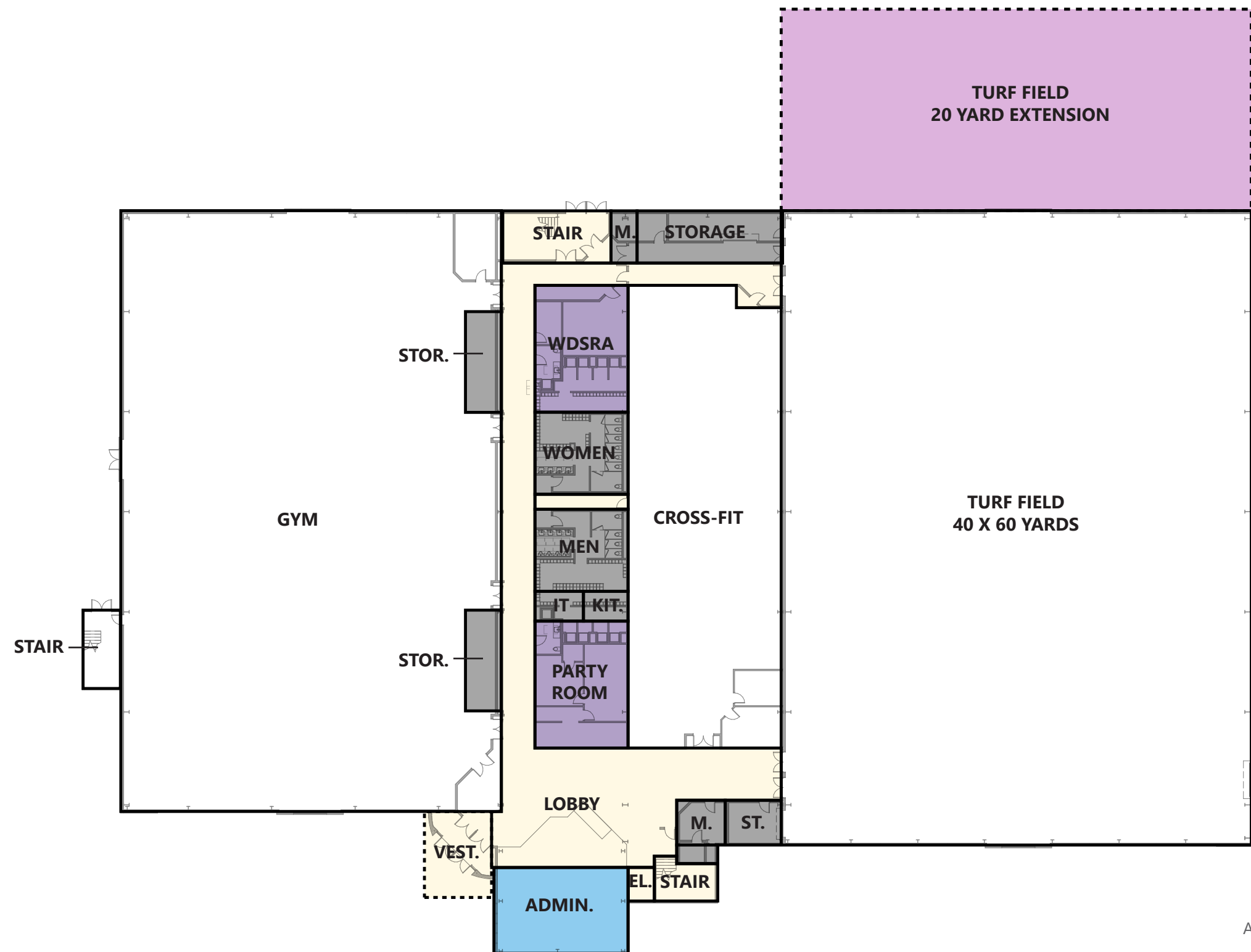
Program considerations included:

- Gymnastics with adjacent Multi-Purpose Room
- Expanded Turf Field
- Lap Pool
- Expanded Fitness
- Reconfigured entry vestibule with canopy

