Valparaiso Park Dept. Adult Activity Center Analysis Report

ABONMARCHE

March 8, 2021

Valpo Parks

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This Document has been prepared for City Parks of the City of Valparaiso
by Abonmarche Consultants, 2021.

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Introduction

WHO IS ABONMARCHE

Abonmarche is pleased to submit this report to City Parks with our analysis of three alternative sites for an active adult lifestyle center, potential issues and opportunities, and the unique characteristics of each scenario.

Abonmarche has built our reputation on trust, passion, reliability, and quality. We work closely with our clients to understand what they need to accomplish and what they hope to achieve. We put our expert technical and creative skills to work and help you achieve your goals.

Abonmarche supplies a wide array of integrated professional services, providing superior customer value, and improving communities for a variety of private and public sector clients. Over our 40+ year history Abonmarche has grown and expanded into the communities we serve, including the City of Valparaiso, Indiana.

Our staff of 130 has sufficient and redundant capacity to meet the needs and expectations of our clients. Our strength lies in our ability to draw upon the diverse knowledge and experience of our principals and staff. Abonmarche is pleased to support the decision-making process, and the ultimate growth of our community in the City of Valparaiso.

Project Overview

PROGRAMMING: TYPICAL

Reflecting current programming and anticipated new spatial requirements that fall within an approximate 25,000 square foot facility, the basic functions and related areas that would be common to a proposed Activity Center, regardless of the chosen site, are as follows:

ROOM TYPE	SF
» Café/Retail	500
» Circulation	7,200
» Class/Activity/Seminar	6,600
» Fitness	1,200
» Kitchen/Multi-purpose	1,200
» Office/Admin/Conference	3,600
» Restroom	1,200
» Storage/Utility	1,500
TOTAL	24,200


Valpo
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Elm St
College Ave
Beech St
N Greenwich St

Site A: Banta

SITE A: EXISTING CONDITIONS

The Banta site is the location of the existing activity center and sits on a block of four parcels consisting of eight lots owned by the Parks & Recreation Department, City of Valparaiso. The approximately 1.81 acres is contained by Beech St to the south; Elm St to the north; N Greenwich St to the east; N College Ave to the west. The site is relatively flat and features an existing activity center building on the southernmost two parcels fronting Beech St. There are several old growth trees on site to the south on the northwest quadrant, and a recently installed playground.

SITE A: ISSUES AND OPPORTUNITIES

There are three basic approaches for improving this site.

1. Renovate and expanding the existing facility by adding to the building.
2. Move out of the existing building and build a new facility to the north on the same site.
3. Move out of the existing building, relocated Activity Center on a different site, and introduce new development/housing on the site.

Initially there is the possibility of simply opening up some existing spaces (see page 15). For a report of the existing conditions refer to Building Assessment & Renovation Analysis, prepared by Shive-Hattery, Inc., March 1, 2019.

STRUCTURAL ANALYSIS

Please note that this assessment does NOT include a complete analysis of the existing structure. A non-destructive visual assessment was conducted, and only visible physical conditions were noted. All hidden conditions are assumed to be properly designed, detailed, and constructed. At the time of the assessment, no building plans for the building have been provided to Abonmarche.

» The existing structure consists of timber floor joists and roof rafters supported by steel girders and clay brick masonry bearing walls. The building appears to be 1920's era construction.

» The building structure overall appears to be in adequate working condition. No major structural deficiencies or failures are observable throughout the building. Structural issues appear to be mostly maintenance related issues.

» The exterior clay brick bearing walls exhibit some normal deterioration. Many of the mortar joints will require tuckpointing repairs. This is normal for masonry buildings of this age. Tuckpointing repairs of deteriorated mortar joints should be conducted on a regular basis for masonry buildings of this age.

» The mortar joints above the upper corners of most of the windows exhibit extensive diagonal, "stair step" cracking. This cracking pattern at the top of the windows is indicative of corrosion of the steel angle window lintels. The cracks form due to the corrosion of the lintels lifting the brick above the opening, a process commonly referred to as "rust jacking". In addition to tuckpointing these cracks, the lintels may need to be exposed to be cleaned and coated with a corrosion inhibitor and to install proper flashing.

» The plaster at the interior is cracked at many of the window lintels. This is also likely the result of the lintel deterioration.

» The interior plaster exhibits some water damage along the tops of some of the

exterior walls. This occurs mostly at the gable ends of the 2nd floor of the building. The roofing, parapet masonry, and flashing in these areas may need repair or replacement to prevent further water intrusion.

» The timber floor framing exhibits noticeable deflection and floor "squeaking" in some areas. This is not uncommon for buildings of this age and construction type. This may be the result of long term creep deflection of the wood, minor foundation settlement, or a combination of both.

» The steel pipe column in the mechanical room is not anchored to its supporting masonry pier. The existing column base plate should be mechanically fastened to the existing pier with masonry screw anchors.

» The existing crawl space below the building appears to have no access. Access to

the crawl space should be provided for maintenance and inspection purposes.

» The interior masonry walls of the corridors appear to be load bearing walls. Removal of these walls for renovations would require extensive structural support for the floors/ roofs above in the form of steel beams and columns, similar to the framing in the current multi-purpose room. This will limit the ability to further open up larger spaces within the existing footprint during renovations. Some of the room dividing walls appear to be non-load bearing and may be easily removed, but others appear to be masonry shear/bearing walls similar to the corridor walls, occurring mostly around the central stairs and the end wings.

Scott Leblang, P.E.
Senior Project Engineer

SHIVE-HATTERY REPORT

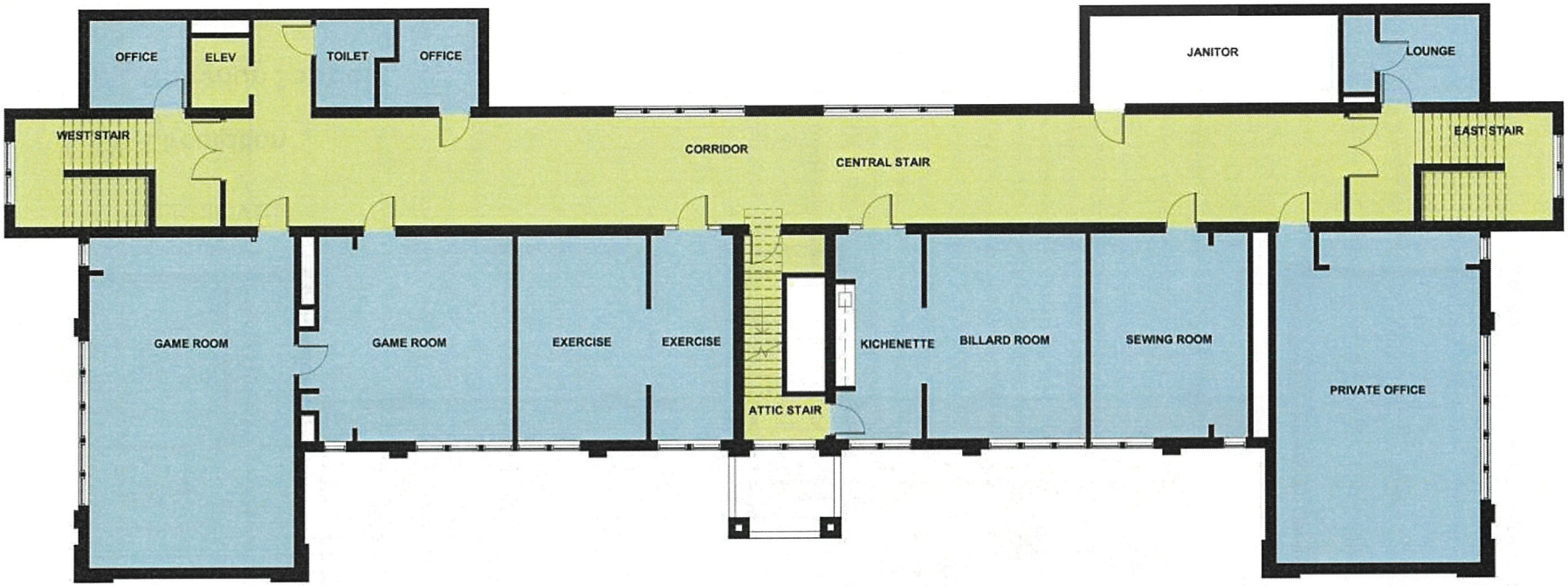
A Building Assessment & Renovation Analysis for Banta Center was prepared March 1, 2019 by Shive-Hatery, Inc, Millies Engineering Group, and Berglund Construction. For more information please refer to this report.

EXISTING CONDITIONS Existing Total: 14,184 SF

EXISTING PLAN
LOWER LEVEL

- Circulation
- Common Space
- Room

EXISTING CONDITIONS



EXISTING PLAN
UPPER LEVEL

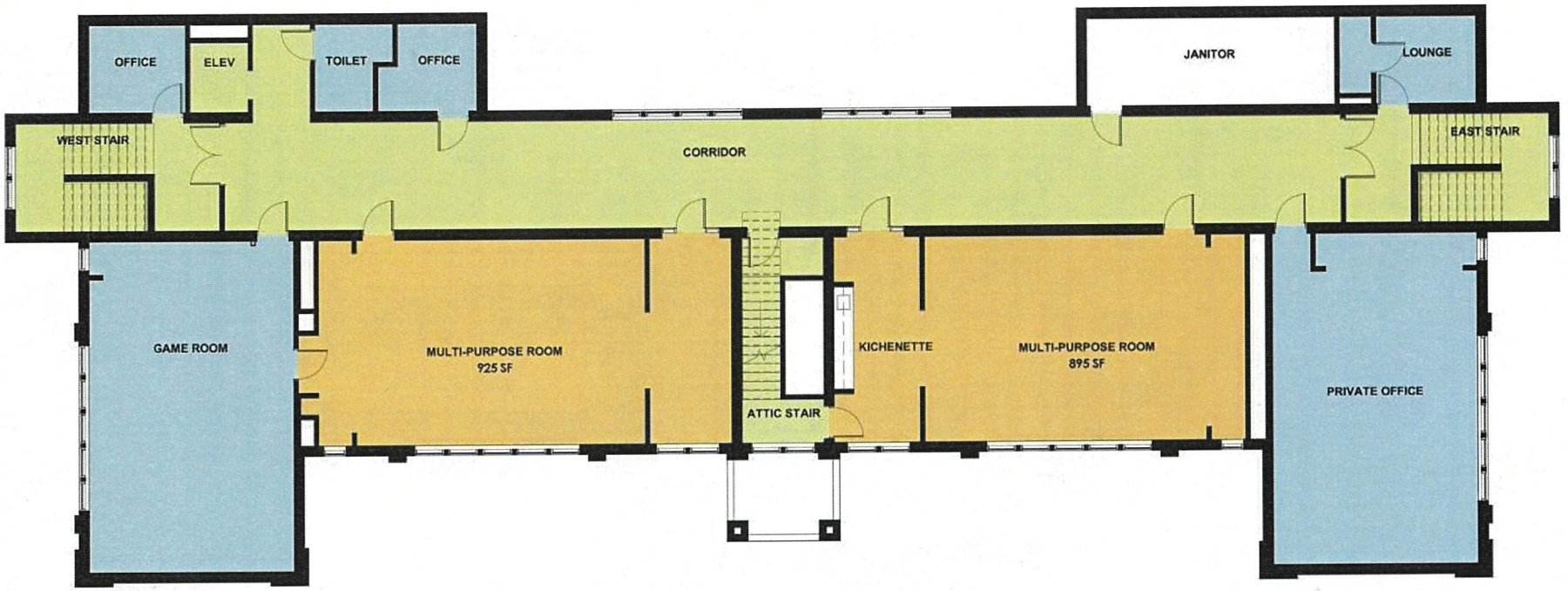
- **Circulation**
- **Common Space**
- **Room**

