



2021 YMCA Fall Leadership Conference

10.14.2021

Agenda

Market Challenges

Adaptive Reuse

Stateline YMCA

South Wood County YMCA

Zimmerman Architectural Studios





Adaptive Reuse is the process of repurposing buildings for **viable new uses and modern functions**, other than those originally intended, to address present-day needs

Adaptive Reuse: Opportunities



Sustainable

Keep construction materials out of landfills

Reuse viable construction components



Financial

Bring new life to a vacant or underperforming building

Revitalize urban areas



Community Investment

Reduce initial investment by salvaging existing structures

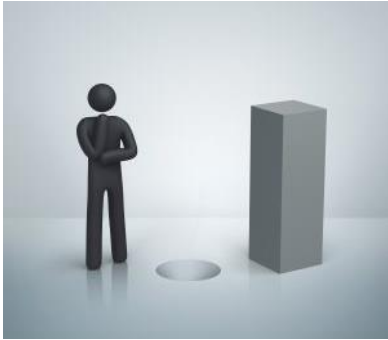
Mitigate inflated steel and precast markets by reducing reliance on new materials



Differentiation

Adopt the unique historical or use characteristics of the existing building

Adaptive Reuse: Challenges



Customization

Putting uses and features into a building not designed for it – large pools in a building with many columns



Rework

Building may require considerable updates and re-investment, eroding cost savings



The Unknown

Existing, old buildings can present a variety of unknown and unanticipated challenges



Availability

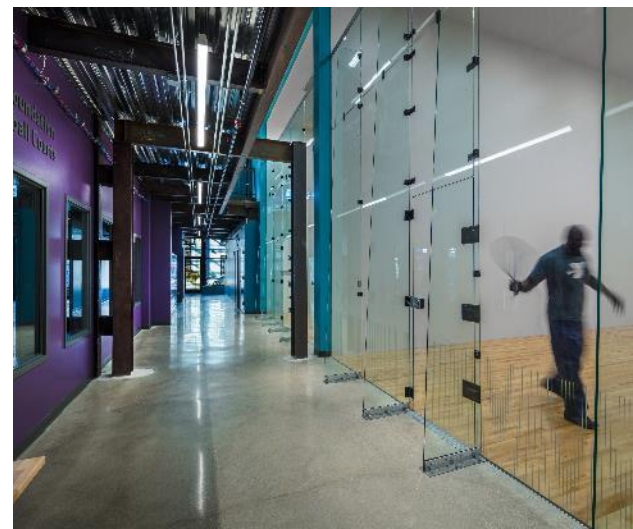
Suitable buildings available to match your use? For sale at the right price point at the right time?



