



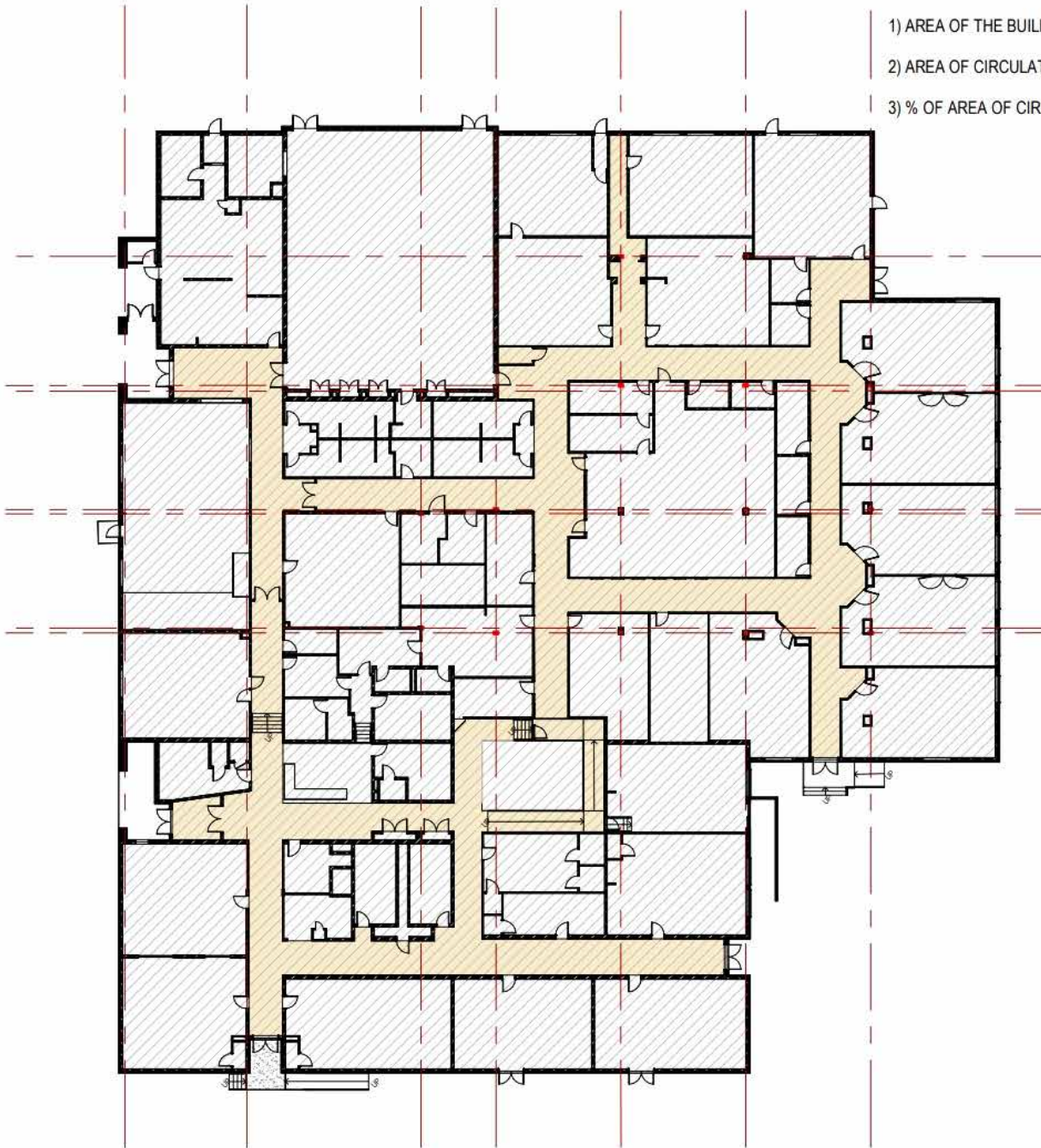
**York Community Center Building Committee: Village Elementary School Study Draft Review**  
Bargmann Hendrie + Archetype, Inc., September 25, 2025



# Village Elementary School Existing **Building** Conditions & Analysis

# Existing Plan: Circulation

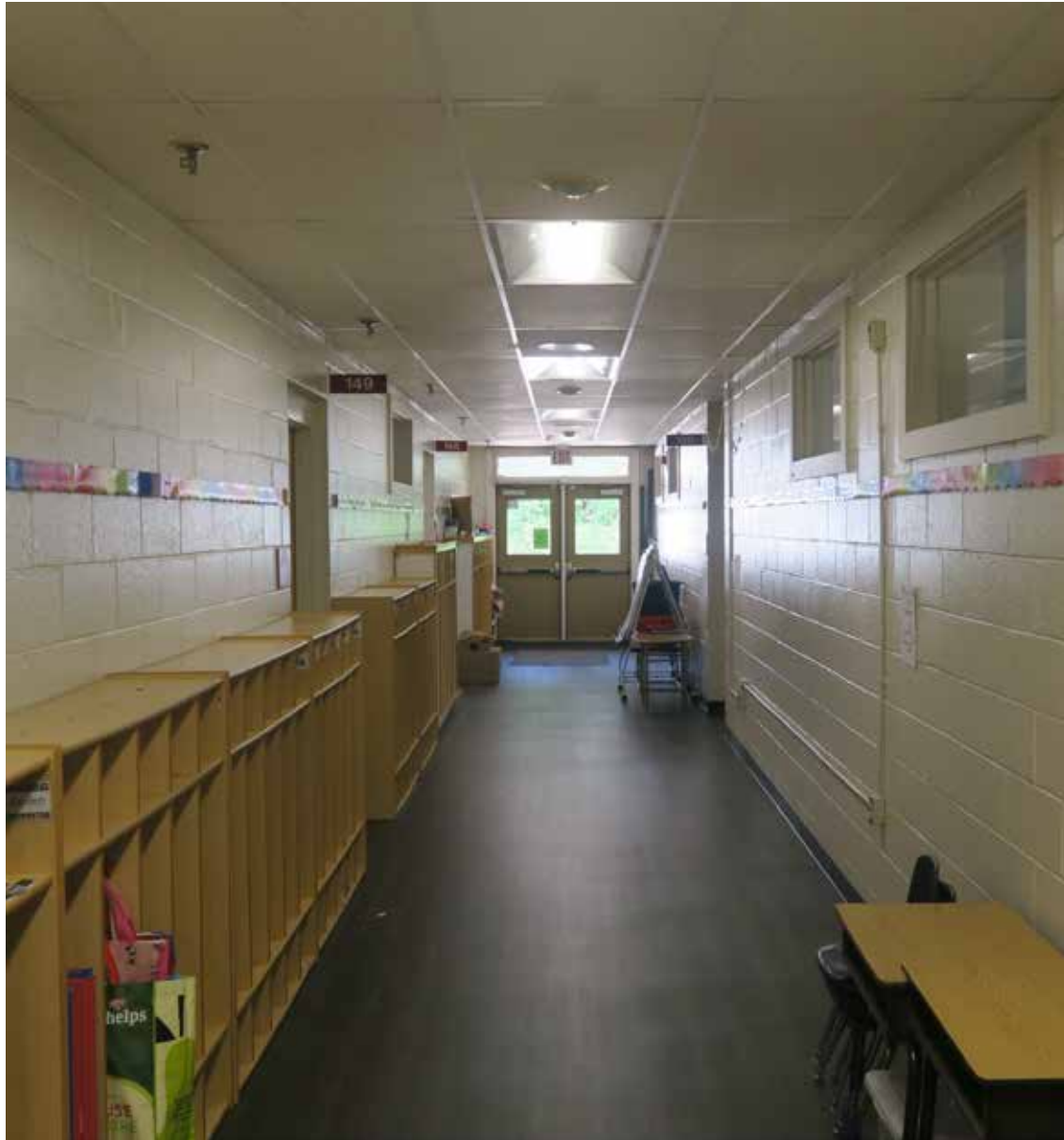
- 1) AREA OF THE BUILDING - 40,882.32 SQ FT
- 2) AREA OF CIRCULATION - 7,515.58 SQ FT
- 3) % OF AREA OF CIRCULATION - 18.38 %