ALTERNATIVE SPACIAL PLAN

LOWER LEVEL

- Circulation
- Common Space
- Room
- Renovated space

ALTERNATIVE SPACIAL PLAN

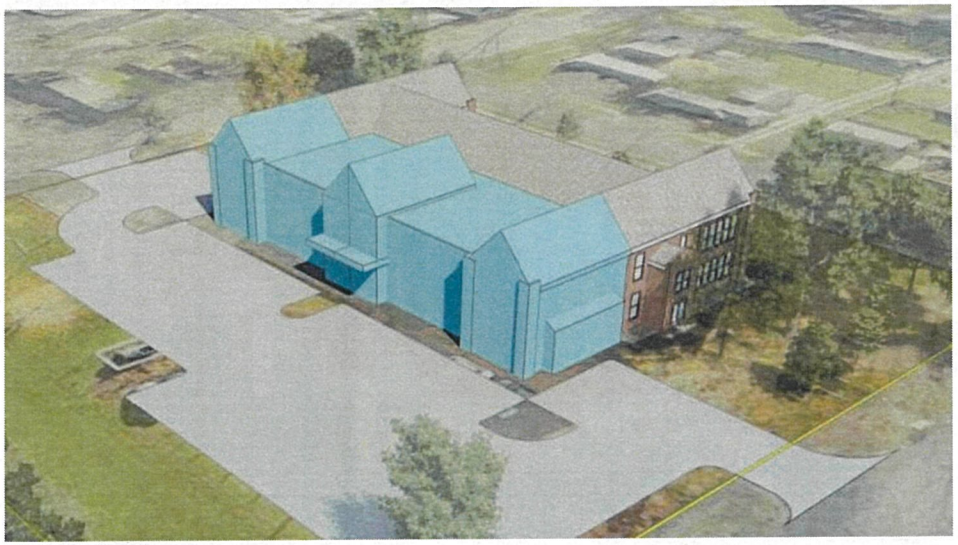


UPPER LEVEL

- Circulation
- Common Space
- Room
- Renovated space

Site Plan

This option utilizes the existing activity center by renovating it and adding additional space to the north to accommodate large activity spaces. To the south of the newly renovated existing activity center building potentially could be a new plaza for outdoor activities and spill-out space. Parking would be expanded as needed to the north of the addition, along with other critical infrastructure and site improvements such as landscape and lighting. The existing playground to the north-west remains.



OPTION 1 Views from above

ITEM	SF	$/SF	COST
» Renovation of existing	14,184	$212	$3,007,008
TOTAL (BANTA RENO)			**$3,007,008**

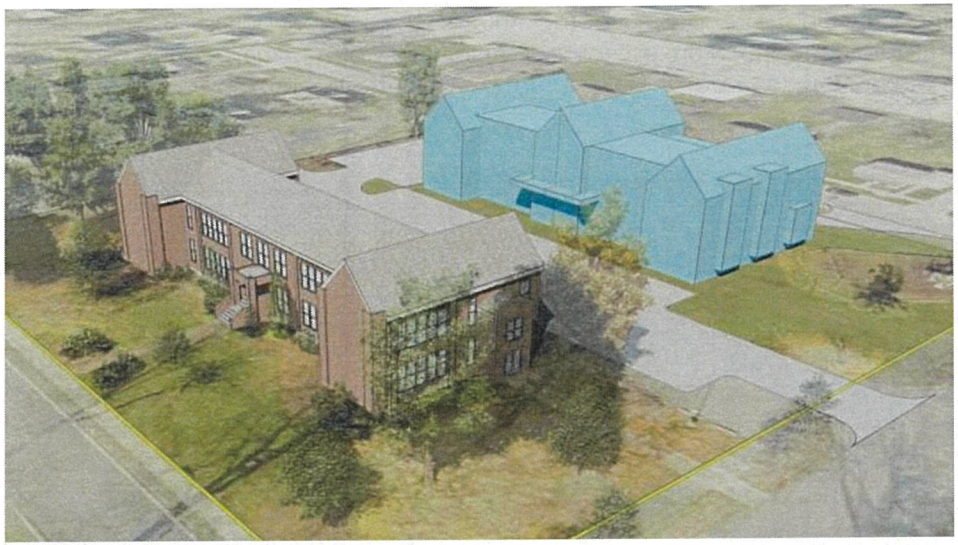
» Site Improvement	20,557	$12	$246,684
» New construction	8,500	$225	$1,912,500
» Contingencies (15%)			$286,875
TOTAL (ADDITION)			**$2,199,375**

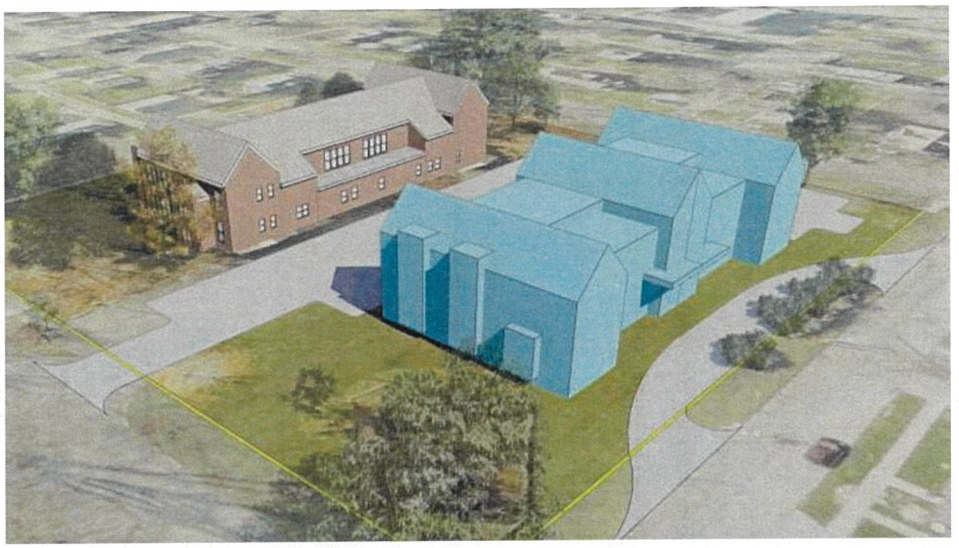
ANNUAL OPERATIONS	22,684	$7	**$158,788**

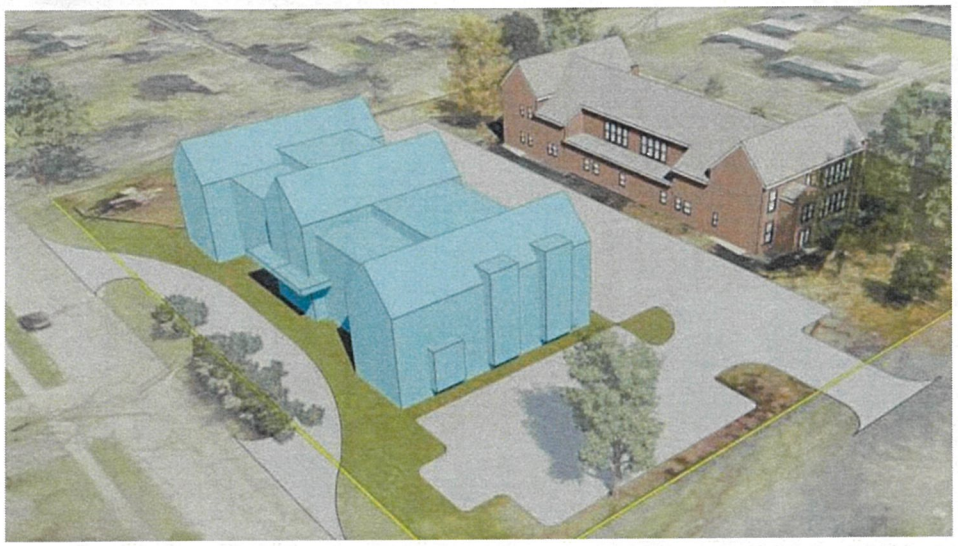
*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.

Site Plan

This option envisions the current activity center renovated for residential use. To the north would be a new community building better suited to the spatial requirements of a contemporary activity center. The site features a new front drop off at the north end, as well as an entry from the new parking situated between the two structures. Additional parking could be accommodated on site to the west of the new activity center, while to the east remains the existing playground.







OPTION 2 Views from above

ITEM	SF	$/SF	COST
» Site Improvement	4,176	$12	$50,112
» Renovation of existing	14,184	$212	$3,007,008
TOTAL (BANTA RENO)			**$3,057,120**

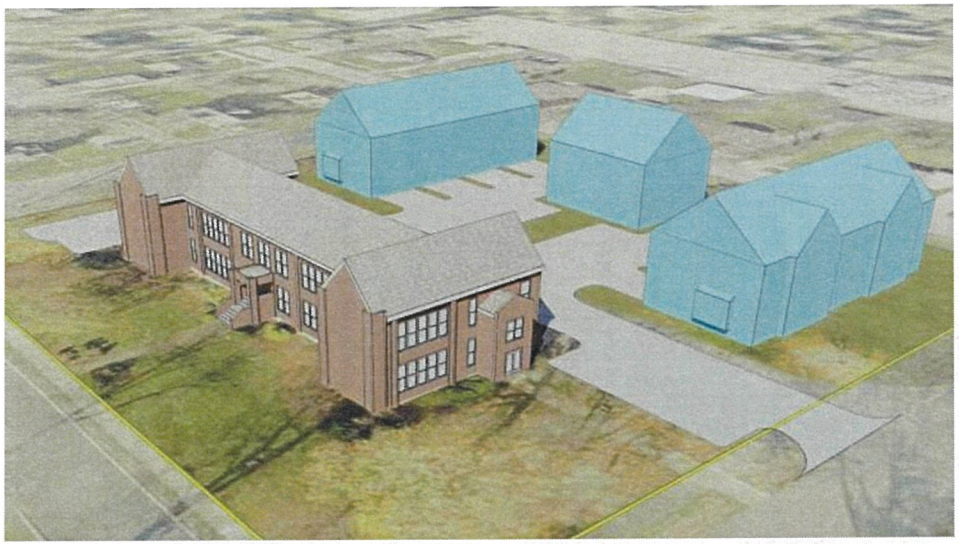
» Site Improvement	18,456	$12	$221,472
» New construction	24,800	$225	$5,580,000
» Contingencies (15%)			$837,000
TOTAL (ACTIVITY CENTER)			**$6,417,000**

