FGMARCHITECTS

GLEN ELLYN PARK DISTRICT
FRANK JOHNSON CENTER
FACILITIES MASTERPLAN

Glen Ellyn Park District
Frank Johnson Center

Facilities Master Plan

SUBMITTED TO: Glen Ellyn Park District

SUBMITTED BY:
FGMA Architects Inc.
1211 West 22nd Street, Suite 700
Oak Brook, Illinois 60523
Phone: 630.574.8711

September 24, 2021

FGM Project #: 21-3214.01

TABLE OF CONTENTS

SECTION 1

Frank Johnson Center
Executive Summary

FGM Architects was commissioned to conduct a facilities master plan for the Glen Ellyn Park District for the redevelopment of the Frank Johnson Center. The Frank Johnson Center currently serves as the maintenance facility headquarters for the Park District.

The Frank Johnson Center is located at 490 Kenilworth Avenue, Glen Ellyn, Illinois 60137. Situated on two acres of land, the building was originally constructed in 1930, and most recently renovated in 2001. The building was formerly an ice manufacturing facility, and has served the Park District as a recreation, administration and maintenance facility prior to becoming the maintenance headquarters. Areas of service housed at the Frank Johnson Center include parks and facility maintenance, natural area maintenance, horticulture, and fleet maintenance. Adjacent to the facility is a neighborhood park and playground.

Facility Analysis – SECTION 2

FGMA performed a Facility Analysis for the existing Frank Johnson Center building to assess the condition of the facility and understand what opportunities could be realized to renovate and repurpose existing infrastructure to meet the Park District's current and future maintenance facility needs.

The existing facility is nearing the end of its useful life without major reinvestment. While Concept 2 recommends converting this structure into useable equipment storage we would recommend the District budget for a replacement facility within the next 15-20 years.

Programming & Design – SECTION 3 and SECTION 4

The Master Planning effort was structured with several programming meetings with the Park District team in concert with a two-day design charrette. This process and collaboration with the Park District resulted in the development of two design concepts.

> **Concept 1** (New Administration & Cold Storage Combined Facility) studied a complete redevelopment of the existing site, with a new maintenance, administration and storage facility.
>
> **Concept 2** (Small Administration Facility & Renovation of Existing Frank Johnson Center for Cold Storage) studied a redevelopment of the existing site, maintaining the existing Frank Johnson Center facility as a cold storage building, with a new maintenance and administration facility.

SECTION 1

Frank Johnson Center
Executive Summary

Project Budget – SECTION 5

Construction budgets for Concept 1 and Concept 2 were prepared by Featherstone, Inc. and the detailed summaries are included within.

Concept 1 (New Administration & Cold Storage Combined Facility)

[redacted]

Concept 2 (Small Administration Facility & Renovation of Existing Frank Johnson Center for Cold Storage)

[redacted]

[redacted]

SECTION 2.1

Frank Johnson Center
Existing Facility Assessment

Description of the Existing Facility

This existing facility condition review identifies deficiencies and defects of site and building that may impact current or future operations. The review was performed in general conformance with ASTM E 2018 - 15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Deficiencies and defects identified were observed through a visual inspection and/or described by maintenance staff. No destructive testing or material removal was performed. The review included site visits by our team or architects and engineers to review existing conditions, a review of existing construction documents, review of maintenance records, discussions with maintenance staff. Any citations regarding equipment age and useful life are not necessarily exact and are based on industry data.

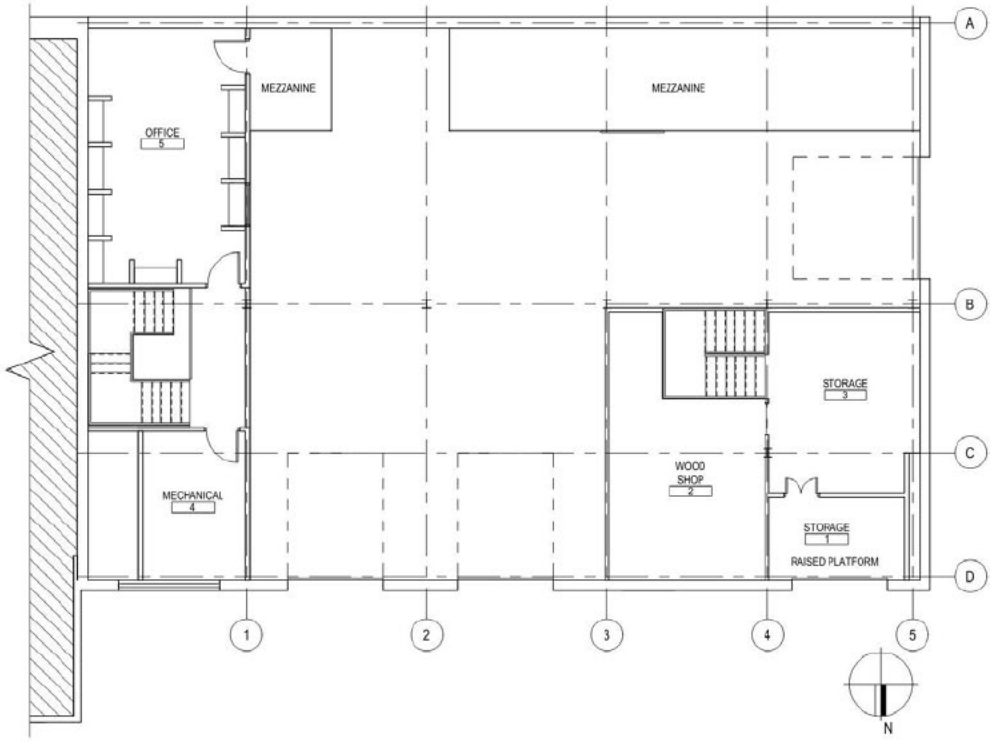
The report identifies deficiencies for the facility. This report does not include design or specifications for any repair or remediation work recommended as part of the study.

.