The existing building measures 40,882 sf

|           |    |                                  |
|-----------|----|----------------------------------|
| 10,650 sf | or | 26% is windowless                |
| 7,515 sf  | or | 18% is circulation space         |
| 11,926 sf | or | 29% is accessed by stair or ramp |

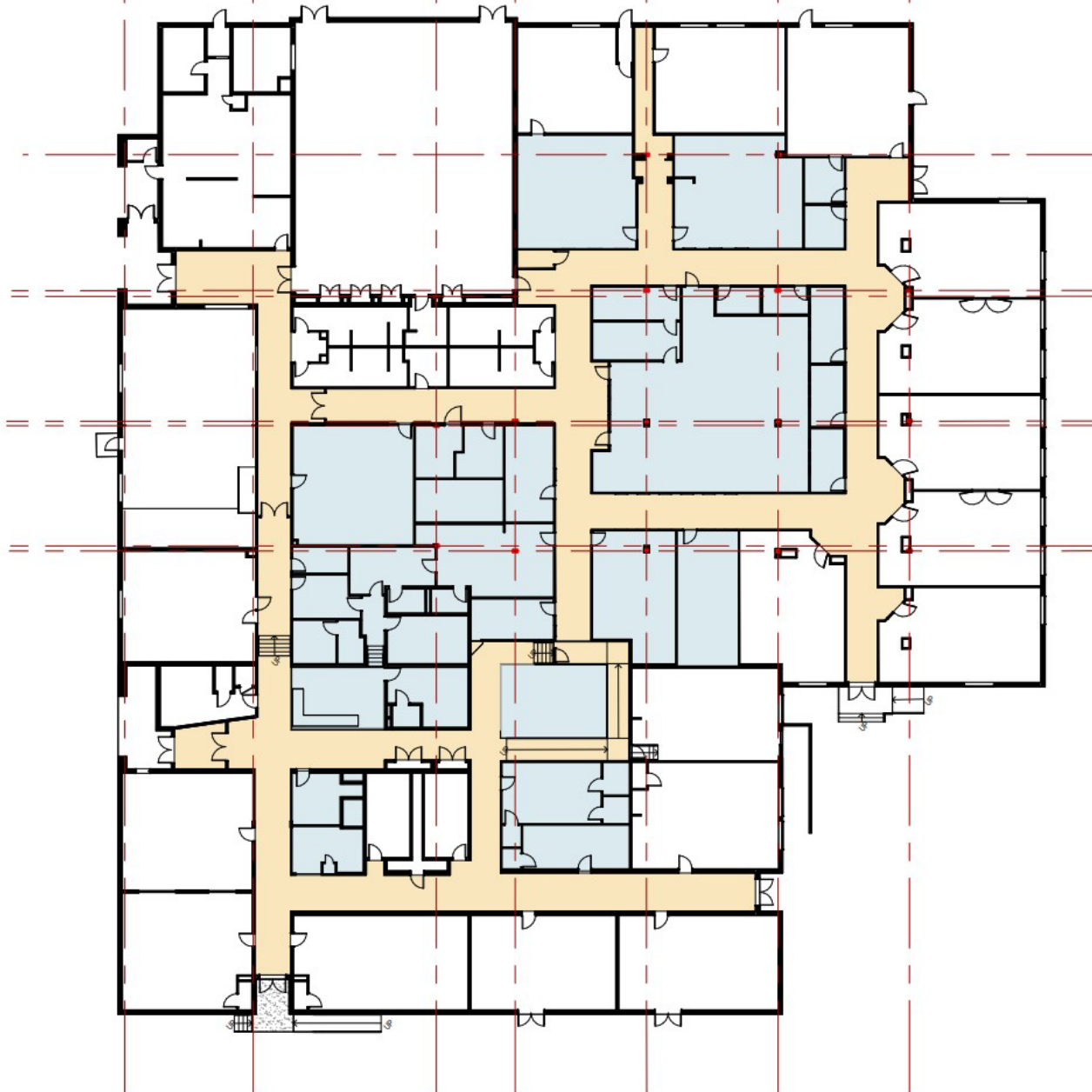
## Existing Plan: Circulation



# Existing Plan: No Windows

1) AREA WITHOUT WINDOWS - 10,650.93 SQ FT

2) % OF AREA WITHOUT WINDOWS - 26.05 %



Windowless Spaces, (no daylight or fresh air) include

1. MPR Gym
2. MPR Function Room
3. Arts & Crafts Room
4. Maker Space
5. Music Room
6. Lounge
7. CAL Program Room
8. Remote Work Rooms (2)
9. Offices
10. Staff Break Room
11. Remote Work