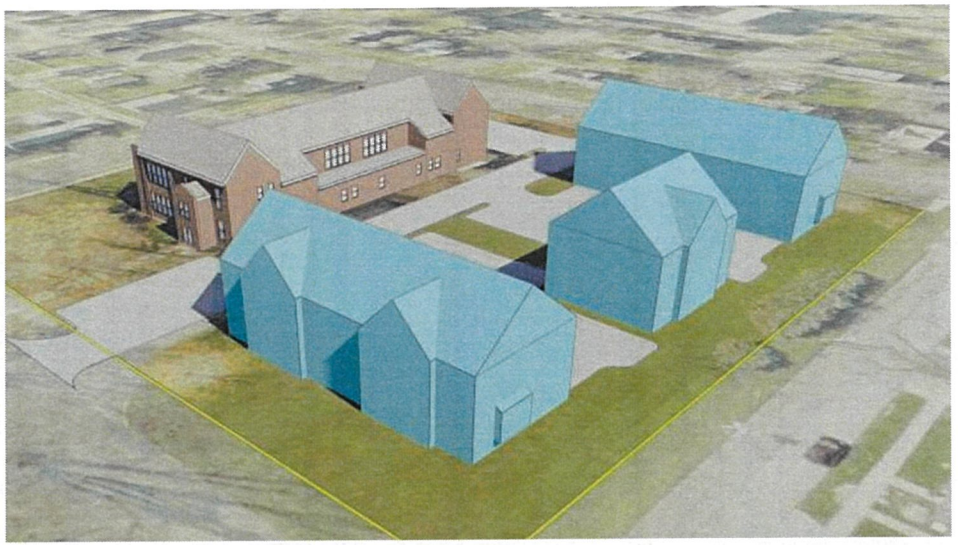
ANNUAL OPERATIONS	38,984	$7	**$272,888**

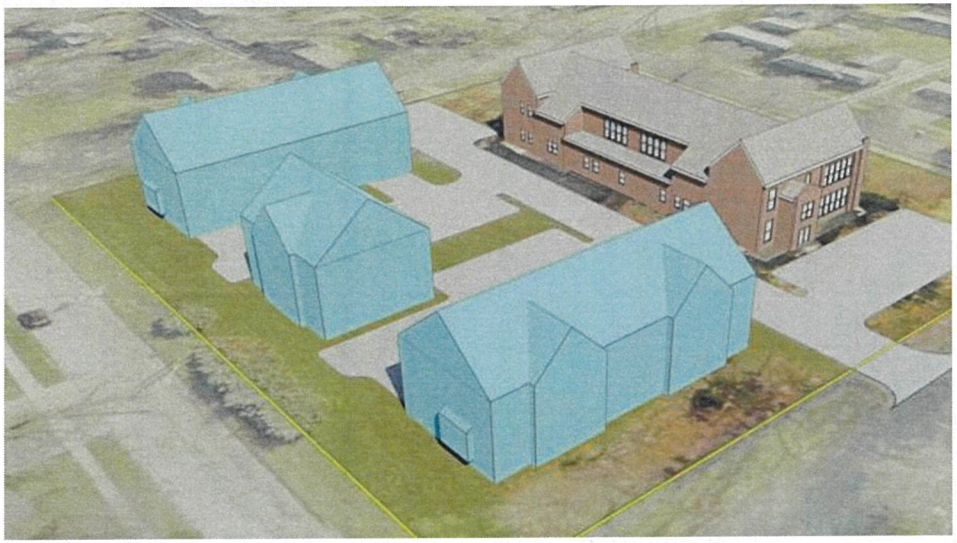
*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.

Site Plan

This option assumes that current activity center is relocated elsewhere in the city, allowing for potential residential development. In this option the existing community building is renovated to for residential use; new residential apartments line the north of the site, fronting on College Ave, Elm St, and North Greenwich St. Parking would be accommodated in a parking court behind the new two-story buildings.







OPTION 3 Views from above

ITEM	SF	$/SF	COST
» Site Improvement	4,511	$12	$54,132
» Renovation of existing	14,184	$212	$3,007,008
TOTAL (BANTA RENO)			**$3,061,140**

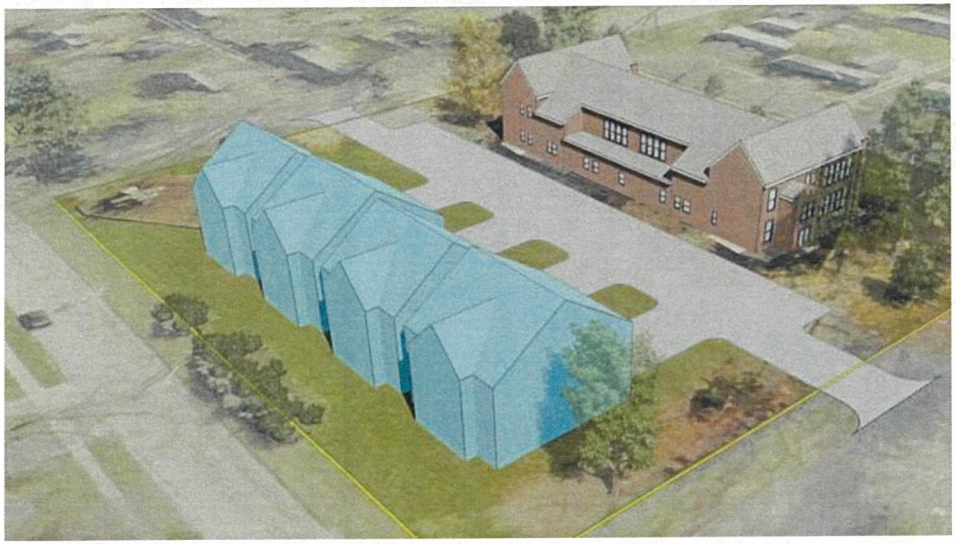
» Site Improvement	17,735	$12	$212,820
» New construction	20,316	$225	$4,571,100
» Contingencies (15%)			$685,665
TOTAL (POTENTIAL RESIDENTIAL)			**$5,256,765**

ANNUAL OPERATIONS	34,500	$7	**$241,500**

*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.

Site Plan

This option assumes that current activity center is relocated elsewhere in the city, allowing for potential residential development. In this option the existing community building is renovated to for residential use; new residential apartments line the north of the site, fronting on Elm St. Parking would be accommodated with the new structures, access from behind.



OPTION 4 Views from above

ITEM	SF	$/SF	COST
» Site Improvement	4,179	$12	$50,148
» Renovation of existing	14,184	$212	$3,007,008
TOTAL (BANTA RENO)			**$3,057,156**

» Site Improvement	11,149	$12	$133,788
» New construction	14,600	$225	$3,285,000
» Contingencies (15%)			$492,750
TOTAL (POTENTIAL RESIDENTIAL)			**$3,777,750**

ANNUAL OPERATIONS	28,784	$7	**$201,488**

*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.


Pines Village Cir
Pines Village Cir
Calumet Ave

Site B: Whispering Pines

SITE B: EXISTING CONDITIONS

The Whispering Pines site is the northernmost site of the three, accessed off of Calumet Ave. and located east on the site of the existing Pine Village facility. The site is occupied by two unoccupied buildings; a west building, portions of which are slightly downhill of the east building which is closest on the site to Calumet Ave. There is a connector structure running between these two buildings. Currently the west and east buildings tend to block the view from the road of the Pine Village facility. Once on the site there is access from Pines Village Circle to the north and south.

SITE B: POTENTIAL

A given challenge of this site is the asbestos abatement consideration for renovation or demolition of either the west or east buildings; this cost is reflected in the charts to follow.

The site slopes from east to west and from north to south such that one side of one wing may be single story while the other side may be two story. This grade change is something to consider whether renovating or building new.

The current operating facility has expressed a desire to be more visible from Calumet Ave., limiting where structures and landscaping would be placed, although this seems like an easily accommodated site parameter.

There is existing landscaping with trees closest to Calumet Ave. which would likely be preserved.

STRUCTURAL ANALYSIS

Please note that this assessment does NOT include a complete analysis of the existing structure. A non-destructive visual assessment was conducted, and only visible physical conditions were noted. All hidden conditions are assumed to be properly designed, detailed, and constructed. At the time of the assessment, no building plans for the building have been provided to Abonmarche.

PINES MANOR: OVERALL

» The existing structure was constructed in two phases. It consists of two buildings joined with a small connector structure. The east building appears to have been constructed in the 1960's while the west building appears to have been constructed in the 1970's.

» The structure of both buildings appears to be in good working condition. No signs of structural failure or major deficiencies were observed.

» The exterior finishes of both buildings exhibit significant deterioration and are in need of standard maintenance repair and upkeep.

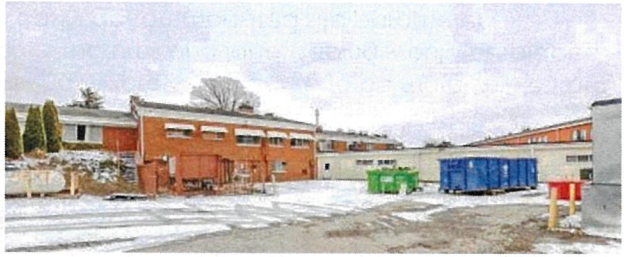
PINES MANOR: EAST BUILDING

» The east 1960's building is two-stories at the south end and center portion. The north wing of this building is one-story. The grades around the building slope up from the south end to the north end, allowing the one-story north wing to be located at the upper level of the balance of the building.

» A small portion of the west corridor wall appears to have been removed near the diagonal turn in the corridor. The studs appear to have been

trimmed above the ceiling and no replacement support has been provided for the roof joists. A new beam should be designed in this area.

» The north wing consists of a concrete slab on grade floor with masonry exterior bearing walls supporting steel roof framing. The corridor walls in this wing appear to be metal stud bearing



walls supporting the steel roof framing.

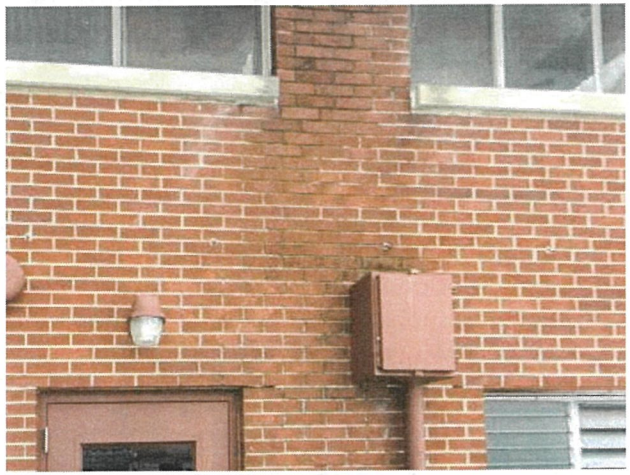
» The two-story portions consist of concrete slab on grade lower floors, concrete masonry (CMU) bearing walls, precast concrete upper floors, and steel truss roof framing.