SECTION 2.1

Frank Johnson Center
Existing Facility Assessment

GLEN ELLYN PD JOHNSON CENTER
490 Kenilworth Ave, Glen Ellyn, Illinois 60137



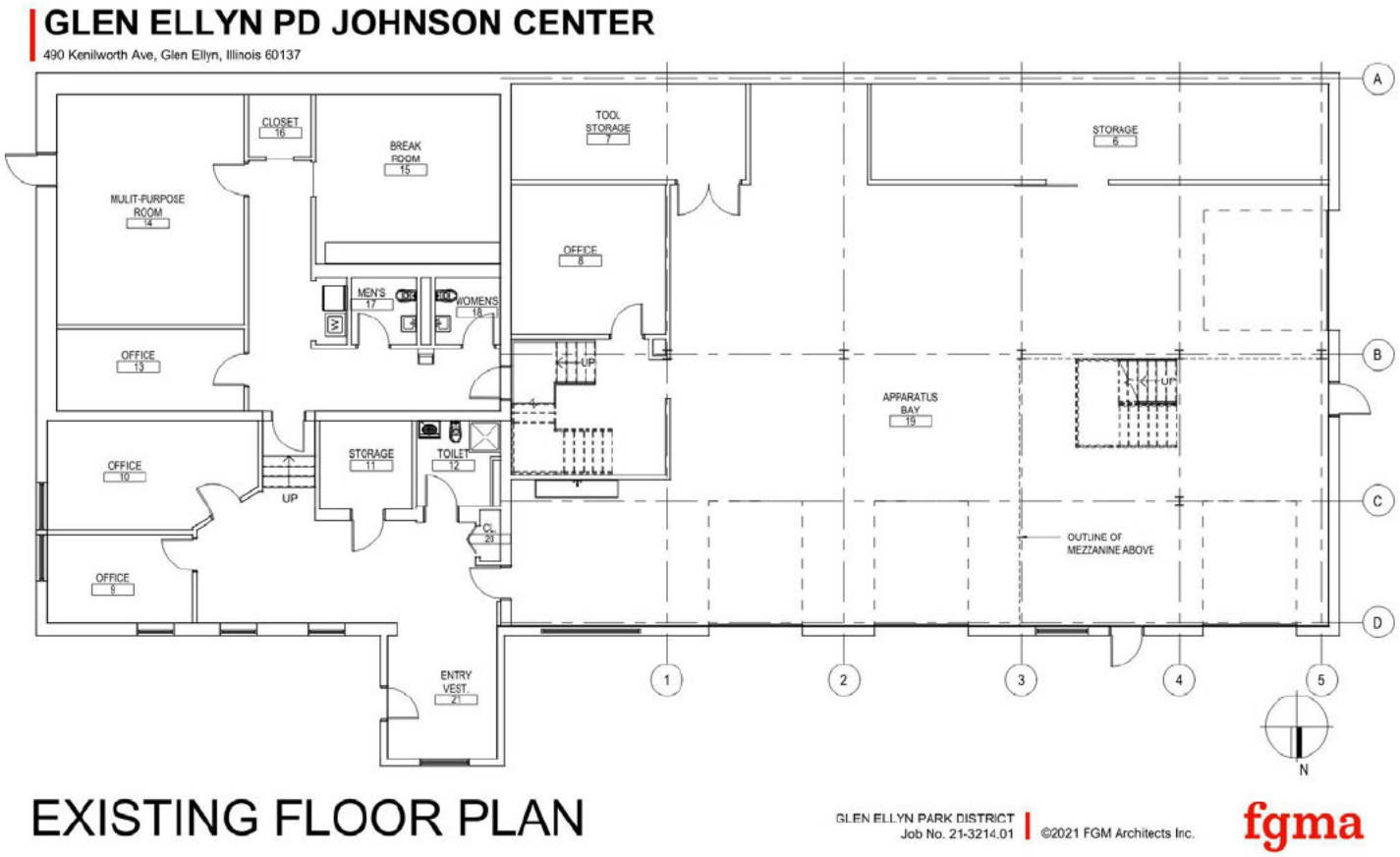
EXISTING MEZZANINE PLAN

GLEN ELLYN PARK DISTRICT
Job No. 21-3214.01 |

fgma

SECTION 2.1

Frank Johnson Center
Existing Facility Assessment



SECTION 2.2

Frank Johnson Center
Existing Facility Assessment

Documentation of Property Exterior

A civil engineering analysis of the site is not included. The following observations were made regarding the overall condition of the site:

The parking lot would benefit from crack filling, patching, seal coating and re-stripping.

Landscaping is in fair to good condition. Missing trees should be replaced, and planting beds mulched.

SECTION 2.2

Frank Johnson Center
Existing Facility Assessment

PROPERTY EXTERIOR

SECTION 2.3

Frank Johnson Center
Existing Facility Assessment

Exterior Walls

The original structure consists of exterior load bearing 3 wythe thick masonry walls with masonry buttresses along the north, south and west facades. The shop portion of the structure consists of a painted/ exposed common brick exterior finish. The following photos in section 3.1 will identify specific areas of deficiency. The overall exterior wall on the main building is in fair to poor condition, areas of cracked brick, missing bricks, multiple open masonry joints, spalling concrete were all observed. Additional information will be discussed in Section 5. The western masonry façade on the main building appears to be bowing and bulging outward. Exterior siding appears to be oil canning and missing in several locations. Exterior paint is flaking and cracking along all exterior jambs. Complete removal of paint, proper priming and reapplication will be required. Plywood infill panels along the southern façade appear to be rotting and failing in various areas. Window on south façade is broken. Exposed glass should be removed.

The eastern office portion of the structure exterior wall make up is a stucco and wood façade with clay fired masonry face brick. Efflorescence was observed on the southern portion of the office area. Wood timbers appear sun faded but in good condition. Stucco finish appears in good condition. Failed sealant around windows was observed.

Exterior walls of storage garage to the west were observed to be in good condition. The exterior wall make up is a PBR metal panel and girt system with vinyl backed mineral wool insulation. Metal panels appear in good condition.

SECTION 2.3

Frank Johnson Center
Existing Facility Assessment

EXTERIOR WALLS












SECTION 2.3

Frank Johnson Center
Existing Facility Assessment

EXTERIOR WALLS











SECTION 2.3

Frank Johnson Center
Existing Facility Assessment

EXTERIOR WALLS











SECTION 2.3

Frank Johnson Center
Existing Facility Assessment

EXTERIOR WALLS

SECTION 2.4

Frank Johnson Center
Existing Facility Assessment

Roof

The existing roof is a single ply of an asphaltic shingle on felt. Flashing and gutters on the single-story office appear to be copper which is commonplace for the time of the original building construction. No insulation was observed at time of visit. The evidence of various roof leaks was observed refer to Section 4 interiors for more information. The roof appears wavy and uplifting in multiple areas. A coring for moisture and full roof inspection is recommended to assess the roof substructure and potential moisture content of roof. Fascia's are damaged in various areas, and loose in others. Multiple downspouts are not connected and appears the gutters are blocked with debris to prevent proper roof drainage.

