

Imagine a Place

COMMUNITY WELLNESS CENTER & YMCA

SERVING RURAL PEORIA, KNOX & FULTON COUNTIES

www.imaginecwc.org



What if...

You could visit a vibrant state-of-the-art facility where hundreds of people gather alongside neighbors every single day, take your kids to learn how to swim, choose from dozens of exercise classes or workout on the latest fitness equipment, and host community events or private gatherings at an accommodating central space...



There was a place where seniors gather daily to socialize and interact, hospital patients rehabilitate after a recent surgery, kids and teens play basketball, soccer, volleyball and flag football, school-aged kids receive tutoring, and parents can send their kids to day and sports camps...



We had amenities that engage our neighbors and attract families to move to our communities, and appeals to businesses to relocate to our region and thrive...



Anticipated Services

* The YMCA is committed to never turning anyone away from a needed program or service due to the inability to pay. Financial assistance is available for all programs and services to those who can justify the need.

AQUATICS

Learn to Swim Programs
Water Aerobics

COMMUNITY

Teens and Tweens Events
Birthday Parties
Collaborations with
Graham Medical Group
for Physical Therapy,
Cardiac Rehab Services,
and Aquatic Therapy

EDUCATION

Before & After School
Enrichment Programs

SENIORS

Social Activities
Group Exercise Programs
focused on stability,
balance, strength, and
endurance
Silver Sneakers & Renew
Active

YOUTH PROGRAMS

Healthy Kids Day
Basketball, Soccer,
Volleyball, Flag Football
Martial Arts
Teen Leaders Club
Youth & Government
Programs
Summer Day Camp

HEALTH & ATHLETICS

20-30 Group Exercise
classes per week
Adult Volleyball &
Basketball Leagues
Corporate Wellness
Programs
Group Exercise Classes
Weight Management &
Healthy Eating Classes
Personal Training
Pickleball



Regional Impact

Targeted rural communities in Peoria, Knox and Fulton counties will benefit from the following substantial positive economic impact*



\$67,230,000 regional economic impact from construction through its first decade of operation



\$18,600,000 regional economic impact during facility construction

\$4,863,000 annual regional economic impact once operational



50 new jobs in region



*Based on report produced by Zach Kennedy, CED Specialist, Illinois Extension with support from the U.S. Economic Development Administration (EDA) through the University of Illinois Urbana-Champaign EDA University Center.

Partnerships

ECF has turned to two local prominent leaders in health and wellness services to be our partners:

Graham Health System

Graham Health System will create program synergy with expanded services to its campus. This includes a multi-specialty medical practice in a state-of-the-art facility with access to:

- Primary Care
- General Surgery
- Obstetrics & Gynecology
- Mental Health Services
- Otolaryngology
- Urology
- Orthopedics
- Podiatry
- Other Specialties

Greater Peoria Family YMCA

The Greater Peoria Family YMCA has been serving the region since 1862 and will be ECF's operations partner. The Y is a cause-driven, mission-based nonprofit charity focused on building a healthy spirit, mind and body FOR ALL, regardless of age, income or background.

The Y serves:

- 8,700 individuals per year
- 22% being 18 and younger

"Our excitement, commitment and passion to see this project come to fruition has been through the roof."

-Bob Senneff, Graham Health System President & CEO

"This state-of-the-art regional wellness center will provide everyone in the region affordable access to quality wellness services for decades."

-Andy Thornton, Greater Peoria Family YMCA President & CEO



Facility Vision

Market research recommends a 33,000 square foot facility to be constructed and connected to the recently built Graham Medical Group Clinic. This is aided by a permanent endowment fund to help offset annual operating and deferred maintenance costs.

Cost estimates have been vetted based upon regional projects of similar size and scope. This includes anticipated costs for land preparation, furniture, fixtures and equipment, general fees, and contingencies.



