

GCC

Galesburg Community Center

**SITE SELECTION MEETING**

26 September, 2022

Farnsworth  
GROUP



# Galesburg Community Center Program of Spaces

**Community Center**  
11,000 SF

**Community Room**  
3,000 SF

**Single Court Gym**  
7,500 SF

<b>Community Spaces</b>	<b>11,000 SF</b>
Reception & Resource Center General Use Classroom 1 General Use Classroom 2 Craft Room with Storage Teaching Kitchen Teen Center with Office Computer Lab / Esports Media Studio (sound, video) Offices Circulation, Storage, Mech, etc.	

<b>Community Room</b>	<b>3,000 SF</b>
Space for 200 person event	

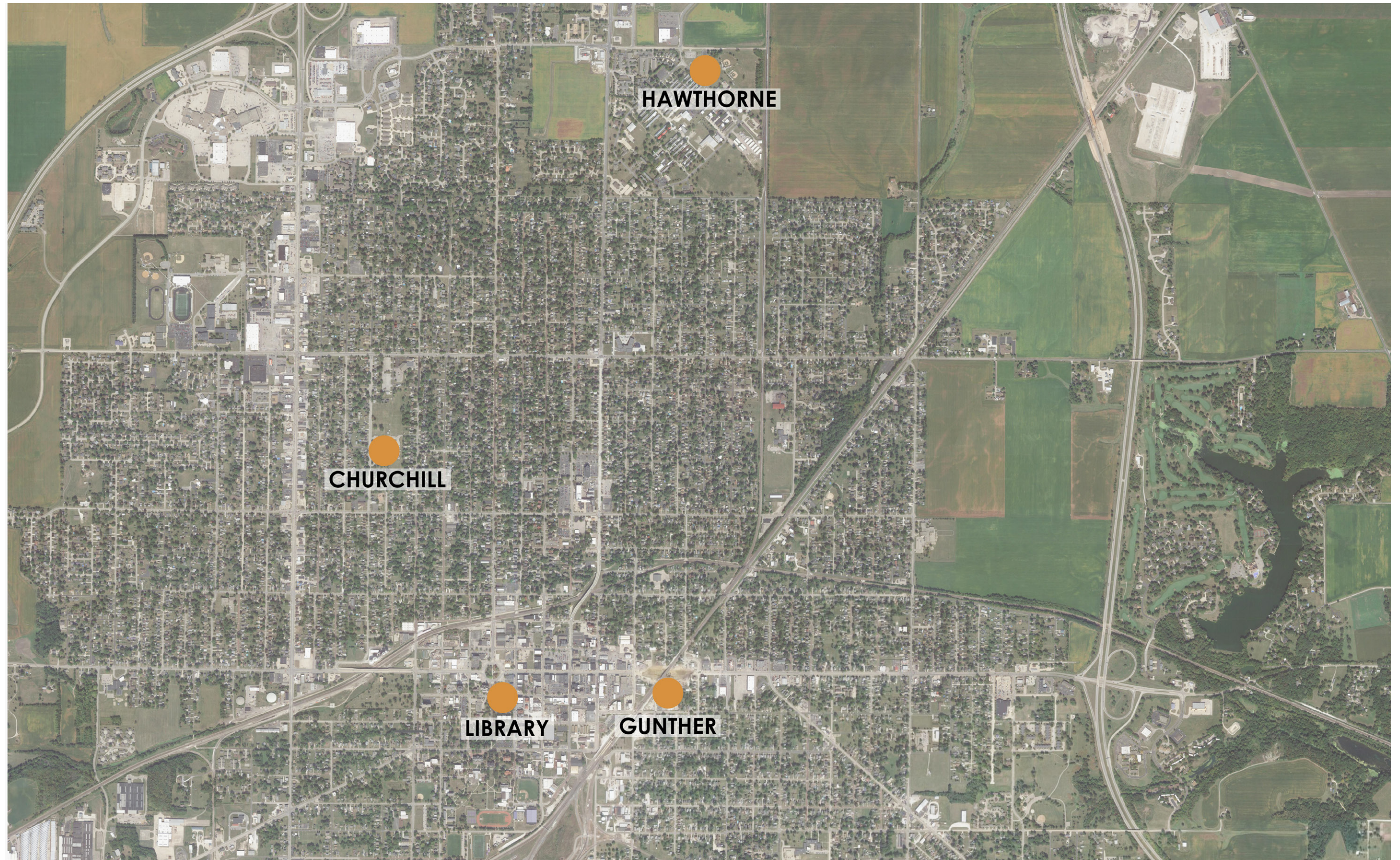
<b>Gymnasium</b>	<b>7,500 SF</b>
Single Court Gym - High School	