Existing Building: many spaces without windows



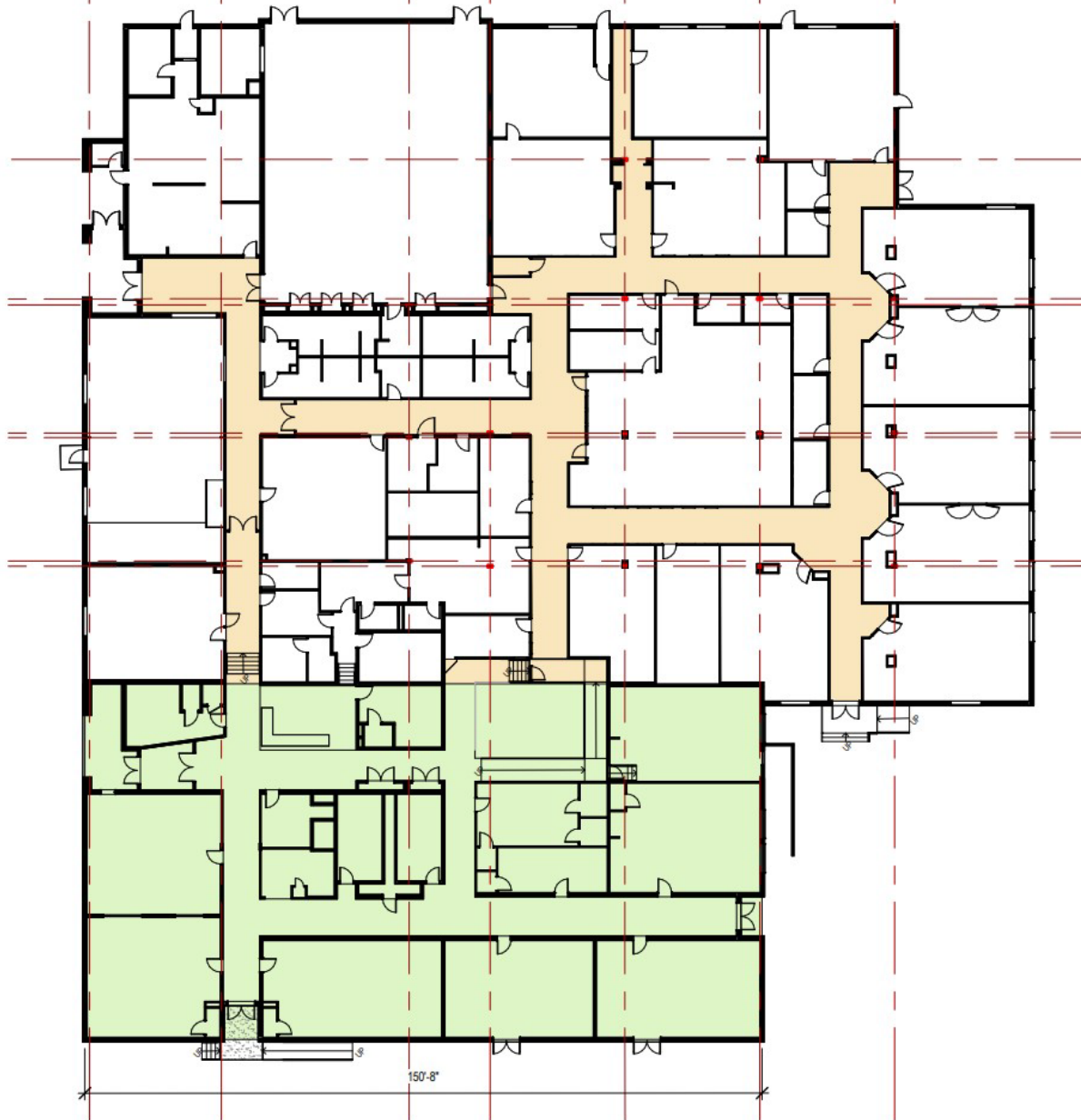
Existing CAL has similar finishes but fresh air, daylight & higher ceilings



# Existing Plan: Different floor levels

1) AREA OF LOWER LEVEL - 11,926.84 SQ FT

2) % OF AREA AT LOWER LEVEL - 29.17%



Almost 1/3 of the building is in the “lower wing”

The lower level is reachable via stair or ramp which is not ideal for seniors or supervision. The lower level is constructed of load bearing concrete block walls. Thus, renovations to this area should be kept to a minimum.

We are suggesting programs that can use the existing walls. Creating a space for facilities maintenance on this level also preserves space on the upper level for more beneficial program spaces.

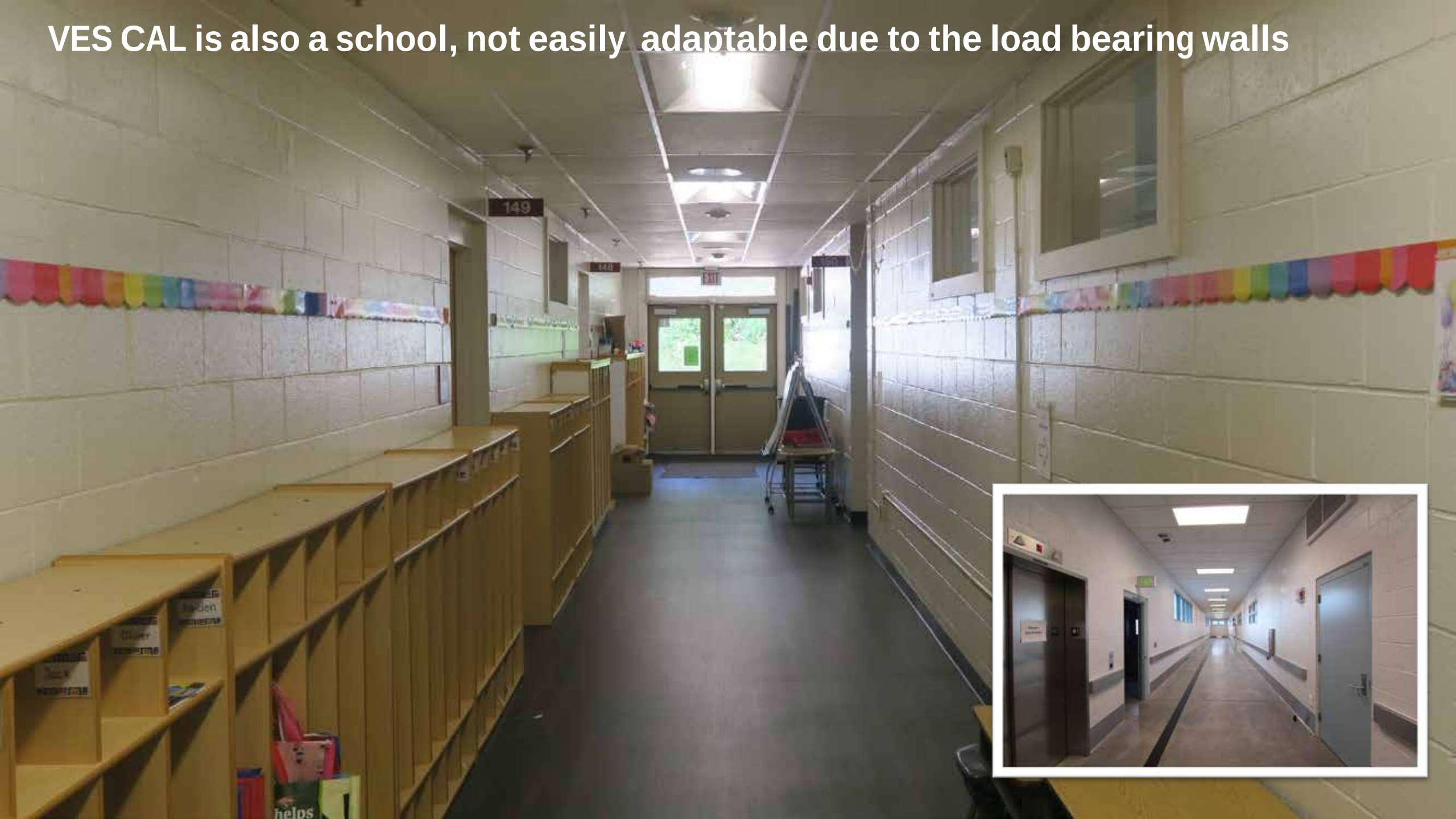
Two levels and long corridors



York CAL is in a converted school, poorly adapted due to the load bearing walls



VES CAL is also a school, not easily adaptable due to the load bearing walls



## **What does this mean for an improved design with greater impact**

1. Study how to make the circulation space more efficient and more secure
2. Design to get more spaces with natural light and fresh air
3. Find the right spaces to put in the windowless rooms
4. Study how to use “borrowed light” from other rooms
5. Zone program spaces to keep senior accessed spaces on the upper level
6. Need to factor in cost to create new and better space
7. Create spaces that makes a difference from what exists today