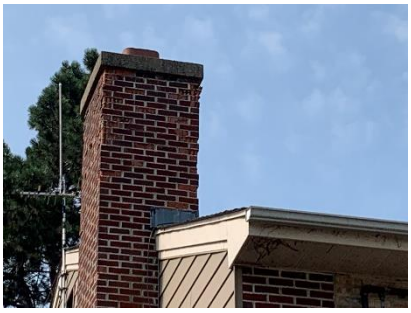
All perimeter metal coping should be removed and replaced. Coping was installed without an improper installation per SMACNA details and requirements.

Based on these findings and the construction of the roof assembly, the roof's life expectancy is less than 5 years

SECTION 2.4

Frank Johnson Center
Existing Facility Assessment

ROOF








SECTION 2.5

Frank Johnson Center
Existing Facility Assessment

Interiors

The interiors of this building as observed demonstrated an extended life span of use. The existing shop concrete floor would benefit from a repair and replacement in multiple areas of the floor with an entire sealer on the floor recommended. The main shop has various levels of paint deficiency, from peeling and cracking to complete failure. The entire interior of the shop would benefit from a repaint.

The interior office interiors are in fair/poor condition. There are various levels of staining and damage to the existing floor surface. The interior ceiling tile system has failed in certain areas and are stained due to apparent water leaks. The ceilings in the damaged areas should be replaced to a good working order. Additional remedial work may be necessary once determination of the leaks are identified.

Interior doors are residential grade doors and show signs of damage and wear. We recommend installing commercial grade doors and frames.

Interior gypsum walls appear in good condition.

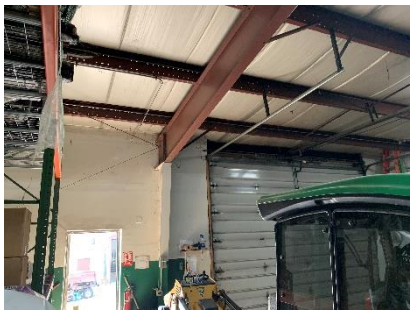
Residential case work is outdated in the break room but is in good working order.

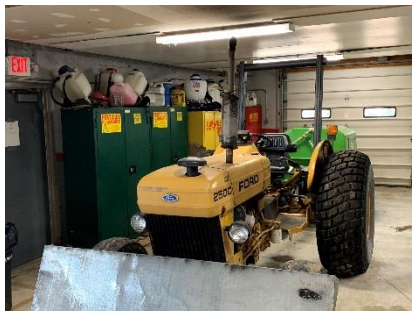
SECTION 2.5

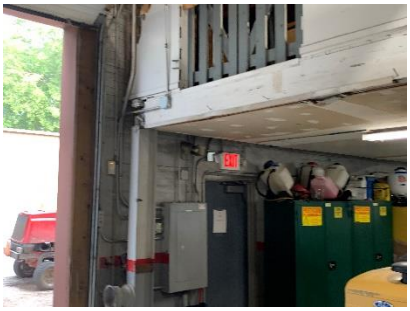
Frank Johnson Center
Existing Facility Assessment

INTERIORS



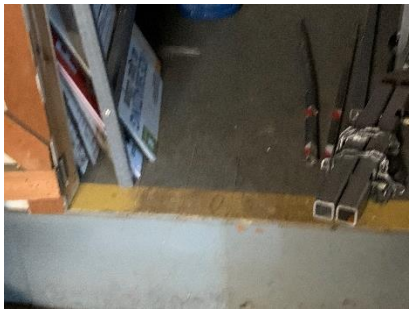










SECTION 2.5

Frank Johnson Center
Existing Facility Assessment

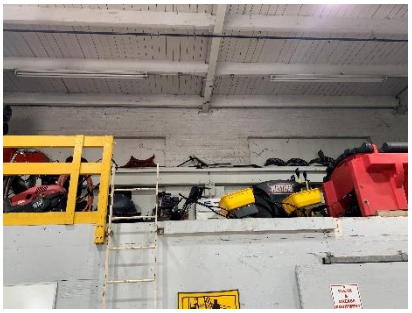
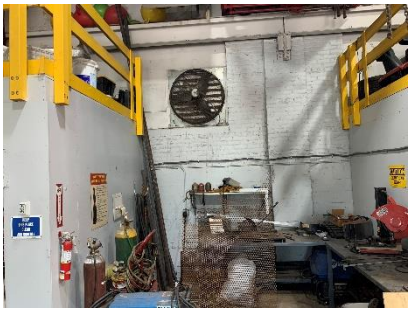
INTERIORS