**Total Area** **21,500 SF**

**Other Options:**

Add Daycare	14,000 SF
Add Outdoor Track	
2 Court Gym with Raised Track	16,000 SF





**HAWTHORNE**

**CHURCHILL**

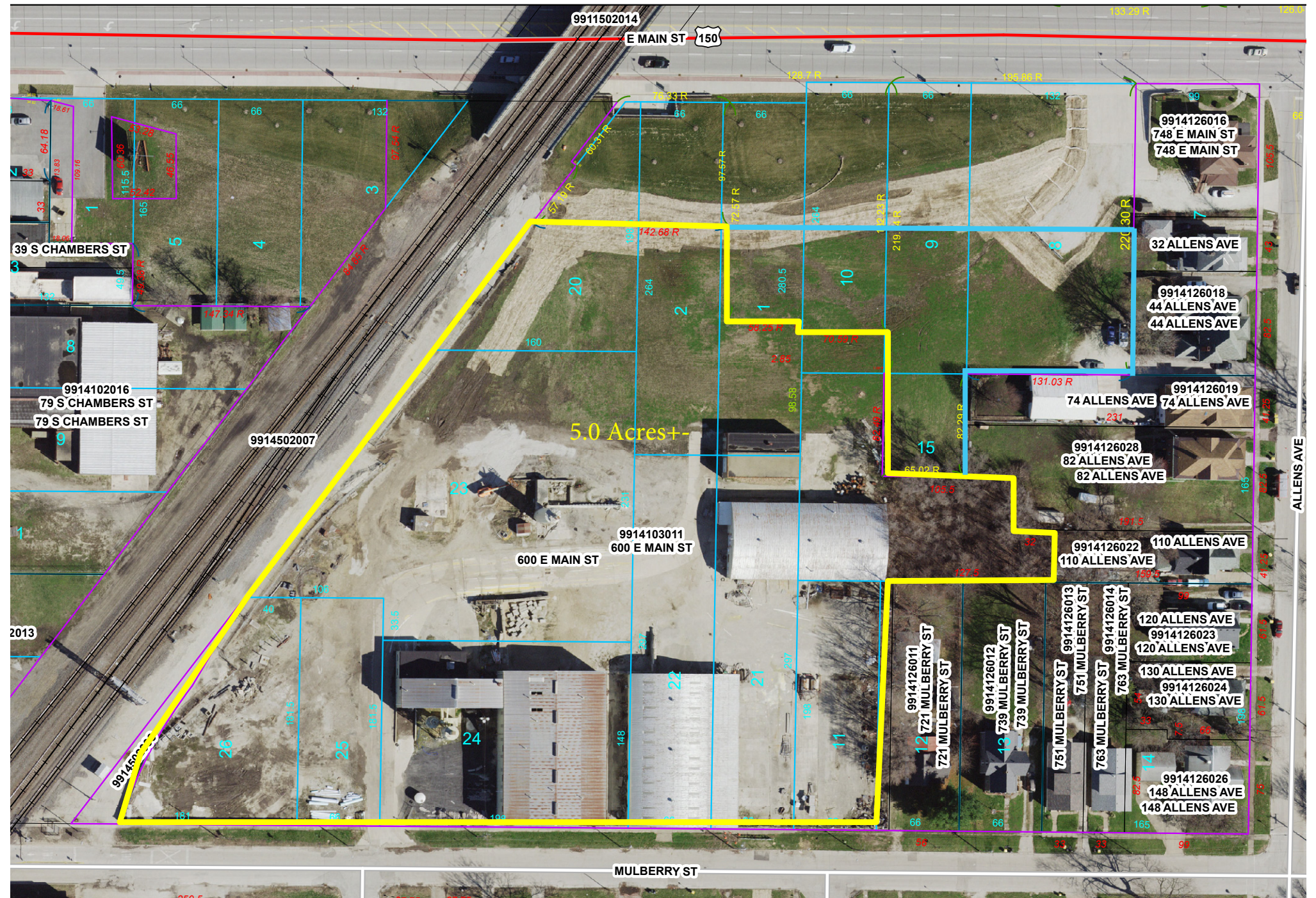
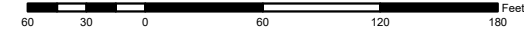
**LIBRARY**

