

Request for Council Action

Originator Community Services	Item Community Center Task Force Report
Agenda Section Study Item	Date 10/10/2016

Description

The City Council formed the Community Center Task Force in August 2015 to provide feedback on the potential future of a new community center. The Council appointed 17 individuals to the Task Force, with 80 percent selected from various facets of the community and 20 percent City staff. Another 12 individuals were appointed to serve as alternates.

The Community Center Task Force met eight times between April 4 through August 23, 2016. The focus of the Task Force's study was on the community center needs assessment report prepared by Hammel, Green and Abrahamson, Inc. in 2015. The report presents an assessment of the community's wants and needs for a multi-use community center, examines the condition and utility of the current Creekside Community Center and provides cost estimates for construction and operation of a new community center. The Task Force also studied information related to Bloomington's demographics, community amenities, market analysis, potential sites, fiscal implications and other data.

The City Council requested that the Community Center Task Force provide feedback and recommendations on the following topics:

1. Community needs and wants for a community/recreation center
2. Space considerations for a new community center (including satellite community centers or stand-alone approach)
3. Potential partnerships, both public and private
4. Potential site alternatives
5. Fiscal implications of a new community center

On October 3, 2016, the City received a petition signed by 340 people expressing support for an indoor turf field in Bloomington. The petition signers maintain that a new community center should include an indoor turf field. The Community Center Task Force report does not currently include indoor turf as one of the recommended community center amenities. The petition is enclosed with the agenda materials.

The Community Center Task Force will present its final report and recommendations on the items listed above to the City Council on October 10. The Task Force's full report to the City Council is attached.

Item created by: Diann Kirby, Community Services Director
 Presenter: Diann Kirby, Community Services Director
 Dennis Kane, Community Center Task Force Member
 Lenny Klevan Schmitz, Community Center Task Force Member

Requested Action

Informational purposes and direction on next steps.

Attachments:

Community Center Task Force Final Report presentation
 Community Center Task Force Final Report
 Attachment A - HGA Community Center Needs Assessment, April 27, 2015
 Attachment B - Community Center Task Force Members Listing
 Attachment C - Community Center Task Force meeting minutes
 Attachment D - Community Center Task Force Charge
 Attachment E - Community Center Task Force Expectations

Attachment F - Community Center Fact Sheets - Eagan, Eden Prairie, Maple Grove

Attachment G - Bloomington Community Amenities Map

Attachment H - Bloomington High School Student Survey Results, May 2016

Attachment I - Community Center Questions and Answers

Attachment J - Metro Area Community/Recreation Center Amenities and Demographics, July 19, 2016

Attachment K - Community Needs Addressed by Community Center, June 22, 2016

Attachment L - Community Center Site Options

Attachment M - Major Pillars of Needs Addressed by Community Center in Bloomington

Attachment N - HGA Community Center Construction Cost Estimate, April 20, 2015

Attachment O - Community Center Construction Financial Projections

Indoor Turf Field Petition, October 3, 2016

Community Center Task Force Report

City Council Study Meeting
October 10, 2016



Community Center Task Force: Charge and Process

Community Center Task Force

Representatives

Maureen Bartolotta
Dan Cripe
Tammy Galvin
Olivia Haaland
Dennis Kane
Joshua Korthouse
Mary Anne Josephson
MaryAnne London
Jake Martin
Jon Oleson
Maureen Scallen Failor
John Schatzlein
Lenny Schmitz
John Stanley

Alternates

Lyle Abeln
Michelle La Beau
Jared Leese
Dwayne Lowman
Jim McCarthy
Cindy McKenzie
Savannah Salato
Ann Marie Terpstra
Mark Thorson
Chuck Walter
Charles Woldum

Staff

Diann Kirby
Lorinda Pearson
Randy Quale

Facilitators

Irina Fursman
Brent Massmann
Eric Schoon

Community Center Task Force Charge

To study the 2015 community center needs assessment report and provide feedback to the City Council on the potential future of a new community center.



Community Center Task Force

Study Items

- Creekside building analysis
- Market analysis and community center trends
- Space needs for existing and future programs and services
- Cost estimates, budget considerations and funding options
- Potential site alternatives



Community Center Task Force Meetings

April 4, 2016

Reviewed scope of work and set protocols





Bloomington Community Center Needs Assessment

April 27, 2015



2. PROJECT VISION

Identifying a clear project vision was a necessary first step in defining program needs for the Bloomington Community Center. The Core Team established guiding principles to ensure that all future explorations of building space programs and design options grew out of Bloomington's unique character and goals for the future. These principles acknowledge that Bloomington Community Centers will be a success if the facility is:

- Attracting multi-generational, multi-cultural, multi-economic users
- Comfortable and welcoming
- Human services and recreation focused
- Accessible
- Providing appropriate balance of technology, programs and human interaction
- "One stop shop" – walk in and access multiple programs serving multiple cultures; long term and lifelong Bloomington residents feel welcome and served
- Central and accessible - the location of existing Community Center is important; current city Civic Plaza campus is seen as central and accessible.

These principles establish the standards against which all quantitative programming studies were evaluated throughout the process. They are reflected in the recommendations, allowing the City to take the next steps toward a full realization of a Bloomington Community Center.



Community Center Task Force Meetings

April 4, 2016

Reviewed scope of work and set protocols

May 3, 2016

Reviewed HGA's Creekside building assessment and market analysis of Bloomington area



City of Bloomington

Bloomington, MN

Building Assessment Study Estimate Forecast



Architecture | Engineering | Planning

Creekside Community Ctr. Bldg. Assessment

HGA Comm. # : 2064-002-00

Date: 20-Apr-15

<u>Description of Work</u>	<u>Total \$</u>
1. <i>New sprinkler system</i>	\$218,129
2. <i>Restroom addition - 700 SF</i>	\$285,313
3. <i>Cosmetic interior improvements to moisture</i>	\$6,284
4. <i>Window replacement</i>	\$516,875
5. <i>Re-point exterior face brick walls</i>	\$95,875
6. <i>Raise roof edge of exterior block walls 2'-0"</i>	\$628,725
7. <i>New building HVAC/cooling systems</i>	\$1,183,155
8. <i>Replace gym AHU, chiller, fan coil cooling & unit ventilators</i>	\$67,375
9. <i>Replace distribution panel with larger capacity</i>	\$215,625
10. <i>Cooling system @ telecom closet</i>	\$25,000
11. <i>Misc. electrical upgrades</i>	\$78,125
12. <i>New fire alarm system</i>	\$187,500
13. <i>Remove/replace asphalt parking and curbs</i>	\$544,223

