A DESIGN COMPETITION

FOR ALL ARCHITECTS

CONCEPT DESIGN
COMPETITION FOR

FIELD CENTER

RENOVATION AND/
OR REPLACEMENT

The Park District of Oak Park is holding a design competition for the renovation and or replacement of Field Center, in homage to the **1926** design competition that was put on for the initial creation of the Center. The Field Center was slated for decommissioning in the PDOP's last **10-year** master plan, after nearly **100 years** of use, but greatly expanded demand for childcare has created the need for its expansion. The design competition will give local architects the chance to submit anonymous plans, and will reward truly thoughtful and innovative design that meets the ever-evolving needs of our community.

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PARK DISTRICT
of OAK PARK

Description

The Park District of Oak Park PDOP is holding a design competition for the renovation and/or replacement of Field Center, a classroom facility in Field Park which is adjacent to Mann School.

The existing building was the result of a design competition for a “Playground Structure” put on in 1926. The competition was entered by Frank Lloyd Wright, but won by John Van Bergen, whose designs were eventually built at Fox Park, Stevenson Park, Andersen Park and Carroll Park. Four of the original buildings remain, although they were modified in 1966 by Jack Barclay including covering the original cream brick with dark brown which substantially changed the look and feel of the original buildings.

The current building, a one classroom building with support spaces, is used primarily for daycare and afterschool care. The building was slated for decommissioning in PDOP’s last 10-year master plan, but the demand for childcare has created the need to expand the Center.

The new facility will be a relatively simple program including two classrooms with a stage, soundproof room for recording, and supporting spaces. The classrooms spaces will continue to be used for day camp and after-school care, but will also support performing arts/dance programming for the entire District. The details of the program can be found below.

The design should also be guided by the larger priorities of the Park District. Those include Sustainability, Inclusiveness, Historical Context and Community Context. Those are also described in more detail below.

The design competition has two phases: the first will be for conceptual design after which three teams will be selected and paid a stipend to develop their design even further before the winner is selected. The winner, upon verification of their qualifications, will then be hired to complete the design through construction. The budget for that project will be $1.8M, a budget that the Park District feels allows for creative and innovative solutions.

Competition Structure

The competition will be held in two phases.

PHASE I
The first phase will be Conceptual Design. This phase will be judged by a group of seven jurors made up of architects and community members. The identity of each design team will be kept hidden from the jury to be judged purely on the submission itself, and reward the truly thoughtful design, a staple of Oak Park.

Requirements:
The submittal shall be limited to and include the following:

- The submittal shall be limited to (3) 24x36 boards that will be displayed horizontally and stacked vertically. There should be no indication of the design team or any member of the team on the boards.
- The boards shall include, at minimum:
    - Site plan showing relation to existing or modifications required of playing fields, playgrounds, and splash pad;
    - Floor plans of all levels;
    - Primary exterior elevations;
    - Building Section to conceptually communicate the building envelope;
    - Exterior and interior perspective views, as needed, to communicate the look and feel of the building; and,
    - Graphic and/or verbal description of how the Design Guidelines have been interpreted and expressed in the design.
- Plans, Sections and Elevations must be to a recognized architectural or engineering scale but can be to whatever scale the design team would like.

The submittals will be displayed publicly, allowing for each juror to visit and evaluate the submittals individually at a time convenient to them. The jurors will then meet in private to narrow the pool down to the top three (3) finalists while also naming a 4th and 5th alternate (all five selections will be ranked in order). The projects will be evaluated based on creativity, strength of design concept, functionality, sustainability, and interpretation/expression of the design guidelines.

As this competition will ultimately lead to a built commission, each of the three finalists will need to show that their team moving forward includes at least one architect registered in the State of Illinois. That person does not need to be part of the team for the initial submittal but must be able to help in subsequent phases of the competition and execution of the project if needed (not necessarily as the team leader). As a public building, this competitive design process must be awarded to a team with the experience capable of carrying the project from final design to permitting and through construction. If a team is not able to include a registered architect, they will be removed from the list of finalists and replaced by the next ranking alternate.

PHASE II
The second phase will be to develop the design further. Each finalist will be provided a stipend of $5,000 to do so. The jury for this phase will be different from the first phase and include: select members of the original jury (3); Park District staff including the Superintendent of Parks and Planning, the Superintendent of Recreation, and the Executive Director of the Park District (3); and a member of the Park District Board of Commissioners (1).

The development of the design should focus on the following items:

1. *Design Refinement*
   Each of the finalists will have the opportunity to sit down with Park District staff and the jury chairperson to get input on their initial design concept. The design team can then incorporate that input as they see fit as they refine and develop their design for the second submittal.
2. *Detailed Development*
   The second submittal shall include a detailed typical wall section. That should include indications of a structural concept, air barrier, thermal envelope, window criteria, and exterior finishes. The submittal should also include conceptual development of the mechanical, electrical, and plumbing systems. The mechanical, electrical, and plumbing (MEP) description can be done with diagrams or a written summary.
3. *Budget Estimate*
   The final portion of the required elements is a construction budget estimate. The PDOP has secured a professional cost estimator to meet with each team to develop their project costs. Costs will include Architectural, MEP, Civil and any utility costs. The estimate must show that the project has good potential to be built for the budget (note that the estimate doesn't need to be "on budget", but that with further work and development, it can reasonably be expected to reach the budget). The competition will cover two meetings with the cost estimator. The first will be a detailed review of the concept and costs, while a second will be available if any refinements are needed to adjust the project scope to better address the budget.
4. *Design Team Summary*
   The teams shall submit a list of members including the registered architect who will ultimately stamp the drawings as well as the mechanical, electrical, plumbing, and civil engineers that will develop the project, if selected, to move forward to implement their design.