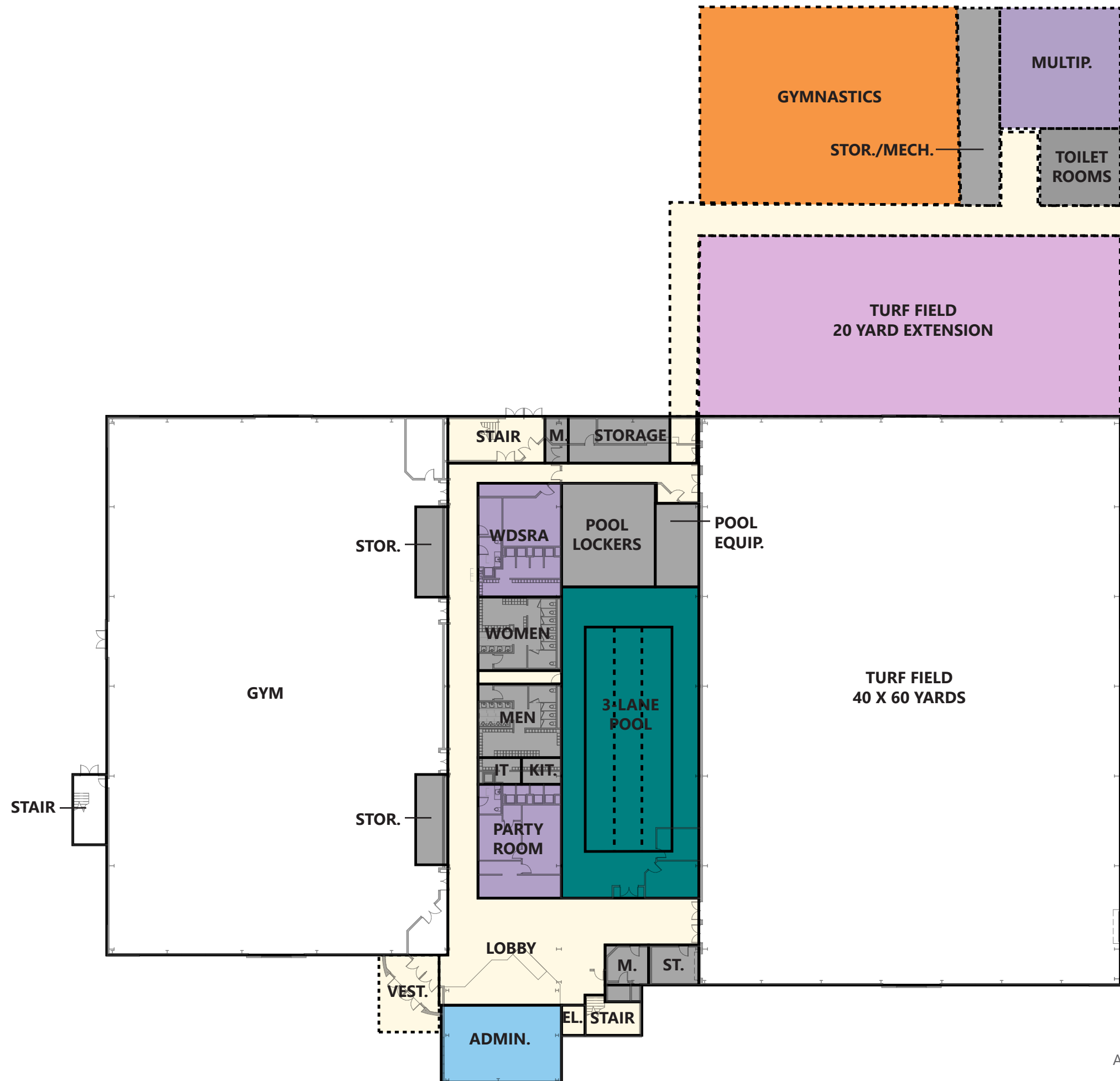
Wight provided conceptual cost analysis of each space type to aid the decision.

**Option C** with Gymnastics / Multipurpose Room was selected; Turf Field and Lap Pool additions to be considered in the future.