Total Construction Cost

\$4,052,204

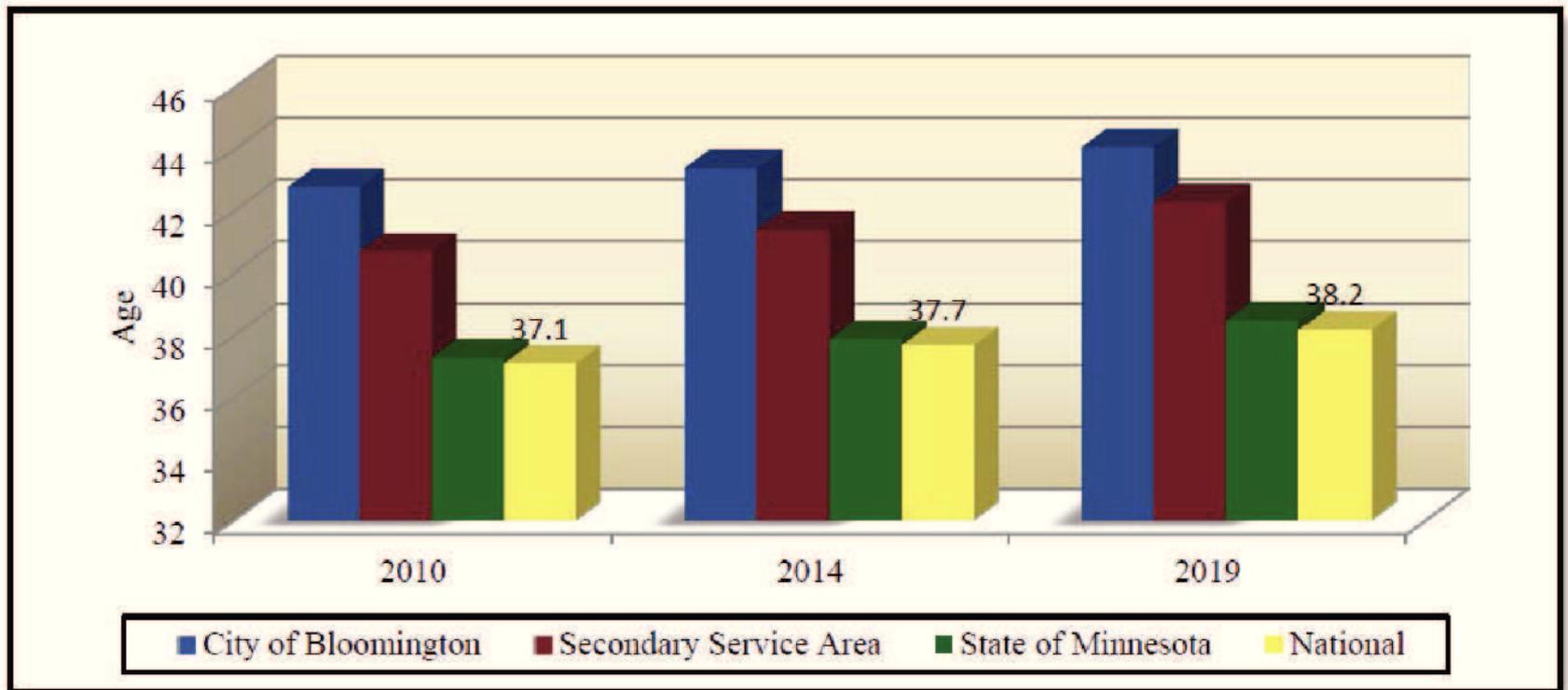
Const. Escalation to Midpoint Mar. 1, 2016 - 6%

\$243,132

Total Construction Cost w/Escal.

\$4,295,336

Median Age



Community Center Task Force Meetings

- | | |
|----------------------|--|
| April 4, 2016 | Reviewed scope of work and set protocols |
| May 3, 2016 | Reviewed HGA's Creekside building assessment and market analysis of Bloomington area |
| May 10, 2016 | Toured community centers in Eagan, Eden Prairie and Maple Grove |



Eagan

- Year built: 2003
- Cost: \$15,000,000*
- Funding: Bond referendum
- Size: 70,000 sq. ft.
- Amenities:
 - Gymnasium
 - Fitness center
 - Walking/running track
 - Banquet facilities
 - Indoor playground
 - Meeting rooms
 - Senior center
 - Coffee shop

* Includes \$9 million for community center and \$6 million to build Central Park.



Eden Prairie



- Expanded: 2008, 2015
- Cost: \$36.9 million*
- Funding: Revenue bonds, park fees, tax abatement bonds, capital improvement funds, donations
- Size: 225,000 sq. ft.
- Amenities:
 - Gymnasium
 - Fitness center
 - Walking/running track
 - Indoor playground
 - Meeting rooms
 - 3 ice rinks
 - Lap pool
 - Diving pool

* 2008: General facility expansion - \$12,425,185 and 3rd ice rink - \$3,537,630; 2015: Aquatics renovation and addition - \$20,900,000

Maple Grove

- Year built: 1996
- Cost: \$21.7 million*
- Funding: Long-range capital funding
- Size: 162,000 sq. ft.
- Amenities:
 - Gymnasium
 - Basketball courts
 - Two ice rinks
 - Banquet facilities
 - Indoor playground
 - Teen center
 - Concessions
 - Senior center
 - Lap pool
 - Leisure pool



* Community center built in 1996 for \$14.9 million;
2nd ice rink added in 2008 for \$6.8 million