The submittal for the second phase of the competition will be an in-person presentation to the jury. The finalists can formulate their presentation however they wish. The presentation will be limited to 30 minutes with another 30 minutes for questions from the jury. The design team should have a leave-behind for the jury (whether separate boards or a printout of their presentation, so the jury has a reference during their deliberations). The jury will deliberate in private and announce their selection at a regularly scheduled meeting of the Board of Commissioners.

The selection will be based on the criteria from the first meeting, as well as the response to the design input, the detailed development of the project and the viability of the project related to the budget. The qualifications and experience of the design team will also play a role in the decision. As the winner will need to execute an actual building project on an established budget. The design team's qualifications should clearly demonstrate the team's experience and capabilities completing similar projects from concept and design through construction. While the Park District understands that many teams may submit with a traditional design team of licensed professionals, we also recognize that there are other routes to a viable team including post competition partnerships.

The Park District will then do a detailed review of the winning team's qualifications and references. Provided all is in order, negotiations will begin for the design fees to complete the project. If any questions arise, the design team will be given every opportunity to address and rectify concerns. If concerns cannot be addressed, the Park District will move on to the next team.

Jurors

There will be seven jurors for Phase I of the competition. We have been fortunate to be joined by a wide range of people with a wide range of specialties and interests. Those include:

1. Architect – Ade Onayemi, Chair
2. Architect - Jack Lesniak, Member
3. Architect - Michele Silvetti-Schmitt, Member
4. Graphic Designer – Ben Blount, Member
5. Construction Professional - Tim Puntillo, Member
6. Sustainability Leaders - Ana Garcia Doyle and Jim Doyle, Members
7. Architect Professor – Catherine Wetzel, Member

Bios are attached in the appendix.

Detailed Project Program

• Entry Vestibule	60 sf
• Lobby o Waiting and drop-off area for parents. o Access to classrooms, kitchenette/office & restrooms. o Include a water fountain and water bottle filler.	180 sf
• Two classrooms (1@1,200/1@1,500sf) o Both rooms shall have mirrors and bars for dance. o One shall have a stage (see below). o Flooring should be appropriate for dance. o Classrooms should be able to be two separate rooms with a divider wall to make into one large space. o Combined space with stage must be large enough to host a dance recital with 12 kids and approximately 75-100 in the audience.	2,700 sf
• Stage o Included in one of the classrooms. o Overall size of 12’ x 20’ and 16-24” high. o Provide stair and ADA compliant ramp access. o Curtains and lighting.	300 sf
• Coat & Boot Storage 2@50sf o Storage for student coats and boots entry to each classroom. o Doesn’t need to be a separate room; can be off circulation but must not hinder access to classrooms.	100 sf
• Sound Prep Room	350 sf
• Music Programming Room	120 sf
• General Storage 2@100sf o Min 100 sf for each classroom. o Each classroom shall have independent access to storage without interrupting the other classroom.	200 sf
• Kitchenette/Office o Include microwave, refrigerator, sink and storage. o Include counter with sitting space and computer space for make-shift office set-up. o Should be adjacent to the Entry with easy access to Classrooms.	120 sf
• Restroom o Layout as an inclusive restroom: Include 3 toilets and 2 sinks (need to verify code requirement).	220 sf
• Janitor’s Closet	30 sf
• Subtotal	4,380 sf
• Walls & Circulation (25%)	1,095 sf
• Total Footprint	5,475 sf

Site Amenities Associated with Building

- Extended Overhang at Building Entry
- Drinking Fountain with Water Bottle Filler
- Exterior Restroom Access
- Planning of Pick Up and Drop Off for Preschool and After School Care

Design Guidelines

In addition to the functional requirements of the project, the Park District has several other less tangible, but equally important requirements for the project. The design team should include responses to these guidelines in their submittal. The form of that response, whether graphic or written, is up to the team. Those guidelines are as follows:

SUSTAINABILITY

The Park District has a strong history of extremely sustainable buildings including a LEED Platinum project at Austin Garden, a Passive House Certified Net Zero all-electric building at Carroll Center, and the all-electric Net Zero facility at the Community Recreation Center. Each of these buildings has pushed the bounds of sustainable design in different ways. Each was designed to respect the resources of our planet while also providing an example to our community and business leaders and providing long term value to our community. The Park District would like this building to continue that tradition.

INCLUSIVITY

Oak Park is a very diverse community. The Park District would like this new building not only to reflect that diversity while also ensuring that the building is welcoming to all races, religions, genders, and economic backgrounds. It shall represent Oak Park's ongoing effort to improve ourselves and our community by recognizing and encouraging the participation and engagement of our entire community.

HISTORICAL CONTEXT

The design team should decide as to how they response to the context of this new building in a town that has tremendous history architecturally. It is important to note that the Park District does not have a predilection as to this interpretation, nor does our community. One school of thought might be to pay honor to that history with perhaps a more literal homage to Prairie School architecture. Another might be to recognize how unique and forward thinking the Prairie School was in its time, and perhaps strive to bring that same innovation to this project.

COMMUNITY FIT

Field Park is unique within the Park District. It sits centrally within a large park that is associated with one of our elementary schools. This context provides for its functions while also presenting challenges for accessibility and security. The design team should show an understanding of the unique context and their approach to it.

Each of these qualities is important to the Park District, but each can also be interpreted and expressed in different ways. The Park District also welcomes the design team's input on any other areas they think may be of value to our community. We look forward to seeing creative ways these and other guiding concepts are developed and represented in the building.

