



EAST FIELD HOUSE, SENIOR ACTIVITY CENTER &  
FAMILY PLAY DESTINATION  
SCOPE OF SERVICES REVIEW

# OVERVIEW

Comprehensive feasibility study to evaluate the viability, design concepts, operational sustainability and financial feasibility of converting the former Riviera Country Club into a community-oriented indoor field house, senior citizen activity center and family play destination

# OVERVIEW

Envisioned as a year-round, multi-generational indoor field house venue that supports athletics, senior fitness, active aging, social and educational recreation, and family play while complementing existing Village parks, facilities, programs and private offerings

# OVERVIEW

- Data-driven evaluation of the viability, design concepts, environmental conditions, operational sustainability, and financial feasibility
- Complements existing Village parks, programs, and private recreation offerings without duplication to existing facilities (Sportsplex, Orland Park Health & Fitness Center, Frank Loebe Center, Civic Center)
- Robust community engagement will be essential to ensure the study reflects community needs, values, and priorities, builds public support, and informs facility programming, design, and financial planning.

# OBJECTIVES

- Assess market demand and community need
- Engaging residents, user groups, adjacent neighbors, schools, youth and adult sports organizations, seniors, and other stakeholders (gain understanding of priorities, concerns, and desired programming)
- Evaluating the physical and structural suitability of the existing building for adaptive reuse versus demolition and replacement
- Assessing environmental conditions and potential hazards within the existing building (e.g., asbestos, lead paint, mold), including associated remediation costs
- Identifying optimal space programming and adjacencies within a constrained footprint
- Evaluating the feasibility of incorporating a multi-purpose indoor turf field capable of supporting baseball and softball infield/outfield drills, batting practice, soccer training and small-sided play, football training and flag football, and general athletic programming

# OBJECTIVES

- Evaluating the feasibility and optimal configuration of a multi-purpose indoor turf field, including recommended field dimensions (target ~200 feet by 100 feet or larger where feasible) and minimum clear ceiling heights (40 feet or greater), and implications for baseball/softball, soccer, football, and general athletic programming
- Evaluating programming and space allocation for seniors, including Silver Sneakers and similar health plan-based fitness programs
- Incorporating family-oriented amenities such as children's museum features, indoor playground, or a hybrid of both
- Evaluating the inclusion of space for cheer, tumbling, wrestling, speed and agility training
- Ensuring all proposed programming complements and/or enhances the Village's existing facilities

# OBJECTIVES

- Estimating renovation, demolition (if applicable), and new construction costs
- Analyzing operational models, staffing, scheduling capacity, revenue potential, long-term financial sustainability, and anticipated subsidy requirements
- Recommending pricing strategies and membership/pass models based on comparable facilities, community input, and integration with existing Village offerings
- Providing a clear recommendation regarding project viability and next steps

# SCOPE OF SERVICES

## Community Engagement

- Develop and implement a comprehensive, multi-channel community engagement program
- Identify key stakeholders including residents, youth sports organizations, seniors, schools, families, elected officials, advisory boards, Village staff, adjacent property owners, and other relevant community organizations
- Conduct community workshops, focus groups, stakeholder interviews, surveys, and public meetings/open houses (in-person and/or virtual)
- Provide accessible, multilingual materials and digital/non-digital participation options to maximize equity and inclusion

# SCOPE OF SERVICES

## Community Engagement

- Gather input on programming priorities, desired amenities, turf field layout and size, renovation versus replacement tradeoffs, operational considerations, and neighborhood impacts
- Engage current users of the Village's existing fitness/recreation centers to understand gaps and opportunities for complementary programming
- Gather input from families and seniors regarding desired amenities, including children's museum features, indoor play spaces, and Silver Sneakers/health-plan-based programs
- Summarize engagement outcomes and demonstrate how input informed programming, design, and financial recommendations

# SCOPE OF SERVICES

## **Market & Community Needs Assessment**

- Analyze demographic trends, participation demand and service gaps
- Assess unmet needs for indoor turf sports, senior programming, and family recreation
- Evaluate competitive and complementary facilities in the region
- Identify target user groups and programming priorities

## **Facility Assessment & Redevelopment Alternatives**

- Evaluate existing building conditions, structural systems, and adaptability
- Assess feasibility of renovation versus demolition and replacement
- Identify code compliance, ADA, and life safety upgrades
- Prepare conceptual test-fit layouts for multiple redevelopment scenarios
- Identify building constraints related to turf field size, ceiling heights, and space adjacency

# SCOPE OF SERVICES

## Environmental Assessment

- Review existing environmental reports (if available)
- Identify potential hazardous materials (e.g., asbestos, lead-based paint, mold)
- Estimate remediation requirements, costs, and schedule impacts
- Evaluate environmental risk associated with renovation versus new construction

# SCOPE OF SERVICES

## **Conceptual Programming & Space Planning**

### **Detailed concepts and layouts:**

- Multi-generational facility, including athletics, family play, and senior programming.
- Reflects input and complement the Village's existing recreation/athletics/fitness centers.