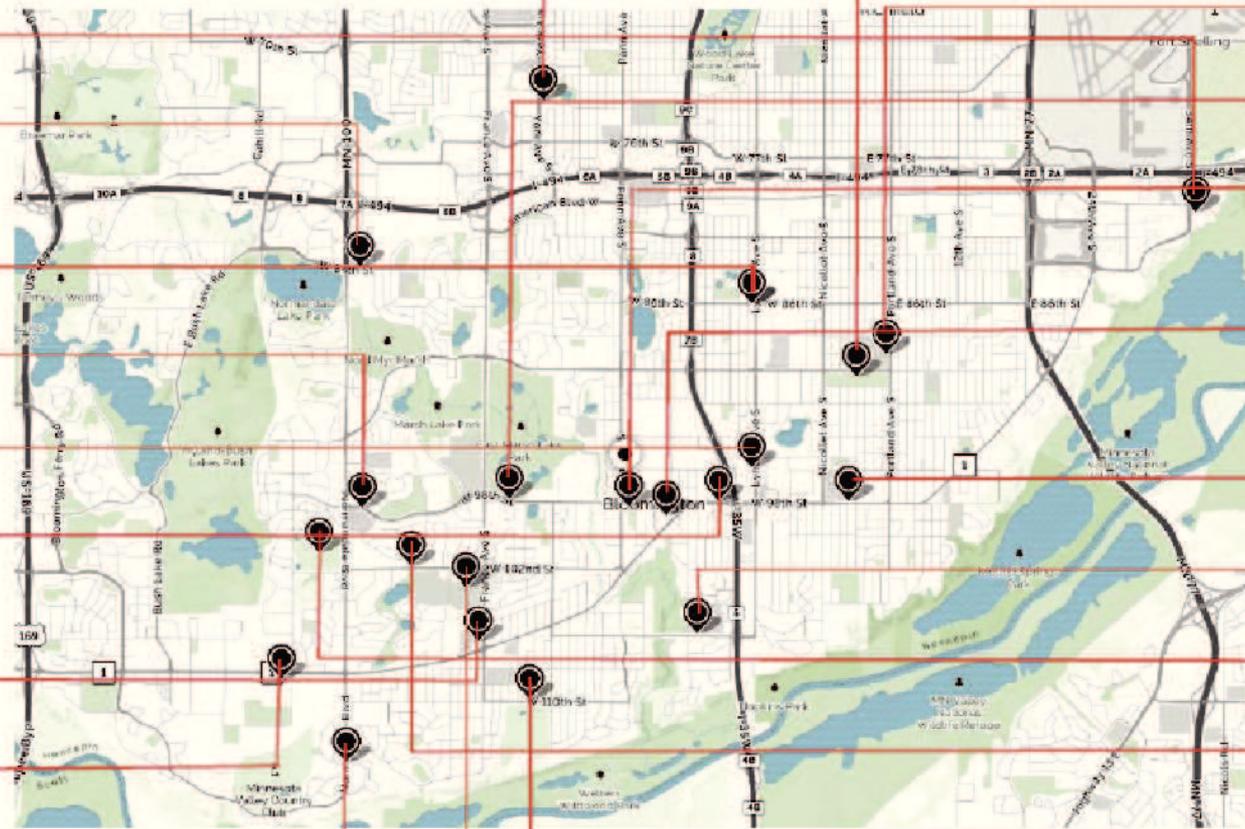
Community Center Task Force Meetings

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| May 3, 2016 | Reviewed HGA's Creekside building assessment and market analysis of Bloomington area |
| May 10, 2016 | Toured community centers in Eagan, Eden Prairie and Maple Grove |
| June 7, 2016 | Reviewed HGA's space needs assessment and identified needs to be addressed by a community center |



Bloomington Community Amenities

- Southdale YMCA**
7355 York Ave S, Edina
Pool, cardio, weights, group fitness, child watch, gym and track
- Snap Fitness**
8009 34th Ave S
Cardio, weights
- Life Time Fitness**
5250 W 84th St
Pool, cardio, weights, group fitness, child watch, gym and track
- Anytime Fitness**
8599 Lyndale Ave S
Cardio, weights
- Anytime Fitness**
5107 W 98th St
Cardio, weights
- Snap Fitness**
9505 Lyndale Ave S
Cardio, weights
- Life Time Fitness**
1001 W 98th St
Pool, cardio, weights, group fitness, child watch, gym and track
- Planet Fitness**
10606 France Ave S
Cardio, weights
- Snap Fitness**
10800 Nesbitt Ave S
Cardio, weights
- Minnesota Masonic Heritage Center**
11411 E 98th St
Auditorium, meeting rooms, banquet facilities



- Bloomington Family Aquatic Center**
301 E 90th St
Outdoor pool
- Valley View Middle School**
8900 Portland Ave S
Pool; room, stage and gym rentals
- Bloomington Ice Garden**
3600 W 98th St
Hockey, figure skating, public skating
- Creskide Community Center**
9801 Penn Ave S
Human Services programs and activities; senior programs, dining programs, room rentals
- Bloomington Center for the Arts**
1800 W Old Shakopee Rd
Two theaters, rehearsal hall, dance, art classrooms and art galleries
- Kennedy HS Activity Center**
150 E 98th St
Gyms, running track, weights
- Oak Grove Middle School**
1300 W 106th St
Pool; room, stage and gym rentals
- Hyland Greens Golf Course**
10100 Normandale Blvd
Golf, FootGolf, driving range
- Olson Middle School**
4551 W 102nd St
Pool; room, stage and gym rentals
- Jefferson HS Activity Center**
4001 W 102nd St
Gyms, running track, weights and dance floor
- Dwan Golf Course**
3301 W 110th St
Golf

Community Center Task Force Meetings

- | | |
|----------------------|--|
| April 4, 2016 | Reviewed scope of work and set protocols |
| May 3, 2016 | Reviewed HGA's Creekside building assessment and market analysis of Bloomington area |
| May 10, 2016 | Toured community centers in Eagan, Eden Prairie and Maple Grove |
| June 7, 2016 | Reviewed HGA's space needs assessment and identified needs to be addressed by a community center |
| June 22, 2016 | Reached agreement on Creekside building viability and generated key community center needs |

Creekside Community Center



Existing Honeywell fire alarm system is not code compliant.



Evidence of moisture problems is visible.



Low ceilings and exposed mechanical and electrical systems contribute to inflexibility of spaces.



Original FPE brand electrical service equipment.

Needs Addressed by Community Center

Serve Creekside Users	Community Gathering Spaces	Community Image	Attracting and Retaining All Ages, Families, Diverse Community	Year-Round Facility – Indoor Use Space	Low-Cost Fitness Programs (Wise)	“One Stop Shop”
<ul style="list-style-type: none"> • Senior Programs • Senior Programming • Senior Center and Programs • Home Help Services • Community Services/Public Health Services • Public Health • City Services, Human Services, All Income Levels • 50+ Programs 	<ul style="list-style-type: none"> • Large Multi-use Space • Community Gathering Space • Banquet, Large Meeting Space • Flexible/Reservable Space (Meetings, Weddings, Events) • Stage • Café Gathering Space • Classroom Space • Flexible Meeting Spaces • Dining and Kitchen • Meeting Rooms 	<ul style="list-style-type: none"> • Easily Accessible (Location) • Public Use of Space to Add Value to the Community • Attractive to Families, Serving Different Generations • Community Building, Creating a Sense of Community • Attractive Outside Space 	<ul style="list-style-type: none"> • Aquatic • Swimming and Aquatics • Gymnasiums • Children’s Play Area • Daycare • Tots + Teens Gathering Spaces • Health and Wellness • 50+ Services • Intergenerational Center – Seniors, teens, etc. • Youth Center and Programs 	<ul style="list-style-type: none"> • Aquatics • Gym Space • Health and Wellness • Teen Center • Activities Indoors and Out for All Ages • Youth Center and Programs • 50+ Services 	<ul style="list-style-type: none"> • Cardio • Fitness • Gym • Aerobics/ Fitness • Walking/ Jogging Track • Fitness Center 	