Site

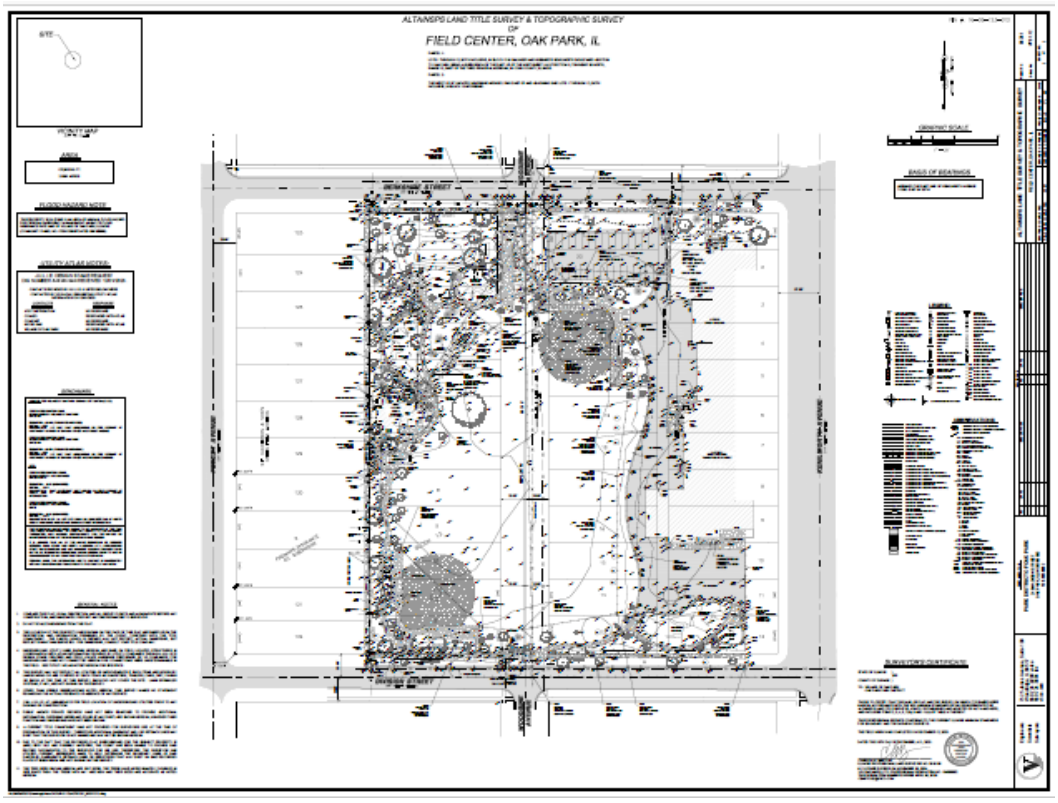
As noted above, Field Center is unique in the Park District being centrally located in Field Park which is immediately adjacent to Mann School on the east and an alley to the west. The current facility is positioned to actively support different athletic fields as well as the playground and splash pad. The location is, however, more difficult to access given the Center's use as day camp and after school care, where direct handoff of kids from staff to parents is required. But without more direct street access, this transition is a constant operational challenge. There are two viable options to help resolve that:

1. Better utilization of the alley that runs immediately west of the park.
2. Relocate the facility within the park (cost of changes to existing facilities must occur within the allocated budget).

The attached site plan shows the layout of the existing park. The red line down the center of the overhead view is the property line between the Park District property on the west and the School District's property on the east. The parking lot above the north ball diamond, for instance, is D97 property and for their use. For the final solution, two base fields and one soccer field must remain within the existing green space of the combined property of the Park District and the School District (as they already bridge the property line in the existing layout).

The Park District welcomes a creative approach to addressing the operational concerns while also preserving as much of the green space, field space and as many existing trees as possible.

A DWG file of the survey is available upon registration for the competition.



This overview shows the park and adjacent school building. The red line represents the property line separating Park District property from that of the School District (D97). As you can see, the base/softball fields and the associated soccer field (which seasonally is in the outfields of the base/softball fields; the "park" does bridge the property line. The new building must be wholly within the Park District property, on the west side of the image.

Significant Dates for the Design Team

The primary dates of concern for the Design Team are as follows:

- **Competition Release** **February 12**

- **Competition Registration** **Deadline – March 5**
  - *Each team must pre-register for the competition. There is no fee to participate.*
    - *Edith Wood, Executive Assistant*
    - *Edith.*Wood@pdop.org or 708-725-2017
  - *Each team will be given a registration number that must appear on the back of each board submitted.*
  - *Upon registration, a DWG file of the survey for the property will be provided.*
  - *Registration will also allow for notification of your team of the final dates and times for the site visit and building tour, noted below.*

- **Site Visit/Building Tour** **March 8**
  - *A tour of the site will be offered for any interested teams.*
  - *In addition, a tour of other Park District Facilities will be offered.*

- **Submittal for Phase I** **Deadline – April 19**
  - *Submit Boards for the first phase of judging.*

- **Submittal for Phase II (if selected as a Finalist)** **Deadline – June 21**
  - *Submit PowerPoint Deck and PDFs of any boards or handouts to be used for the final presentation.*
  - *Schedule presentation date and time.*

See below for a more complete Competition schedule summarizing the entire process.

Timeline

The following is high level summary of the Design Competition timeline:

1.	**Issue Competition Brief**		**February 12**
	○ Pre-Registration Deadline	March 5	
	○ Site Walk Through	March 8	
2.	**Phase I Deadline**		**April 19**
	○ Submittal Processing	April 22 – 24	
	○ Submittal Display	Starting April 25	
	○ Jury Individual Review	April 25 – May 5	
	○ Jury Meeting to select Finalists	May 6 – May 9	
3.	**Finalists Announced**		**May 10**
	○ Submittal Team Qualifications	May 13 – 15	
	○ Team Meetings with Staff/Jury	May 15 - 17	
	○ Budgeting Meeting (w/Bulley)	May 29 - 31	
4.	**Phase II Deadline**		**June 21**
	○ Team Presentation	June 25-27	
5.	**Final Winner Announced**		**June 28**
	○ Submit Final Team Resumes	July 1 - 5	
	○ Review Qualifications/References	July 8 - 12	
	○ Negotiate Contract	July 15-19	
6.	**Begin Final Design**		**July 26**
	○ Finish Schematic Design		
7.	**Final Permit & Bid Documents Complete**	4 months	**Complete November 15**
8.	**Bidding and Permitting**	2 months	**Complete January 15**
9.	**Contract Award**		**January 31, 2025**
10.	**Start Construction**		**Earliest April 2025 – Latest June 2025**

By entering and submitting a design to the competition, the design team commits to making every effort to meet this schedule.