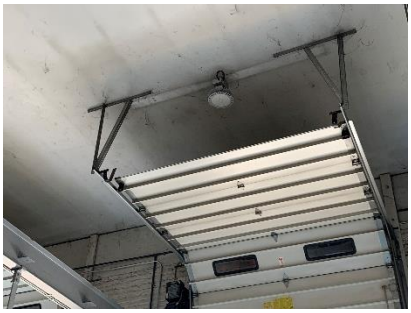


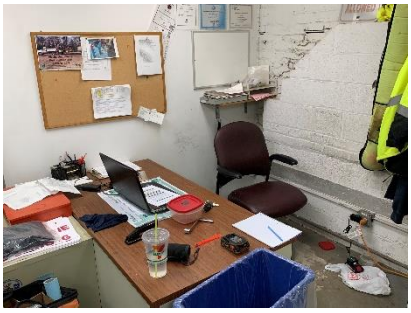


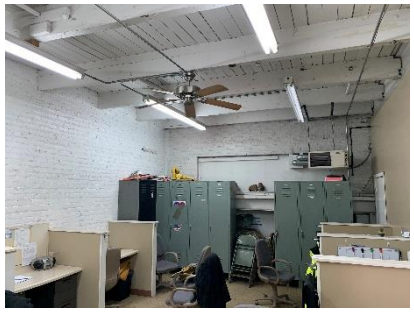



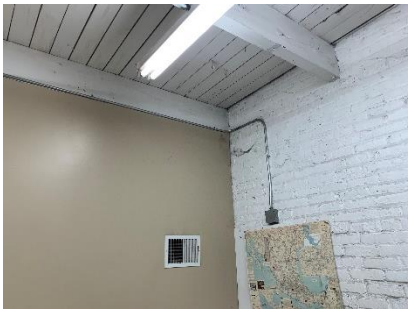
SECTION 2.5

Frank Johnson Center **INTERIORS**
Existing Facility Assessment





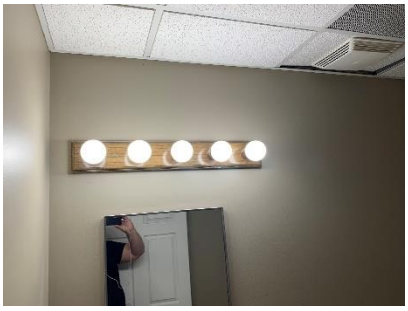




SECTION 2.5

Frank Johnson Center
Existing Facility Assessment

INTERIORS









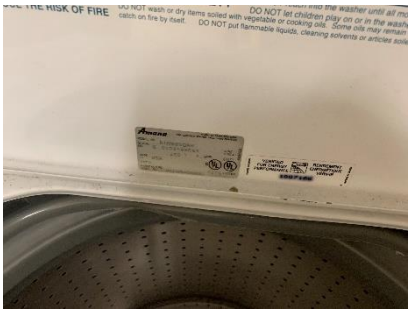




SECTION 2.5

Frank Johnson Center
Existing Facility Assessment

INTERIORS







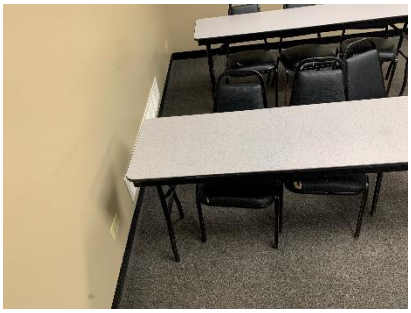



SECTION 2.5

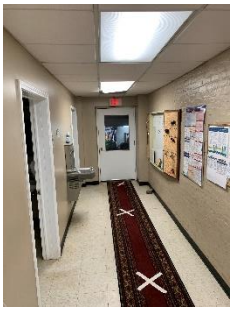
Frank Johnson Center
Existing Facility Assessment

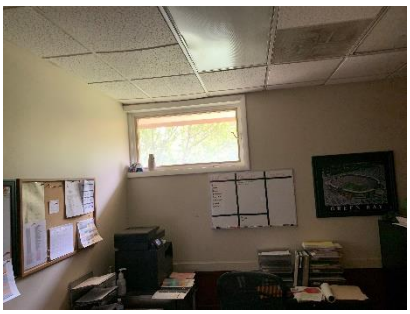
INTERIORS





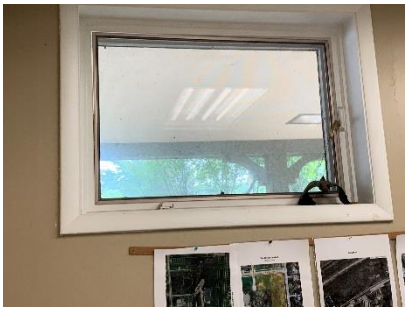



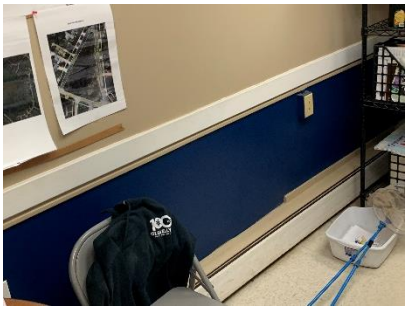
SECTION 2.5

Frank Johnson Center
Existing Facility Assessment

INTERIORS



Text

Text

Text

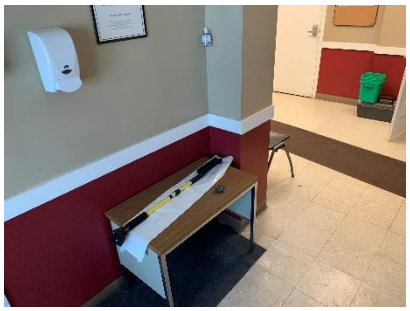

SECTION 2.5

Frank Johnson Center
Existing Facility Assessment

INTERIORS






SECTION 2.6

Frank Johnson Center
Existing Facility Assessment

Structural

The existing structure of the building appears to have deficiencies beyond the age and style of the building. We recommend a detailed review and analysis by a licensed structural engineer. Some observations noted in our review are as follows:

A differential crack was noted in the southwest corner of the shop. Remediation is required at this location.

Joint connections at the roof beams appear to be compromised. Remediation is required in this area.

Various cracking occurring at masonry beam supports in the existing masonry walls.

Various areas of water infiltration on the interior of the building are causing mortar wash out on interior.

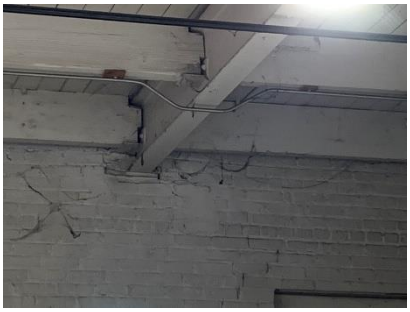
Metal column base plates and columns are observed with layers of rust. The exact amount of decay is unknown.

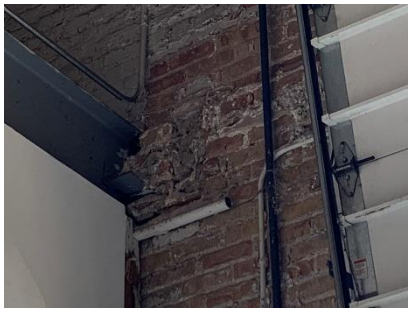
SECTION 2.6

Frank Johnson Center
Existing Facility Assessment

STRUCTURAL



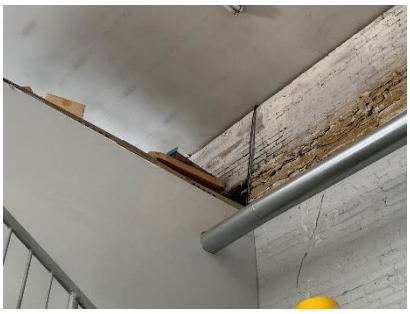








SECTION 2.6

Frank Johnson Center **STRUCTURAL**
Existing Facility Assessment



SECTION 2.7

Frank Johnson Center
Existing Facility Assessment

HVAC Systems

The existing mechanical system was observed to be a packaged gas fired air handler units. The units were in upper-level mezzanine above the training classroom for the office space. The units are operational, however were not able to be accessed at time of the observation.

The shop area utilizes gas fired unit heaters as identified below as well as a boiler system. The boiler was not operational at the time of the observation, however the age and use of the system appears to be in good working order.