Rooted in Research



12 communities
in three states



consulted with
12 towns



2,600
households
selected



pro forma operations
budget using national
YMCA best practices



the average
response rate

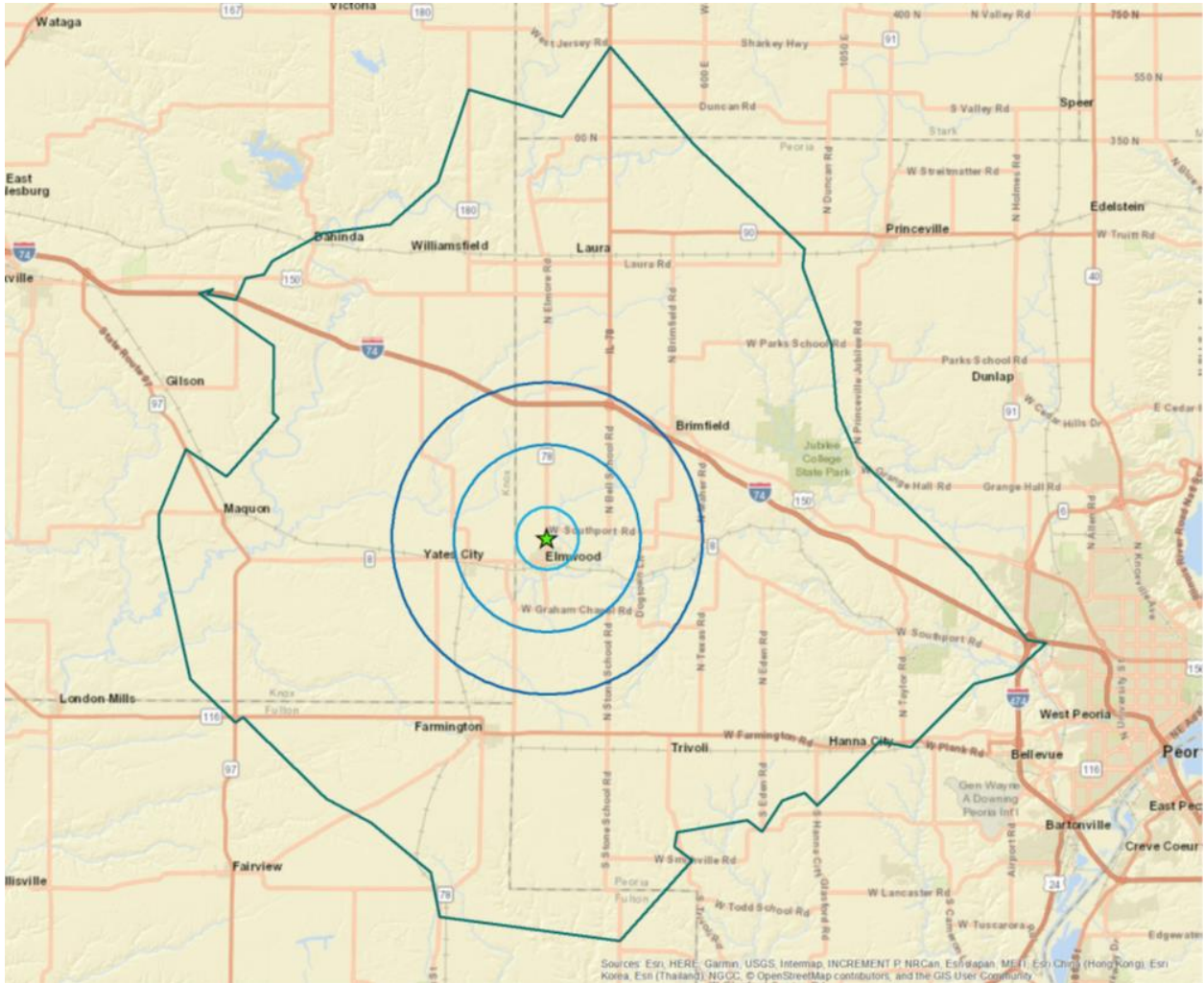


1185
membership
units



Our Service Area – A 20-minute drive!

The new Community Wellness Center & YMCA will serve 18,000 residents who live within 20 min drive in rural Peoria, Knox and Fulton counties. (Service area outlined with the green jagged circle)



Providing easy access to wellness and fitness programs for people of all ages!



