



9 Facility Assessment

CENTENNIAL REC CENTER / CLUB FITNESS

1776 West Centennial Place

Centennial Rec Center is a west side recreation and fitness facility featuring a gymnasium with running track, multi-purpose rooms, dance room and preschool programs. Club Fitness is located adjacent to the Rec Center and comprises a state-of-the-art fitness center with cardio and free weight areas, running track, locker rooms and an indoor lap pool. In partnership with Athletico, physical therapy is offered at the facility. A large portion of the original building in which the Rec Center is located houses the Northeast DuPage Special Recreation Association (NEDSRA), which provides cooperative recreation programs for people with disabilities. The original Rec Center building was built in 1985 and the Club Fitness addition opened in 2004. Overall the buildings are in very good condition and well maintained.



Recommendations

- 1 Monitor crack in gymnasium wall, repair if movement is witnessed.
- 1 Provide regular maintenance inspections to monitor roofing and building shell for potential leaks and corrosion / repair as needed.
- 1 Improve mechanical and dehumidification system for indoor pool to eliminate corrosion, condensation and negative pressure concerns.
- 1 Remove crumbling fireproofing from within gymnasium space.

Conditions Assessment

Access	Good
Parking	Very Good
Accessibility	Good
Program Space	Good
Gymnasium	Good
Fitness	Excellent
Indoor Pool	Very Good
Signage	Good
Landscaping	Very Good
Maintenance	Very Good

COMMUNITY REC CENTER 120 East Oak Street

The Community Rec Center is comprised of an original 1974 building with four subsequent building additions; beginning with a gymnasium and bath house addition, a kitchen addition, a senior center addition and a concessions /storage addition. The building is a multi-generational facility which houses preschool programs, gymnasium space, building rentals (with kitchen access) and a senior leisure center.



The facility has an east side location within the community and is located in area which will be adjacent to the future “downtown” according to the Village of Addison Town Center Redevelopment Master Plan. While the physical location and current facility amenities are great strengths of this facility, many existing conditions could be improved to attract new and more users to the Rec Center.



A 2008 Master Plan has been developed for the Community Rec Center outlining many facility deficiencies and needs. The goal of the recommendations is to improve life safety and ADA accessibility throughout the building, optimize administrative staff functionality, facilitate pedestrian and vehicular access to the building and provide new and expanded program space for preschool, gymnastics and other new programs. Implementing these proposed building improvements will ensure continued viability for an east side recreation facility for many years.

Conditions Assessment

Access	Good
Parking	Very Good
Accessibility	Poor
Program Space	Good
Gymnasium	Good
Signage	Good
Landscaping	Very Good
Maintenance	Very Good

Recommendations

- 1 Improve interior building security
- 1 Improve the exterior area of the main entrance
- 1 Implement facility maintenance, life safety and ADA recommendations
- 1 Provide new program space
- 1 Upgrade the gymnasium
- 1 Consolidate Administration

FAMILY AQUATIC CENTER

120 East Oak Street

The Family Aquatic Center currently consists of one main pool and a splash pad, and offers amenities such as concessions, shade and pool deck seating. The main body of water is a 6 lane 50 meter L-shaped pool constructed in 1975. The "L" portion of the main pool is a 6 lane, 25 yard pool also constructed as a diving well for 1 meter and 3 meter diving boards. A splash pad was added to the facility in 2007, replacing an unusable kiddie pool. The splash pad is designed with the flexibility to be operated as part of the main pool or independent from the pool, which allows operation before or after the official pool season if desired. While the splash pad is great for children age 6 and younger, it does not contain standing water and does not serve as a kiddie pool.



A main drawback of the Family Aquatic Center is a lack of programmable and recreational water with a depth between 2 feet and 3 feet 6 inches, which is used most often by toddlers and children. A recent pool Audit indicates the Community Pool has a number of deficiencies that require major repairs or complete replacements, and suggests replacing the facility. The condition of the pool deck throughout most of the facility is poor, and the bath house is not considered accessible due to layout and width of internal circulation, and partially due to structural issues. The finishes in the bath house are serviceable but appear worn and unsanitary to the casual observer. The location of the facility is also a drawback, being outside public view and mindset where it attracts neither residents nor visitors to the community.