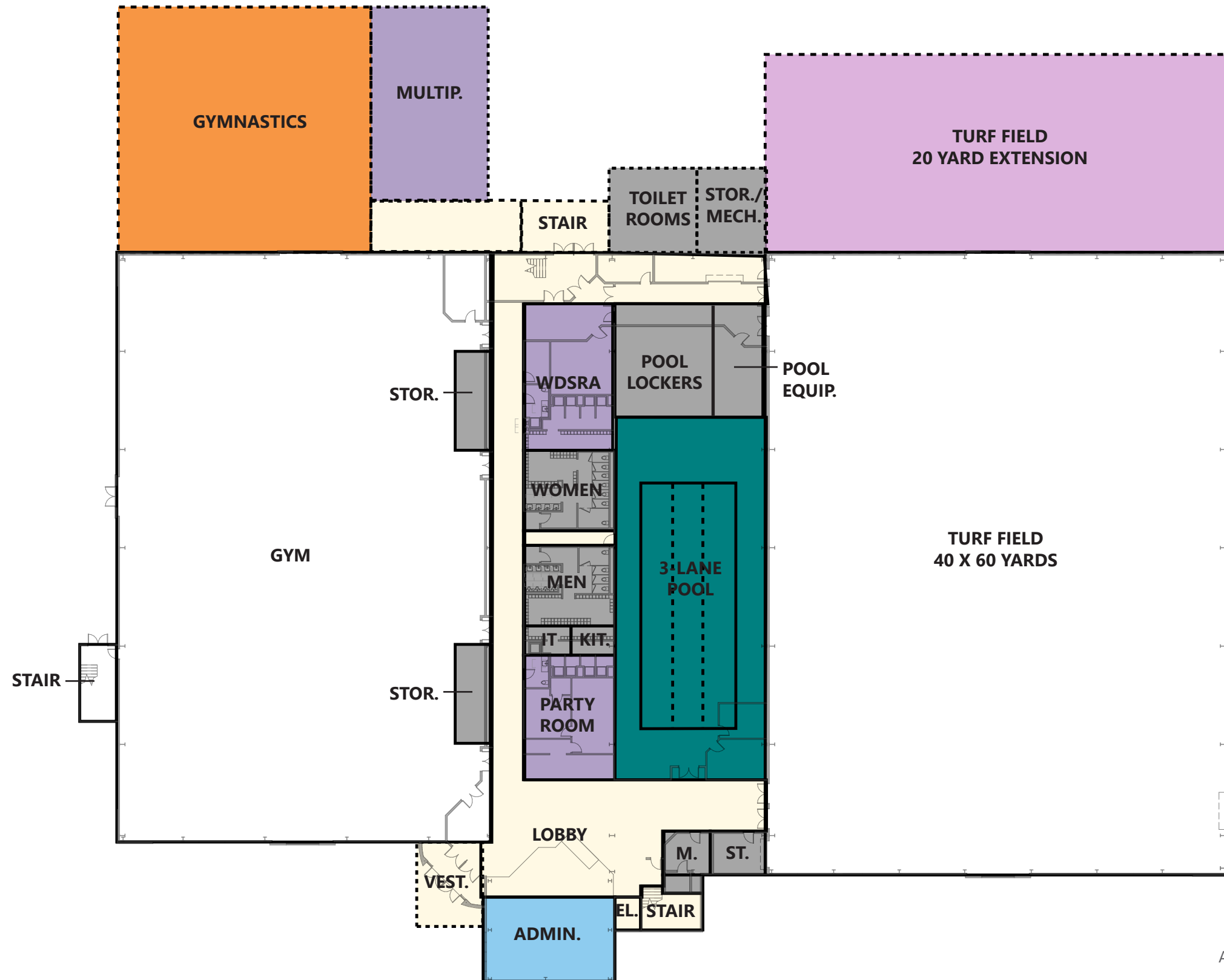
PROGRAM DIAGRAMS **03**  
**1ST FLOOR PLAN**  
**OPTION A**



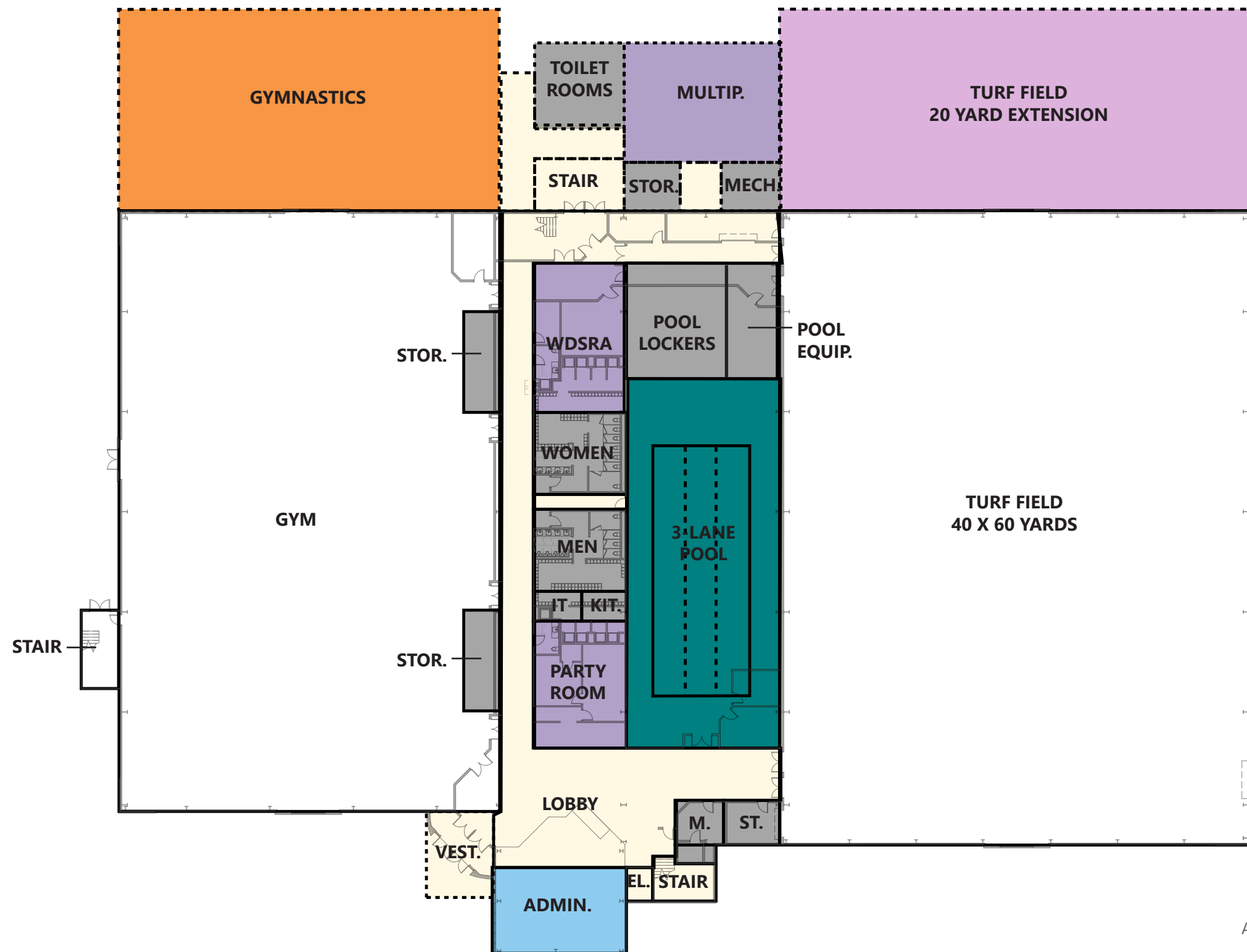
PROGRAM DIAGRAMS **03**  
**1ST FLOOR**  
**OPTION B**