**GUNTHER**





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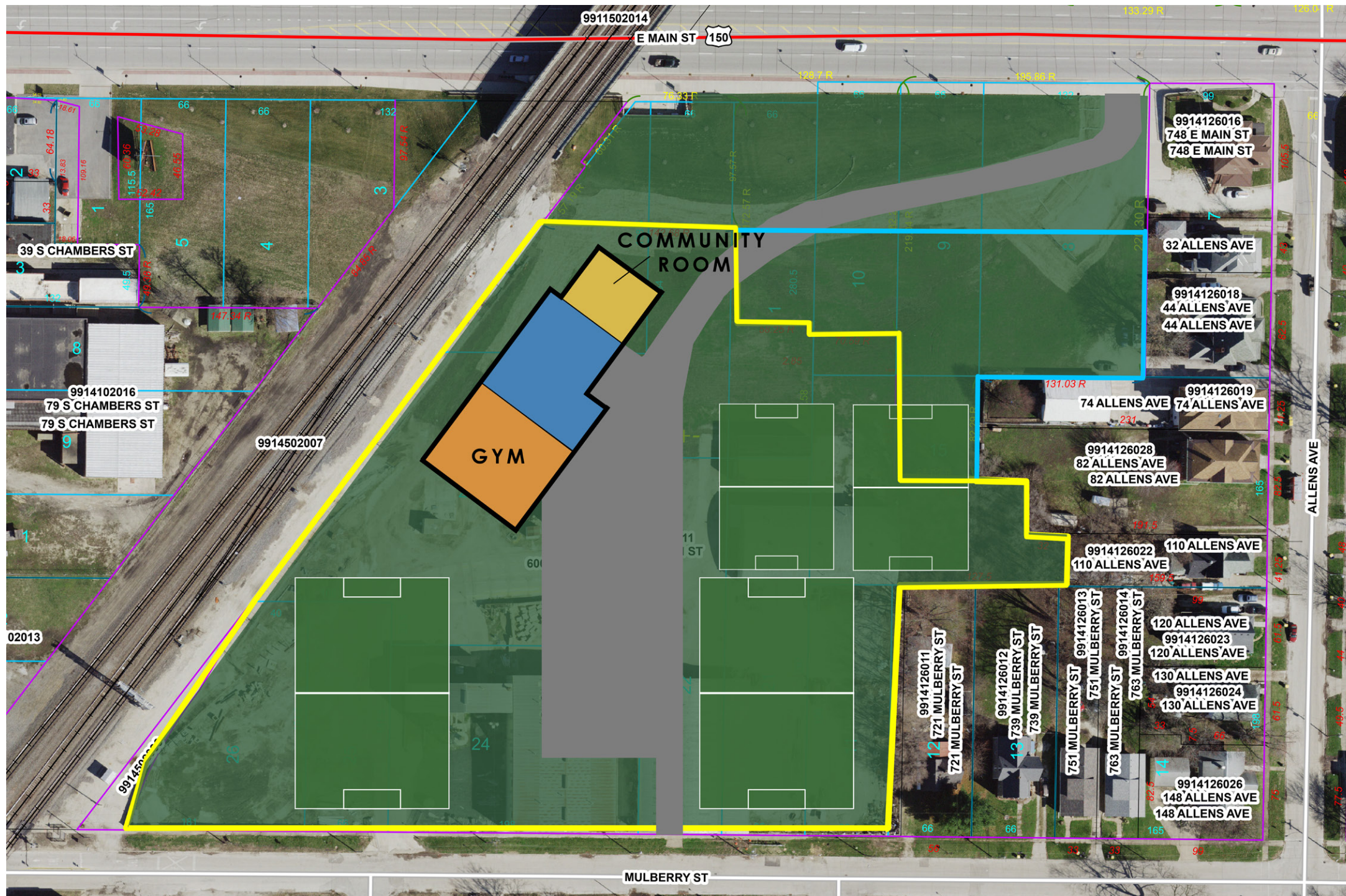
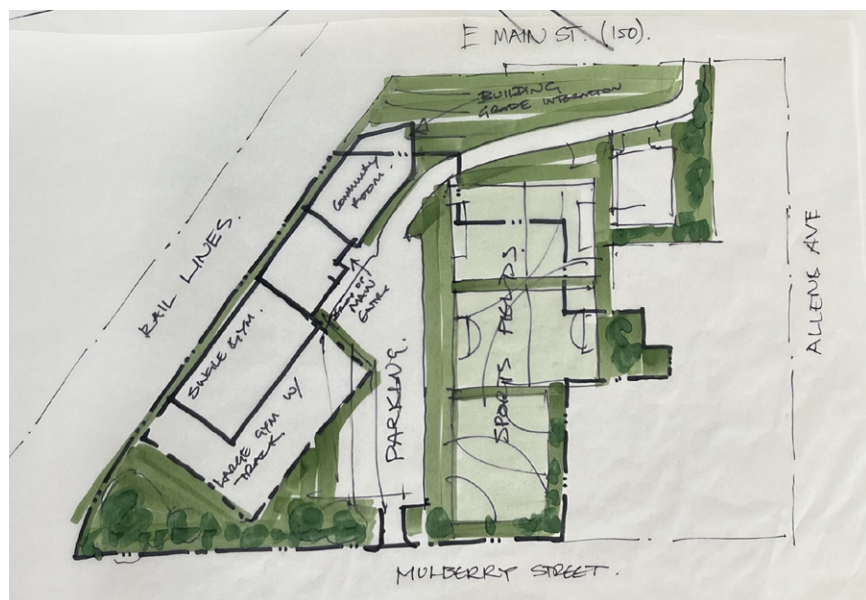
# GUNTHER SITE