» The 2nd floor is framed with "Flexicore" precast concrete hollow-core planks with a concrete topping. The planks span from the exterior walls to the load bearing masonry corridor walls.

» The roof is framed with steel trusses that span across the full width of the building, supported by the exterior walls. The trusses are spaced at approximately 12' with steel channel purlins spanning between the trusses.

» Most of the upper level interior walls appear to be non-load bearing and could easily be removed to open up larger areas.

» The exterior finish consists of brick and stone masonry veneer. The masonry veneers exhibit some deterioration and cracking. The deteriorated mortar joints should be tuckpointed.



PINES MANOR: WEST BUILDING

» The west 1970's building is two-stories in its entirety. The structure consists of concrete slab on grade lower floors, concrete masonry (CMU) bearing walls, precast concrete upper floors, and steel truss roof framing.

» The 2nd floor is framed with "Flexicore" precast concrete hollow-core planks with a concrete topping. The planks span approximately 28' between interior CMU bearing walls that run between rooms. The walls between the resident rooms alternate between load bearing CMU and non-load bearing metal stud partitions. The bearing walls are staggered on opposite sides of the center corridor.

» The roof is framed with steel truss bar joists that span approximately 28' between the interior CMU bearing walls that align with the bearing walls below and extend up to the roof framing. The bearing walls are staggered on opposite sides of the center corridor with steel girder framing spanning across the corridor.

» Approximately half of the interior walls are load bearing CMU and if removed would require significant steel framing to support the floor and roof framing. The non-load bearing partitions appear to be easily removed without structural impact to open up moderately sized areas.

» The exterior finish consists of brick masonry veneer at the north and south ends and at the main entrance canopy/wing. The masonry veneers exhibit some deterioration and cracking. The deteriorated mortar joints should be tuckpointed.

» A downspout has been removed at the southwest corner of the building, leading to extensive deterioration of the brick veneer in this area.

» The longitudinal building walls appear to have an EIFIS finish. This finish is cracking and deteriorated in some areas such as around the windows. This should be repaired and re-painted.

» The second floor extends out over the main building entrance to create a covered drive. The south elevation exhibits extensive damage. This appears to be impact damage from an oversize vehicle attempting to pull under this floor extension/canopy. The EIFIS finish and soffit framing in this area need to be removed and repaired. At the time of finish removal, the structure in this area should be inspected and repaired as necessary.

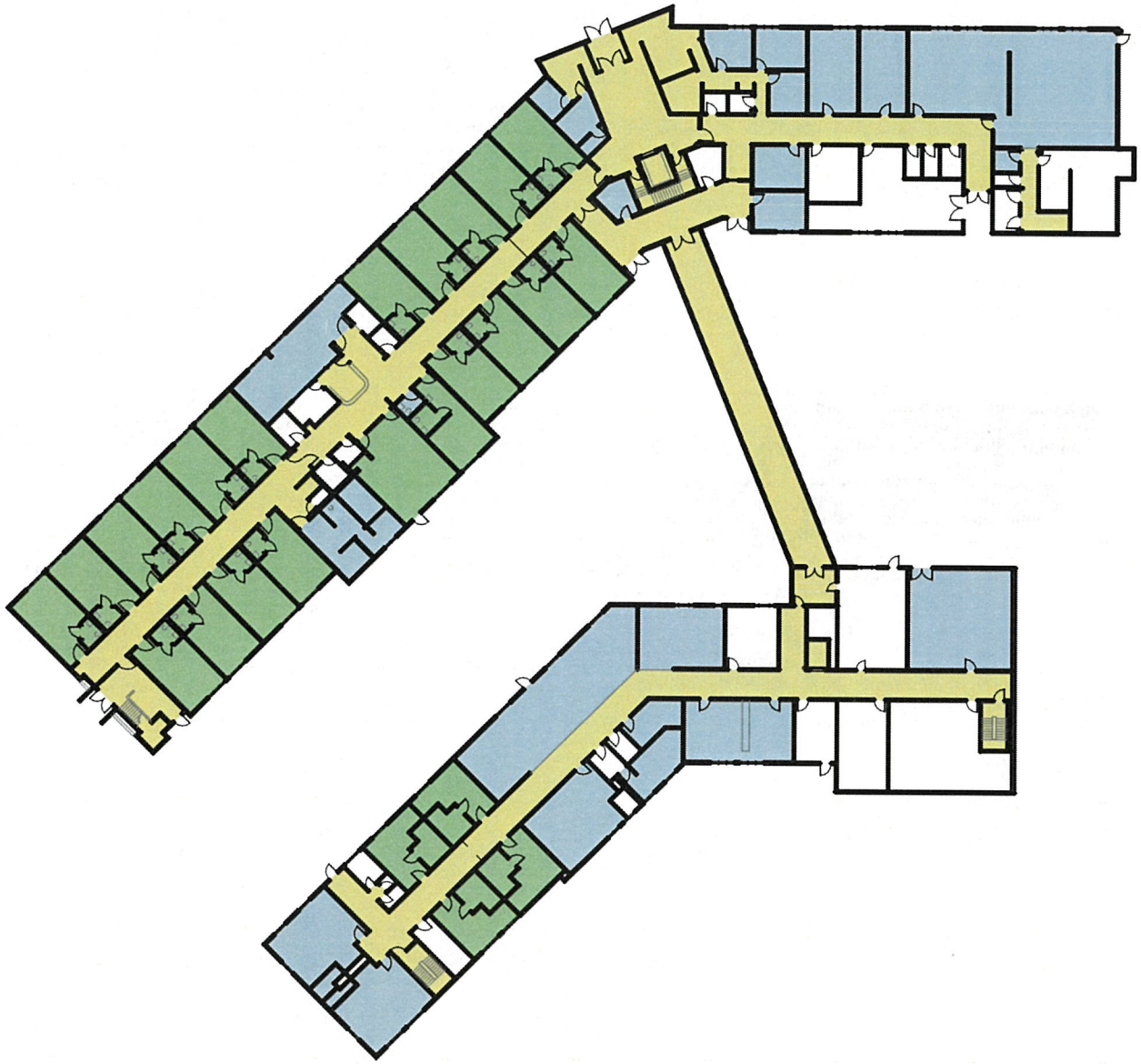
» The west end of this upper canopy wing has a small outdoor balcony. The floor framing at this balcony appears to be visibly sagging and appears to have been shored. The framing in this area may be deteriorated from water intrusion. The finishes in this area should be removed to expose the structure for further inspection and repair.