The Reznor gas fired unit heaters were not operational at the time of this report, however, appear to be in good working order. Refer to manufacturer's recommendations on start-up sequence prior to full operations in the colder months.

The existing 1 ½" gas main appears to be sufficient for the type and use of the building.

SECTION 2.7

Frank Johnson Center
Existing Facility Assessment

HVAC SYSTEMS














SECTION 2.8

Frank Johnson Center
Existing Facility Assessment

Electrical Systems

There are (4) 240-volt panelboards provided for equipment, lighting, and receptacles. The number of circuits available appears to be adequate for the base building. All equipment appears to be in good to fair condition.

Lighting Systems

The office areas and toilet rooms have typical 2'x4' T8 parabolic 3-lamp fixtures switched locally in each space. Lighting levels are average or above average in most areas. All lighting appears to be in good to fair condition.

The shop has typical 2'x4' T8 parabolic 2-lamp fixtures switched locally in each space. Lighting levels are average or above average in most areas. All lighting appears to be in good to fair condition.

Emergency and Exit Lighting Systems

Emergency and Exit lighting are provided at all exterior exit doors and interior areas. Emergency exit and lighting is provided by battery back-up unit with 90 minutes of reserve capacity. The exit and emergency lighting appears to be in good to fair condition. Battery testing and routine maintenance of all the installed battery units is recommended.

The building has an existing phone/data service and distribution board located within the office which appears adequate for the current usage. All equipment appears to be in good to fair condition.

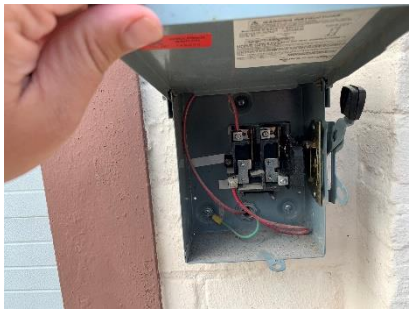
Energy Efficiency Standards (2018 IECC)

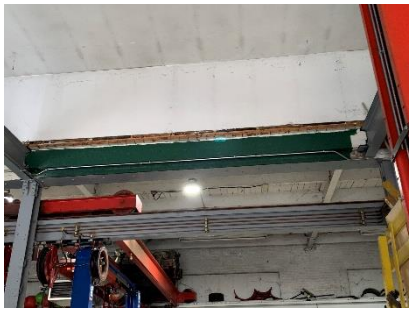
As currently configured, there is no noted compliance with current energy code requirements for local lighting controls, automatic controls, installed lighting power density, or daylight conservation. Lighting is controlled via centralized single switched on/off lighting contactors. A thorough review of the installed lighting components, fixtures, and controls in each space is recommended. A plan to upgrade the to enhance energy efficiency and comply with conservation code is recommended.

SECTION 2.8

Frank Johnson Center
Existing Facility Assessment

ELECTRICAL SYSTEMS

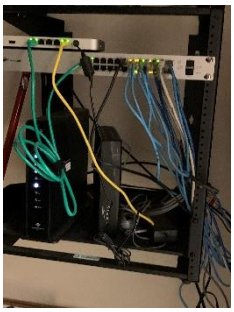




SECTION 2.8

Frank Johnson Center
Existing Facility Assessment

ELECTRICAL SYSTEMS



SECTION 2.9

Frank Johnson Center
Existing Facility Assessment

Plumbing Systems

Plumbing fixtures appeared to be in fair condition. The lavatory faucets were lever handle design and did not appear to be of commercial grade construction, or the type normally found in commercial environments. The water closets were floor mounted. On the water closets observed, some chipping of the China was seen. Toilets and sinks appear to be a residential type. Triple basin was observed as well as the shop main shop sink. All appear operational in fair condition.

Hot water tank in the shop appears to be replaced with the past 5 years. It appears in good working order.

The building is not sprinklered.

SECTION 2.9

Frank Johnson Center
Existing Facility Assessment

PLUMBING SYSTEMS






SECTION 2.10

Frank Johnson Center
Existing Facility Assessment

Accessibility

There are major ADA deficiencies observed at the facility compared with the latest 2018 (IAC) Illinois Accessibility Code. Some following observations are listed below:

Toilet Rooms are undersized based on turning radius and reaches.

No accessible entry is identified.

All entries into the main office are raised.

Door height sill is raised and does not meet the ½" max threshold requirement.

The existing building has various levels with the first floor. No provision for accessible route on the interior of the building exists.

Various door clearances in the office do not meet the push/pull clearance requirements.

No lavatory anti/scald guards are present in the toilet rooms.

Shower size and fixtures are not accessible.

No grab bars or reinforcing of grab bars are in the toilet rooms.

Location of Toilet and Bath Accessories are not in accessible reach ranges.

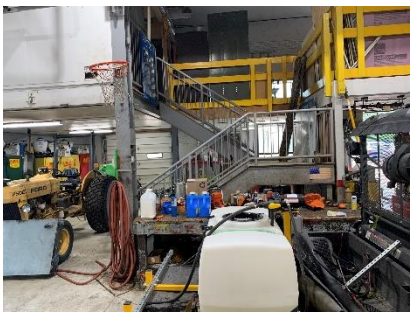
No provisions for accessibility to workshop on mezzanine level.

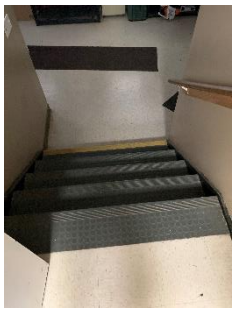
Workshop stair railing is not accessible.