GALESBURG COMMUNITY/REC. CENTER  
GALESBURG, IL | DATE

CITY OF GALESBURG







# GUNTHER SITE

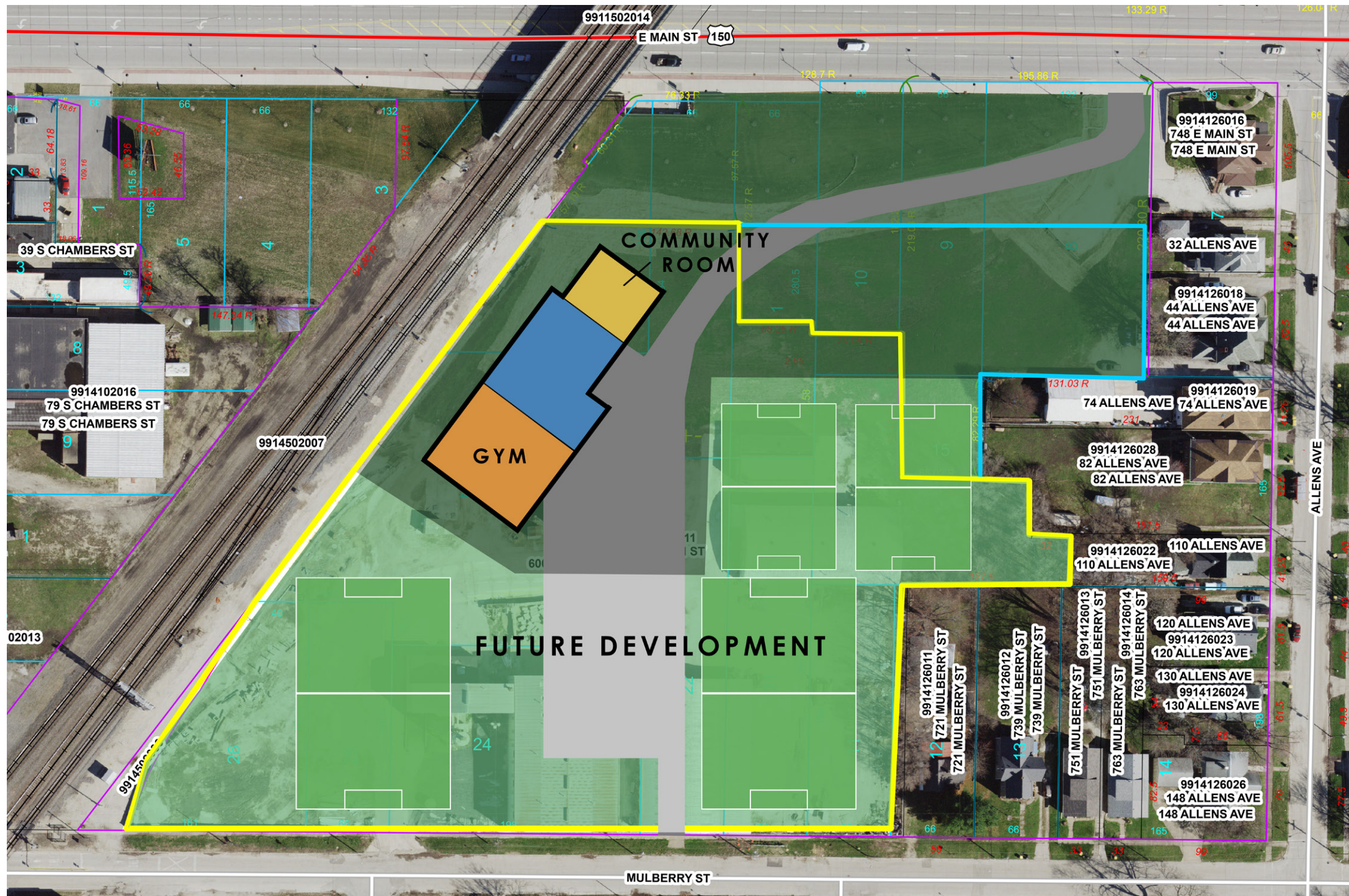
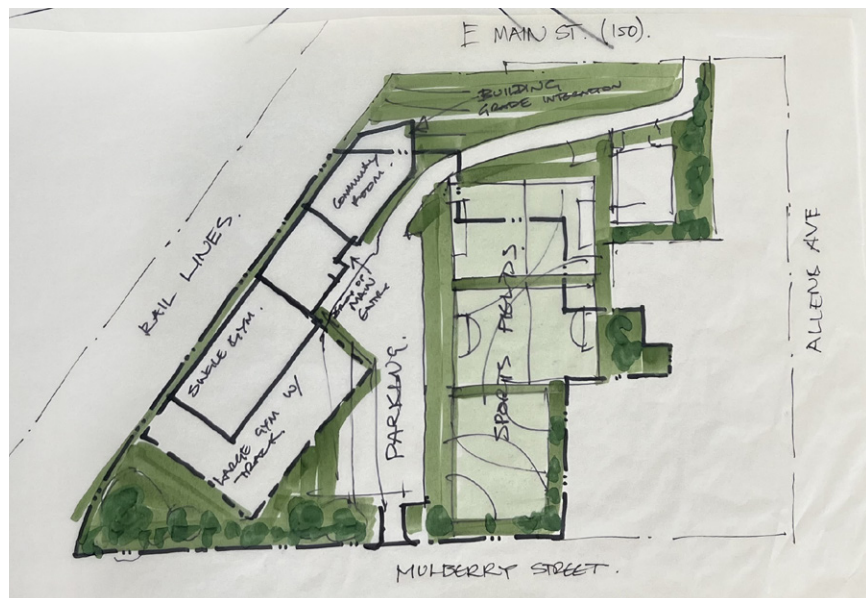
GALESBURG COMMUNITY/REC. CENTER

GALESBURG, IL | DATE

CITY OF GALESBURG







# GUNTHER SITE

GALESBURG COMMUNITY/REC. CENTER

GALESBURG, IL | DATE

CITY OF GALESBURG





# CONSIDERATIONS:

- Most prominent site
- Most visibility
- Most transformative
- All new construction
- Project could be phased with demolition of existing buildings, further site development, additional sports and fitness facilities, etc. happening in the future
- Study required to determine if existing structures can be remodelled to meet future program needs
- Railway proximity is not a concern for structure.

# PROBABLE COST:

New Construction:	\$350/ SF
Community building with single court gym	<u>\$ 7,525,000</u>
Additional Costs:	
Site acquisition	<u>\$190,000</u>
Site development, driveway, landscaping, parking, etc.	<u>\$ 1 M</u> (Allowance, verify existing conditions)
<b>TOTAL</b>	<b><u>\$ 8,715,000</u></b>
1st Phase Only	
Future playing fields, demolition, and additional parking not included	