PROGRAM DIAGRAMS **03**  
**1ST FLOOR**  
**OPTION C**

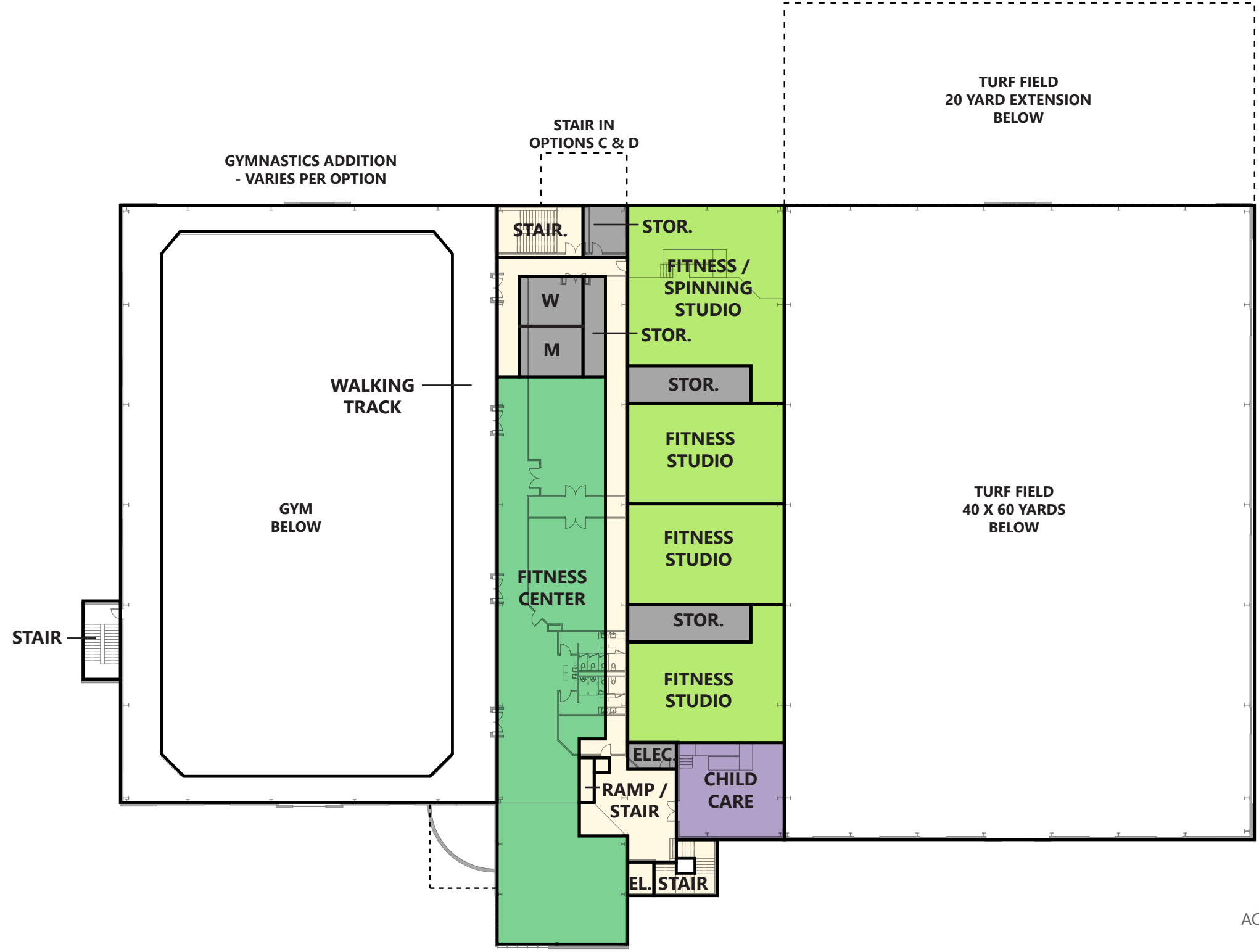


PROGRAM DIAGRAMS 03  
1ST FLOOR  
OPTION D





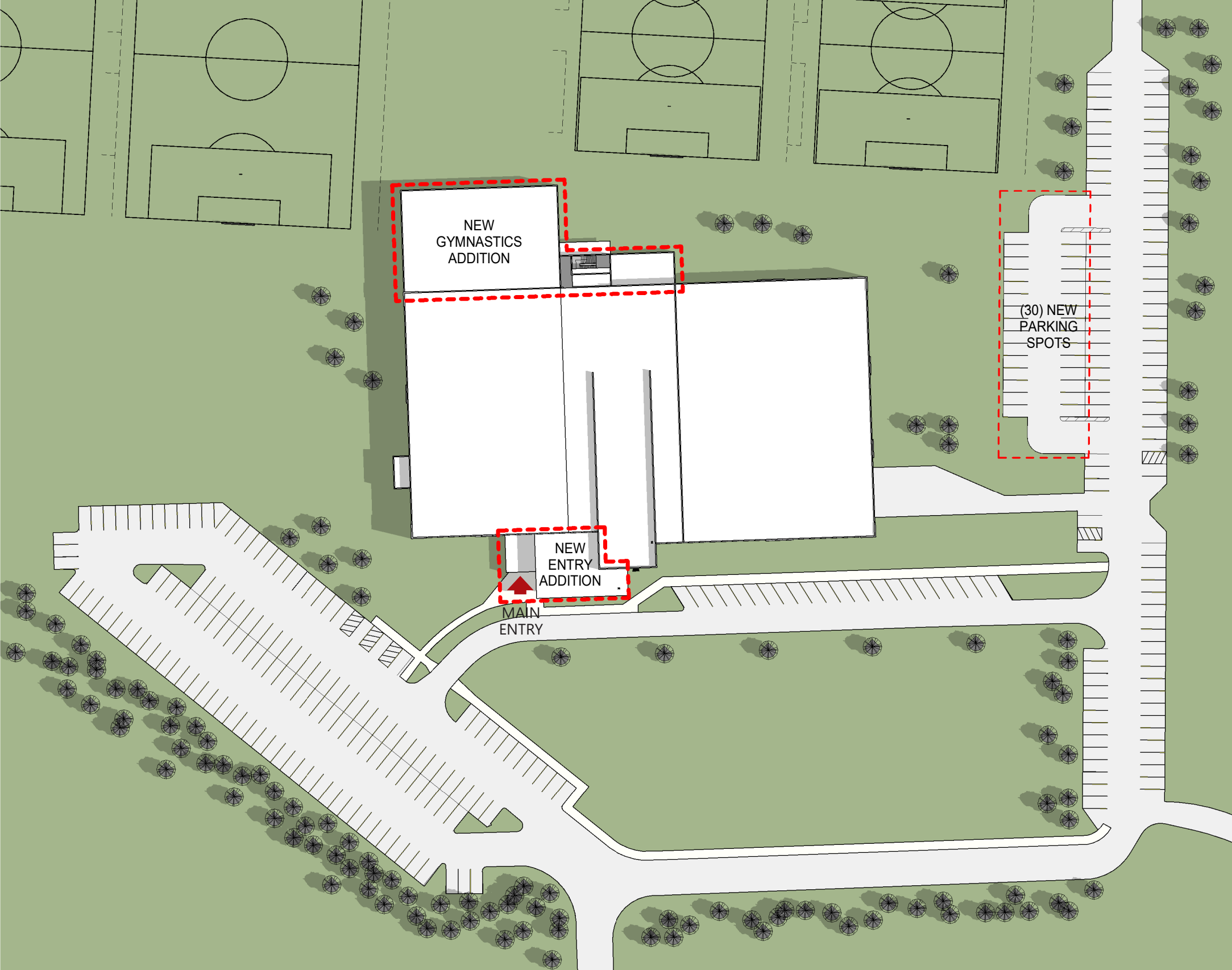
PROGRAM DIAGRAMS 03  
2ND FLOOR PLAN  
ALL OPTIONS, SIMILAR



## 04 PROPOSED DESIGN

This iteration represents a scheme based on studies and decisions made by Team during meetings. A walk through by the team