Conditions Assessment

Access	Poor
Parking	Very Good
Accessibility	Poor
Main Pool	Fair
Splash Pad	Excellent
Bath House	Fair
Signage	Good
Landscaping	Very Good
Maintenance	Very Good

Recommendations

- 1 Modernize/rebuild the Aquatic Facility to provide more shallow water, zero depth /accessible entries and other current water play activities to appeal to a broader age group.

or

- 1 Build a new facility in location that is more visible and appealing to the residents of the District.

LINKS & TEES GOLF FACILITY

950 West Lake Street

Links & Tees Golf Facility consists of multiple buildings optimally located adjacent to golf amenity they support.

The Golf Dome is an inflated fabric structure operated during the winter season as a golf practice facility. It has a double decked range platform, service counter, manager's office and toilet rooms, all in good condition. The fabric has recently been replaced after damage by high winds. The entry building could use general upgrades to windows, doors and mechanical systems.

The Miniature Golf Clubhouse is a one story building serving the miniature golf course with concessions, party rooms and support facilities. This facility is generally in very good condition and requires only minor maintenance repairs.

The Golf Course Clubhouse is a one story building with basement serving the 9-Hole Executive Par 3 course. The building exterior is in generally good condition while the interior is in fair condition. The building layout is not functional and is not ADA compliant. Consideration should be given to remodeling the building interior and bringing the facility into compliance with current building codes.

The Golf Course Maintenance Building is in generally good condition for this type of facility, but particular care should be given to maintaining the building's water tightness and insulating value.



Conditions Assessment

Access	Good
Parking	Fair
Accessibility	Good
Golf Dome	Good
Mini Golf Bldg	Very Good
Clubhouse	Fair
Maintenance Bldg	Good
Ball Wash Shed	Fair
Signage	Excellent
Landscaping	Good
Maintenance	Very Good

Recommendations

- 1 Replace leaking windows in the Golf Dome entry building, replace air interlock maintenance door, and consider adding air conditioning.
- 1 Remodel Gold Course Clubhouse to comply with ADA requirements, add food service and outdoor shade. Provide accessible path from parking to the building.
- 1 Paint and landscape around ball wash shed.

PARKS & PLANNING FACILITY

414 West Fullerton Avenue

The Parks & Planning Facility offices are located in a converted residence on Fullerton Avenue, with two large masonry buildings immediately behind the residential structure housing vehicle maintenance facilities, parks equipment, miscellaneous tools and general storage.

The residential building (circa 1960) is being utilized without any major modifications to the original structure. The first floor contains an open office area, private office and drafting /storage room. The lower level, which opens out at grade, contains staff changing facilities, men's toilet, cooking area and a break room. There are inactive fireplaces with hearths on both floors. The "office" building is connected to the maintenance buildings with a crude wooden "breezeway" structure which is in need of replacement.

In general the residential building used for offices is in poor condition, not in compliance with accessibility requirements, and has suspected structural, life safety and asbestos issues. The maintenance buildings are generally in fair condition for this type of use, and could be improved to good condition with ongoing maintenance.

Pavement around all the buildings is in very poor condition. Both asphalt drive way and concrete walks and curbs need to be re-built. Yard storage areas adjacent to the maintenance buildings are disorganized by their very nature and screened only by landscaping on the adjacent property.



Conditions Assessment

Access	Good
Parking	Fair
Accessibility	Poor
Office Building	Poor
Maintenance Bldg	Fair
Signage	Fair
Landscaping	Poor
Maintenance	Fair

Recommendations

- 1 Replace wooden "breezeway" structure
- 1 Evaluate maintenance building roof and schedule to repair as necessary
- 1 Identify areas to add landscape screening of yard storage facility
- 3 Remodel or replace the residential (office) building
- 3 Schedule replacement of pavement