Rules & Conditions

Participation & Registration:

- Preregistration is required
  - **Teams must register by 5pm on March 5, 2024;** registration shall include:
    - Name of Team Leader with email and cell phone
  - Registration is done by calling or emailing Edith Wood at 708-725-2017 or edith.wood@pdop.org
- **Questions** may be submitted to a specific person to Edith Wood via email by **March 15th by 5pm**.
- **Answers** to all questions will be sent to all participants by **March 22nd by 5pm.**

Submittals:

- Boards shall be received (by mail or dropped off) to Edith Wood no later than **5pm on Friday, April 19** to 218 Madison, Oak Park 60302;
- Edith will confirm the receipt of the boards received by mail or hand delivered via email to the submitter;
- Submissions will be accepted up to two weeks before the deadline noted in the schedule;
- No submission will be accepted in digital form, physical boards must be provided; and,
- **Late entries will NOT be accepted.**

Identity of Boards:

- Upon registration, teams will be given a Registration Code;
- The Registration Code must be on the written on the BACK of all boards submitted.

Return of Boards:

- Available for pick-up after final selection is made. However, they will not be sent anywhere.

Copyright of Submittals:

- Submittals will be displayed publicly without attributing credit;
- Submittals, either partially or in their entirety, may be displayed on PDOP website or in other promotional materials; and
- Images of and from submittals may be used in promotional materials, advertising, etc.

Intellectual Property:

- Participants maintain the rights over the intellectual property of their submissions;
- By participating, they grant our platform a free and non-exclusive license to reproduce, publish, and distribute the project in any format in and through any dissemination medium.

Use of Copyright-Free Images:

- Participants are responsible for ensuring that any images or materials used in their submissions are copyright-free.

Right to Cancel Competition:

- Our organization reserves the right to cancel the competition due to lack of enrollment or other justified reasons.

NOTE:

Participants may not contact jurors, PDOP staff, or board members during the competition. Doing so are grounds for disqualification.

APPENDIX

Jury Biographies

Ade Onayemi, Chair

Ade Onayemi, a resident of Oak Park for over 40 years, is a community leader and serves as a Trustee of the Oak Park Township. With an unwavering commitment to service, he has made substantial contributions to diverse non-profit and for-profit organizations.

In Oak Park, Ade's impact is felt through his service on the Mental Health Board, Opportunity Knocks, and the West Suburban Medical Center. His role as the Past President of the hospital's board attests to his exceptional leadership skills. Dedicated to quality education, Ade has been involved in educational organizations in Oak Park, Austin, and neighboring Chicago communities. He served as a member and President of the Board of Education in Oak Park District #97.

Within the Austin community, Ade was an advisor to the Illinois Small Business Development Center at Bethel New Life. He was pivotal as a founding member and Chair of the Austin Business and Entrepreneurship Academy. Ade also holds the esteemed position of Chair Emeritus of the Austin African American Business Network, Inc., contributing significantly to economic empowerment initiatives.

Professionally, Ade is a licensed architect with over 43 years of experience. As the President of Urban Resource, Inc., Architects and Planners, he leads an award-winning Chicago architectural firm. Founded in 1983, Urban Resource, Inc. excels in comprehensive architecture and planning services.

Under Ade's leadership as the Principal Architect, the firm's portfolio includes various permanent exhibits at The Field Museum of Natural History and ADA compliance work for universities. His commitment to responsible design and construction practices is evident in Urban Resource's recognition locally and nationally, particularly in government and institutional projects.

During his tenure on the District 97 Board of Education, Ade played a crucial role in building two new middle schools and renovating the elementary schools. He recently contributed Peer Design Review services to the Park District of Oak Park's Community Recreation Center project. A Past Chair of the Village of Oak Park Community Design Commission, Ade is currently serving on the Facility Review Committee, commissioned by the Board to evaluate options for the Village Hall facility while preserving its historic integrity.

Ade Onayemi promotes the successful delivery of impactful design solutions, shaping environments that enhance the quality of life for all.

John "Jack" Lesniak

Jack Lesniak is a self-identified semi-retired architect. While working at Perkins and Will he served as onsite management of Construction Contract Administration for Rush University Medical Center (the "Butterfly"). This was a $600 million Atrium Addition replacement at the hospital. A special component of the project was that it was constructed as a LEED Gold facility. He has been involved with a variety of projects within the Chicago and Suburban Public Schools as well as a variety of healthcare facilities. Jack is an active community member involved with organizations such as the Unity Temple Restoration Foundation, Frank Lloyd Wright Preservation Trust, Oak Park Historic Preservation Commission and St. Catherine-St. Lucy, St. Giles Facilities Committee.

Michele Silvetti-Schmitt

Michele is a Director and Principal of HBRA Architects in Chicago and serves as President. She first joined the firm in 1993 and returned in 2006 as a Principal after having practiced architecture in Germany. During her 32 years in practice, 22 of these with HBRA, she has led and contributed to a broad range of projects from design through construction that includes libraries, science and academic buildings, master plans, cultural and religious facilities and private residences. Michele's prior experience includes her work abroad as Design and Project Architect for Kauffmann Theilig & Partner in Stuttgart, Germany, and collaboration with her partner, Jochen Schmitt, on architectural design competitions.