identifying conflicts with mechanical, electrical and low voltage systems informed some of the design decisions in addition to programming discussions with Glen Ellyn Park District.

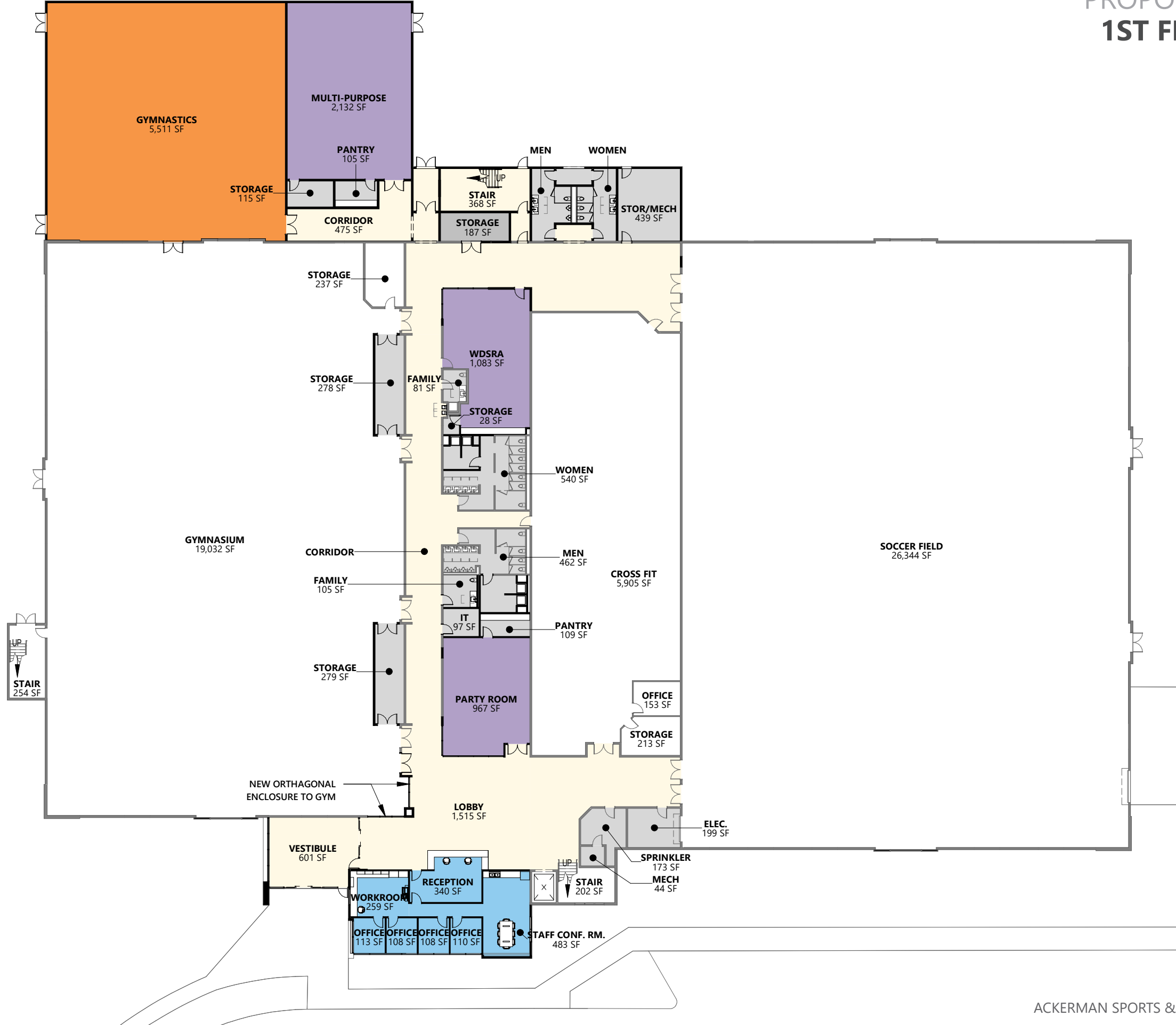
The project was 3D modeled to test the concept, provide accurate area take-offs for estimating and assist with visual aid during presentations at Community and Board Meetings.