# Village Elementary School Existing **Site** Conditions & Analysis

# Existing Conditions



## LEGEND

- 1 EXISTING NATURAL GRASS FIELD
- 2 EXISTING PLAYGROUND
- 3 PROPOSED POOL ADDITION
- 4 PROPOSED GYMNASIUM ADDITION

### PARKING COUNT

EXISTING - 100 SPACES

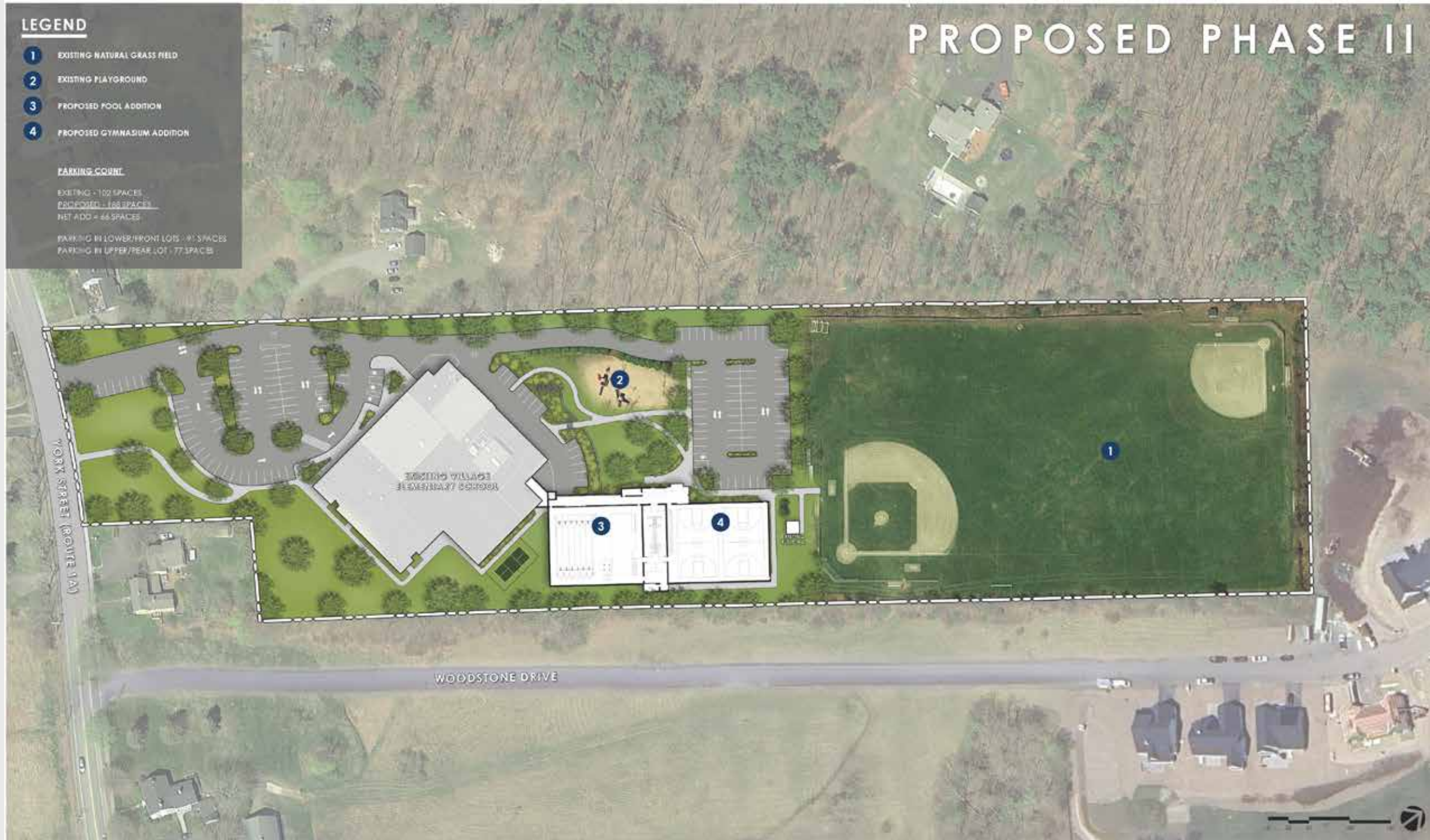
PROPOSED - 168 SPACES

NET ADD = 68 SPACES

PARKING IN LOWER FRONT LOT = 91 SPACES

PARKING IN UPPER REAR LOT = 77 SPACES

# PROPOSED PHASE II



# Emergency Access remains at rear of VES

parking will go along left side of road



# Playground at rear to remain

but it is a design constraint to new parking areas



Pool & Gym addition are located to left, basically at roof level of the school



**Propane field will have to be relocated or eliminated if all electric systems are used**



# Options for CAL Parking Options at front of building



1) Parking along drop-off access lane for parking closer to entry door and additional green space at side of school



2) Parking lot as side of school leaving drop-off access lane without parking.