Community Center Task Force Meetings

July 19, 2016

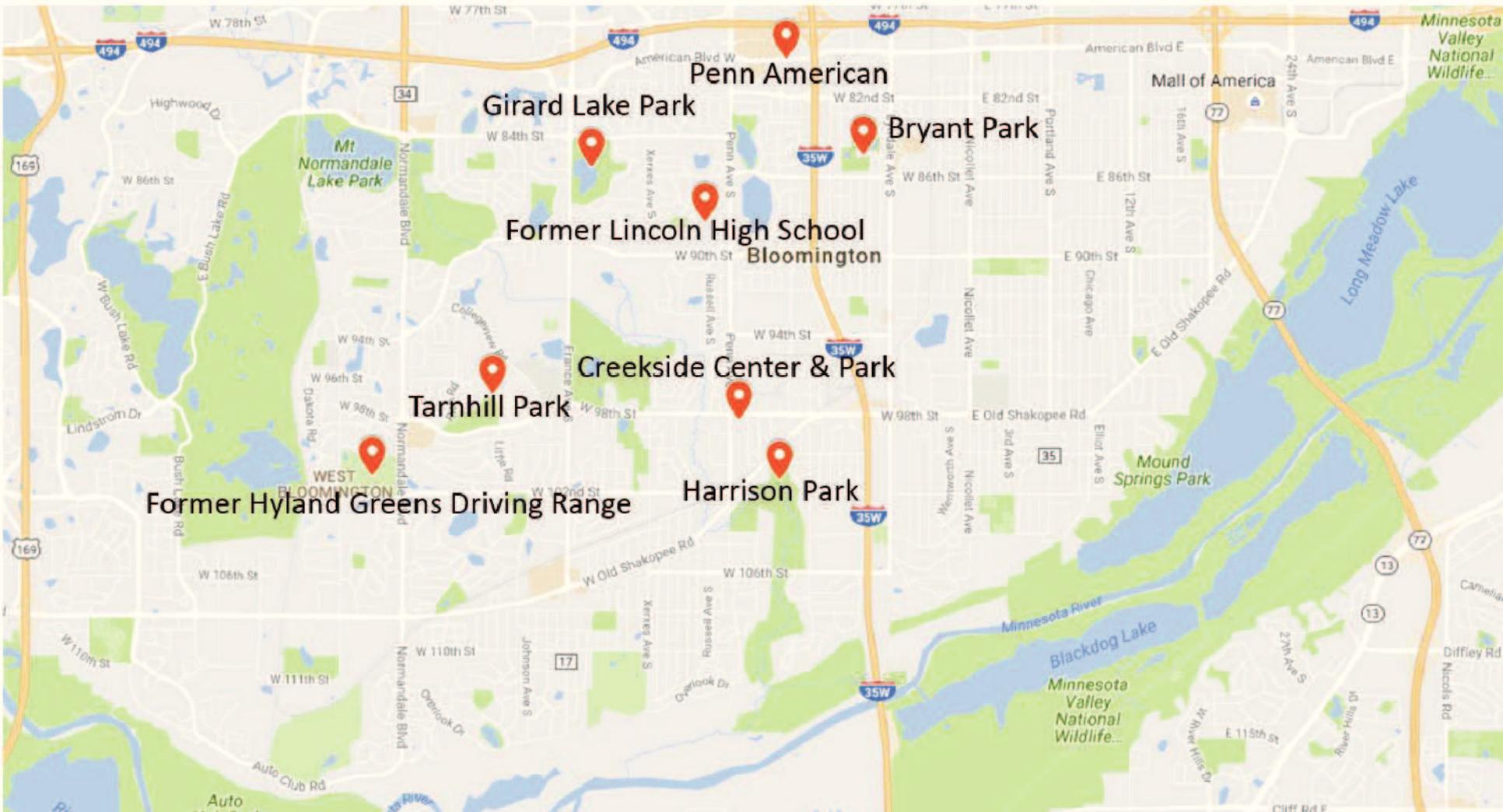
Established “three pillars” for new community center and previewed potential sites



Major Pillars Addressed by Community Center

Attracting and Retaining All Ages, Families, Diverse Community and Creekside Users	Providing a Year-Round Facility with Indoor and Outdoor Spaces	Providing Community Gathering Spaces that Create a Sense of Community
<ul style="list-style-type: none"> • Swimming and aquatics • Gymnasiums • Children's play area • Daycare • Tots + teens gathering spaces • Health and wellness • 50+ services and programs • Intergenerational center – seniors, teens, etc. • Youth center and programs • Senior center and programs • HOME help services • Community Services • Public Health • City services • Human Services • All income levels • Community image • Easily accessible (location) • Attractive outside space • Community building – clear sense of community 	<ul style="list-style-type: none"> • Activities indoors and outdoors for all ages • Aquatics • Gym space • Health and wellness • Teen center • Youth center and programs • 50+ services • Low-cost fitness programs • Cardio • Fitness center • Gym • Aerobics • Walking/jogging track 	<ul style="list-style-type: none"> • Large multi-use space • Community gathering space • Banquet/ large meeting space • Flexible/reserveable spaces (meetings, events, weddings) • Meeting rooms • Flexible meeting spaces • Classroom space • Stage • Café gathering space • Dining and kitchen

Site Alternatives



Community Center Task Force Meetings

- July 19, 2016** Established three most important categories for new community center and previewed potential sites
- August 16, 2016** Agreed on criteria for successful community center, reviewed financial implications and analyzed sites



HGA Construction Estimates

Direct Construction Costs	Total Cost
Site work (allowance)	\$1,000,000
Demolition	\$0
Foundations	\$1,420,725
Structure	\$2,696,841
Enclosure	\$949,944
Roofing	\$1,151,580
Interiors	\$6,282,130
Building equipment/furnishings	\$379,715
Elevators	\$0
Mechanical	\$5,730,257
Electrical	\$4,328,058
TOTAL DIRECT COSTS	\$23,889,251
General req./general conditions	\$1,433,355
Contractor fee, bond and insurances	\$2,025,808
Design/construction contingency	\$2,734,841
TOTAL CONSTRUCTION COST	
Construction escalation to midpoint (Mar. 1, 2016)	\$1,804,995
TOTAL CONSTRUCTION COST WITH ESCALATION	\$31,888,251
Owner soft costs @ 30% (allowance)*	\$9,566,475
TOTAL PROJECT COST**	\$41,454,726

Major Components

HGA Report

Space	Square Feet	Total Cost
Common Spaces	12,945	\$2,575,305
Recreation (meeting rooms)	7,150	\$328,250
Fitness	18,400	\$940,500
Gymnasium	18,800	\$1,468,000
Offices	2,750	\$122,250
Building Support	1,520	\$49,200
General Circulation	33,150	\$2,154,750
TOTAL	94,715	\$6,287,530

Potential Future Options

HGA Report

Option	Square Feet	Total Cost
Aquatics	31,538	\$11,150,000
Public Health	21,351	\$4,800,000
Motor Vehicle	3,262	\$880,000
Exterior		
Spash pads	2,500	\$50,000
Bocce ball courts	3,420	\$10,000
Community garden plots	20,000	\$50,000
Picnic space	900	\$25,000
Domed field house	80,000	\$2,360,000

Cost Projections

Community Center Construction Projections							
	2016	2017	2018	Bond Run 2019	2020	Bond Run 2021	2022
Project Construction Costs	41,454,726	43,527,462	45,703,835	47,989,027	50,388,479	52,907,902	55,553,298
Aquatics Feature	11,150,000	11,707,500	12,292,875	12,907,519	13,552,895	14,230,539	14,942,066
subtotal if Aquatics added	52,604,726	55,234,962	57,996,710	60,896,546	63,941,373	67,138,442	70,495,364
Land (if we need to acquire)	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Subtotal if Aquatics and Land	62,604,726	65,234,962	67,996,710	70,896,546	73,941,373	77,138,442	80,495,364
Assumptions							
Construction Inflation is	5%						
Bond duration	20 years						