NOT TO SCALE



PROPOSED DESIGN 04  
**1ST FLOOR PLAN**

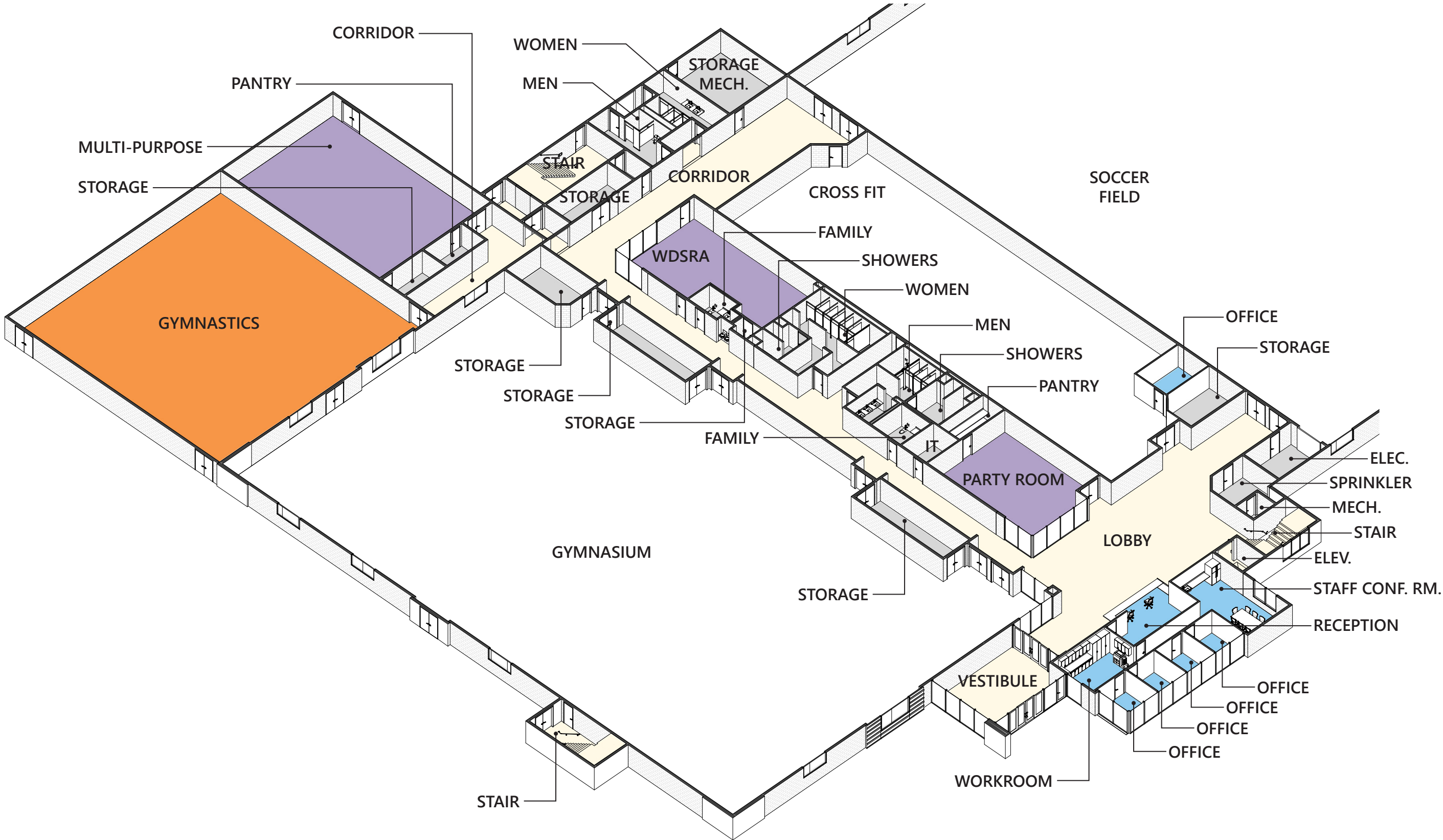


NOT TO SCALE

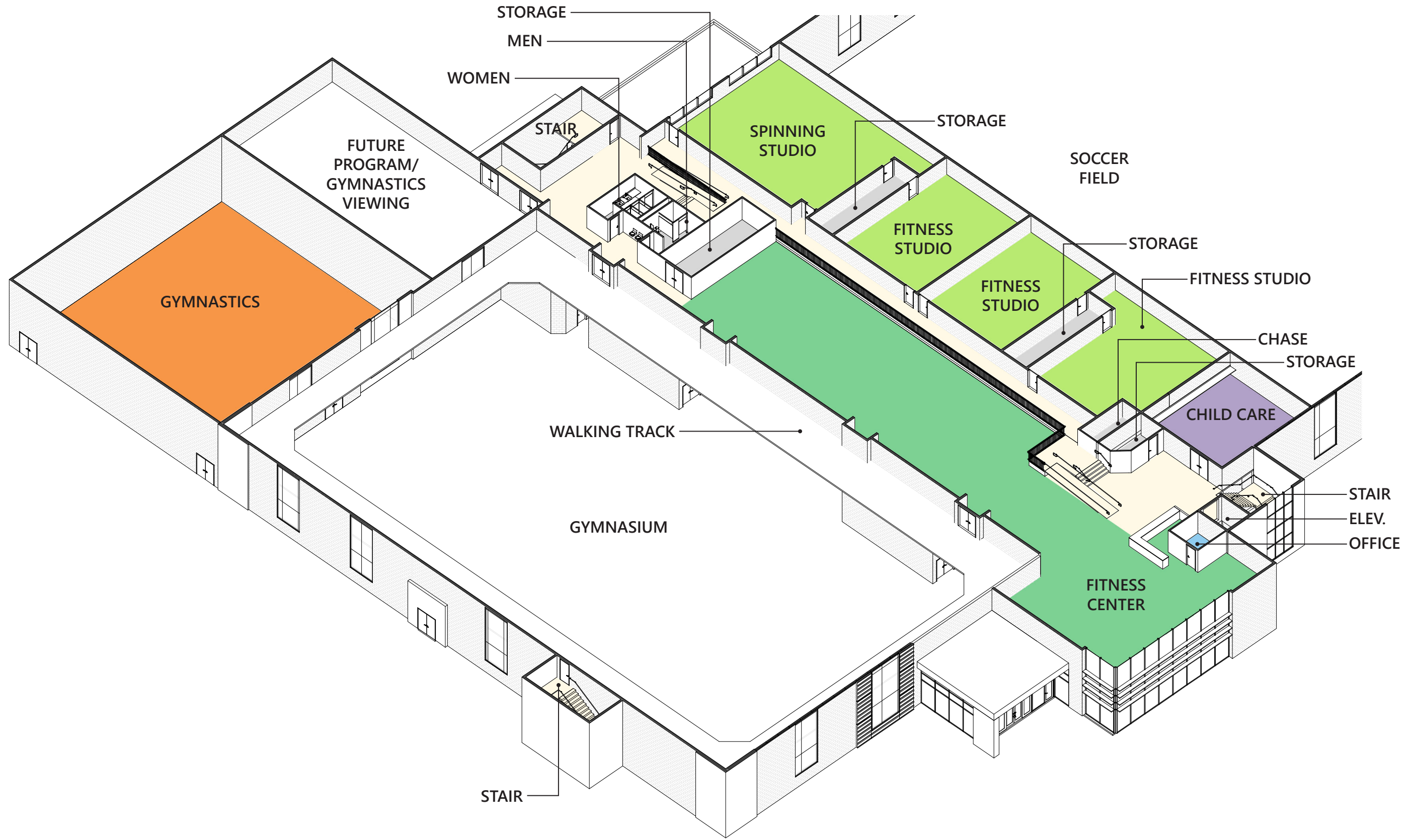


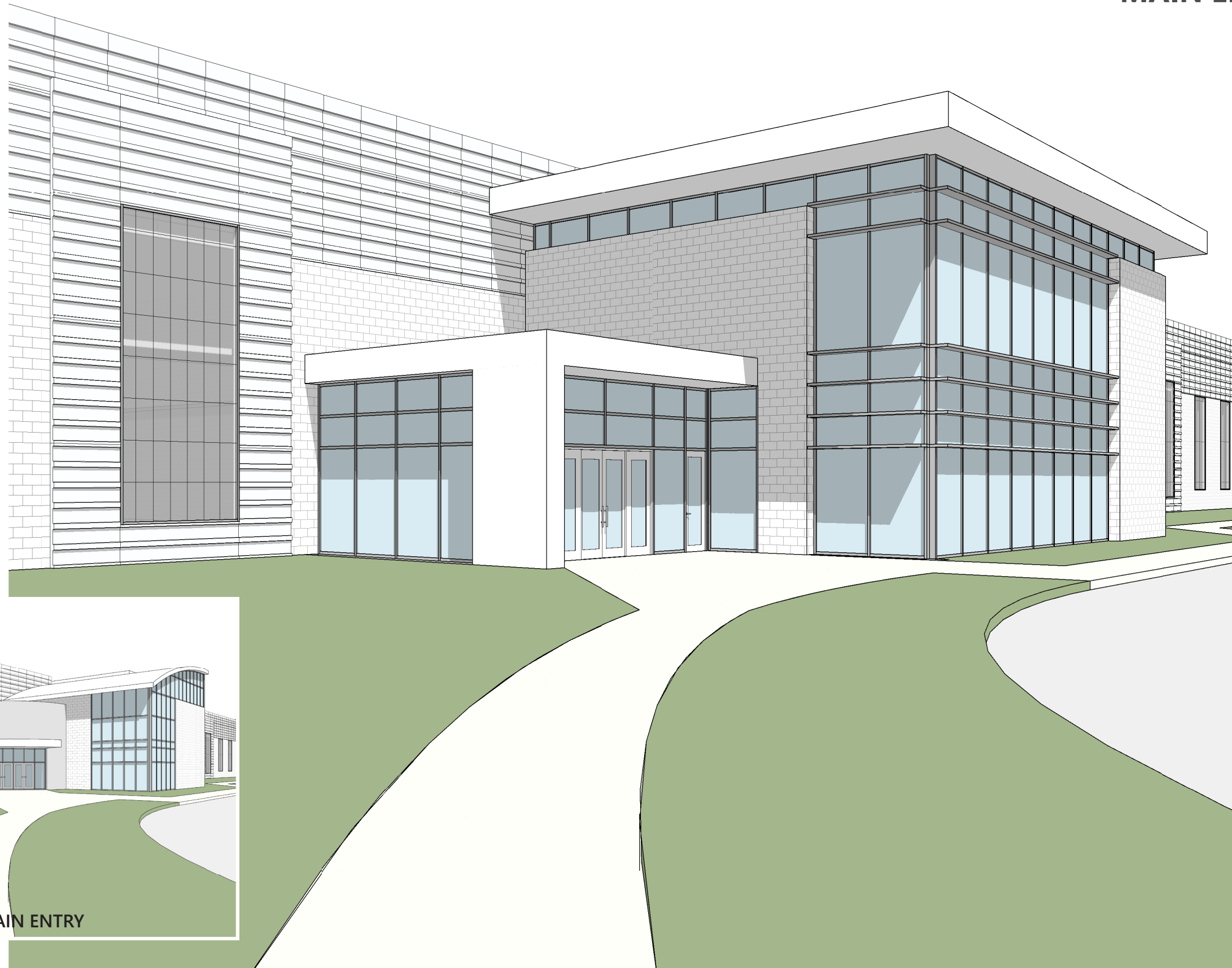


PROPOSED DESIGN 04  
1ST FLOOR ISOMETRIC VIEW



PROPOSED DESIGN 04  
2ND FLOOR ISOMETRIC VIEW





EXISTING MAIN ENTRY



## 05 MODIFIED DESIGN

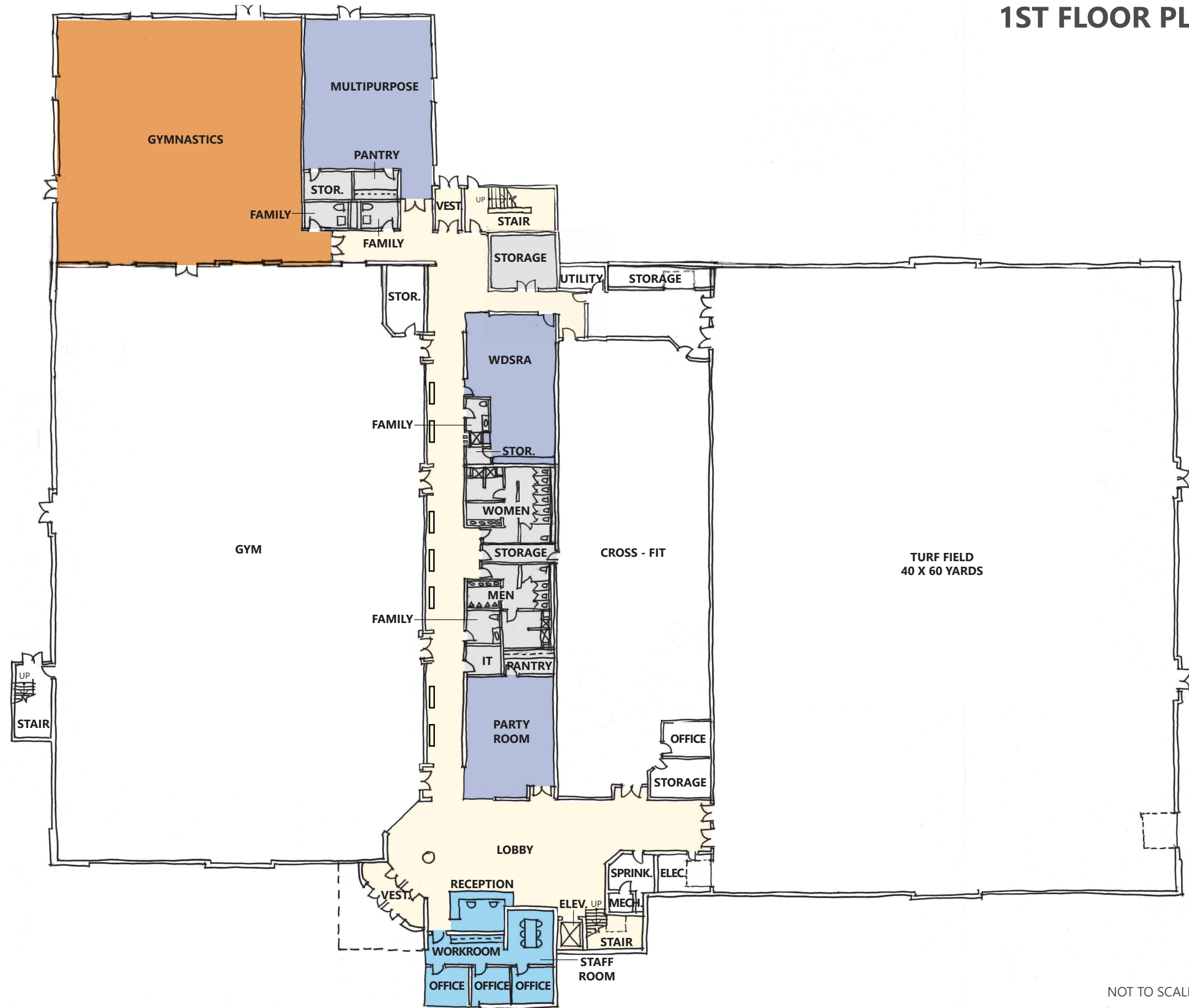
Modifications to previously proposed design have been added per Park District request to lower project budget while providing for the following program spaces: the Gymnastics / Multipurpose Room and new Fitness Rooms on the 2nd floor.

The majority of the changes affect the second floor plan: existing Fitness Center and Fitness Studio are to remain in their current locations, with very limited renovations. Two Fitness Studios will be provided on the second floor; one in Gymnastics Addition, and one over Administration Suite.

This version was presented to public during Community Meeting on 12.10.19.

A cost estimate was prepared by Wight, based on this scope.

MODIFIED DESIGN 05  
1ST FLOOR PLAN



MODIFIED DESIGN 05  
2ND FLOOR PLAN



NOT TO SCALE