Scott Leblang, P.E.
Senior Project Engineer

Valpo Parks

March 8, 2021

EXISTING CONDITIONS



EXISTING PLAN
LOWER LEVEL

- Circulation
- Common Space
- Room

West
Lower: 21,145 SF
Upper: 22,075 SF
Total: 43,220 SF

East
Lower: 11,606 SF
Upper: 19,730 SF
Total: 31,336 SF

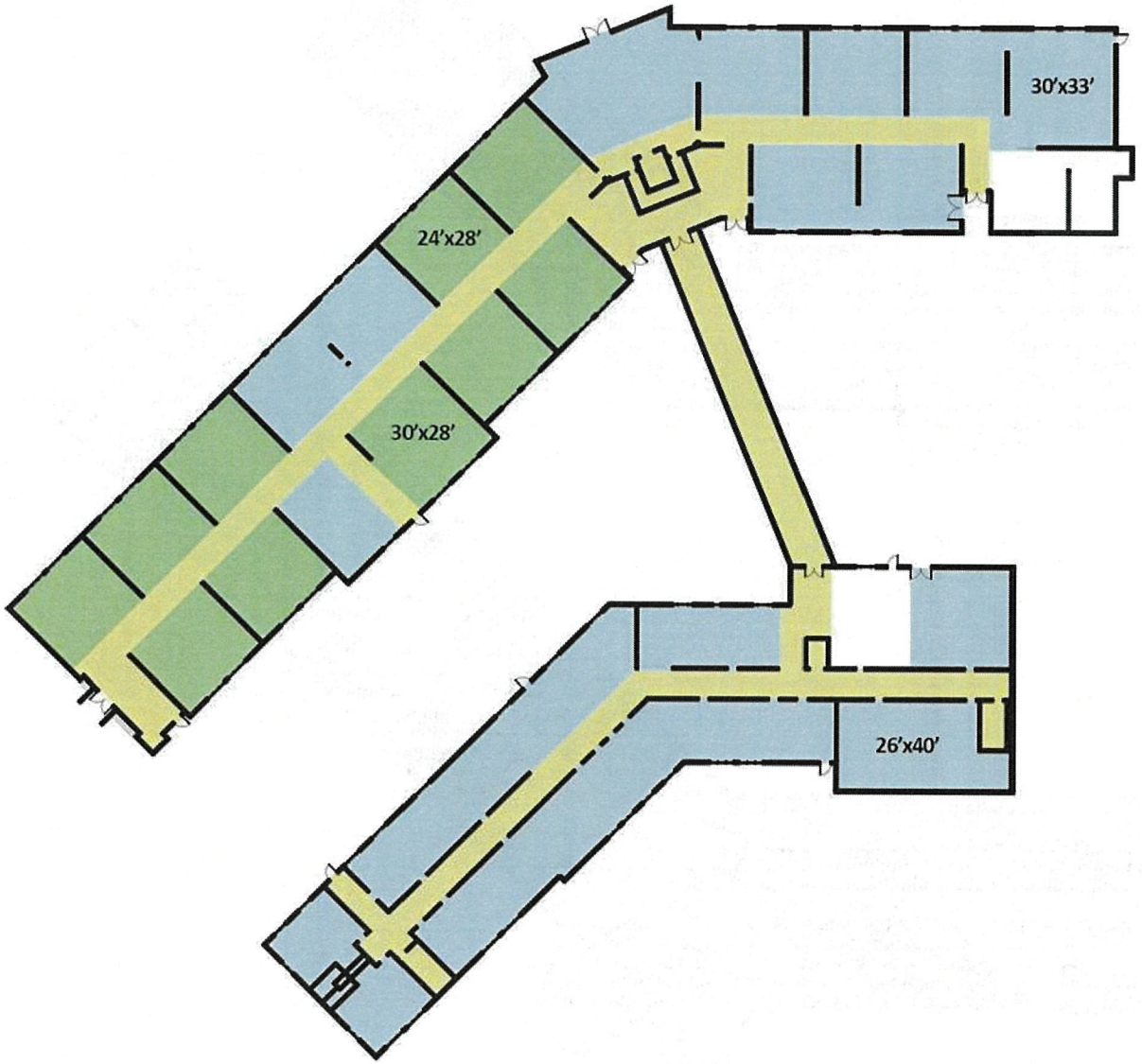
Facility Total
74,556 SF

EXISTING CONDITIONS

EXISTING PLAN
UPPER LEVEL

- Circulation
- Common Space
- Room

ALTERNATIVE SPACIAL PLAN



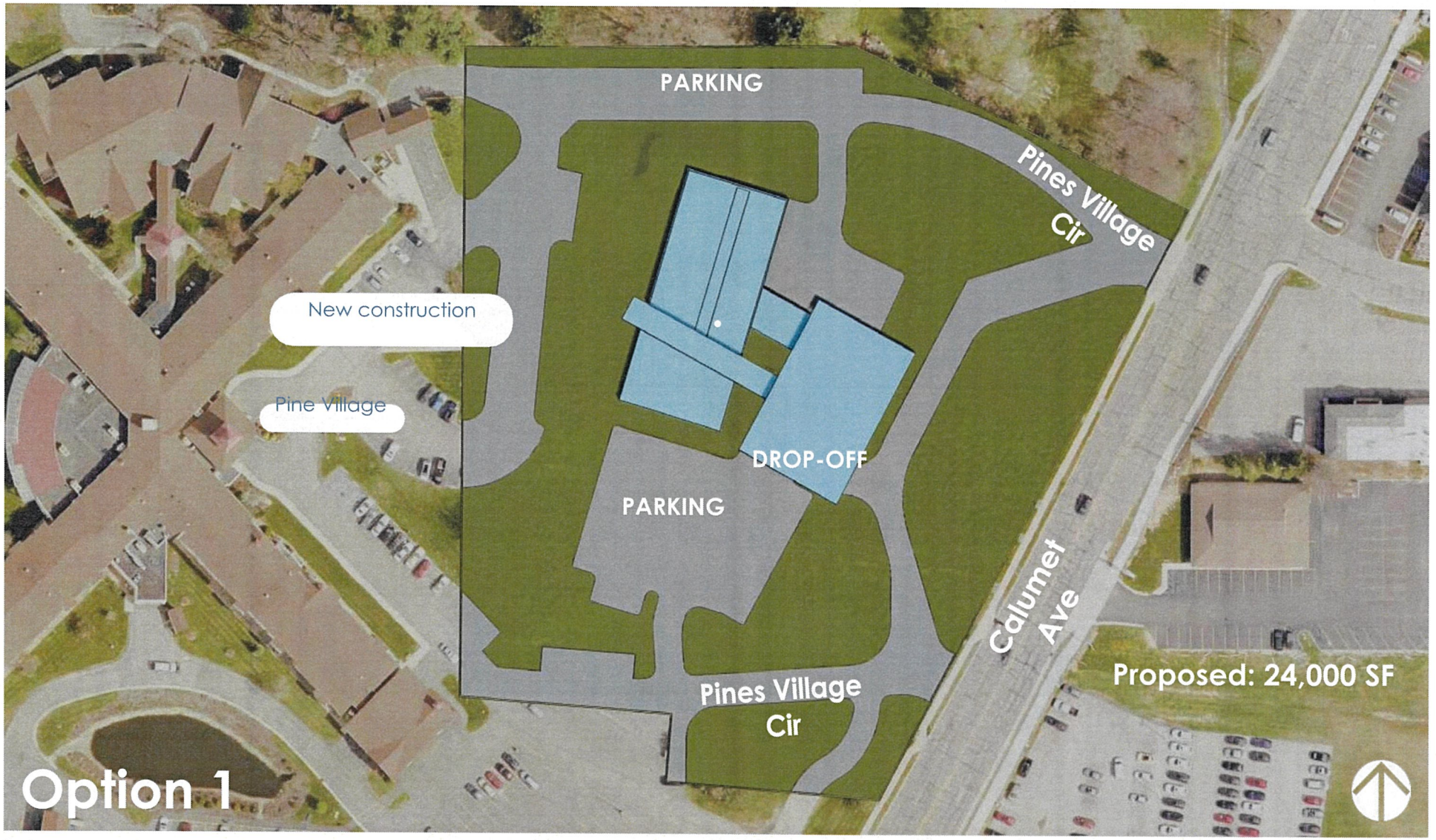
SPACIAL PLAN
LOWER LEVEL

- Circulation
- Common Space
- Room

ALTERNATIVE SPACIAL PLAN

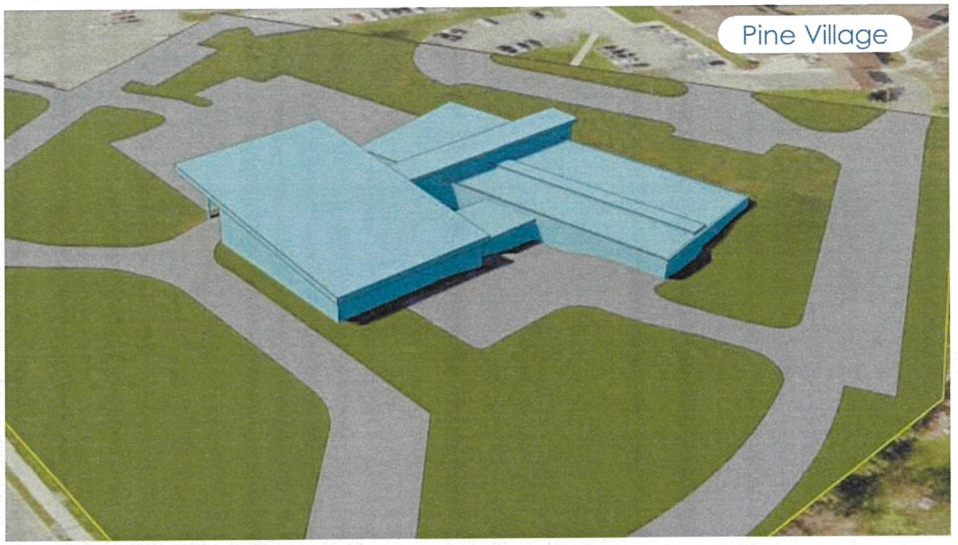
SPACIAL PLAN
UPPER LEVEL

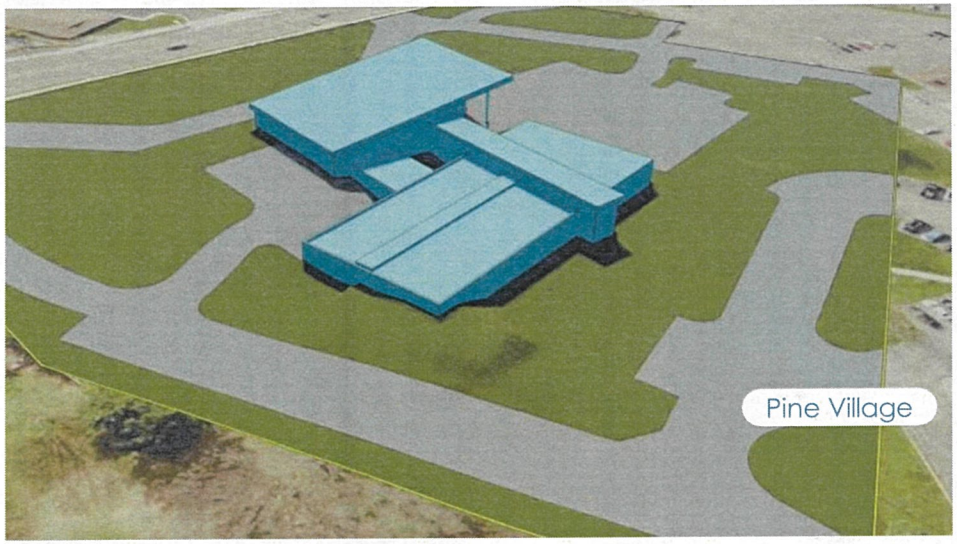
- Circulation
- Common Space
- Room



Site Plan

All new construction. Demolish and asbestos abatement, site work. All on one level. There will be a drop-off to the north-east corner of the new construction with the majority of parking to the south.



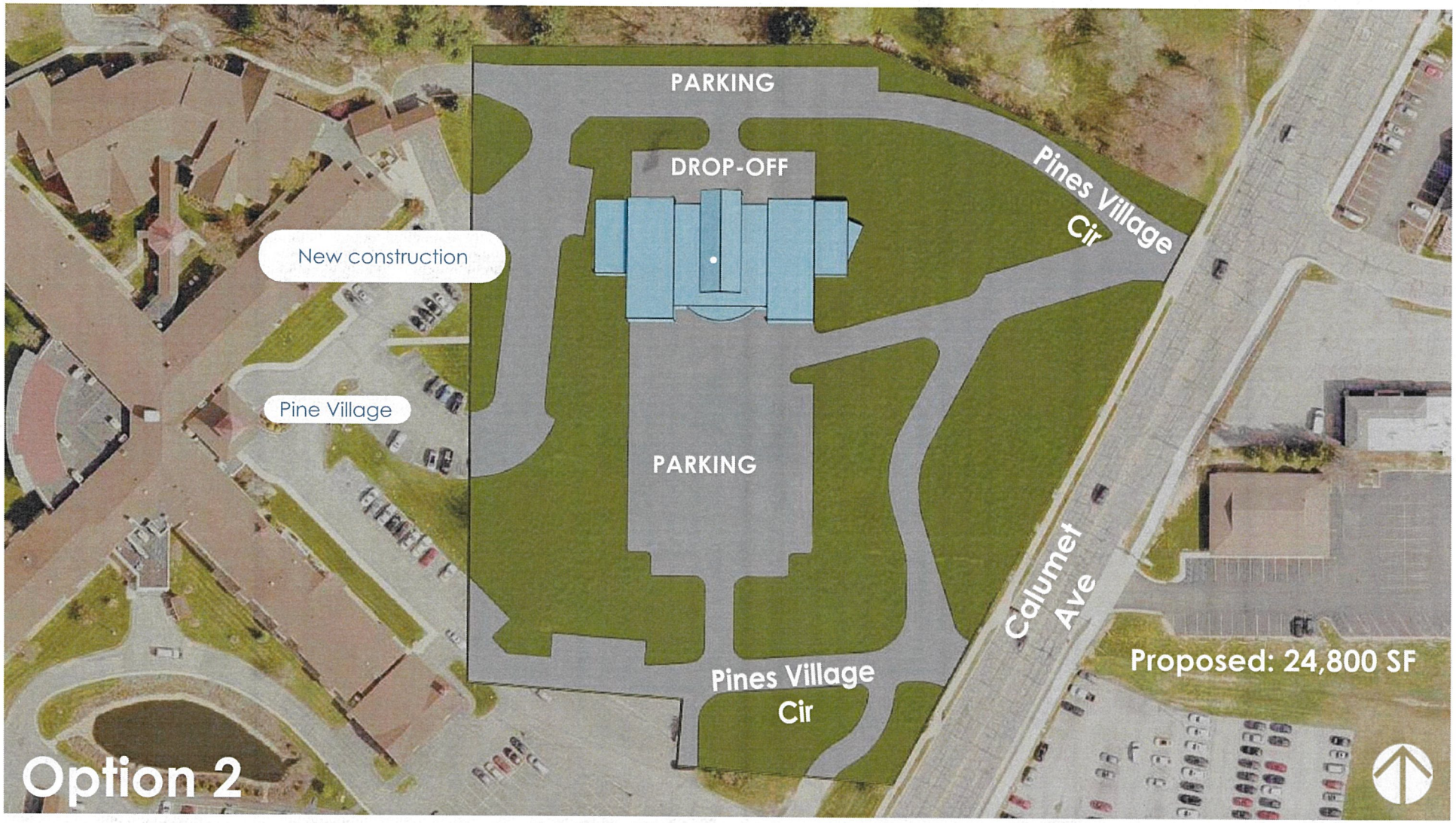


OPTION 1 Views from above

ITEM	SF	$/SF	COST
» Demolition	74556		$500,000
» Asbestos abatement			$500,000
» Renovation of existing		$110	$0
» Site Improvement	94,557	$12	$1,134,684
» New construction	24,000	$225	$5,400,000
» Contingencies (15%)			$1,130,203
TOTAL (ACTIVITY CENTER)			**$8,664,887**