SECTION 2.10

Frank Johnson Center
Existing Facility Assessment

ACCESSIBILITY











SECTION 3

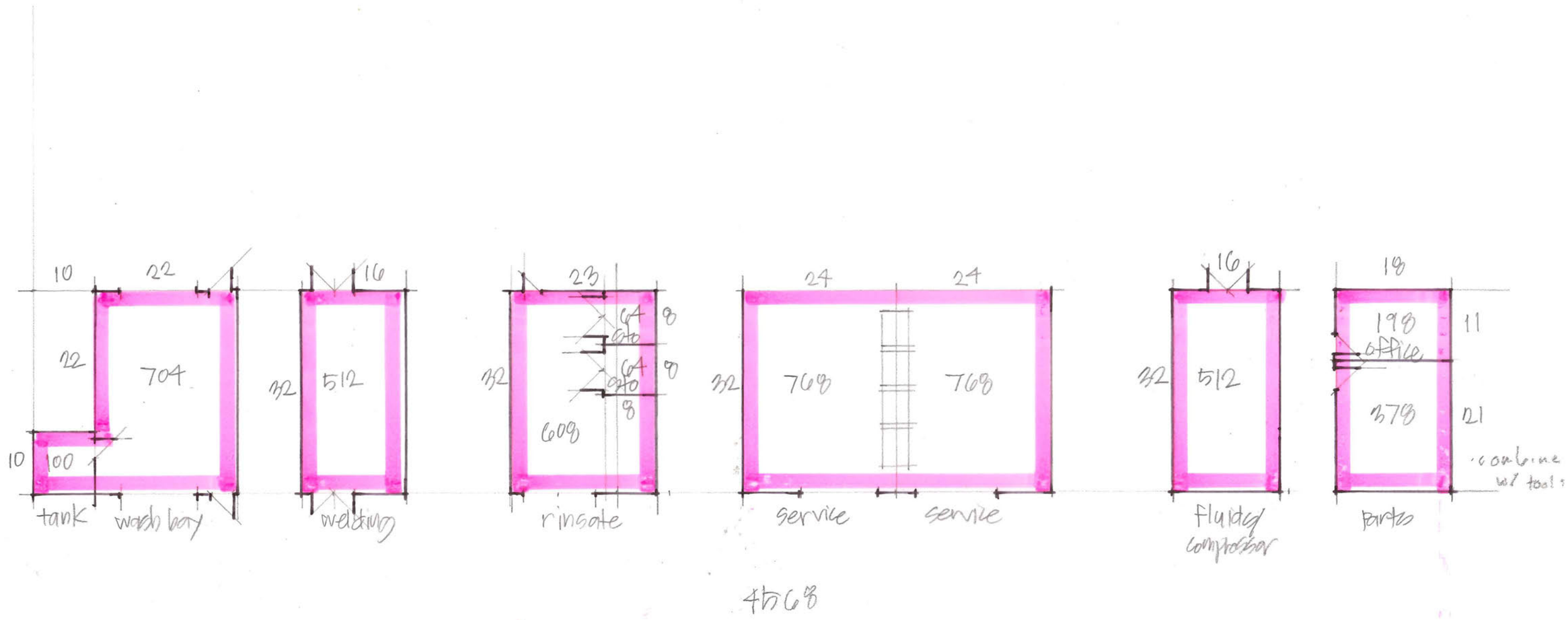
Frank Johnson Center
Programming Diagrams

The following diagrams were the result of meetings and discussions with the Park District, and programmatic study and development, which guided the direction for the advancement of Concept 1 and Concept 2. These block diagrams outline the spaces identified as a programmatic requirement, which were then studied on the project site to develop site and floor plan diagrams for each concept.

Identical programs are used to develop both design Concepts 1 and 2 noting the facility equipment storage in Concept 2 is created by conversion of the existing Johnson Center to a storage only function.

GLEN ELLYN PARK DISTRICT JOHNSON CENTER STUDY

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



CONCEPT 1

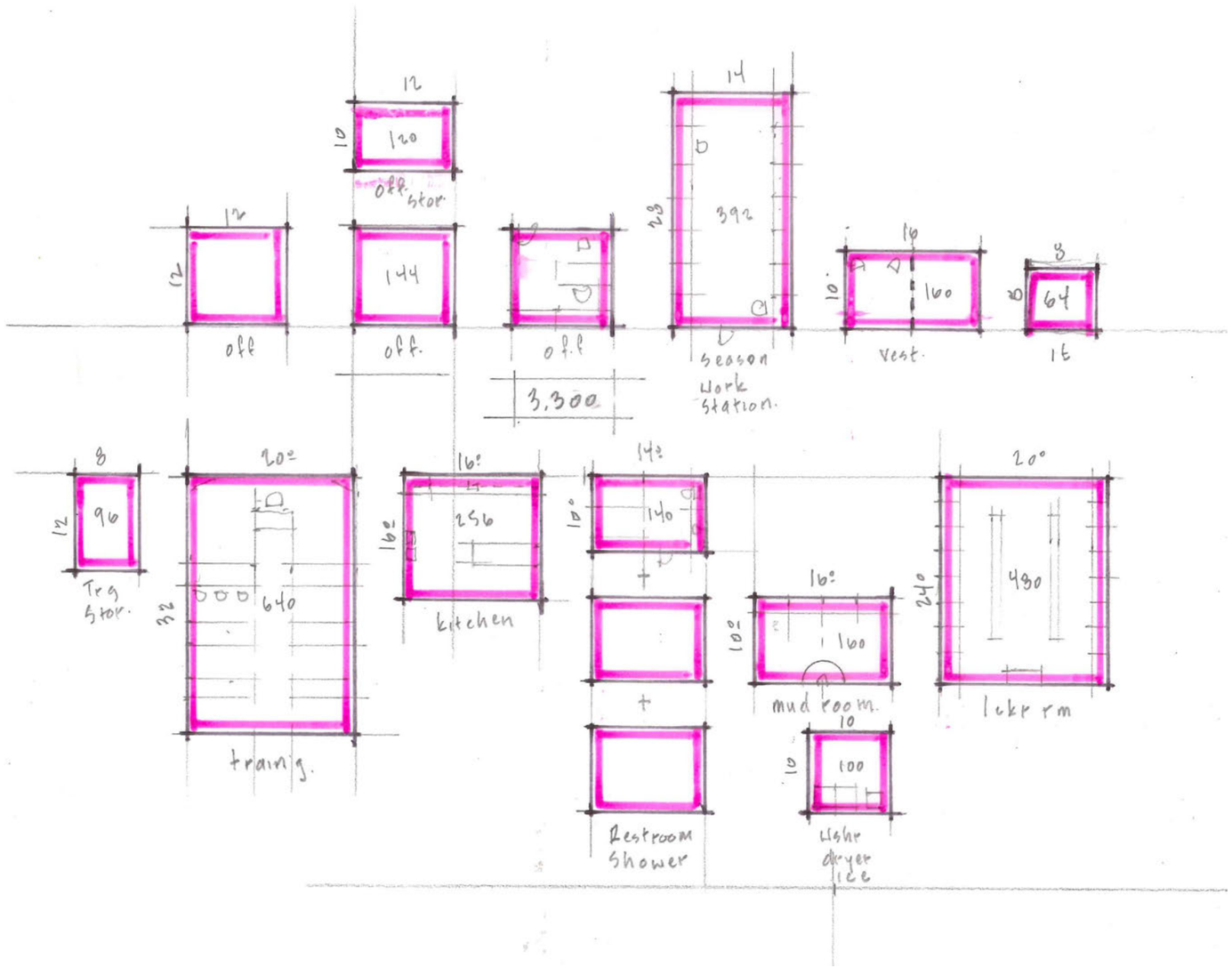
PROGRAM DIAGRAM

GLEN ELLYN PARK DISTRICT
Job No. 21-3214.01
Published 08/27/21

fgma

GLEN ELLYN PARK DISTRICT JOHNSON CENTER STUDY

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



CONCEPT 2

PROGRAM DIAGRAM

Published 08/27/21

fgma

SECTION 4

Frank Johnson Center
Concept Design Studies

Design Concepts were developed through an interactive process after a series of programming meetings with the Park District Team to collect information and feedback, and to assess needs and opportunities.