2019 Bond Issue

	Bond Issue Options	Est. Annual Debt & Operations	Est. Property Tax Levy Impact	Est. Monthly Impact on Median Value Property
Community Center Construction	\$48,670,000	\$4,850,000	7.88%	\$6.71
Community Center Construction with Aquatics	\$61,745,000	\$5,950,000	9.67%	\$8.24

2021 Bond Issue

	Bond Issue Options	Est. Annual Debt & Operations	Est. Property Tax Levy Impact	Est. Monthly Impact on Median Value Property
Community Center Construction	\$53,660,000	\$5,241,350	7.45%	\$7.21
Community Center Construction with Aquatics	\$68,075,000	\$6,506,575	9.25%	\$8.95

Community Center Task Force Meetings

- July 19, 2016** Established three most important categories for new community center and previewed potential sites
- August 16, 2016** Agreed on criteria for successful community center, reviewed financial implications and analyzed sites
- August 23, 2016** Developed recommendations for City Council in five key areas



Community Center Task Force: Recommendations

Community Center Task Force Recommendations

1. Community needs and wants
2. Space considerations
3. Potential site alternatives
4. Potential partnerships
5. Fiscal implications



Community Center Task Force

Recommendation 1: Community Needs & Wants

"The Task Force recommends replacing the existing Creekside Community Center with a facility with indoor and outdoor spaces that attract and retain people of all ages, families, diverse community members and current Creekside users..."



Community Center Task Force

Recommendation 1: Community Needs & Wants

- Seek to understand the needs of the entire community
- Conduct targeted outreach:
 - ❖ Community events
 - ❖ Community survey
 - ❖ Community engagement (e.g., open houses, public meetings)



Community Center Task Force

Recommendation 2: Space Considerations

"The Task Force recommends a new community center facility that would house current and proposed community center programs..."

Community Center Task Force

Recommendation 2: Space Considerations

"The Task Force recommends a new community center facility that would house current and proposed community center programs..."

"Further, the Task Force believes that the current Creekside building is no longer a viable option and that making major improvements on the building are not worth the return on investment."



Community Center Task Force

Recommendation 2: Space Considerations



Community Center Task Force

Recommendation 2: Space Considerations

New Community Center Elements

Gymnasium	Indoor pool
Walking/running track	Large multi-purpose room
Indoor play space	Flexible meeting spaces
Fitness component	Senior Program space
Common gathering area	Outdoor amenities

Community Center Task Force

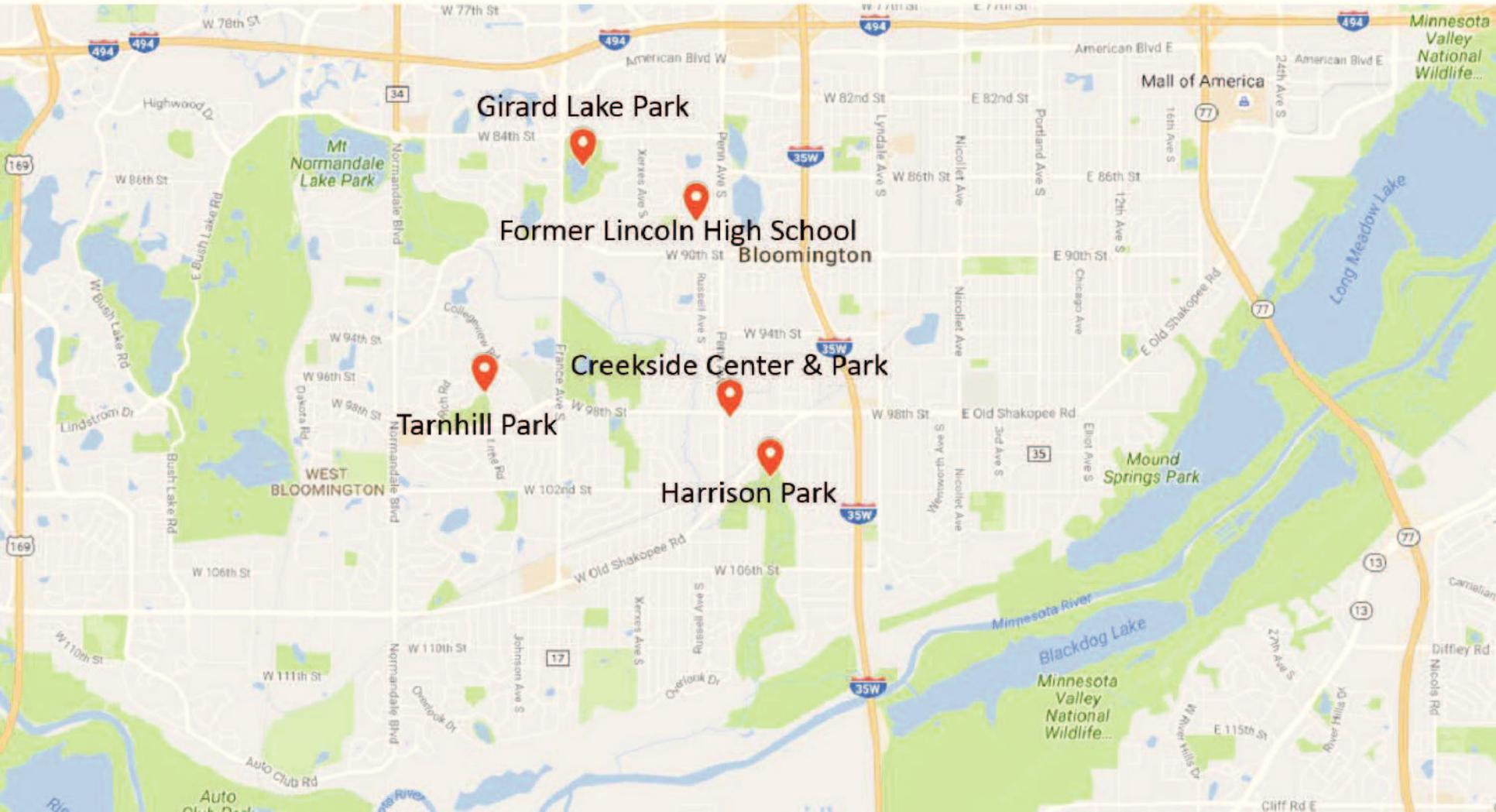
Recommendation 3: Potential Site Alternatives

"The Task Force recommends a single community center location with adequate space for a new community center with additional space for outdoor amenities and public gathering spaces."



Community Center Task Force

Recommendation 3: Potential Site Alternatives



Potential Site Alternatives

Site	Acreage	Central location	No/low cost site	Transit access	Trail access	Room to expand
Creekside Center + Park 9801 Penn Ave. S.	8.8	Yes	Yes	Yes	Yes	No
Girard Lake Park 8401 France Ave. S.	16.4	No	Yes	No	Yes	Yes
Harrison Park 1701 W. 100 th St.	10.9	Yes	Yes	Yes	Yes	Yes
Former Lincoln High School 2575 W. 88 th St.	21.4	Yes	No	Yes	No	Yes
Tarnhill Park 9650 Little Road	17.1	No	Yes	Yes	Yes	Yes

Community Center Task Force

Recommendation 4: Potential Partnerships

"Think creatively and strongly consider public and non-public partners, contributors and provides to prevent tax dollars from being the sole funding source, not only for construction but to support ongoing operational costs..."