Beyond her work at HBRA, Michele has juried academic reviews and professional design awards, and has served as an advisor to the Oak Park School District's Facilities Advisory Committee and as a member of the Board of Directors of the Oak Park Art League.

Ms. Silvetti-Schmitt graduated from the College of Architecture, Art & Planning at Cornell in 1992, and received a Master of Architecture from the University of Stuttgart in 1999. She is a registered architect in the State of Illinois, amongst other states, and in Germany. Michele is a resident of Oak Park.

Ben Blount

Ben Blount is a Detroit-born artist, designer and letterpress printer best known for work that explores questions of race and identity and the stories we tell ourselves about living in America. Ben is a believer in the power of the printed word and shares his passion for print and design by speaking and teaching to students around the country. He is an active member of his local Evanston art scene and founding board member of Artists Book House. His artists' books and prints are included in numerous collections including The Newberry Library, Chicago Field Museum, and The Metropolitan Museum of Art. Ben is also an Associate Creative Director at Razorfish Health in Chicago and adjunct lecturer at Northwestern University. He has over 20 years of experience in graphic design and advertising using insight and honesty to make inspired connections between people.

Timothy C. Puntillo

Tim Puntillo has been engaged in the construction industry for over 25 years. Building his career from the ground up, he served as project manager and division leader prior to his current role as chief operating officer of Bulley & Andrews (B&A).

During his career, Tim has cultivated numerous long-standing relationships with clients and industry partners for whom he has overseen myriad new construction, renovation, and historic restoration projects.

Tim is highly regarded for his strong leadership, technical expertise, and solution-driven mentality. A champion of innovation across all levels of the enterprise, Tim's forward-thinking ethos has elevated B&A's ability to service clients regardless of project scope or geographic location. Under his purview, B&A has expanded its footprint nationally and is currently active in 27 states.

Generous with his time and talents, Tim mentors young professionals, coaches youth athletics and supports several non-profits including The Salvation Army, The American Red Cross, Opportunity Knocks, My Block, My Hood My City and Nourishing Hope.

Tim earned a Master of Business Administration from Northwestern University's Kellogg School of Management and a Bachelor of Science in civil engineering from Purdue University.

Ana Garcia-Doyle & Jim Doyle

Ana Garcia Doyle, Co-Founder/Executive Director, One Earth Collective Ana likes to be future-facing. She believes there is no time like the present to focus on the future of our planet and of generations to come. Ana is a founding member and Executive Director of One Earth Collective, producers of the One Earth Film Festival -- which is entering its 13th season -- and other year-round programs for youth, resilient community-building, and more. Her organization has won a United Nations Sustainable Development Goals Award in 2019 from United Nations Association of Greater Chicago, and she has been named a 2022 Crain's Chicago Business Notable Leader in Sustainability. Ana is also a founding member of the Oak Park District 97 PTO Green Teams, which won several awards for its Zero Waste work; and she is a TEDx speaker (see her 2017 talk, Ecology & Equity: What's Possible?) She, her husband Jim, and their three children were early green home adopters (geothermal, solar, greywater, and LEED Gold all-electric 100-year-old home since 2012) in Oak Park. Additionally, Ana is a public speaker and trainer, who has spent more than 25 years in digital publishing, marketing, and strategy.

Jim is the Chief Financial Officer for Community Solutions responsible for overseeing and managing financial activities and strategic planning while guiding organization transformation and growth. Jim brings over 30 years of corporate finance, strategy, and operations experience having served in leadership roles with Tropicana Brands Group, PepsiCo, and many moons ago, Arthus Andersen. He holds a BS in Accounting from Boston College. Jim is passionate about community engagement serving on the Board and in leadership and volunteer roles with local food cooperative, the Sugar Beet Food Coop, and other community-based organizations including the One Earth Collective. In addition, Jim keeps active running and training to participate in ultra distance events which allow him to visit and experience awe-inspiring outdoor spaces.