## **Athletic & Recreation Spaces**

- Indoor turf field(s) for small-sided games, skill development, and training drills
- Indoor pickleball courts (minimum of 2)
- Indoor basketball court(s) or convertible court space for multiple sports
- Batting cages • Golf cages and/or simulator • HitTrax baseball/softball simulation technology
- Mats/tumbling floor for tumbling, cheer, dance and/or wrestling
- Speed and agility training space

# SCOPE OF SERVICES

## **Family & Community Amenities**

- Indoor playground and/or children's museum or hybrid concept
- Flexible programming, party, or event space
- Viewing and spectator areas
- Concessions

# SCOPE OF SERVICES

## **Fitness & Active Aging**

- Silver Sneakers-compatible fitness area
- Senior-friendly workout equipment
- Dedicated senior drop-in use times and/or program spaces

## **Operational Uses**

- League play (youth and adult)
- Skills training and instruction
- Private rentals and group events
- Open recreation and drop-in use
- Rental opportunities

# SCOPE OF SERVICES

## Consultant Tasks

- Prepare adjacency diagrams and conceptual layouts reflecting all programming components
- Identify space requirements, ceiling height needs, and operational implications
- Ensure programming complements the Village's existing fitness/recreation facilities
- Integrate findings with turf field sizing, scheduling, operational models, and financial projections

# SCOPE OF SERVICES

## Financial & Economic Analysis

- Develop cost estimates for renovation, demolition and new construction
- Prepare pro forma financial models
- Analyze revenue potential by operational segment, operating costs, staffing needs, and subsidy requirements
- Evaluate funding strategies, potential partnerships and grants
- Provide projected five-year revenue and expense projections
- Propose staffing models and costs to support the facility
- Provide a long-term subsidy analysis
- Identify funding strategies and potential partnerships
- Perform a sensitivity analysis for participation, cost escalation, and revenue risk
- Identify top financial risks and mitigation strategies



# SCOPE OF SERVICES

## Pricing & Membership Analysis

- Benchmark comparable municipal and private indoor field houses, fitness/recreation centers, and multi-generational facilities
- Recommend membership and pass models, day passes, multi-visit packages, program fees, and seasonal/annual pricing tiers
- Evaluate integration of third-party senior fitness programs (Silver Sneakers, Silver & Fit) into pricing and membership structures
- Assess revenue and operational implications of accommodating program participants with health-plan benefits
- Consider bundled memberships or passes that integrate access across the Village's existing fitness centers
- Model projected revenue and sensitivity to participation rates
- Integrate community input from surveys, focus groups, and public meetings

# SCOPE OF SERVICES

## Operations & Management Models

- Evaluate operating models (Village-operated, public-private partnership, third-party management)
- Identify staffing, maintenance, scheduling and programming implications
- Assess risk and long-term sustainability

## Implementation Strategy

- Develop phased implementation options (if applicable)
- Identify regulatory, permitting, and approval processes
- Prepare recommended project delivery method
- Provide a realistic implementation timeline
- Include ongoing community engagement during implementation and design phases

# DELIVERABLES

## **Community Engagement & Market Validation**

- Community engagement plan and summary of engagement outcomes
- Market and needs assessment report

## **Facility Assessment & Site Analysis**

- Existing facility condition and environmental findings summary
- Summary of code, zoning, regulatory, and entitlement considerations affecting feasibility, including approval risks and anticipated permitting pathways
- Summary of site capacity considerations including parking demand, traffic circulation, and peak event impacts



# DELIVERABLES

## **Conceptual Planning & Program Fit**

- Conceptual space plans and test-fit diagrams for both renovation and replacement scenarios
- Turf field layout options, including field dimensions, ceiling height and programming implications
- Adjacency and circulation diagrams reflecting operational flow, spectator areas, and family-friendly amenities

## **Financial Analysis & Feasibility**

- Order-of-magnitude capital cost estimates (renovation and replacement scenarios)
- Financial pro forma and operating scenarios
- Pricing and membership/pass recommendations, including Silver Sneakers compatibility and integration with existing Village facilities
- Sensitivity analysis and financial risk assessment identifying key cost, revenue, and participation risks with mitigation strategies
- Summary of funding considerations and potential revenue diversification opportunities

# DELIVERABLES

## Operations & Staffing (High-Level)

- Recommended management model (Village-operated, third-party operator, or hybrid)
- High-level hours of operation by primary user groups and program type
- Staffing plan outlining estimated roles, FTE/part-time mix, and coverage by functional area
- Summary of operational policies and assumptions affecting scheduling, staffing, and revenue generation

## Phasing & Implementation Strategy

- Recommended phased development plan aligned with demand, funding, and operational readiness
- Identification of Phase 1, Phase 2, and Phase 3 program components
- High-level sequencing and implementation timeline by phase
- Order-of-magnitude cost implications and operational impacts for each phase
- Key risks, dependencies, and decision points between phases

# DELIVERABLES

## **Technology & Equipment Assumptions Appendix**

- Summary of recommended technology and equipment by program area (e.g., baseball/softball simulation systems such as HitTrax, golf simulators, court and turf equipment)
- High-level space, power, ceiling height, acoustic, and infrastructure requirements
- Order-of-magnitude cost ranges for major equipment categories
- Operating, staffing, and maintenance implications associated with technology-driven amenities
- Assumptions related to booking systems, access control, and digital scheduling platforms

# DELIVERABLES

## Final Reporting & Presentations

- Final feasibility report with clear recommendations and next steps
- Executive summary suitable for public distribution and Village Board presentation
- Presentation materials and delivery of at least one formal public-facing presentation to Village leadership and/or community stakeholders
- Clear, data-supported recommendation suitable for Village Board action (proceed with renovation, proceed with replacement/new construction, phased implementation, or do not proceed)

# ATHLETIC FIELD STRATEGIC OPERATING PLAN AND FEASIBILITY STUDY

## **Presented/approved by advisory boards**

- Facilities and Grounds Advisory Board: February 17 meeting
- Sports Advisory Board: February 19

# DISCUSSION/INPUT