Community Center Task Force

Recommendation 4: Potential Partnerships

- Construction/development opportunities:
 - ❖ Joint or shared building
 - ❖ Donations & naming rights
- Operational partnerships:
 - ❖ Concession and catering contracts
 - ❖ Event sponsors and partnerships



Community Center Task Force

Recommendation 5: Fiscal Implications

"Consider and explore bonding and all other financing options available to the City for a new community center."



2019 Bond Issue

	Bond Issue Options	Est. Annual Debt & Operations	Est. Property Tax Levy Impact	Est. Monthly Impact on Median Value Property
Community Center Construction	\$48,670,000	\$4,850,000	7.88%	\$6.71
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Community Center Task Force

Recommendation 5: Fiscal Implications

- Funding options:
 - ❖ Bond referendum
 - ❖ Lease revenue bonds
 - ❖ Charter bonds
 - ❖ Partnerships
 - ❖ Donations & naming rights
 - ❖ Property sale (Creekside site)
 - ❖ Phased-in approach



Community Center Task Force

Purpose

To study the 2015 community center needs assessment report and provide feedback to the City Council on the potential future of a new community center.



Questions?



COMMUNITY CENTER TASK FORCE REPORT TO THE BLOOMINGTON CITY COUNCIL

OCTOBER 10, 2016

Background

The Bloomington City Council created the Community Center Task Force to study the potential future of a new community center. The current Creekside Community Center occupies a former elementary school built in 1960 at the corner of Penn Avenue South and West 98th Street. The facility serves a wide variety of programming and activities, with approximately 110,000 visits annually. While the facility itself has been well-maintained, it suffers from serviceability, flexibility and thermal issues typical of buildings constructed in its era. In addition, there are recurring issues with overcrowding, lack of adequate storage and limited opportunities for expansion of present programs and addition of new ones.

In 2015, Hammel, Green and Abrahamson, Inc. (HGA) completed a community center needs assessment at the direction of the City Council (see Attachment A). Following an analysis of existing demands for services and demographics of the community, the firm produced recommendations for desired programming in a community center facility. The needs assessment report described the community's wants and desires for a multi-use community center that expands programming opportunities for Bloomington residents. HGA's report also provided cost metrics for construction and operation to help inform the City as it determined the potential value of a new facility.

In August 2015, the City Council directed that a task force be appointed to study the 2015 community center report and provide feedback on the potential future of a new community center. The Community Center Task Force was charged with examining the issue and providing the City Council with a framework for helping them make decisions regarding the potential future of a new community center.

By definition, the Community Center Task Force was a time-specific, project-specific group working to a focused outcome. The Task Force consisted of 17 individuals with approximately 80 percent being community members and 20 percent staff (see Attachment B). Employee members were appointed by the City Manager. Community representatives of the Task Force were selected by the City Council and reflect the general Bloomington community, the School District, the Bloomington business community, the Creekside Senior Program, youth athletic organizations and members of Bloomington's diverse community as well as the City Council and its advisory boards and commissions. Alternate representatives were also appointed by the City Council. Task Force meetings were facilitated by Irina Fursman, a facilitator with HueLife. City staff members Brent Massmann and Eric Schoon assisted with the facilitation.

The Task Force's work included the following elements:

- Examine an analysis of the existing Creekside Community Center building;
- Study market analysis data and community center facility trends;
- Consider space needs for existing and future programs and services;
- Review proposed programming and space allocations for a new community center;
- Study cost estimates and budget considerations for a new community center;
- Examine potential site alternatives; and
- Provide feedback to the City Council.

While the City Council maintains decision-making authority, the findings and input of the community-based Task Force are expected to factor into the City's future planning and decision-making processes regarding a potential community center.

The Task Force was asked to provide feedback on the following subjects with respect to a new community center:

1. Community needs and wants
2. Space considerations
3. Satellite community centers or a stand-alone approach
4. Potential site alternatives
5. Potential partnerships, both public and private
6. Fiscal implications

Topics of discussion included, among other things, the current state and usage of the Creekside Community Center; recreational and public gathering spaces currently offered in Bloomington community center facility trends; space needs for existing and future programs and services; construction and operations cost estimates; and financial considerations for a potential community center.

Community Center Task Force Meeting Summary

The Task Force met seven times between April and August 2016. The group also participated in a tour of community centers in Eagan, Eden Prairie and Maple Grove. To promote transparency, all Task Force meetings were open to the public.

The topics of discussion and outcomes for each meeting are described below. Complete minutes from each meeting are attached (see Attachment C).

April 4, 2016:

The Task Force's first meeting centered on having the task force members get to know each other, start building trust and understand the overall context of their work. Staff delivered a presentation on the current community center's history as well as background on the 2015 HGA needs assessment report. Task Force members finalized their charge and established the protocols for working together.

May 3, 2016:

The Task Force reviewed the expectations about its charge that were produced at the previous meeting and reached agreement on its final charge (see Attachment D). Members also made final revisions to the expectations for how they would conduct themselves that were developed at their first meeting (see Attachment E.) The Task Force began its review of the HGA needs assessment report by identifying areas of clarity and concern within the building assessment and market analysis chapters.

May 10, 2016:

Task Force members toured three area community centers in Eagan, Eden Prairie and Maple Grove. All three facilities have gymnasiums, large multipurpose meeting rooms, fitness centers and indoor playgrounds. Eden Prairie and Maple Grove also offer aquatics amenities. Maple Grove's center is an example of a public-private partnership with Life Time Fitness. Background information on each facility is attached (see Attachment F).

June 7, 2016:

Members of the Task Force viewed a video that briefly reviewed the community centers they toured on May 10 and reflected on their learnings, sharing their insights discovered during their visits. The Task Force reviewed the space needs sections of the HGA needs assessment. That was followed by a discussion of the question, "What are the community needs that we are trying to address in Bloomington?" Small groups identified common themes and categories for the needs that a community center could fulfill.

June 22, 2016:

The Task Force revisited its work on the needs that a community center could satisfy from the previous meeting. Prior to the meeting, members had received a map of Bloomington community amenities (see Attachment G), results from an informal survey of students at Jefferson and Kennedy high schools (see attachment H), an updated "Community Center Questions and Answers" document (see Attachment I), and a list of metro area community

center facilities (see Attachment J). Small groups were asked to identify what was becoming clearer and what needed more clarity. A key insight noted by all three groups was that they felt it was no longer an option to keep Creekside operating as a community center due to its escalating financial needs and lack of building flexibility. The Task Force then reflected on its discussion at the June 7 meeting regarding needs that a community center could, and should, fulfill (see Attachment K). Members generated the following categories of needs:

- One stop shop
- Low cost fitness programs
- Attracting and retaining all ages, families and diverse community
- Year round/indoor space
- Serve current Creekside users
- Community gathering spaces
- Community image

July 19, 2016:

The Task Force reviewed the seven community needs that were identified at the previous meeting and determined that the three most important categories were:

- Attracting and retaining all ages including families, the diverse community and Creekside users
- Providing a year round facility with indoor and outdoor spaces
- Providing community gathering spaces that create a sense of community

The Task Force previewed seven potential sites for a community center developed by staff (see Attachment L.) Key criteria that staff considered when identifying possible sites included: Central location with at least 8 – 10 acres, no or low cost site, access to public transit and trails and property with room to expand. Members deliberated the merits of those sites as well as other potential properties in Bloomington.