# GUNTHER SITE

GALESBURG COMMUNITY/REC. CENTER  
GALESBURG, IL | DATE





# EXISTING LIBRARY

GALESBURG COMMUNITY/REC. CENTER

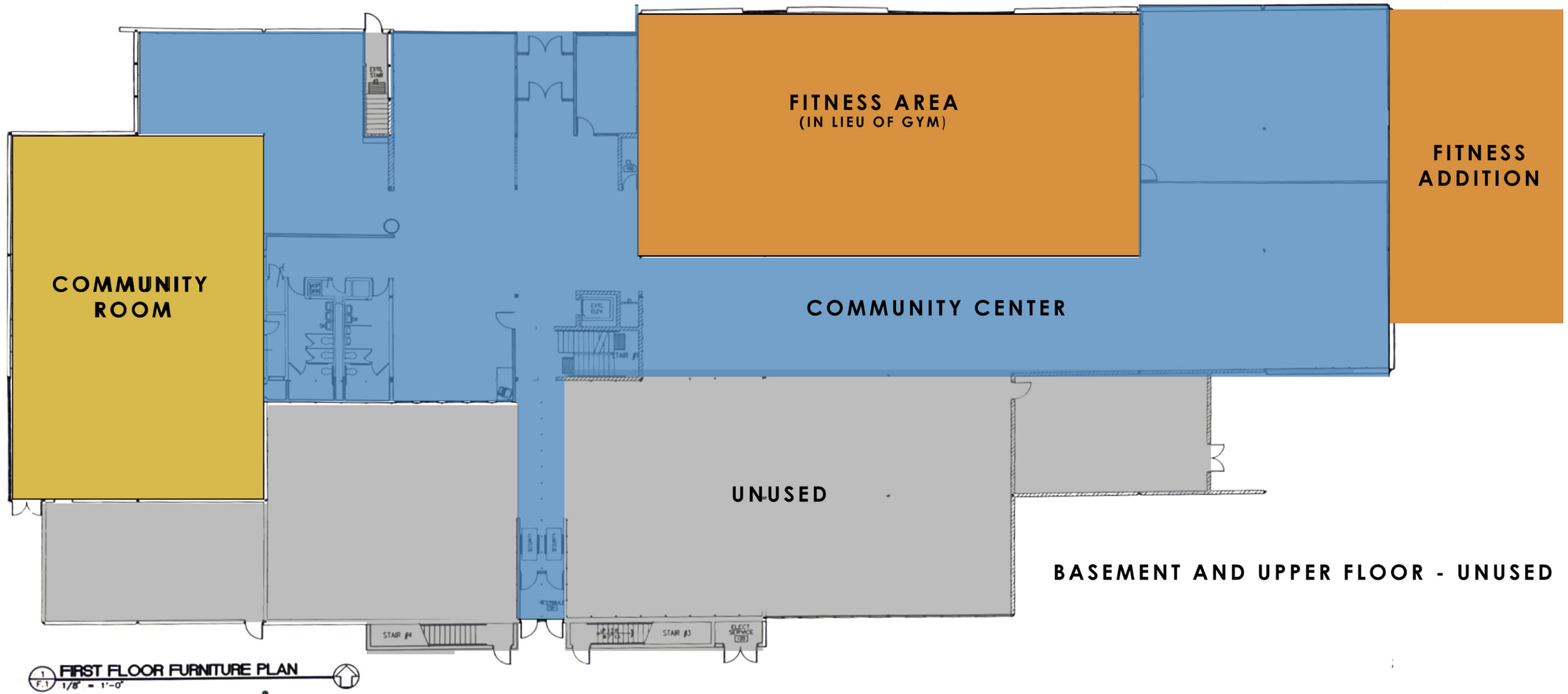
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- 16,000 SF Renovation
- 33,630 SF (Building Total)





## CONSIDERATIONS:

- Familiar to the public
- Connectivity to downtown
- Lack of parking
- Low ceilings
- No full gym possible
- Modest addition required to meet fitness goals
- Building structure/size/site are not a great fit for the community center program, possible with compromises

## PROBABLE COST:

Renovation:	\$200 / SF
Main Floor Only	
Partial 16,000 SF	
Program area plus some fitness instead of gymnasium	<u>\$ 3.2 M</u>
Additional Costs:	
30' x 60' addition for active sports-- shooting hoops & badminton & pickleball	<u>\$ 810,000</u>
Acquisition	<u>\$ 500,000</u>
<b>TOTAL</b>	<b><u>\$ 4,910,000</u></b>

# EXISTING LIBRARY

GALESBURG COMMUNITY/REC. CENTER

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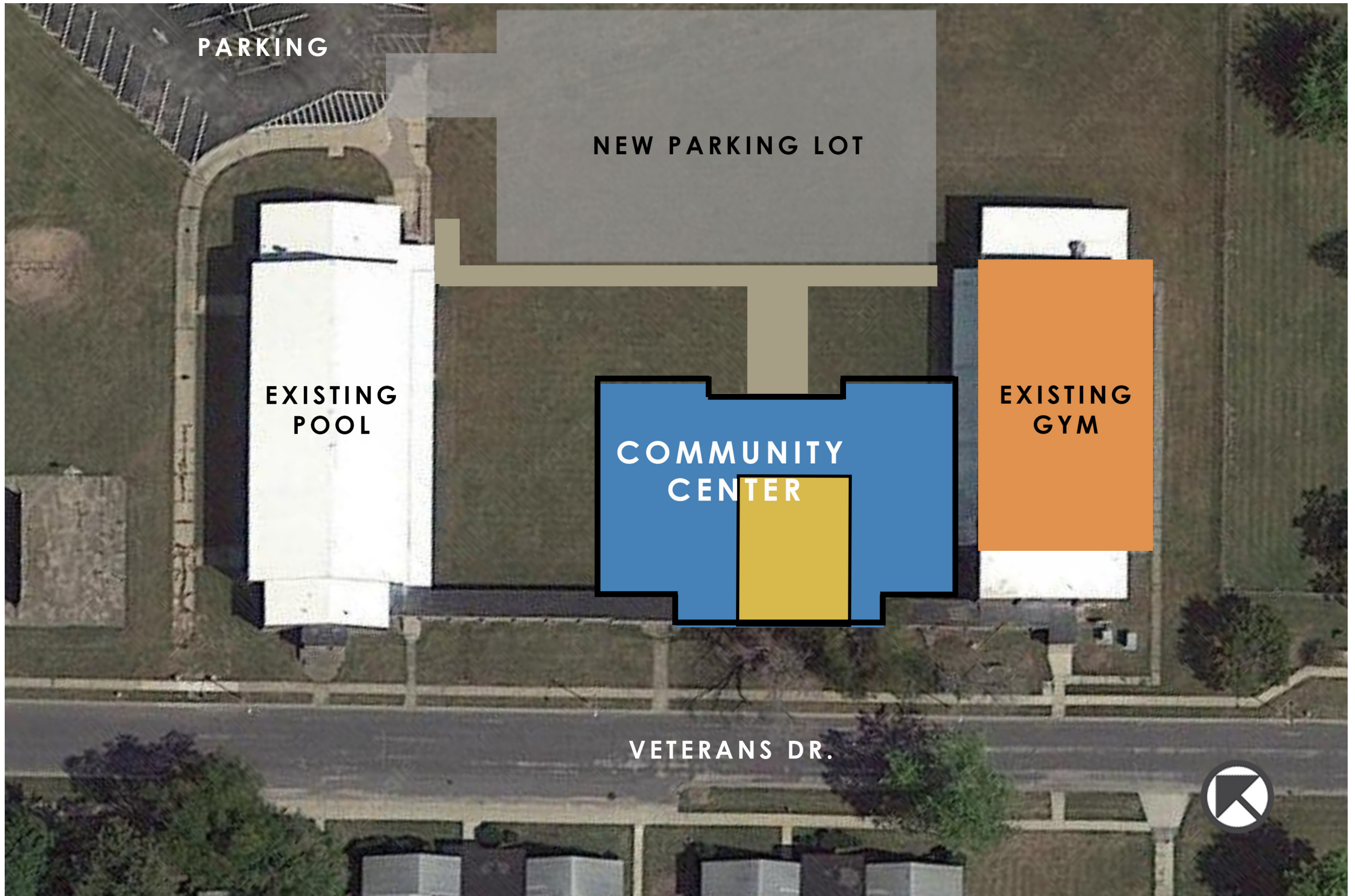