Stateline Family YMCA –
Ironworks Branch

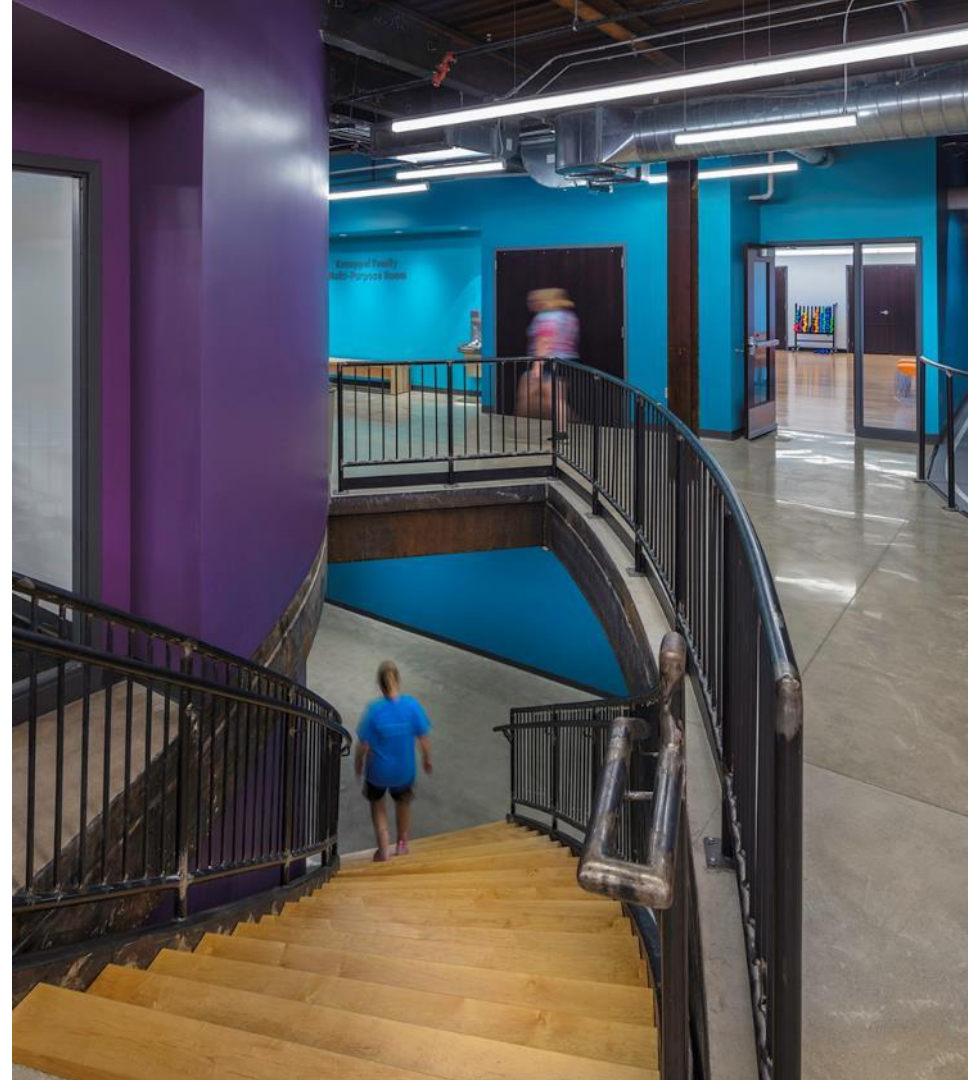








Packard
Early Educa-
Center

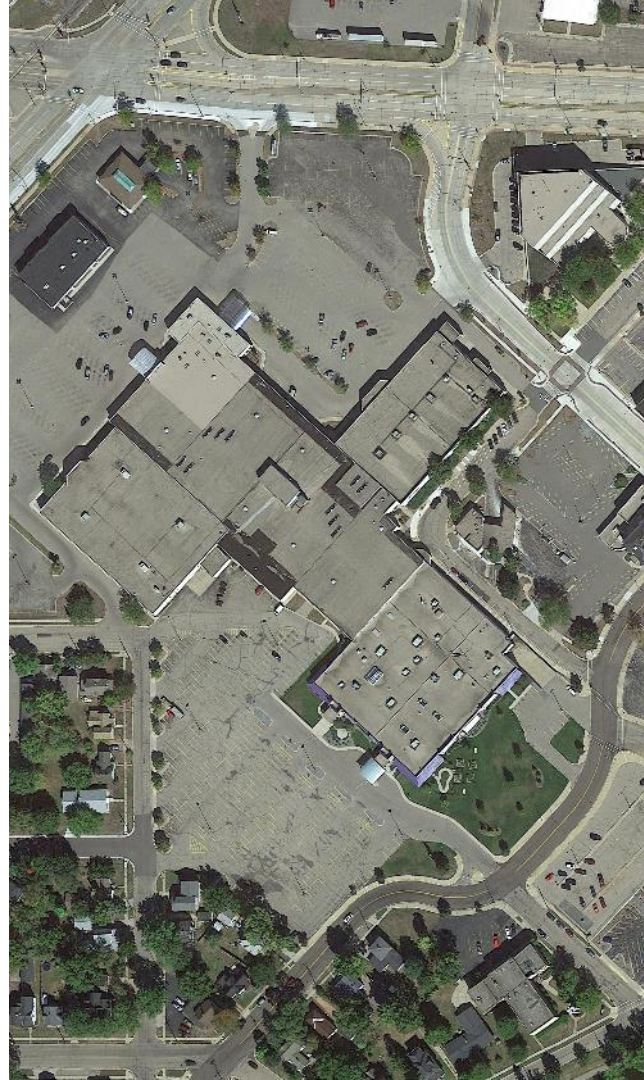








John E. Alexander –
South Wood County YMCA















Congratulations!

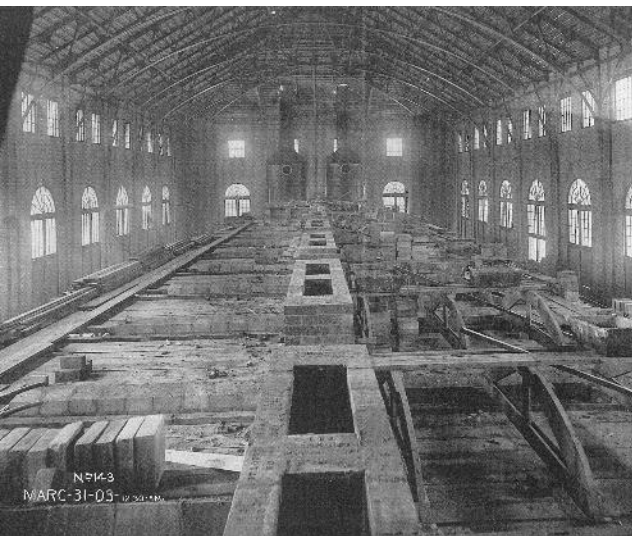
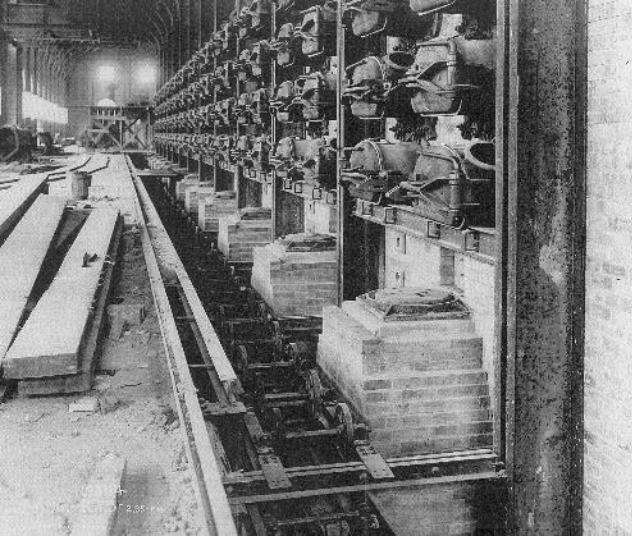


RETROFIT MAGAZINE
**METAMORPHOSIS
AWARDS**





Zimmerman Architectural Studios –
City Lights Corporate Headquarters



MAY 20-04
No 237







Thank You!