August 16, 2016:

The Task Force catalogued criteria for a successful community center based on the three core pillars that were identified at the July 19 meeting (see Attachment M). Chief Financial Officer Lori Economy-Scholler discussed the financial implications of a community center, using HGA's cost estimates. The models presented were with and without an aquatics facility included as part of the community center (see Attachments N and O). The Task Force also analyzed potential site alternatives, reviewing the assets, benefits, gaps and negative consequences for each location. The group pinpointed potential partnership and funding options for each site.

August 22, 2016:

The final meeting of the Community Center Task Force focused on developing recommendations on the potential of a new community center to the City Council. Following discussion about how the members felt about their work to date, the Task Force split into five small groups to work on the following areas: Community needs and wants, space considerations, potential site alternatives, potential partnerships, and fiscal implications. The small groups reported their draft recommendations to the full group, which discussed and modified the recommendations. At the end of the meeting, a subcommittee made up of Dennis Kane, Lenny

Schmitz and Diann Kirby volunteered to fine-tune the draft document and submit it via e-mail to the Task Force for final review, editing and approval.

Community Center Task Force Recommendations

Community Needs and Wants

The Task Force recommends replacing the existing Creekside Community Center with a facility with indoor and outdoor spaces that attract and retain people of all ages, families, diverse community members and current Creekside users that would also provide gathering spaces that create a sense of community. In addition to an indoor pool and child play area, the facility should also include a large multi-use space with commercial kitchen facilities, gymnasium(s), an indoor walking/jogging track and smaller flexible spaces for various programs such as fitness, fine arts and crafts, youth activities and current and new community center programs, and a coffee shop.

The Task Force also recommends targeted outreach to the community at events such as the Farmers' Market and Heritage Days to get a better understanding of the needs of the entire community for a community center. In addition to the teen survey conducted at Kennedy and Jefferson high schools, other survey work would be very helpful to determine the needs and wants of the community.

Space Considerations

The Task Force recommends a new community center facility that would house current and proposed community center programs. The community center should include large community amenities such as a large meeting room with a commercial kitchen and stage, indoor play space, gym space, an aquatics facility, meeting rooms and flexible use spaces and exterior gathering spaces. The task force reviewed all the potential amenities listed in the HGA needs assessment and determined that select amenities were not a current priority for inclusion in the community center (i.e., domed field house, Public Health, Motor Vehicle).

Furthermore, the Task Force believes the current Creekside building is no longer a viable option and that making major improvements to the building are not worth the return on investment. This was illustrated by the HGA assessment, facility condition and energy use reports on Creekside and the financial costs to update the existing building.

The Task Force recommends that the City get feedback from the community to better understand the space needed in a new community center. Community surveys and focus groups would help provide information on recreational trends, community interests and current recreational amenities. The Task Force also recommends that the City Council visit Creekside Community Center to gain greater insights into the facility's environment and needs. The Task Force acknowledges that Creekside offers a unique place for residents, especially seniors and individuals with disabilities, who are seeking to be active outside the house, interact with others, retain friendships and receive meals and additional services through Human Services and other agencies housed at Creekside. The design and architecture of the building should take into consideration the programs that will be offered to allow for both active and passive usage and to reduce potential user conflicts.

The City Council is urged to study the fiscal challenges for users to determine if programming would be fee-based vs. no cost (or a combination of the two); the outcome could have a significant impact on the end users, especially older adults and individuals with disabilities. When it comes to senior programming, Creekside programs are currently open to any and all older adults and persons with disabilities who want to utilize the facility with no entrance fees and limited program costs.

Potential Site Alternatives

The Task Force recommends a single community center location with adequate space for a new community center with additional space for outdoor amenities and public gathering spaces. Eight sites were identified as potential locations. Of these, the sites deemed most viable were more closely evaluated and discussed. The Task Force recommends further study of the following potential sites: Girard Lake Park, former Lincoln High School, Tarnhill Park, Harrison Park and Creekside Community Center/Creekside Park. The Task Force believes that the criteria for final site selection should consider the costs for acquisition, construction, soil and wetland mitigation, other environmental challenges and demolition of any existing buildings. Other considerations should include neighborhood impact, central location, access to public transportation and potential partnerships. The Task Force believes there are a variety of options that could be explored with the above identified sites to make them viable. The Task Force recommends additional focused review specifically of the site review issue as it is a critical component of a successful new community center.

Additionally, the current Creekside site should not only be viewed as a potential new location, but also considered an asset with value that could be used to offset the cost of construction and land acquisition either by selling or swapping the property if applicable.

The Task Force sees the new community center as a powerful asset for Bloomington's socio-economic growth and development. Expectations are that the new community center will stimulate community revitalization, attract and engage users of all ages and benefit local businesses looking to hire talented employees and enhance their business within the city.

Potential Partnerships

The City Council should think creatively and strongly consider public and non-public partners, contributors and providers to prevent tax dollars from being the sole funding source, not only for construction but also to support the ongoing operational costs of a community center.

Options to consider or explore further include:

- Construction and development opportunities:
 - Joint or shared building – Options could include locating other city or county functions in the facility such as Motor Vehicle Licensing, Public Health and private and nonprofit organizations.

- Donations and naming rights – Large philanthropic donations are encouraged that may include naming rights similar to the Schneider Theater, TCF Bank Stadium, Target Field or US Bank Stadium. Donations could also include facility sponsorships as well as outright large and small donations.
- Operational partnerships opportunities:
 - Concession and catering contracts – Partnerships could be established to generate revenue to help sustain operating costs with local companies or national corporations. Class instruction – Classes could be provided by outside agencies such as ISD 271 Community Education.
 - Event sponsors and partnerships – Specific events at the community center such as health fairs, 5k runs, or other events could be sponsored similar to the City’s Summer Fete and Egg Hunt events.

It is important to note that partnerships need to be well-thought-out, negotiated and fit within the community’s needs and wants for the facility. They should also be well-aligned with the community center's overall goals and objectives and selected in such a way as to enrich programming options and access for all Bloomington residents.

Fiscal Implications

The City Council is urged to consider and explore bonding and all other financing options available to the City for a new community center. As noted earlier, the Task Force recommends building a new community center that meets the current and future needs and wants of the community and helps attract new residents and businesses. As a result, the Task Force’s preference would be to build the community center in its entirety vs. breaking up the project into multiple phases that may or may not be built over time. The Task Force does realize this might not be feasible due to budget constraints and concerns, and if this is the case, the Council could consider a phased-in approach.

The Task Force also recommends selecting a site and designing the building with room for expansion to include items that are not part of the current recommendation as illustrated by the construction projections and the HGA needs assessment.