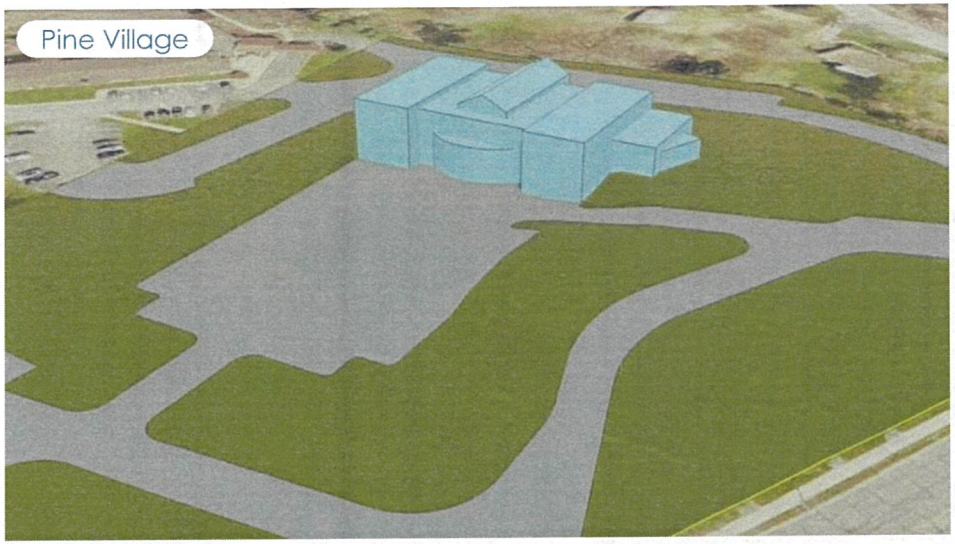
ANNUAL OPERATIONS	24,000	$7	**$168,000**

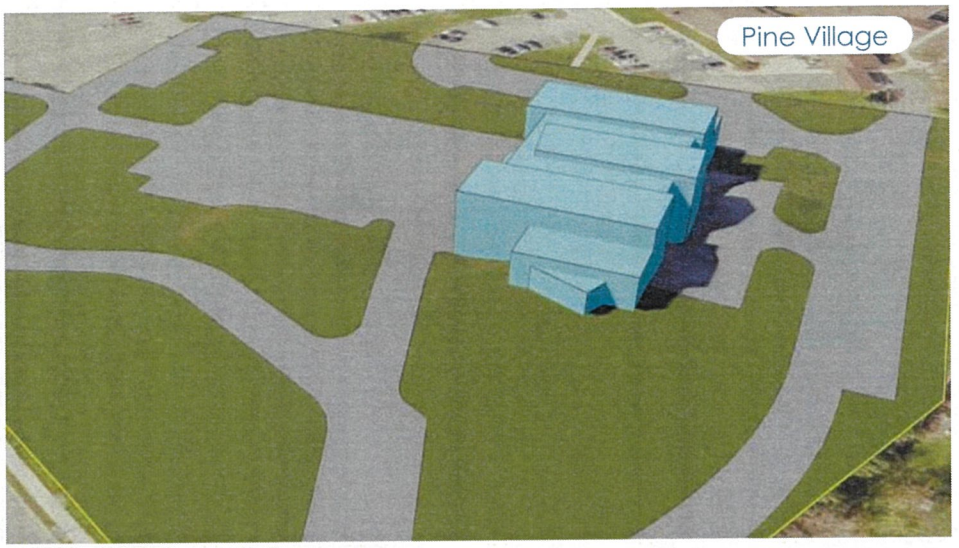
*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.

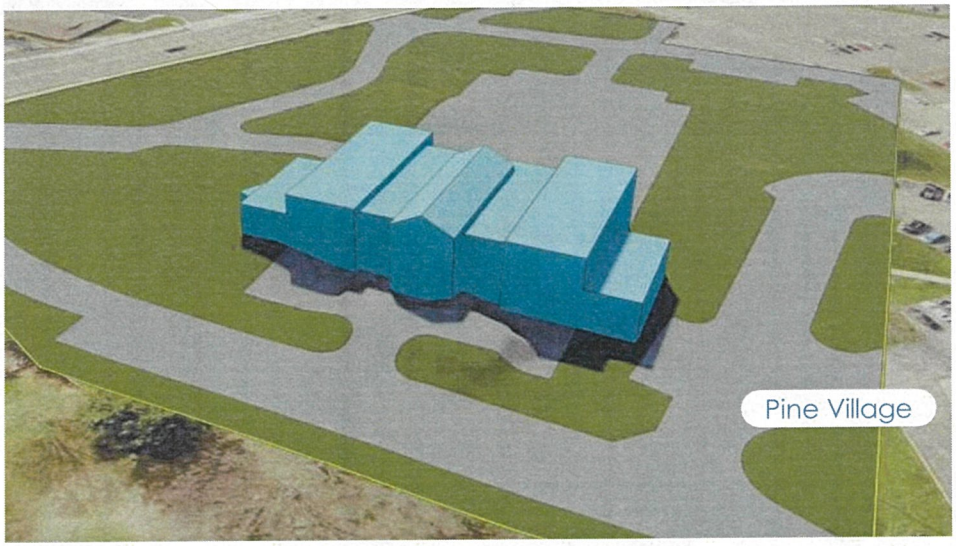


Site Plan

All new construction. Demolish and asbestos abatement, site work. Building on two levels. There will be a drop-off to the north side of the new construction with the majority of parking to the south.





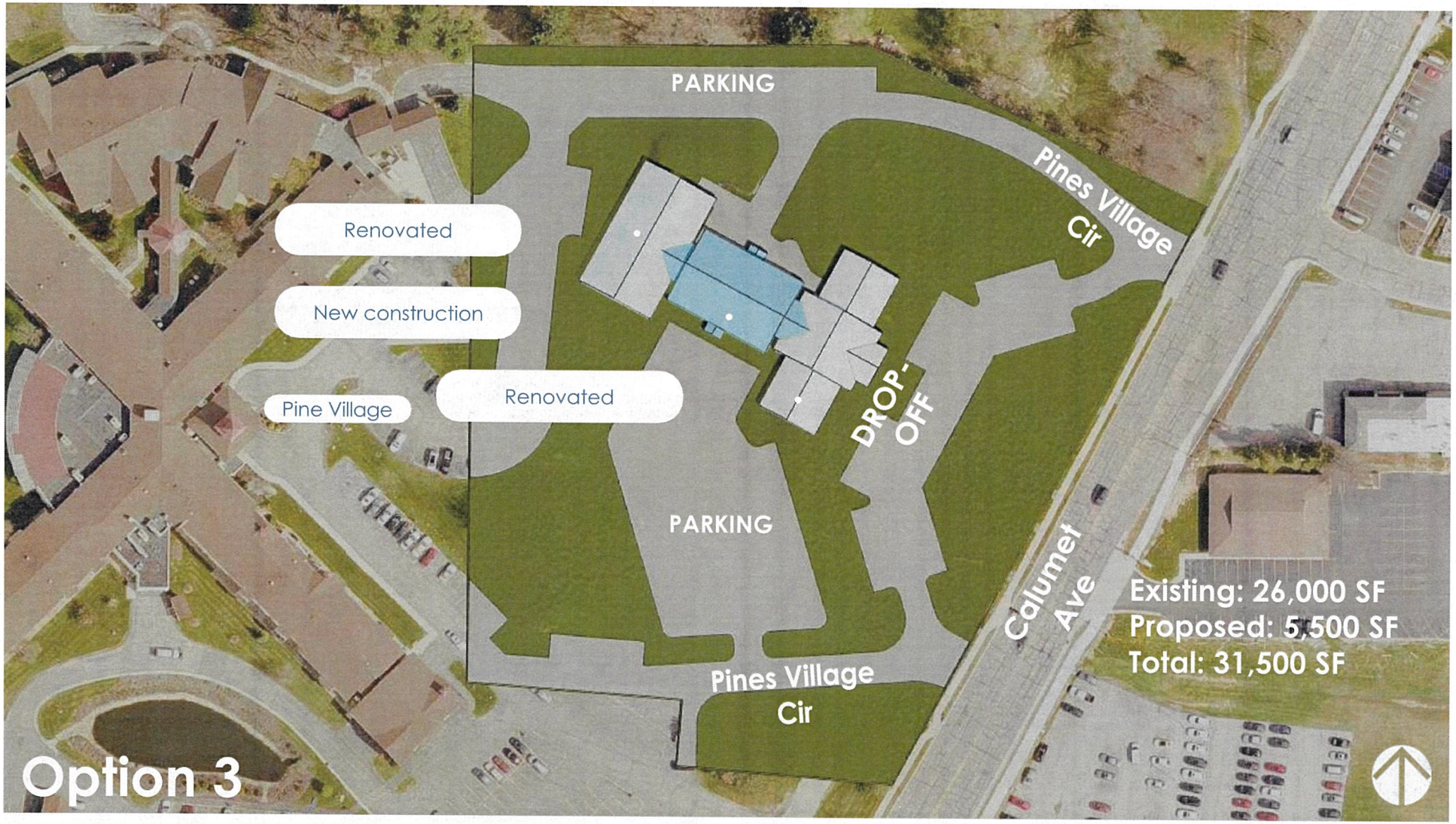


OPTION 2 Views from above

ITEM	SF	$/SF	COST
» Demolition	74556		$500,000
» Asbestos abatement			$500,000
» Renovation of existing		$110	$0
» Site Improvement	96,212	$12	$1,154,544
» New construction	24,800	$225	$5,580,000
» Contingencies (15%)			$1,160,182
TOTAL (ACTIVITY CENTER)			**$8,894,726**