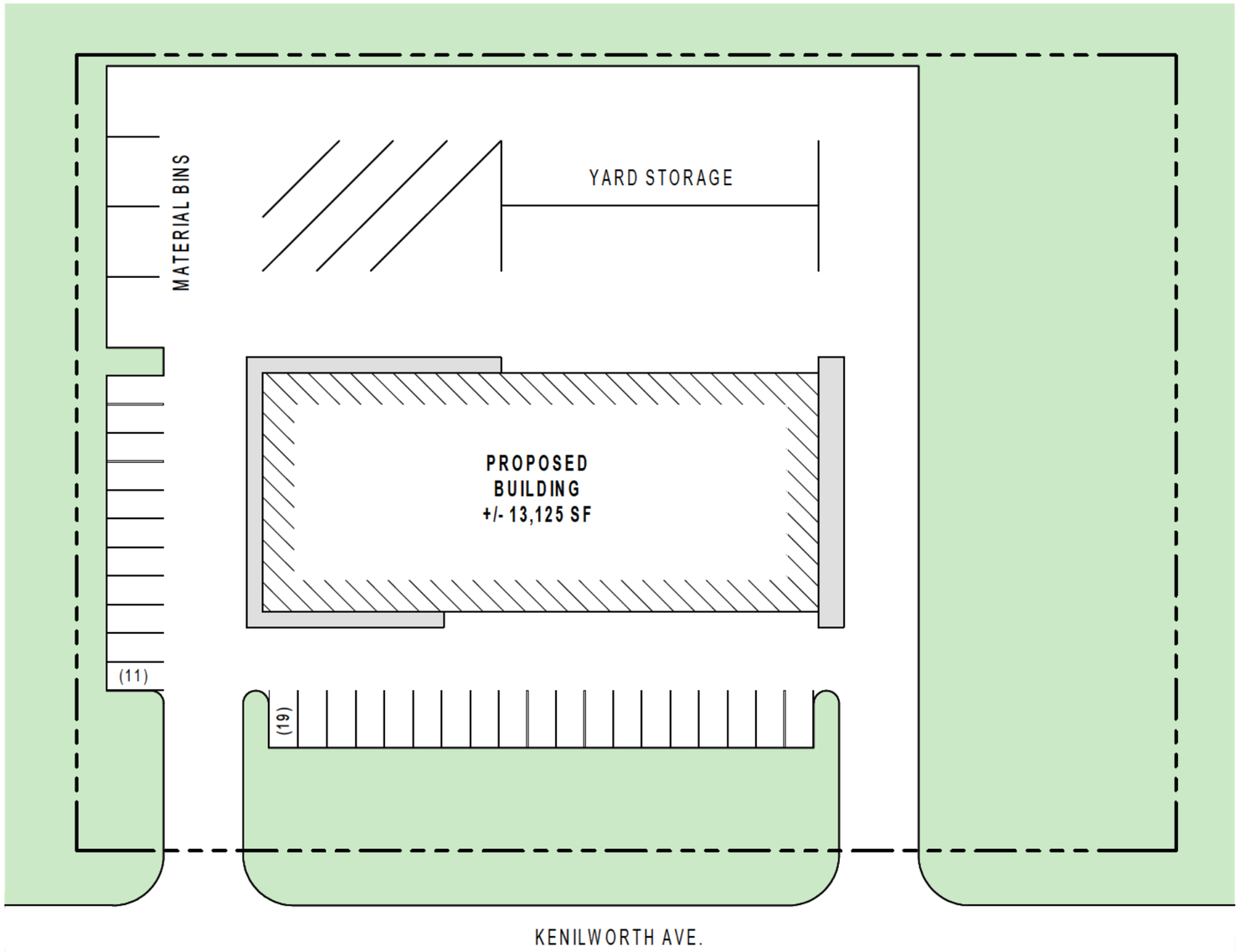
FGMA conducted a two-day design charette to review and explore ideas, opportunities and concepts. This process, in collaboration with the Park District during a series of pin-ups and reviews, resulted in the development and refinement of two design concepts.

Concept 1 studied a complete redevelopment of the existing site, with a new maintenance, administration and storage facility.

Concept 2 studied a redevelopment of the existing site, maintaining the existing Frank Johnson Center facility as a cold storage building, with a new maintenance and administration facility.