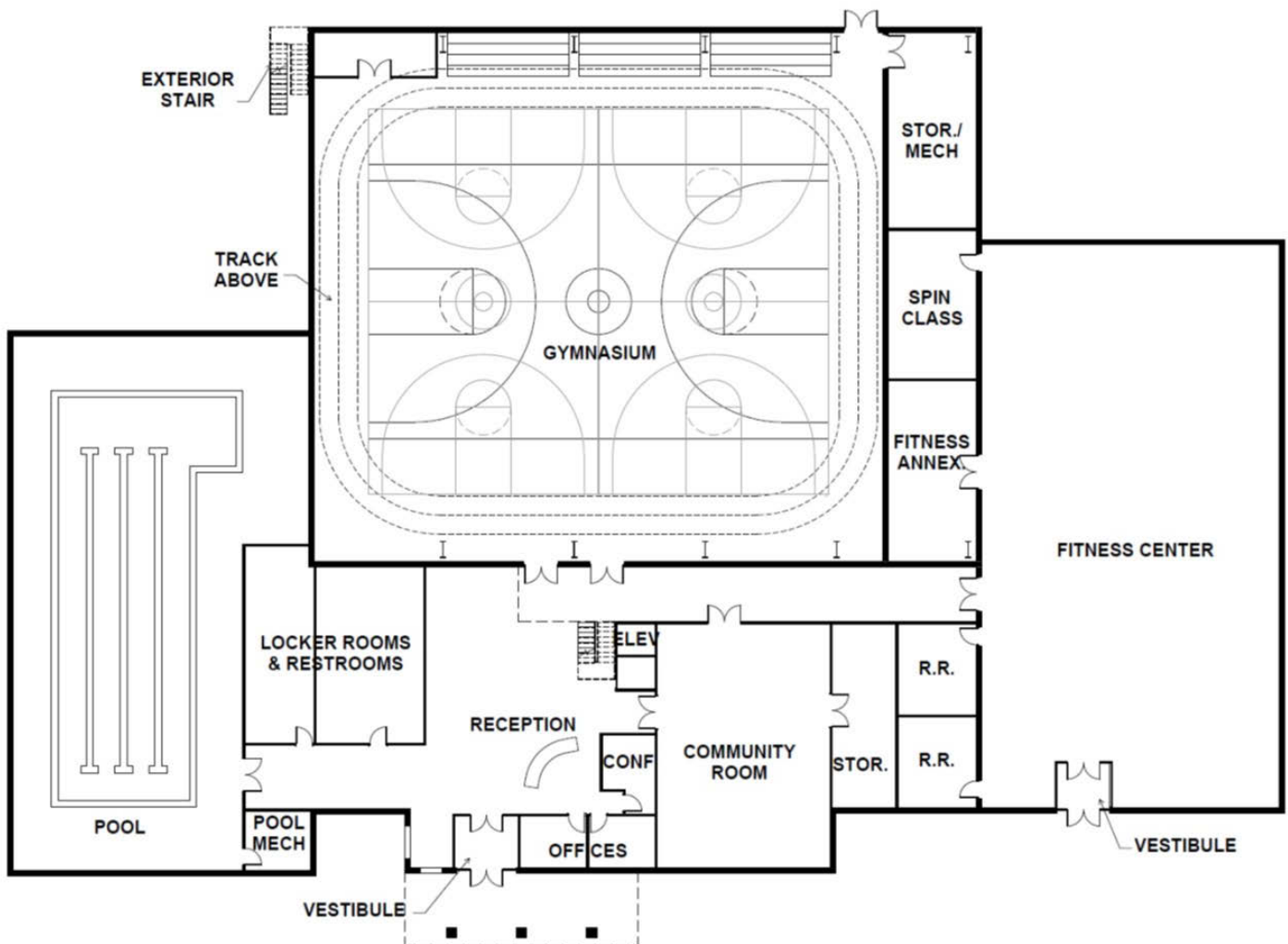
WELLNESS CENTER CONSTRUCTION BUDGET:

\$12,403,000.00*

***CONSTRUCTION BUDGET INCLUDES:**

- Site: Parking and Drives, IDOT Entrance, Storm Water Detention, Utilities & Landscaping
- Furniture, Fixtures and Equipment: Fitness Equipment, Gymnasium Equipment, Furniture, Audio/visual Equipment, Lockers, Emergency Generator
- Land and Fees: Land Cost, Design Fees, Legal, Construction Finance, Construction Contingency

<u>Building</u>	<u>Square Footage</u>	<u>Building</u>	<u>Square Footage</u>
Entry, Reception, Office	500	Fitness Center, Entry and Ext.	4,763
Lobby	1,970	Community Room, Kitchenette	1,624
Pool, Pool Entry, Pool Equipment	5,028	Walking Track	4,292
Laundry	108	Stairs, Elevator	299
Locker Rooms	1090	Mechanical Rooms and Janitor's closet	511
Restrooms	653	Closets and Storage	948
Gymnasium, Bleacher Alcove	9,886	Hallways	753
Spin Room	404	Clinic Connection	600
Total Square Footage		33,429	