Arial view with service entry in foreground



# Service Entry

And why not the new main entry



## Trash bins adjacent to service Entry



Utility service points adjacent to service entry



# Relocate Entry

On upper level of school, close to parking and discrete from the service aspects both inside and out



# Village Elementary School Optional **Floor Plans** & Analysis

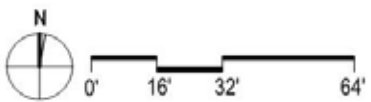
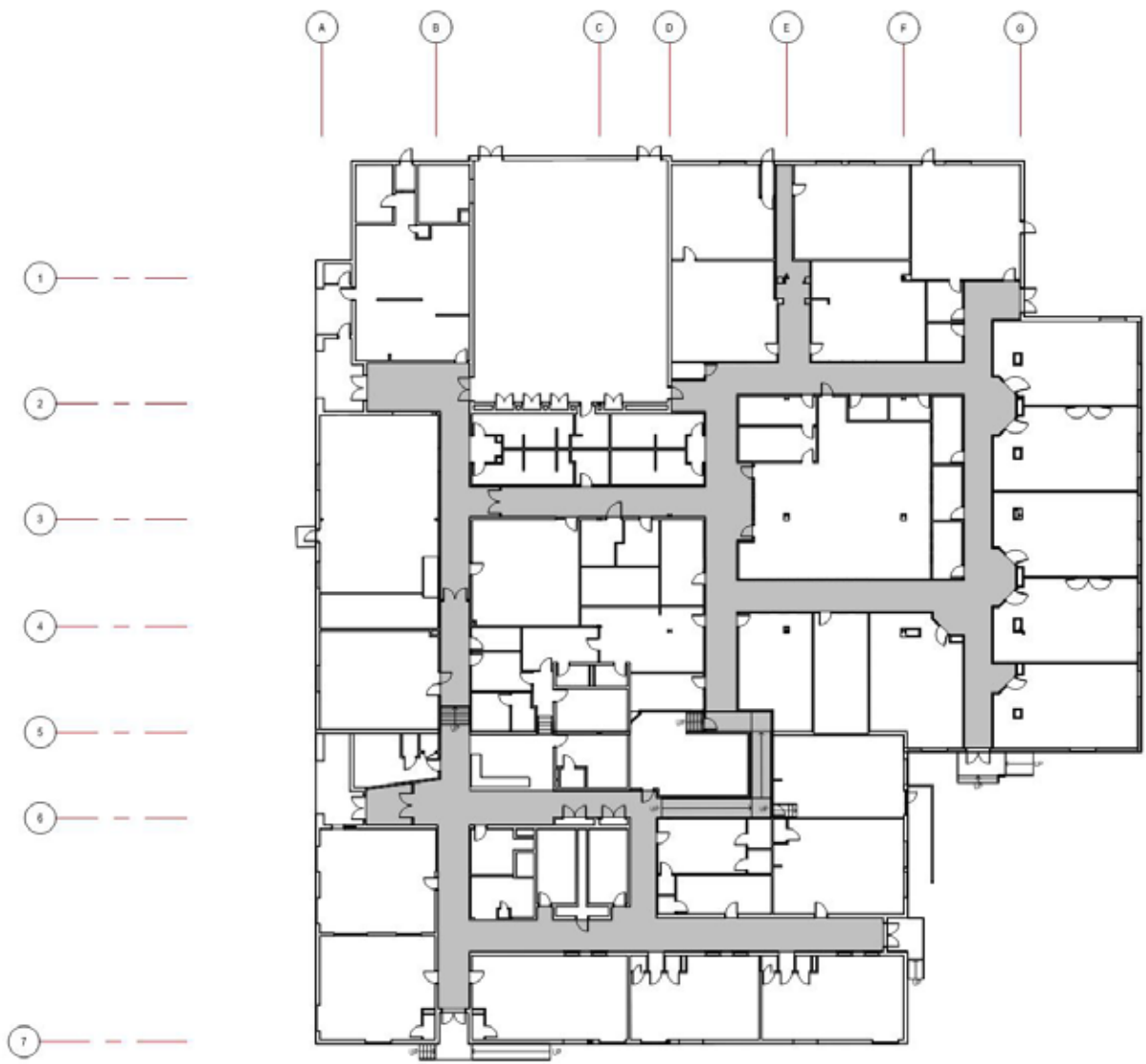
1. Minimal renovation
2. Medium renovation
3. Ideal renovation
4. Pool & Gym Additions

# York Program Diagram

This was the basis for the minimal renovation options

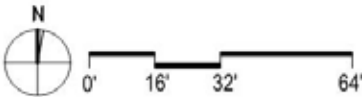


# Existing Conditions



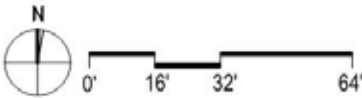
Community Center at Village Elementary School  
Village Elementary School Existing Floor Plan

# Minimal Renovations



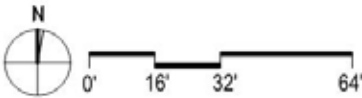
Community Center at Village Elementary School  
Village Elementary School\_Scheme 1 Minimum

# Midlevel Renovations 1



Community Center at Village Elementary School  
Village Elementary School\_Scheme 2 Medium