# HAWTHORNE

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- Community Center:
- 14,000 SF Depicted
  - Room to expand (if desired)



# HAWTHORNE

GALESBURG COMMUNITY/REC. CENTER  
GALESBURG, IL | DATE



# CONSIDERATIONS:

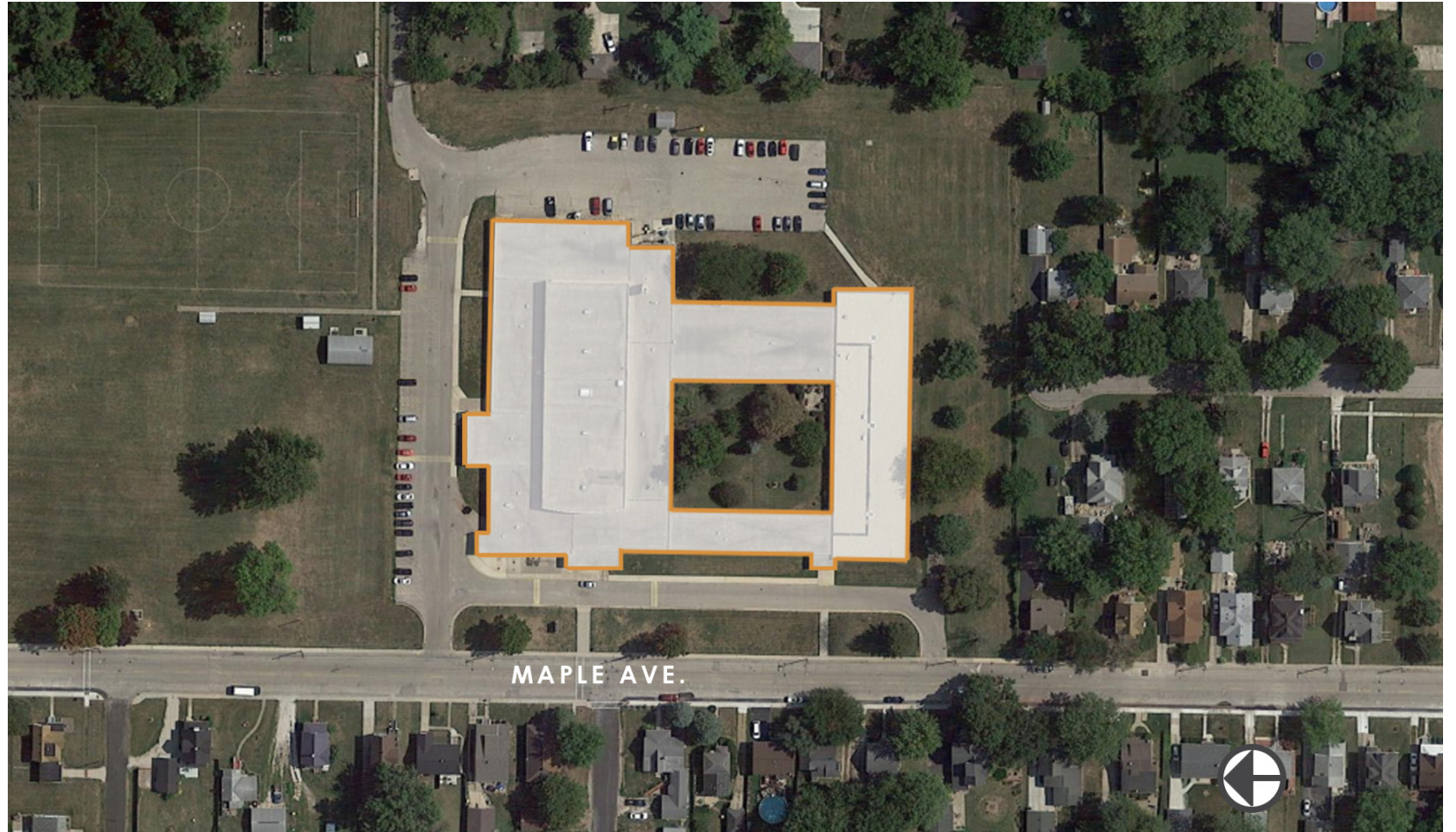
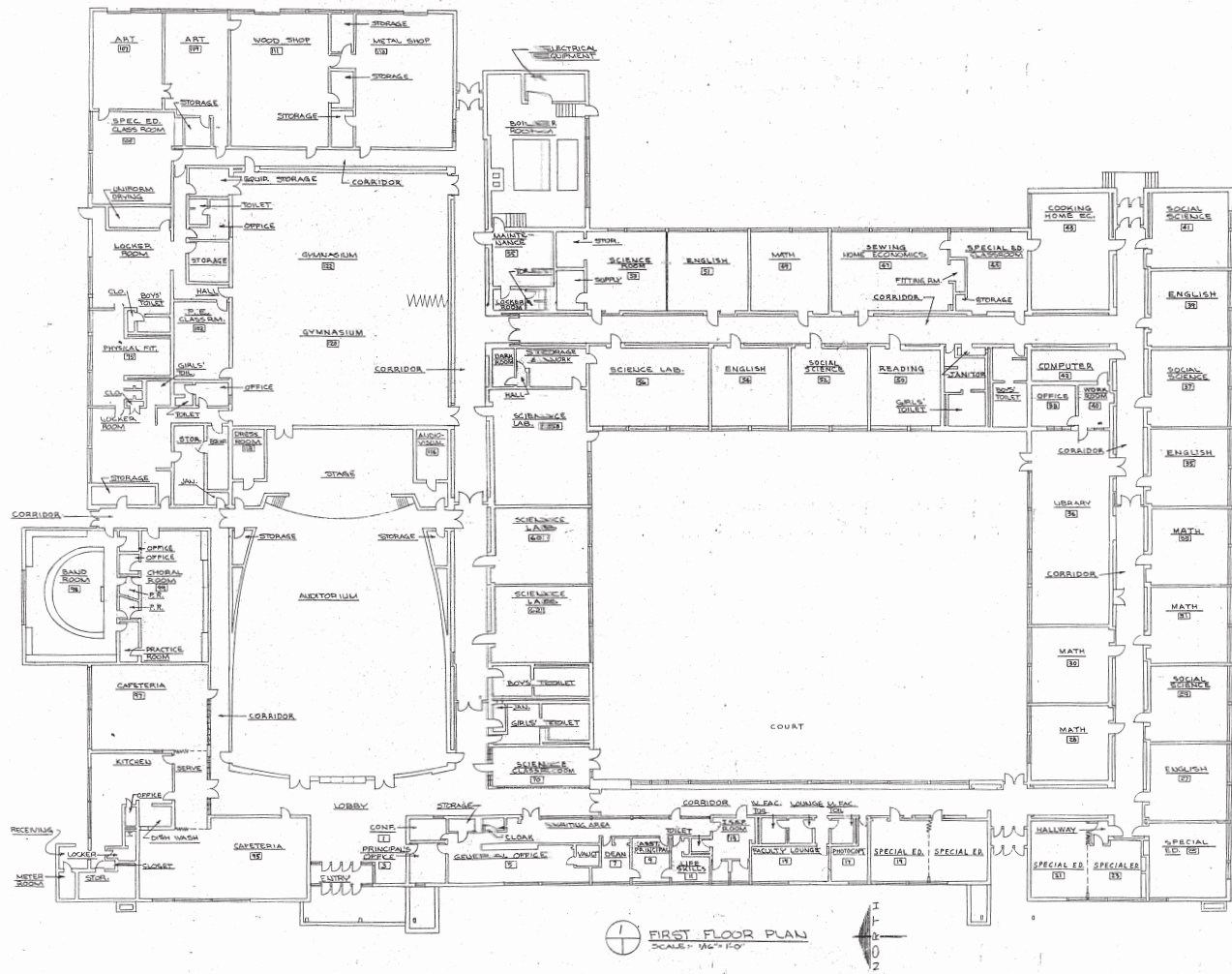
- Currently owned by the city
- Existing gym
- Ties to existing facilities
- Not centrally located-- difficult to get to for significant portion of the population and would require dedicated transport
- Space for sports facility expansion at this site - fieldhouse and outdoor expansion opportunities

# PROBABLE COST:

New Construction	\$350 / SF
Community Center	
14,000 SF	<u>\$ 4.9 M</u>
Gym Upgrades - Allowances	<u>\$ 650,000</u>
	(1/4 cost of new)
Additional Parking & Site Work - Allowances	<u>\$ 400,000</u>
Bus Service	<u>\$ ?</u>
	(annual)
<b>TOTAL</b>	<u><b>\$ 5,950,000</b></u>