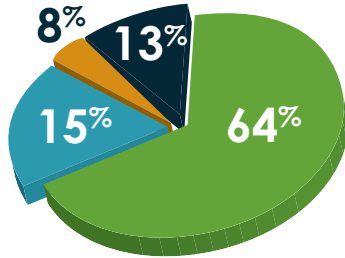


Projected Floor Plan

Phase 1: GRAHAM MEDICAL GROUP CLINIC

\$1.9 MILLION INVESTMENT OPENED MARCH 2019

PHASE 1



- Furniture, Fixtures & Equipment \$300,000
- Construction \$1,445,968
- Sitework \$332,322
- Engineering & Architectural Fees \$176,724

6,600 SQUARE FOOT FACILITY SPECIALIZING IN

- Family Practice
- Primary Care
- Obstetrics & Gynecology
- Pain Clinic
- Wound Clinic
- Podiatry
- Mental / Behavioral Health Services
- Otolaryngology
- General Surgery
- Urology
- Orthopedics
- Other Specialties

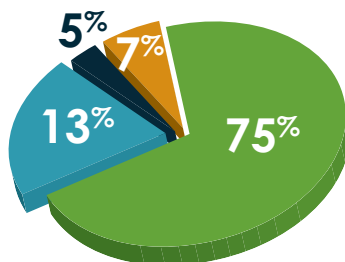
SERVICES INCLUDE

- Imaging (x-ray)
- Laboratory Testing

Phase 2: COMMUNITY WELLNESS CENTER & YMCA

\$12 MILLION | ENDOWMENT: \$2 MILLION

PHASE 2



- Furniture, Fixtures & Equipment \$620,000
- Construction \$9,318,000
- Sitework \$1,612,000
- Engineering & Architectural Fees \$850,000

33,000 SQUARE FOOT FACILITY INCLUDING

- Family aquatic center
- Gymnasium & walking track
- Strength & cardio area with child watch area
- Multi-purpose space for group exercise & community activities
- Spin bike room
- Locker rooms - will also be constructed as safe room for severe weather
- Gathering spaces to promote social interaction

FUTURE SERVICES INCLUDE

- Physical Therapy
- Occupational Therapy
- Aquatic Therapy
- Cardiac Rehab

Join the Campaign

We invite you to join us in making this bold vision a reality! The total cost of the project is approximately \$14 million, which includes a \$2 million endowment. A variety of funding options are available for you to consider. All gifts to the Elmwood Community Foundation are tax deductible. Please consider one of these options:

- Pledges - contributions may be paid over 1 to 5 years
- A one-time cash gift
- Gifts of grain
- Gifts of appreciated assets, including stock
- Non-cash gifts including real estate, closely held business interests and any other illiquid assets will be considered
- QCD / IRA Rollover gifts
- Matching gifts
- Planned / Estate gifts
- Recognition and memorial gifts



Giving Levels

Founder	\$2,000,000 and Above
Legacy	\$1,000,000 – \$1,999,999
Cornerstone	\$500,000 – \$999,999
Benefactor	\$250,000 – \$499,999
Leadership	\$100,000 – \$249,999
Builder	\$50,000 – \$99,999
Investor	\$25,000 – \$49,999
Patron	\$10,000 – \$24,999

**With your support, the
Community Wellness Center
& YMCA will become a
reality for our rural
communities!**

We invite you to join us!

Naming Options

Facility/Building	\$2,000,000
Aquatic Center	\$1,000,000
Gymnasium	\$1,000,000
Gymnasium Floor	\$500,000
Fitness Center	\$500,000
Walking Track	\$500,000
Group Exercise / Community Rm	\$500,000
Athletic Fields / Nature Walking Path	\$500,000
Elevator	\$250,000
Emergency Generator	\$250,000
Child Watch Area	\$100,000
Locker rooms (2)	\$100,000
Spinning Studio	\$100,000
Welcome Center	\$100,000
Registration Desk	\$ 50,000
Donor Wall	\$ 50,000
Gym Scoreboard	\$ 50,000
Pitching Machine	\$ 50,000

Leadership

ECF BOARD MEMBERS

Tony Hart - President
Karl Taylor - Vice President
Nancy Davis - Secretary
Dick Taylor - Treasurer
Sarah Inskeep
Doug Whitney
Lisa Carlisle
Micki McCarthy

CAMPAIGN LEADERSHIP

Doug & Diane
Oberhelman - Co-Chairs
Dick Taylor - Co-Chair
Scott & Susan Cisel - Co-Chairs
Karl Taylor - Honorary Chair

PARTNERS

Bob Senneff - President & CEO
Graham Health System
Andy Thornton - President & CEO
Greater Peoria Family YMCA



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