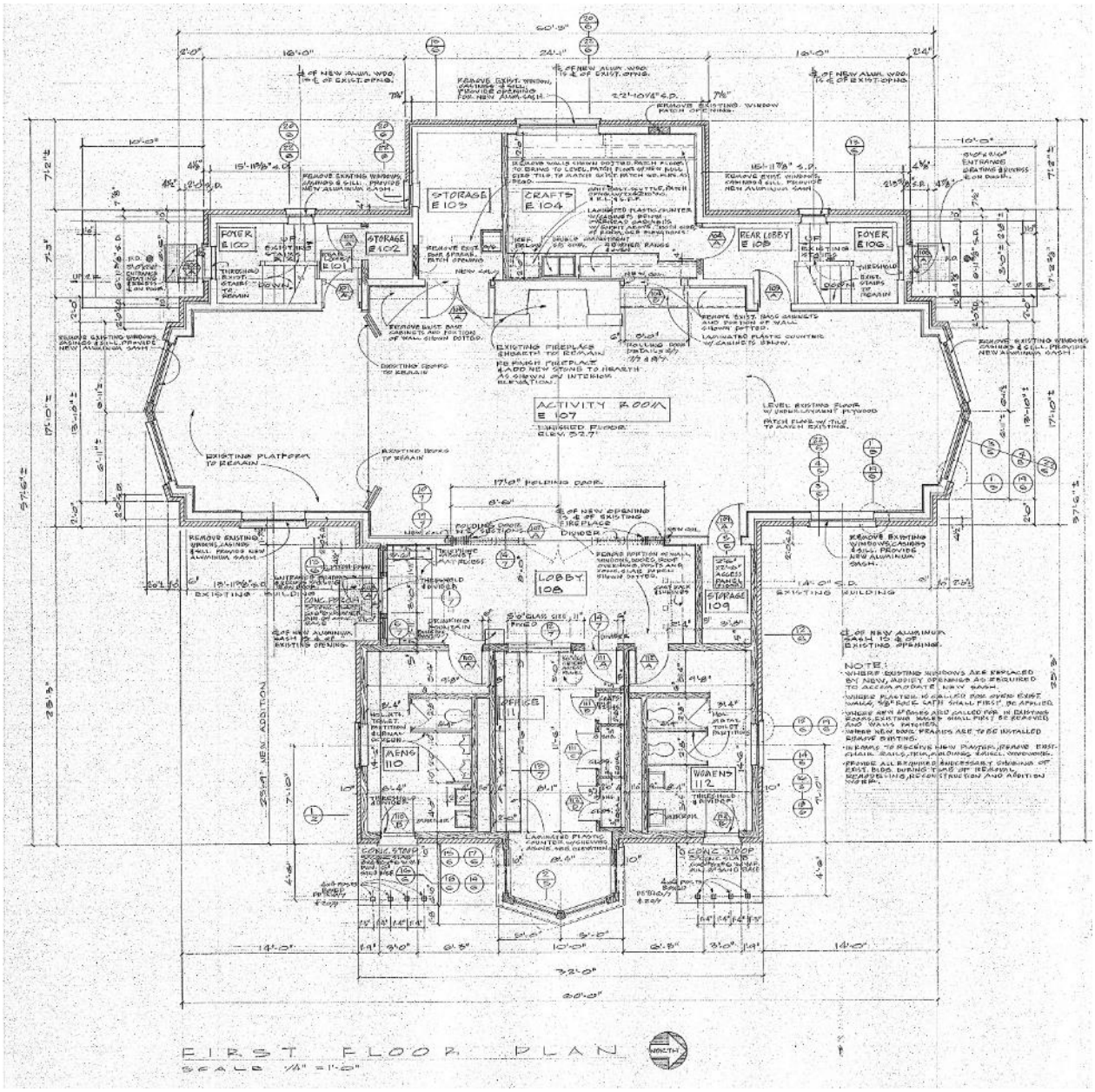
Catherine Wetzel

Catherine Wetzel is an Associate Professor at Illinois Institute of Technology and a design partner at Zed Architects. With more than 35 years of work in design education her teaching focuses on the integration of spatial, material, and structural systems in the design process. She has received awards from the American Institute of Architects (AIA) and the Association of Collegiate Schools of Architecture (ACSA) for her development of undergraduate and graduate design curriculums. Her current teaching includes projects of institutional scope that reflect neighborhoods and communities as they adjust to changing building typologies including the public library and the fieldhouse. In addition, Catherine teaches courses in mixed media and visual studies.

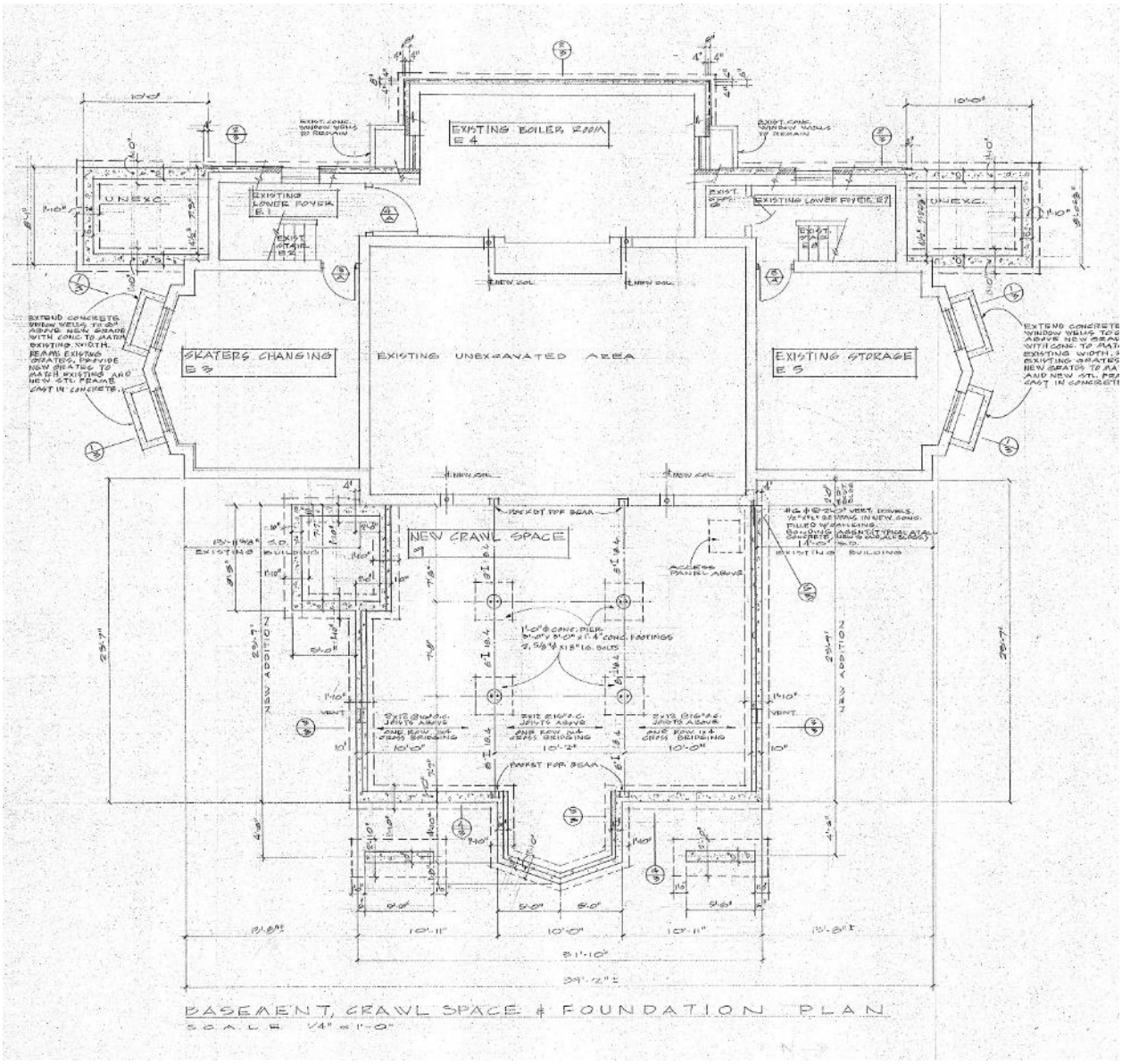
At Zed Architects, she is active in the design of residential, commercial, and institutional projects that reflect that balance the need for sustainable, economic solutions with the spatial and experiential delight.