CHURCHILL JUNIOR HIGH SCHOOL

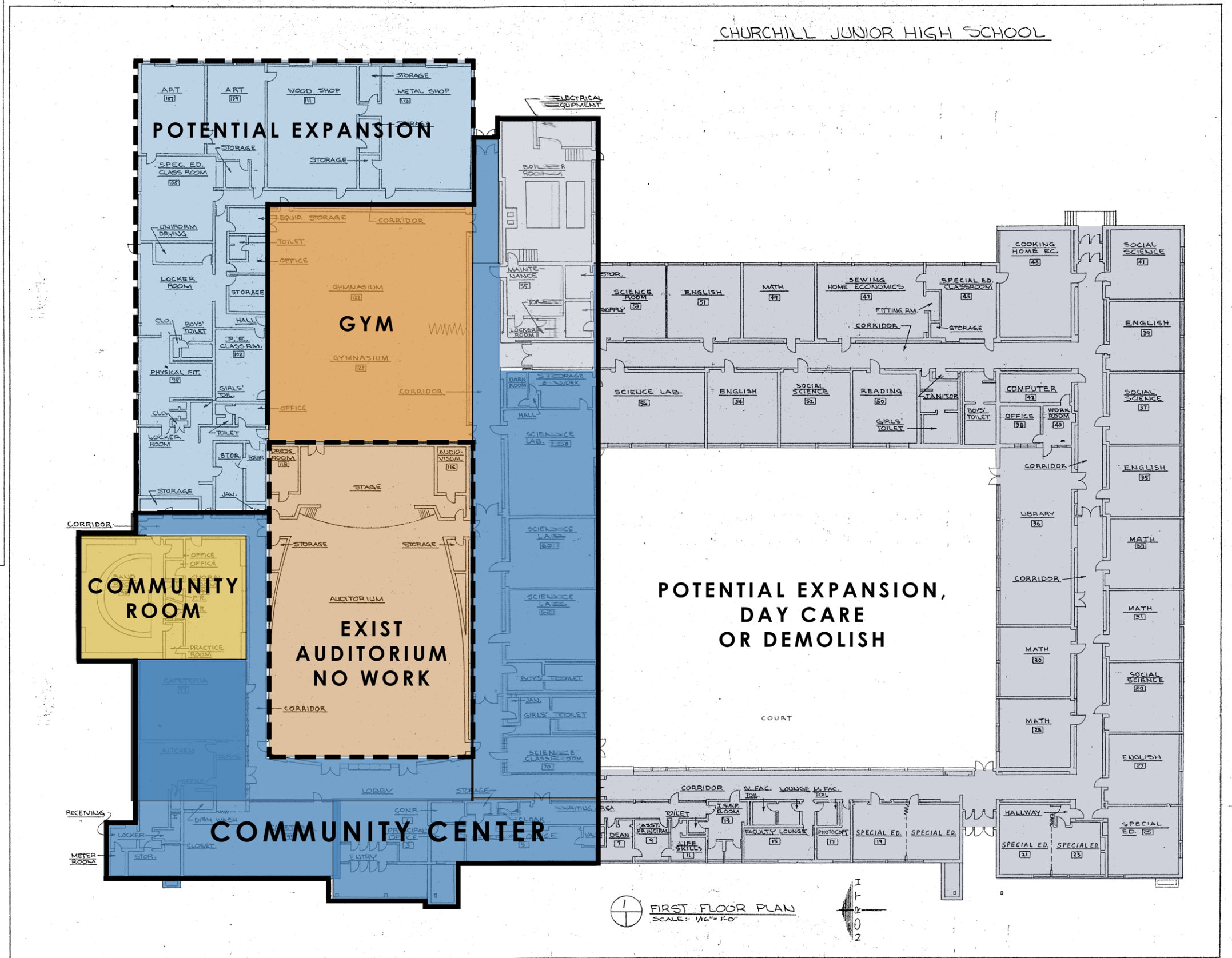


# CHURCHILL

GALESBURG COMMUNITY/REC. CENTER  
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- 90,000 SF Existing





# CONSIDERATIONS:

- Currently owned by the city
- Existing gym
- Existing building configuration works for community center program & day care option
- Existing building issues need addressing:
  - Boilers / HVAC
  - Sprinklers
  - Accessibility
  - Abatement
- Identify future use for unused portions of the building? Demolition of classroom wings included in probable cost.

# PROBABLE COST:

## Renovation:

Community Center  
20,500 SF remodeling,  
Existing configuration is  
less efficient than new

\$100 / SF  
\$ 2.05 M

Gym Upgrades

\$ 650,000  
Allowance

Building Issues  
Cover potential expansion area,  
not classroom wings

\$ 2.6 M  
Allowance

Exterior Facade Repairs at  
Demolition

\$ 100,000  
Allowance

Demolition

\$ 600,000

## **TOTAL**

**\$ 6,000,000**



## Gunther

## Library

## Hawthorn

## Churchill

	Est. Cost	Est. Cost	Est. Cost	Est. Cost
<b>Community Center</b>	New Construction 14,000 SF (@350) \$4,900,000	Renovation 16,000 SF (@200) \$3,200,000	New Construction 14,000 SF (@350) \$4,900,000	Renovation 20,500 SF (@100) \$2,050,000
<b>Gymnasium</b>	New Construction 7,500 SF \$2,625,000	Mini Court Addition Fitness Renovation \$810,000 \$400,000	Renovation Allowance \$650,000	Renovation Allowance \$650,000
<b>Site Improvements</b>	Parking and Driveway Allowance \$1,000,000	N/A	Add Parking and Paths \$400,000	Minor Parking Improvements \$200,000
<b>Other Known Expenses</b>	Acquisition \$190,000  Future Demolition Playing Fields	Acquisition \$500,000	Bus Service (annual)	Required Upgrades Reroofing, boilers, etc \$2,500,000  Demolition \$600,000
<b>Total Estimated Costs</b>	<b>\$8,715,000</b>	<b>\$4,910,000</b>	<b>\$5,950,000</b>	<b>\$6,000,000</b>

<b>Project Schedule</b>	8 month construction typical	Start Feb 2024	8 month construction typical	Required Upgrades Concurrent
Add Daycare 60 kids (0-5)	New Construction 6,500 SF \$2,300,000	Renovation 7,000 SF (@ 200) \$1,400,000	New Construction 5,600 SF \$2,300,000	New Construction 8,000 SF (@ 125) \$1,000,000
Add Exterior Walking Track	\$400,000	N/A	\$400,000	\$400,000