GLEN ELLYN PARK DISTRICT JOHNSON CENTER STUDY

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



N

SITE PLAN - CONCEPT 1

GLEN ELLYN PARK DISTRICT
Job No. 21-3214.01
Published 08/27/21

fgma

GLEN ELLYN PARK DISTRICT JOHNSON CENTER STUDY

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137

FLOOR PLAN - CONCEPT 1

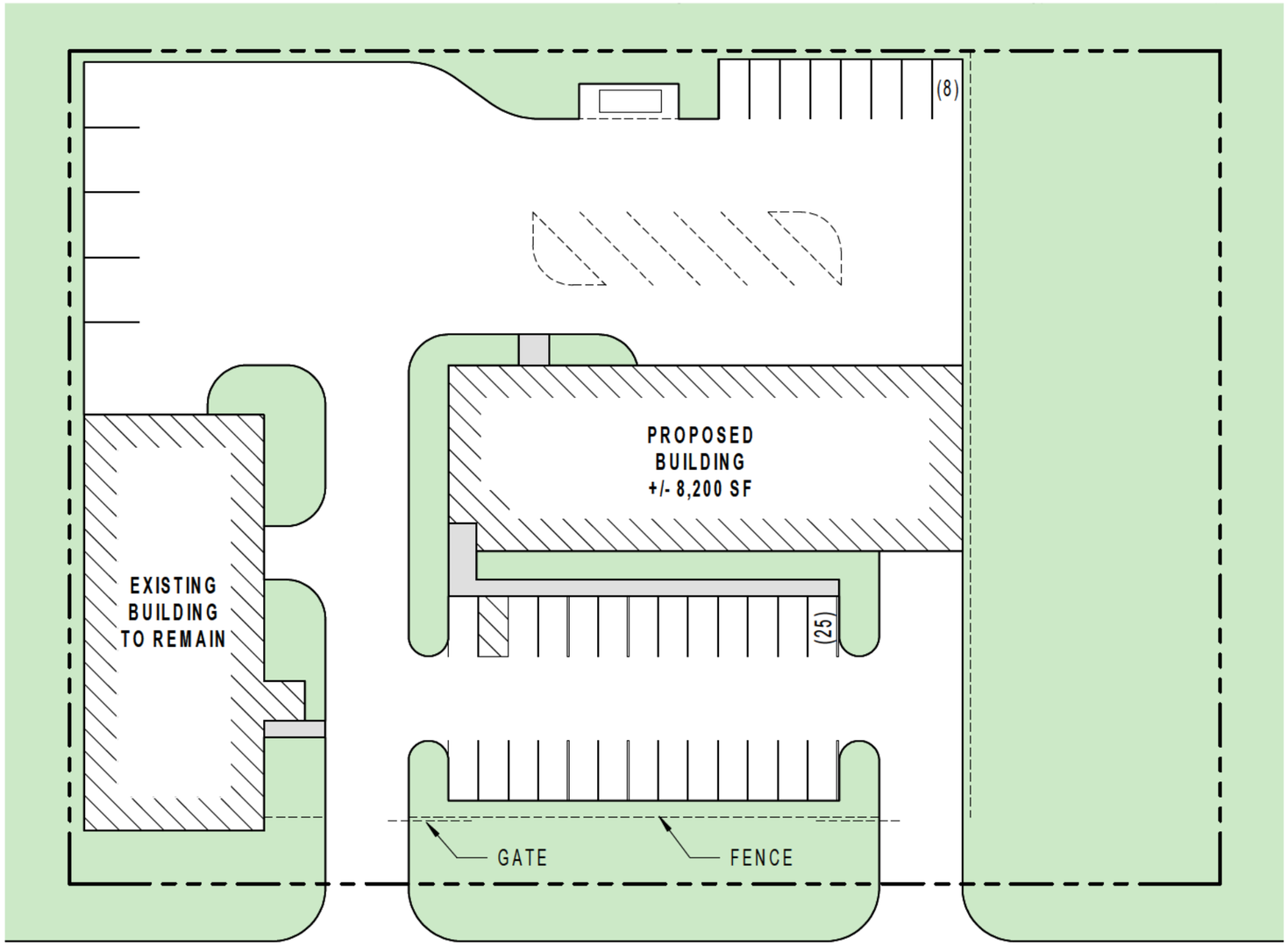
GLEN ELLYN PARK DISTRICT
Job No. 21-3214.01

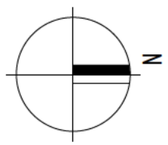
Published 08/27/21

fgma

GLEN ELLYN PARK DISTRICT JOHNSON CENTER STUDY

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137





SITE PLAN - CONCEPT 2

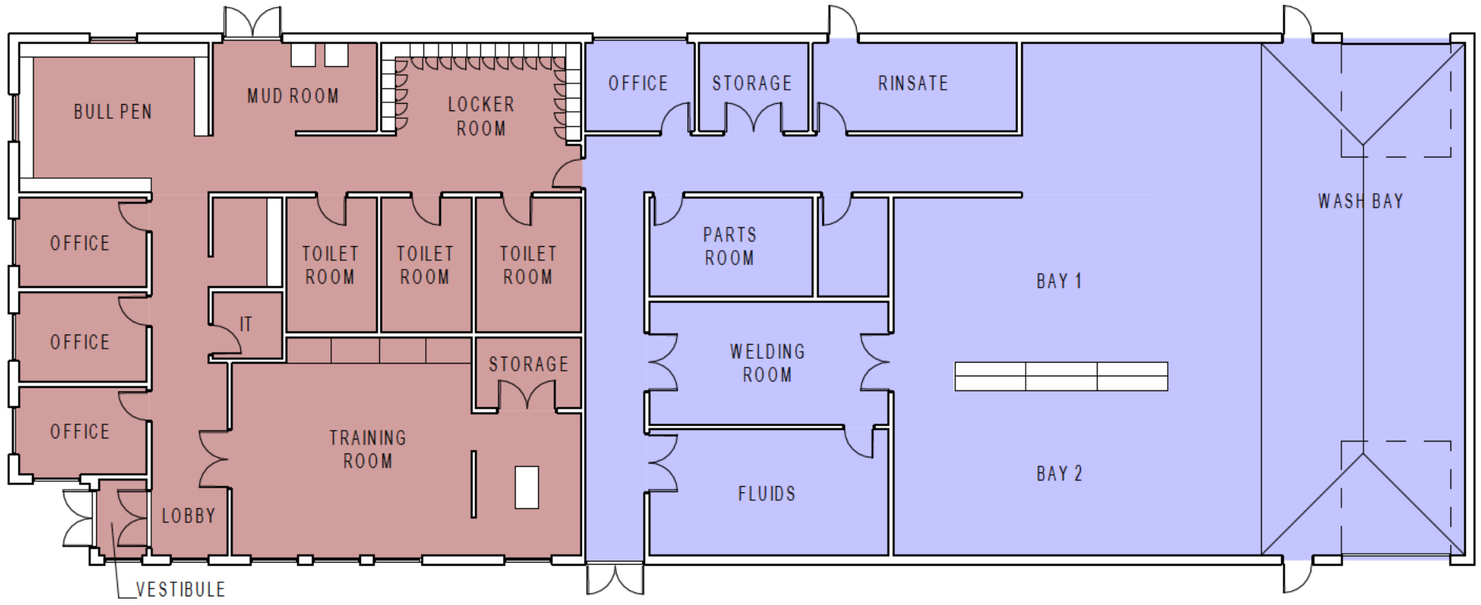
GLEN ELLYN PARK DISTRICT
Job No. 21-3214.01

Published 08/27/21

fgma

GLEN ELLYN PARK DISTRICT JOHNSON CENTER STUDY

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



N

FLOOR PLAN - CONCEPT 2

GLEN ELLYN PARK DISTRICT
Job No. 21-3214.01

Published 08/27/21

fgma