Catherine has a creative practice that involves furniture making and fiber arts. She has exhibited recently at the Bridgeport Art Center and the Graham Resource Center. Her work will also be shown in QuiltCon 2024.

Building Plans



First Floor Plan (from 1965 which might not be totally accurate to existing conditions.)



Basement & Foundation Plan (from 1965 which might not be totally accurate to existing conditions.)

Building Photos

View of Existing Center from Southeast to Main Entry

View of Existing Center from Northeast across Splash Pad

View of Existing Center from Southwest Viewing Alley

Building Entry

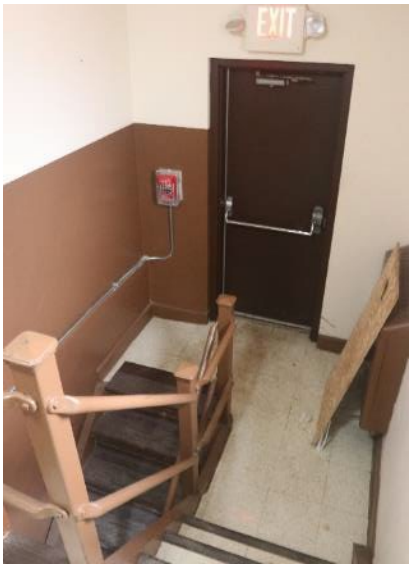
Program Room from Southwest

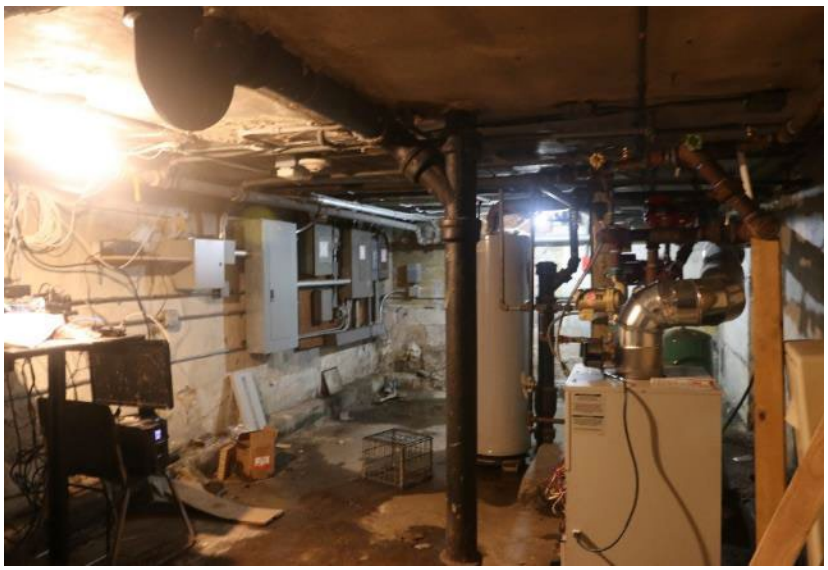
Program Room from Northeast

Kitchen and Office

Boys Bathroom

North stair and north basement





South stair and basement under kitchen

Site Photos