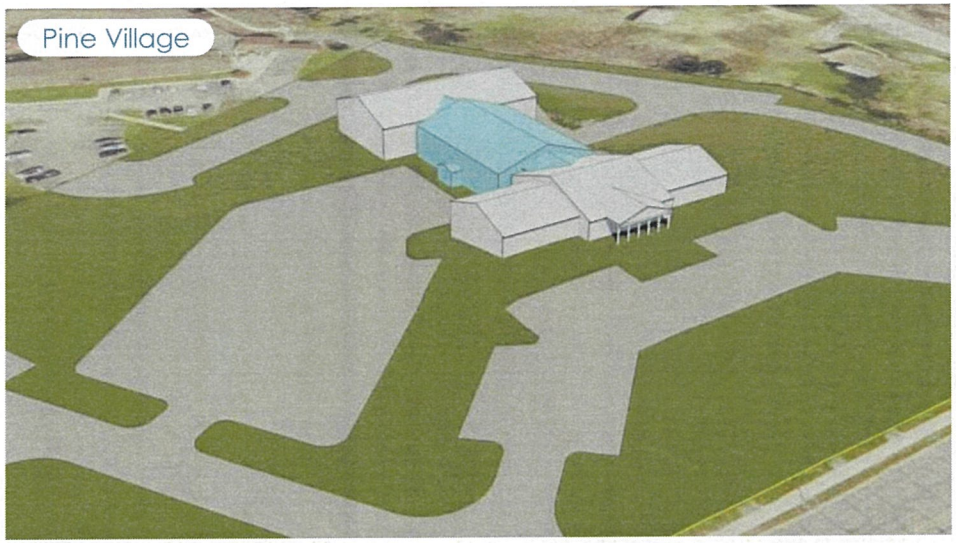
ANNUAL OPERATIONS	24,800	$7	**$173,600**

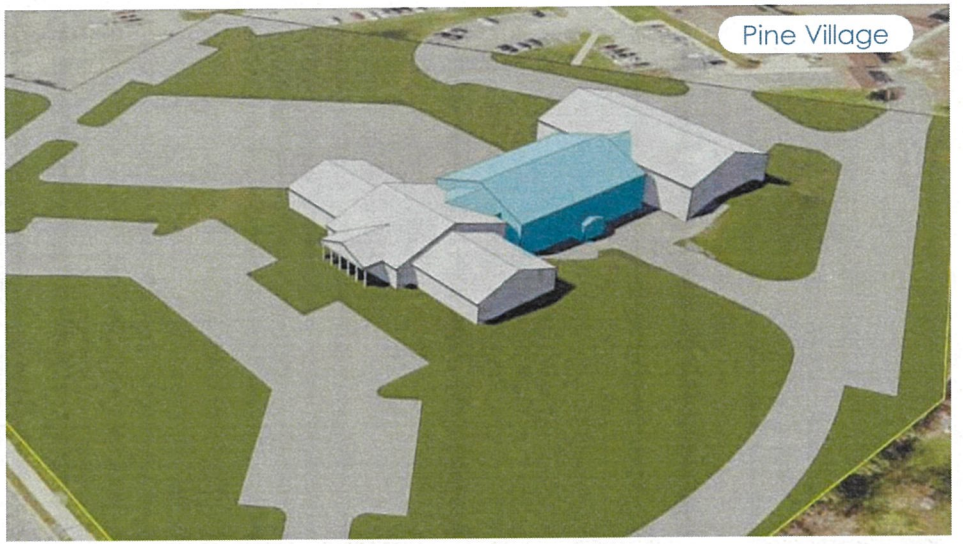
*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.



Site Plan

35% of original building to be renovated with new construction connecting the two existing structures. There will be asbestos abatement with the demolition and renovation, as well as site work. Both renovation and new construction will be two-level. There will be a drop-off outside the renovated East building.



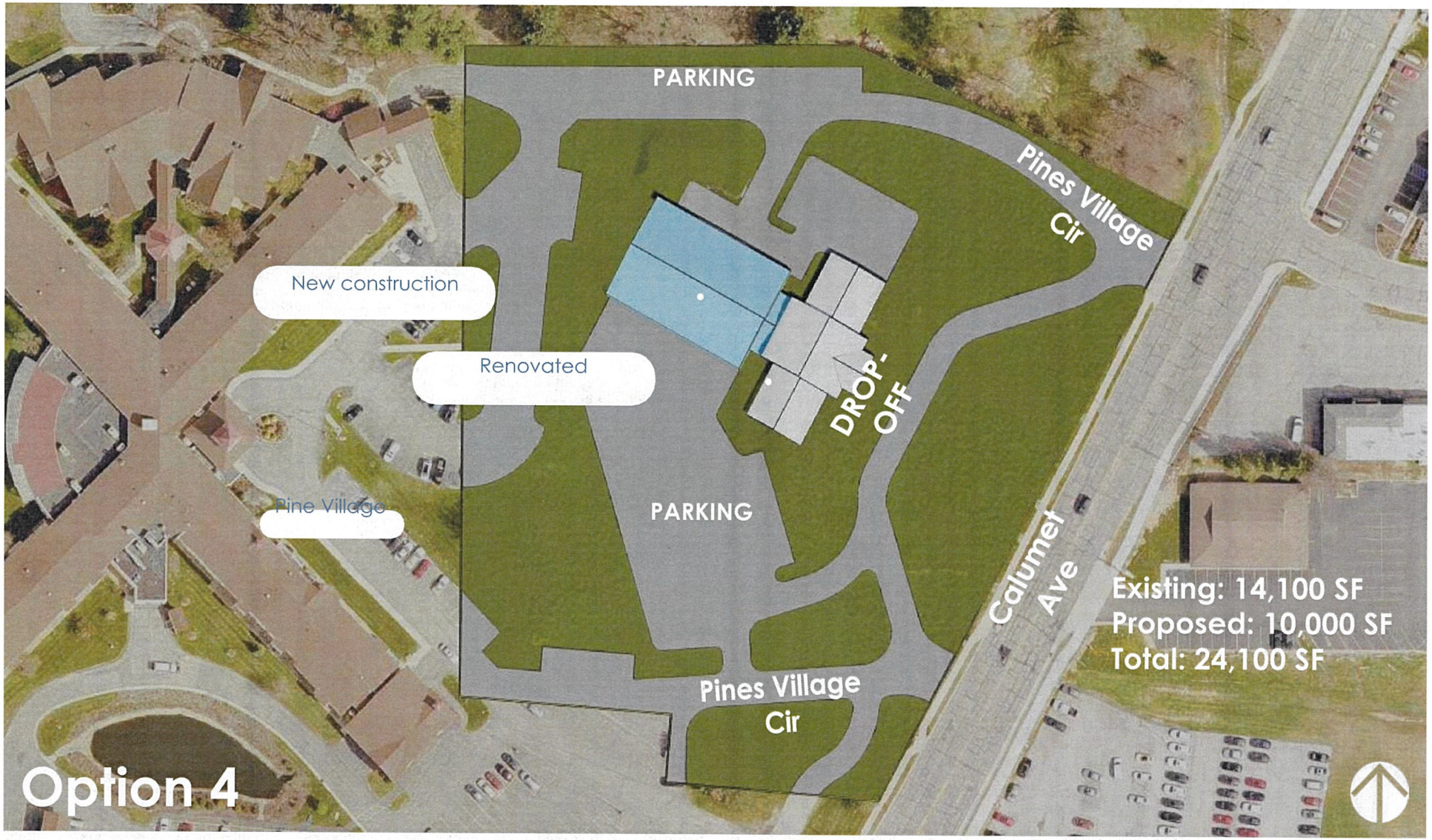


OPTION 3 Views from above

ITEM	SF	$/SF	COST
» Demolition	48,556		$325,634
» Asbestos abatement			$500,000
» Renovation of existing	26,000	$110	$2,860,000
» Site Improvement	73,640	$12	$883,680
» New construction	5,500	$225	$1,237,500
» Contingencies (15%)			$871,022
TOTAL (ACTIVITY CENTER)			**$6,677,837**

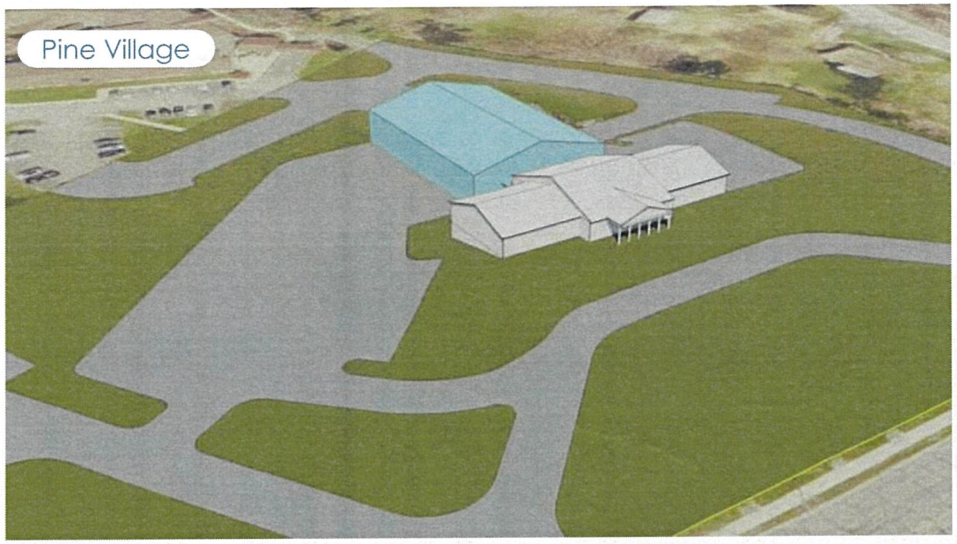
ANNUAL OPERATIONS	31,500	$7	**$220,500**

*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.



Site Plan

19% of original East building to be renovated with new construction connecting off the West. There will be asbestos abatement with the demolition and renovation, as well as site work. Both renovation and new construction will be two-level. There will be a drop-off outside the new addition.