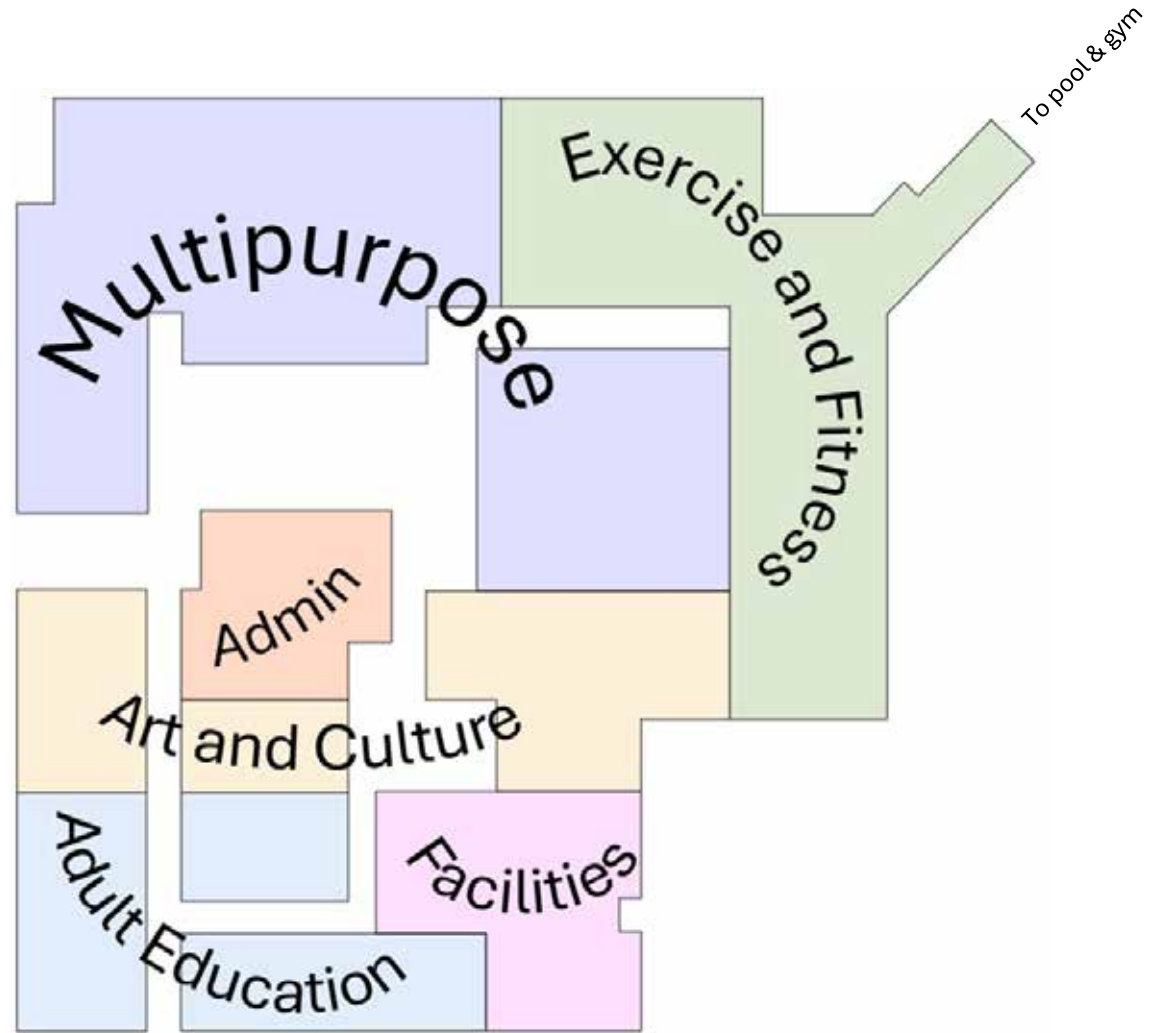
# Midlevel Renovations 2



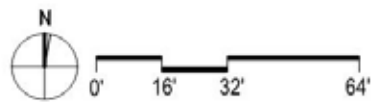
Community Center at Village Elementary School  
Village Elementary School\_Scheme 3 Medium

# Proposed Organization

appropriate spaces in windowless rooms  
use “borrowed light” from other spaces  
make circulation space more efficient  
easier to supervise & secure  
more spaces with sunlight & fresh air  
senior accessed spaces on the upper level



# Full Reno Option 1



Community Center at Village Elementary School  
Village Elementary School\_Scheme 1

# Multi-Use Common Spaces



# Lounge Considerations



# Full Reno Option 2



Community Center at Village Elementary School  
Village Elementary School\_Scheme 2

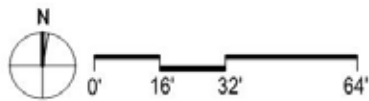
# Shared Space Considerations: Music



# Game Room Considerations



## Full Reno Option 3



**Community Center at Village Elementary School**  
Village Elementary School\_Scheme 3

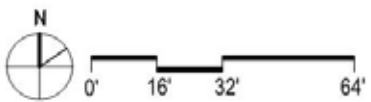
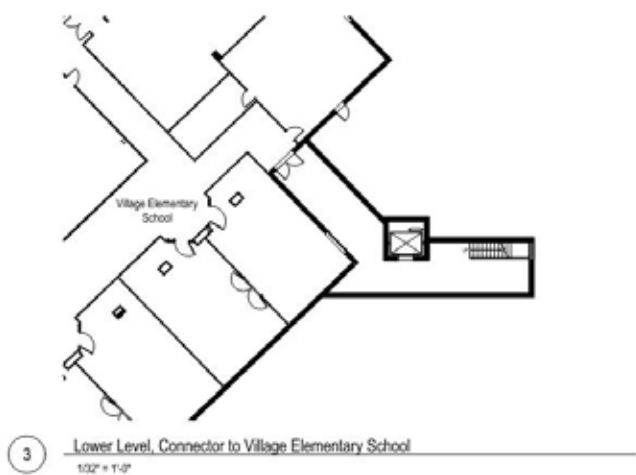
# Maker Space / Arts & Crafts Considerations



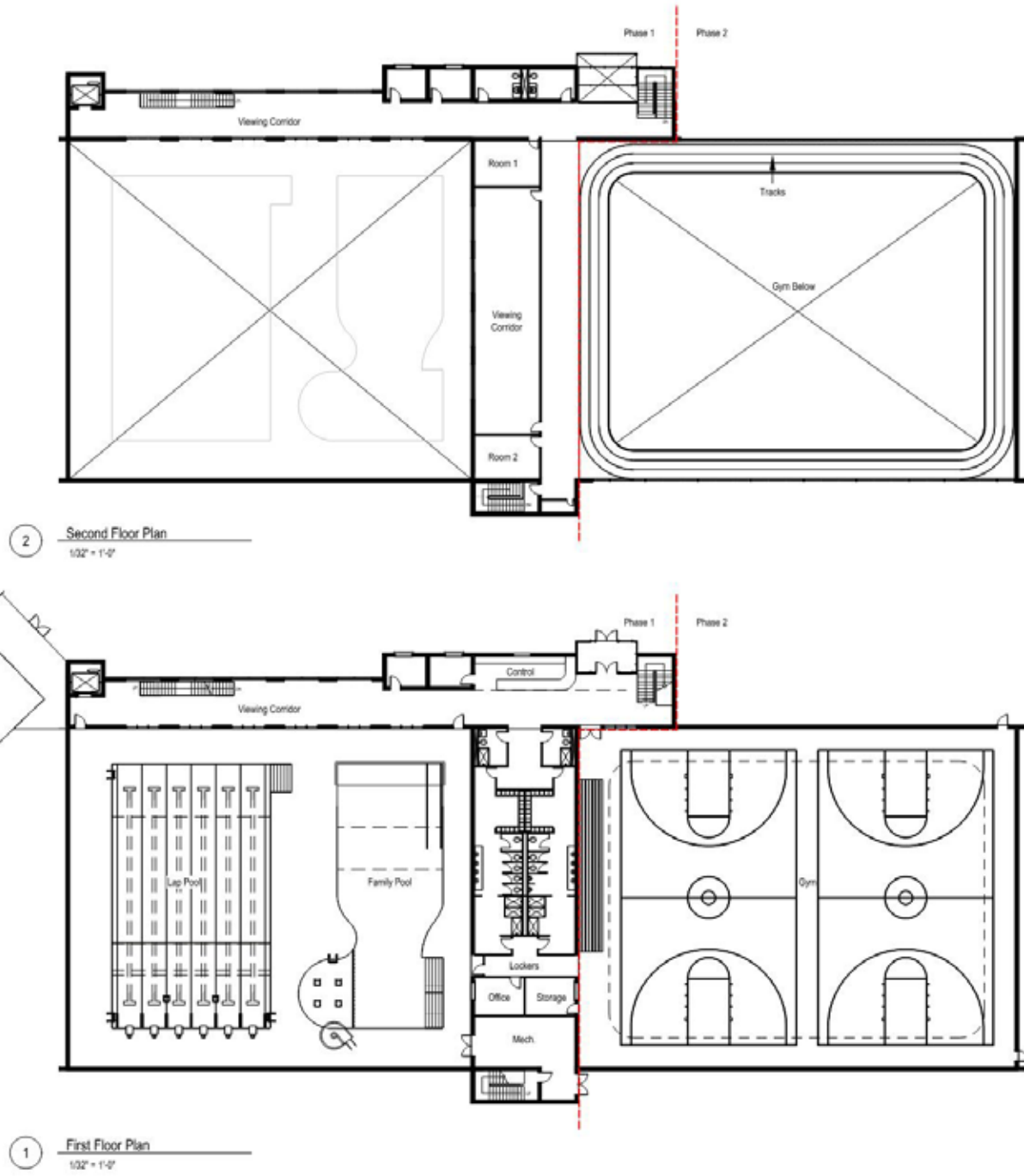
# Shared Space Considerations for Arts & Crafts