View of Park from Northwest Corner

View of Park from North Entry

View of Playground at North side of Park

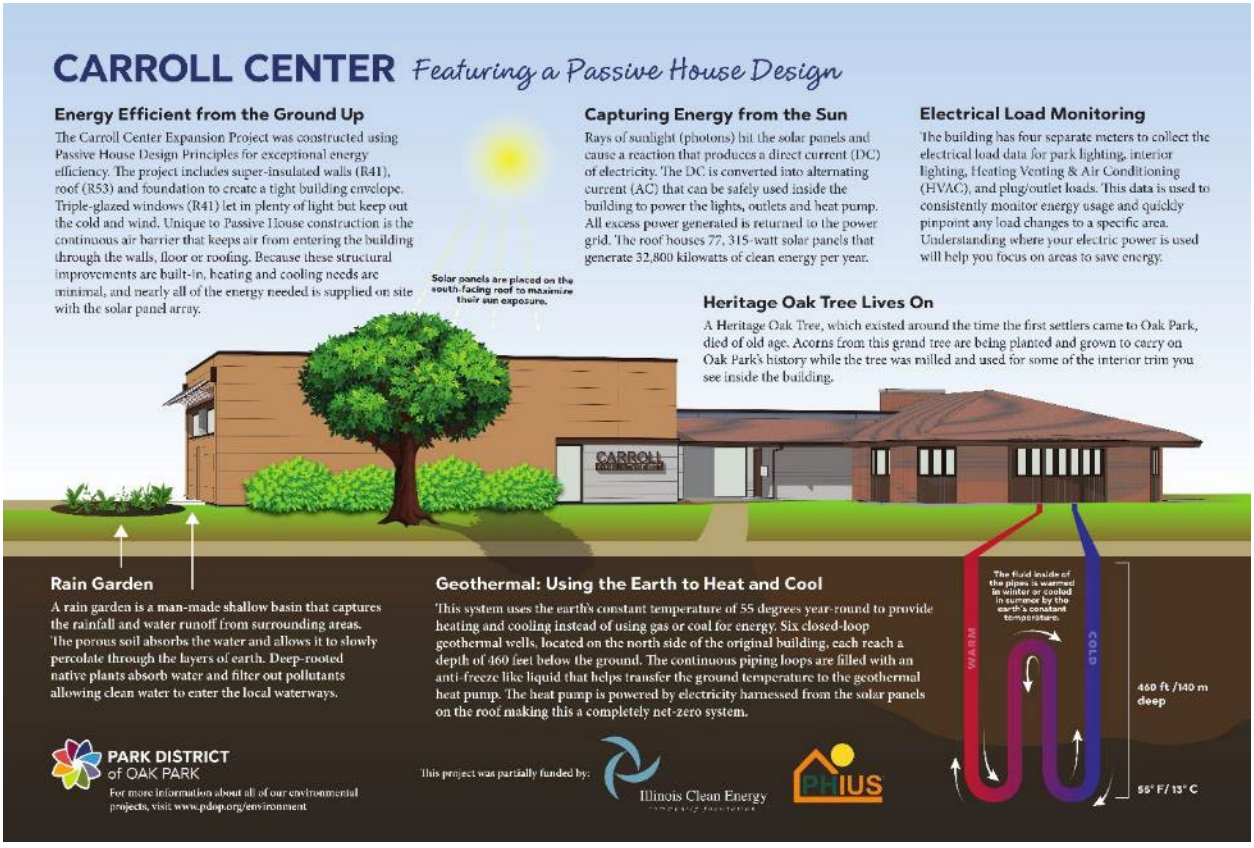
View of Park from Southwest Corner behind Ball Diamond and along Native Plantings

View across soccer field to Center from Southeast

Sustainable Strategies of Recent PDOP Buildings

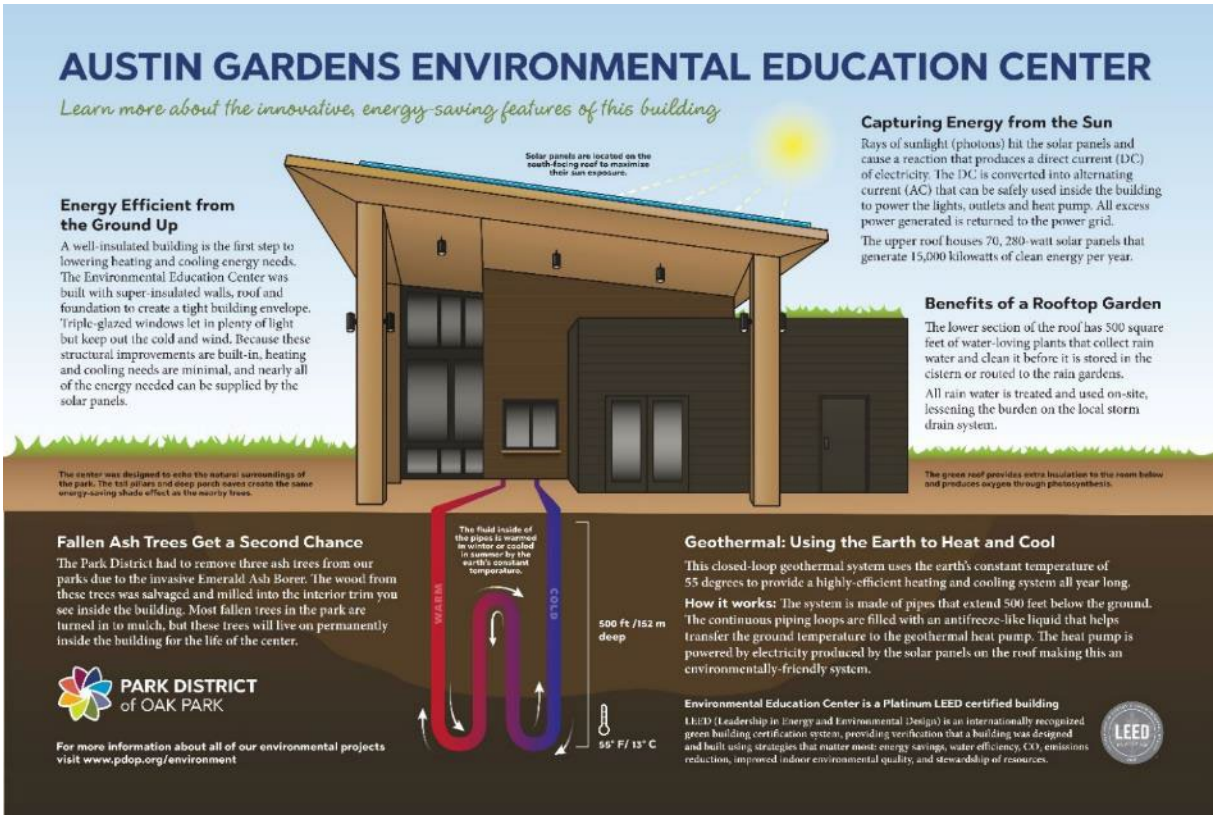
Carroll Center Expansion

Recent addition to and renovation of another one of the Centers built following the 1926 Competition. The work was done to Passive House standards and included extensive renovation of the existing building to bring it up to those performance goals.



Austin Garden Environmental Education Center

New building added to Austin Gardens in 2016. The building was design to LEED Platinum standards.



Community Recreation Center

Just completed this past year, the CRC was designed as a Net Zero building.