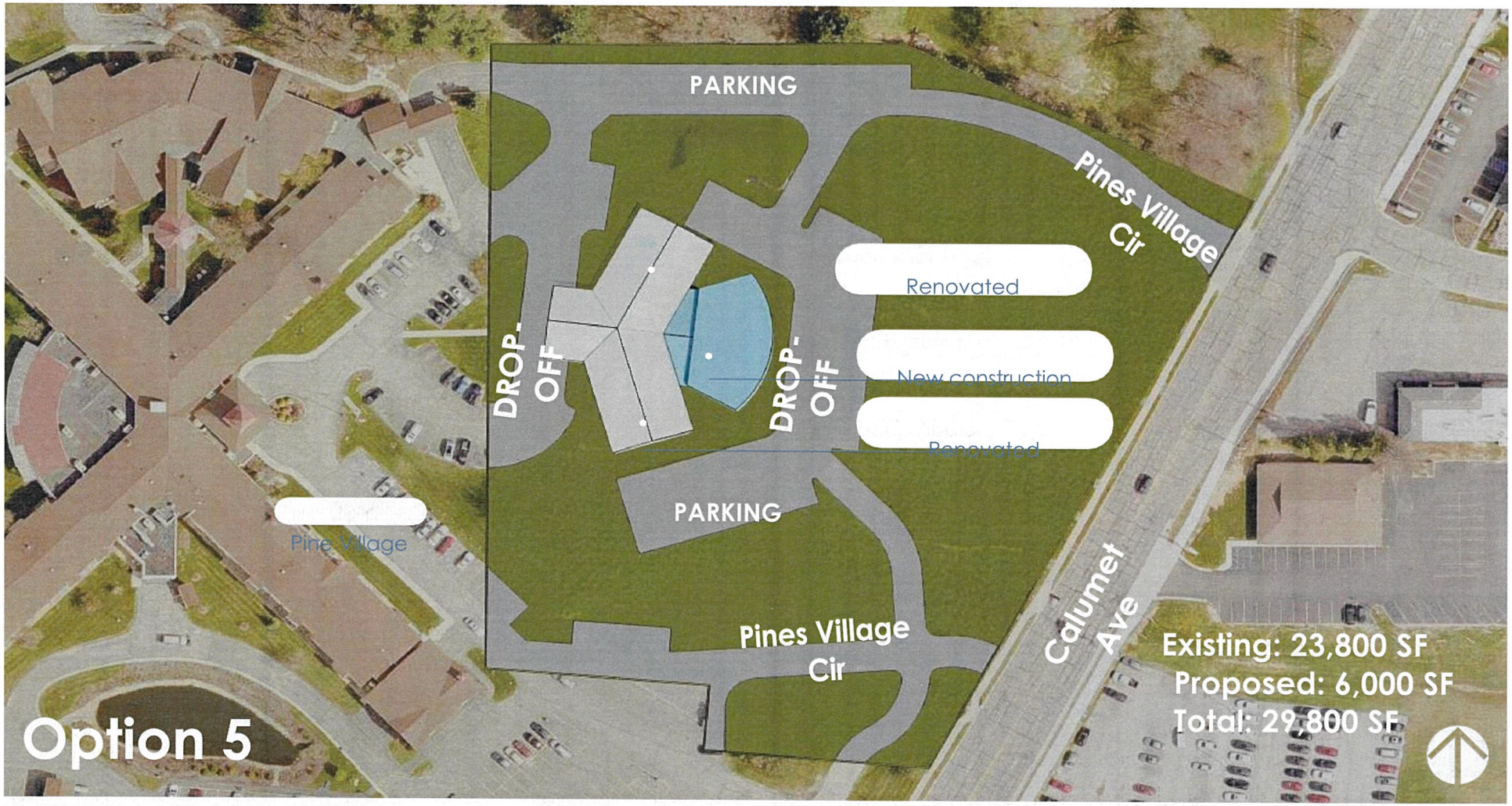


OPTION 4 Views from above

ITEM	SF	$/SF	COST
» Demolition	60,456		$405,440
» Asbestos abatement			$500,000
» Renovation of existing	14,100	$110	$1,551,000
» Site Improvement	86,661	$12	$1,039,932
» New construction	10,000	$225	$2,250,000
» Contingencies (15%)			$861,956
TOTAL (ACTIVITY CENTER)			**$6,608,328**

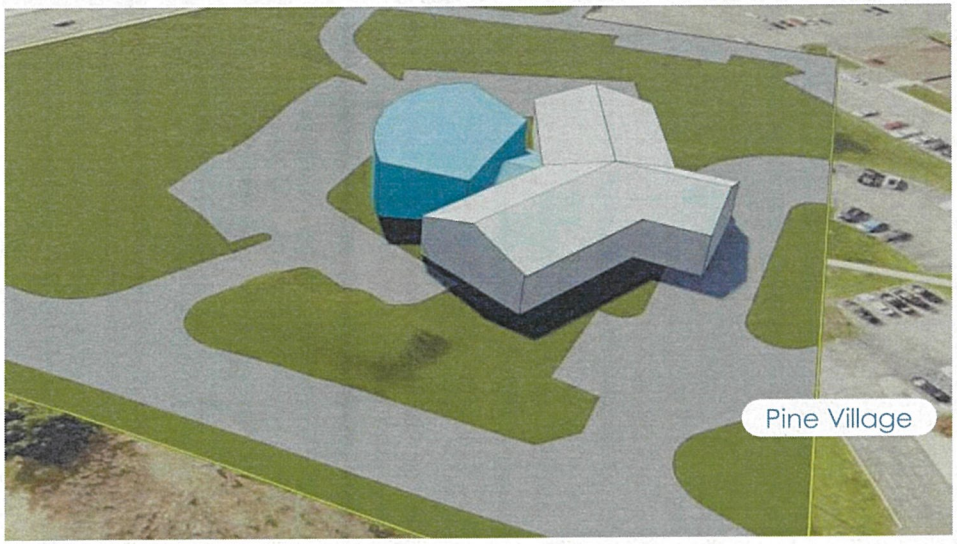
ANNUAL OPERATIONS	24,100	$7	**$168,700**

*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.



Site Plan

32% of original West building to be renovated with new construction connecting off the East. There will be asbestos abatement with the demolition and renovation, as well as site work. Both renovation and new construction will be two-level. There will be a drop-off outside the new addition.



OPTION 5 Views from above

ITEM	SF	$/SF	COST
» Demolition	50,756		$340,388
» Asbestos abatement			$500,000
» Renovation of existing	23,800	$110	$2,618,000
» Site Improvement	107,175	$12	$1,286,100
» New construction	6,000	$225	$1,350,000
» Contingencies (15%)			$914,173
TOTAL (ACTIVITY CENTER)			**$7,008,662**
ANNUAL OPERATIONS	29,800	$7	**$208,600**

*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning, roads & grounds.


Butterfield Pavilion
Evans Ave

Site C: Boys & Girls Club

SITE C: EXISTING CONDITIONS

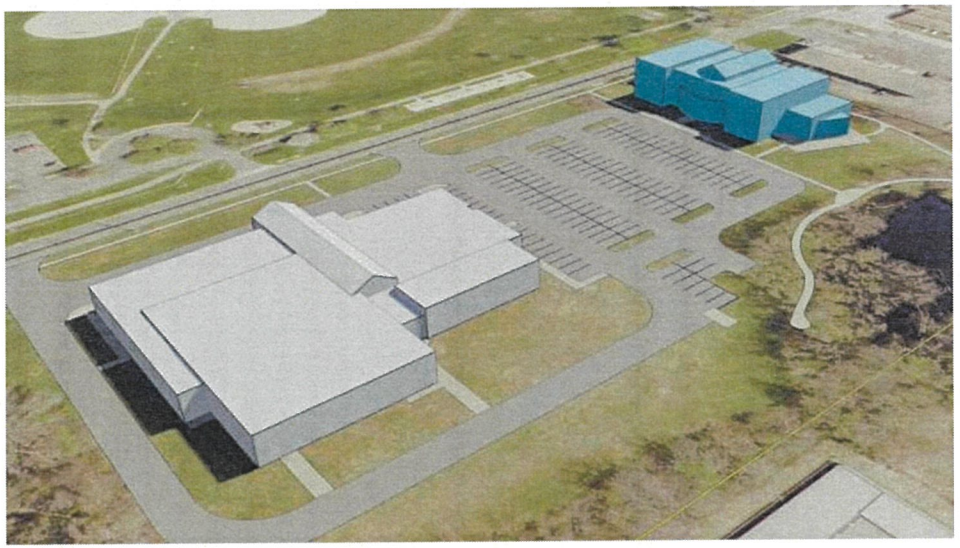
The Boys and Girls Club site is slated as the future home of a Boys and Girls Club on the west side of the site. This site contains multiple wetlands and is accessed from Evans Ave. This site is just to the south of and across from existing Butterfield Pavilion.

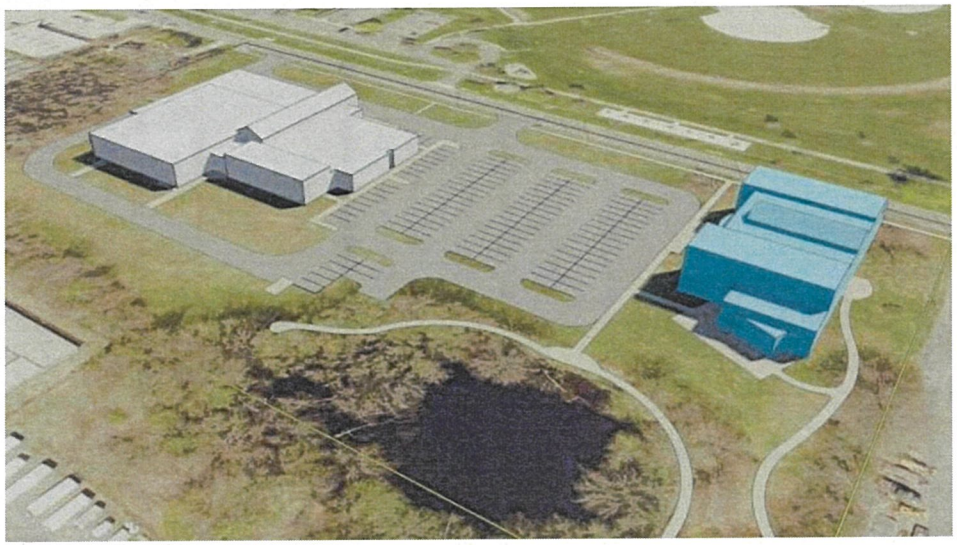
SITE C: POTENTIAL

Due to its proximity to the Butterfield Pavilion, there is potential for the Boys and Girls Club to share parking accommodations during peak hours. The parking would otherwise be shared between the Club and the Activity Center. Due to parking requirements, this site is potentially challenging for the Activity Center. The site is easily accessed from Evans Ave. Furthermore, by sharing a site with a youth-oriented facility, there are possibilities for cross generational dynamics between the two facilities.

Site Plan

This option accommodates a planned Boys and Girls Club on the east of this site. By taking advantage of new club facilities during the day, the proposed activity center takes on a desirable inter-generational dynamic. This also allows the almost 25,000 sf building to be phased and expanded in the future. Situated west of wetlands and just south of the existing Butterfield Pavilion, this option is connected to amenities that add value to this location. Parking requirements for the Boys and Girls Club, and the additional parking for activity center may challenge the viability of this site.





OPTION 1 Views from above

ITEM	SF	$/SF	COST
» Site Cost	14,488	$12	$173,856
» New construction	24,800	$225	$5,580,000
» Contingencies (15%)			$837,000
TOTAL (ACTIVITY CENTER)			**$6,417,000**

ANNUAL OPERATIONS	24,800	$7	**$173,600**

roads & grounds.
*Annual operating costs are comprised of utilities, repairs & maintenance, parking, cleaning,