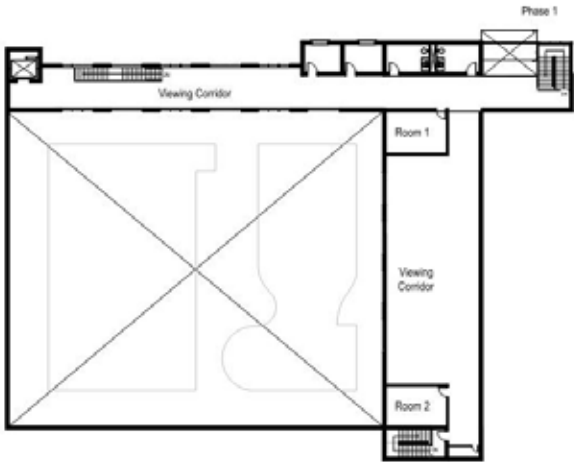
# Pool, Gym & Lockers Addition



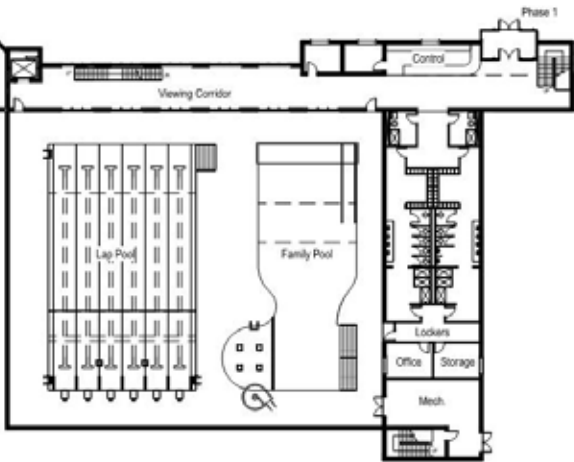
Community Center at Village Elementary School  
Pool & Gym Building Floor Plans



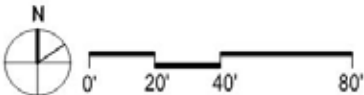
# Pool Addition fits all options



Second Floor Pool Building Floor Plan

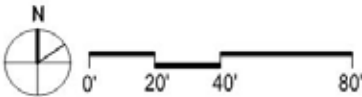
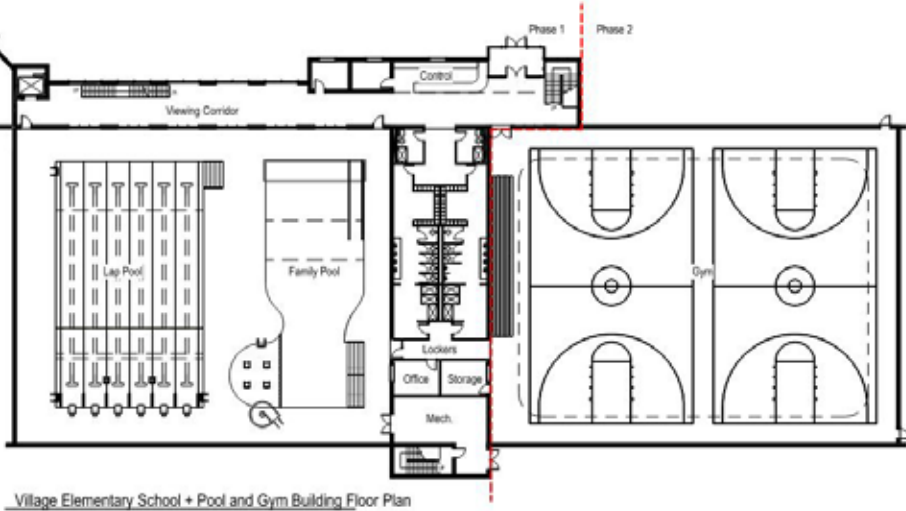
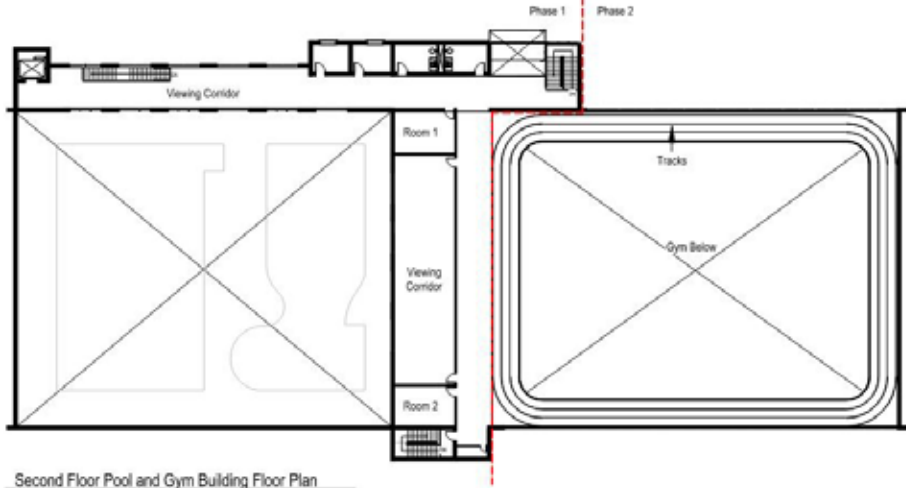


Village Elementary School + Pool Building Floor Plan



Community Center at Village Elementary School  
Village Elementary School + Pool Building Plans

# Pool & Gym Addition fits all options



Community Center at Village Elementary School  
Village Elementary School + Pool & Gym Building Plans

# Admin Space to be Developed

## Existing Staff

Director

Parks Superintendent

Recreation Coordinator

Special Events and Enrichment Coordinator

Administrative Assistant - Would be transferring to part welcome desk but would need a home base elsewhere.

PT Business Manager

2 CAL Program Coordinators

1 PT CAL Admin Assistant - Transferring to Welcome Desk

CAL Chef

Sohier Park Gift Shop Manager (Office would be part of SP Warehouse)

## New positions

Fitness and Facility Coordinator

Aquatics Manager

Facility Maintenance Supervisor

PAL

Adult Ed

# Village Elementary School

## Cost Analysis

## LEGEND

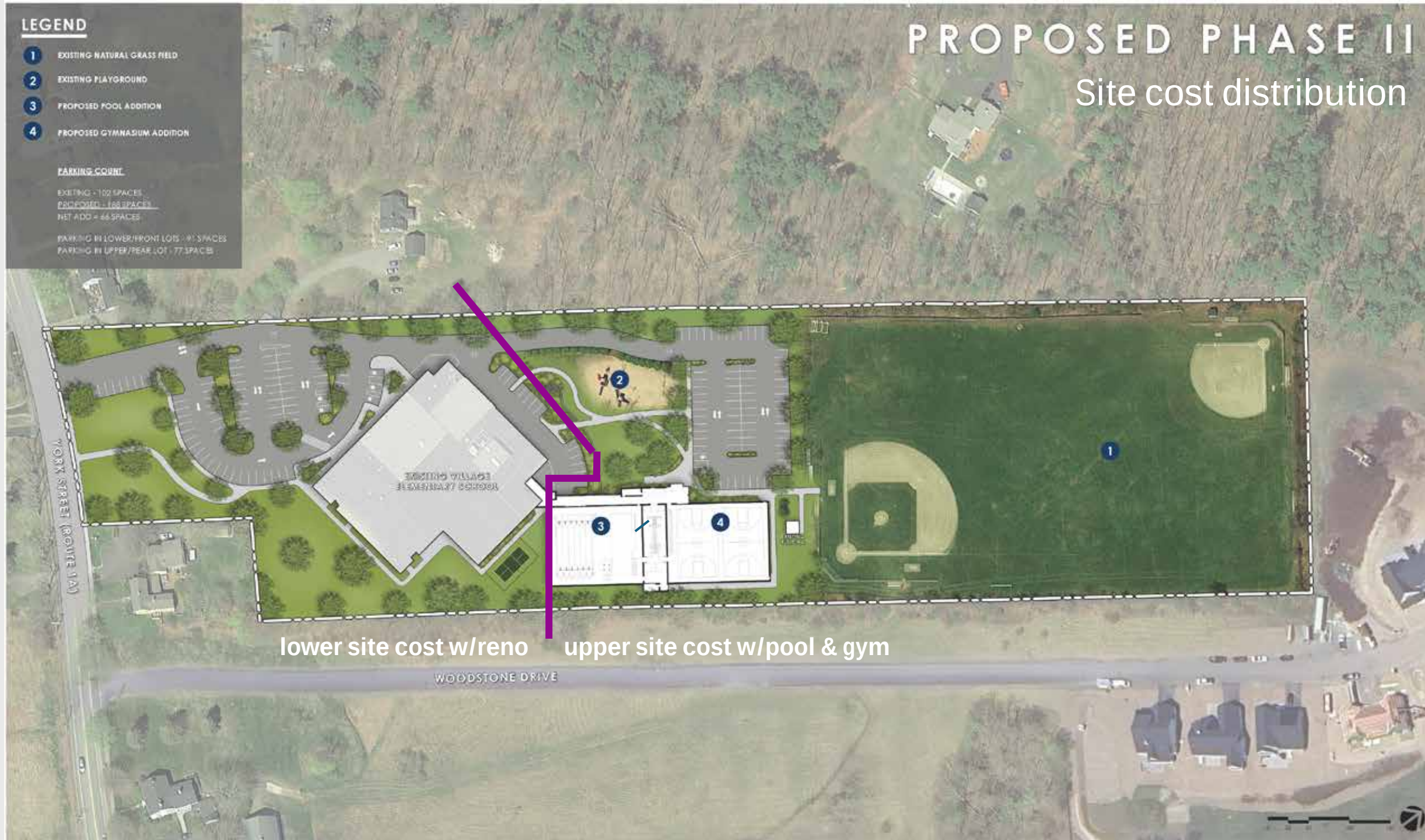
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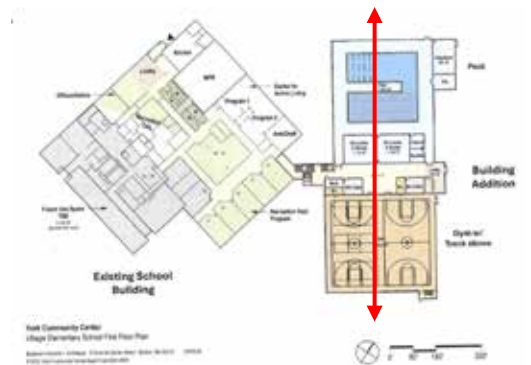
# PROPOSED PHASE II

## Site cost distribution



# Cost Estimate

- New renovation is 1.6 the size of the 2024 option
- The pool is larger and contains two separate pools
- Previous option had combined pool with one system. The current estimate includes 2 pools
- 2024 option utilize a pre-engineered metal building which is less expensive
- 2025 request was to use conventional building
- The pool cost includes sitework for the upper site
- The renovation cost includes sitework on the lower site
- 2024 scheme built over the playground area which is a lower elevation and thus, facilitated construction of pool wells without excavation into ledge



Pool orientation for 2024 estimate

# Cost Estimate

| AREA SUMMARY (SF) | 9/30/2024 | 9/17/2025 | DELTA  |
|-------------------|-----------|-----------|--------|
| RENO              | 20,300    | 41,400    | 21,100 |
| POOL              | 16,000    | 24,800    | 8,800  |
| GYM               | 12,500    | 12,500    | 0      |
| TOTAL             | 48,800    | 78,700    | 29,900 |
| % INCREASE        |           | 61%       |        |

| COST SUMMARY          | 9/30/2024    | MINOR RENO   | MAJOR RENO   |
|-----------------------|--------------|--------------|--------------|
| RENO + LOWER SITEWORK | \$7,000,000  | \$5,000,000  | \$8,000,000  |
| POOL + UPPER SITEWORK | \$18,000,000 | \$31,000,000 | \$31,000,000 |
| GYM                   | \$8,000,000  | \$10,000,000 | \$10,000,000 |
| TOTAL                 | \$33,000,000 | \$46,000,000 | \$49,000,000 |
| % INCREASE            |              | 39%          | 48%          |

# Cost Estimate

| COST DETAIL        |  | 9/30/2024    | MINOR RENO   | MAJOR RENO   |
|--------------------|--|--------------|--------------|--------------|
| RENO               |  | 5,020,000    | 3,885,000    | 6,692,000    |
| LOWER SITEWORK     |  | 1,672,000    | 1,450,000    | 1,450,000    |
| SUBTOTAL (ROUNDED) |  | \$7,000,000  | \$5,000,000  | \$8,000,000  |
| POOL               |  | 16,071,000   | 29,052,000   | 29,052,000   |
| UPPER SITEWORK     |  | 1,672,000    | 1,450,000    | 1,450,000    |
| SUBTOTAL (ROUNDED) |  | \$18,000,000 | \$31,000,000 | \$31,000,000 |
| GYM                |  | 8,486,000    | 10,030,000   | 10,030,000   |
| SUBTOTAL (ROUNDED) |  | \$8,000,000  | \$10,000,000 | \$10,000,000 |

# Basis of Cost Estimate

Includes, removal of school trappings, new ceilings, energy efficient lights, floors, paint, & removal of temporary construction items



HVAC system replacement tbd