The Task Force advises strong operational and program management to help plan, direct, evaluate and oversee the community center project. Duties would include working directly with partners, sponsors and donors (both cash and in-kind). Other duties would include developing corporate gifting, fundraising, and other revenue enhancement options such as rentals, memberships, day passes, vendors and service lease options. This effort should create and maintain a strong framework built around partnerships, such as developing criteria and guidelines and consolidating services where possible to decrease overall City costs.

Conclusion

In conclusion, the Community Center Task Force submits this report to the City Council with the following stipulations:

- The Task Force was fully cognizant of and embraced its purpose to study the 2015 community center needs assessment report and provide feedback to the City Council on the potential future of a new community center. This is not intended to be a final, all-encompassing report but rather a set of recommendations based on the group's work over the past several months.
- The Task Force feels this is an ongoing effort that will need much more study as this is a complex project. Areas in which the Task Force advocates further research and analysis include:
 - Partnerships, especially as they relate to the construction of the building. If the City finds an interested partner(s), much more discussion would be required to learn about their needs and wants and how they would complement the facility and the community. Due to time constraints, the Task Force feels that a limited amount of time was spent discussing the larger topic of funding for a community center given the significant costs of construction and the accompanying ongoing operational costs. More research is needed on this subject. As a result, the Task Force cannot make a full recommendation in the area of financial and partnership opportunities.
 - The Task Force believes there is a need for more input from the community as a whole including feedback from families, seniors, persons with disabilities, Creekside users, businesses and the numerous ethnic and cultural groups in Bloomington. Gathering this feedback would ensure that the community's needs and wants for a new facility are fully understood and incorporated into the design.
 - Site location and selection will require significant additional discussion and could be impacted by a variety of factors, including but not limited to:
 - Potential partnerships
 - Suitability of a site
 - Environmental and neighborhood impacts
 - Property acquisition and/or exchange opportunities and options

The Community Center Task Force is grateful to the City Council for the opportunity to serve the City of Bloomington in this process. If necessary, the Task Force is willing and interested to undertake additional assignments regarding a potential new community center as needed and desired by the City Council.

Respectfully submitted to the City Council by the members of the Community Center Task Force,

Maureen Bartolotta, *School District representative*
Dan Cripe, *Creekside Senior Program representative*
Tammy Galvin, *Youth athletic organizations representative*
Olivia Haaland, *Youth representative*
Dennis Kane, *Human Rights Commission representative*
Diann Kirby, *City staff representative*
Joshua Korthouse, *Advisory Board of Health representative*
Mary Anne Josephson, *Creekside Senior Program representative*
MaryAnne London, *Community representative*
Jake Martin, *Youth representative*
Jon Oleson, *City Council representative*
Lorinda Pearson, *City staff representative*
Randy Quale, *City staff representative*
Maureen Scallen Failor, *Business representative*
John Schatzlein, *Diverse community representative*
Lenny Schmitz, *Parks, Arts and Recreation Commission representative*
John Stanley, *Community representative*
Lyle Abeln, *Creekside Senior Program representative (alternate)*
Michelle La Beau, *Creekside Senior Program representative (alternate)*
Jared Leese, *Human Rights Commission representative (alternate)*
Dwayne Lowman, *City Council representative (alternate)*
Cindy McKenzie, *Advisory Board of Health representative (alternate)*
Savannah Salato, *Youth representative (alternate)*
Ann Marie Terpstra, *School District representative (alternate)*
Mark Thorson, *Business representative (alternate)*
Chuck Walter, *Community representative (alternate)*
Charles Woldum, *Youth athletic organizations representative (alternate)*

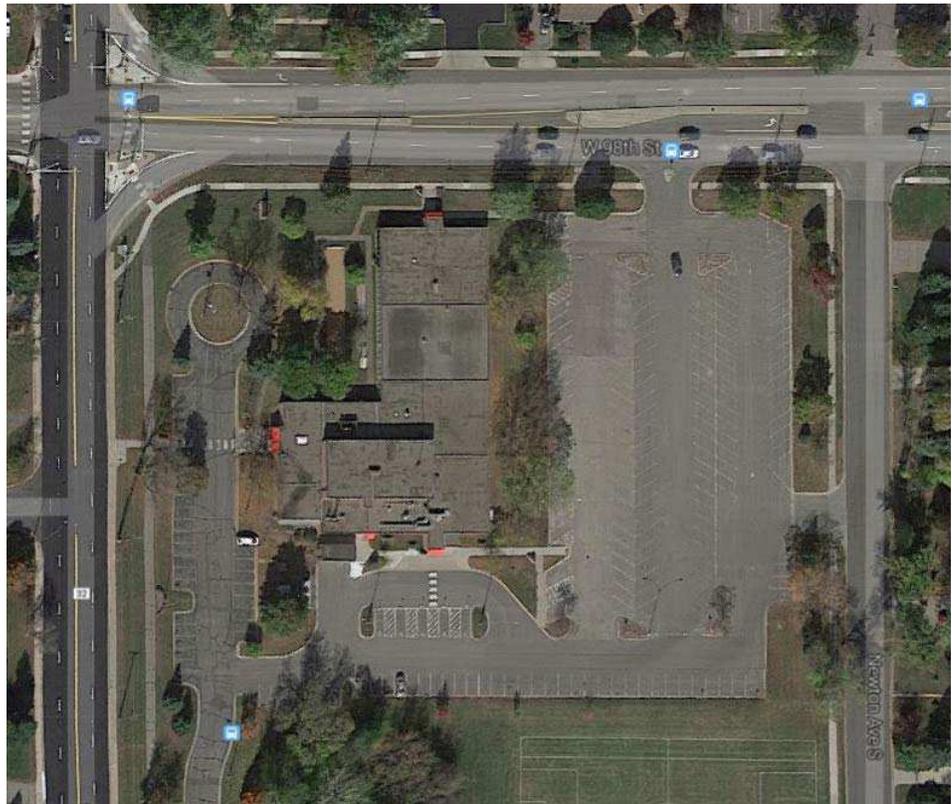
Attachments

- A) Bloomington Community Center Needs Assessment, HGA, April 27, 2016
- B) Community Center Task Force Members Listing
- C) Community Center Task Force meeting minutes, April 4 – August 22, 2016
- D) Community Center Task Force Charge, June 7, 2016
- E) Community Center Task Force Expectations
- F) Community Center Fact Sheets – Eagan, Eden Prairie, Maple Grove
- G) Bloomington Community Amenities Map
- H) Bloomington High School Student Survey Results, May 2016
- I) Community Center Questions and Answers
- J) Metro Area Community/Recreation Center Amenities and Demographics, July 19, 2016
- K) Community Needs Addressed by Community Center in Bloomington, June 22, 2016
- L) Potential Community Center Sites
- M) 3 Major Pillars of Needs Addressed by a Community Center, July 19, 2016
- N) HGA Community Center Construction Estimate, April 20, 2015
- O) Community Center Construction Financial Projections, August 16, 2016



Bloomington Community Center Needs Assessment

April 27, 2015



HGA COMMISSION NUMBER 2064-002-00



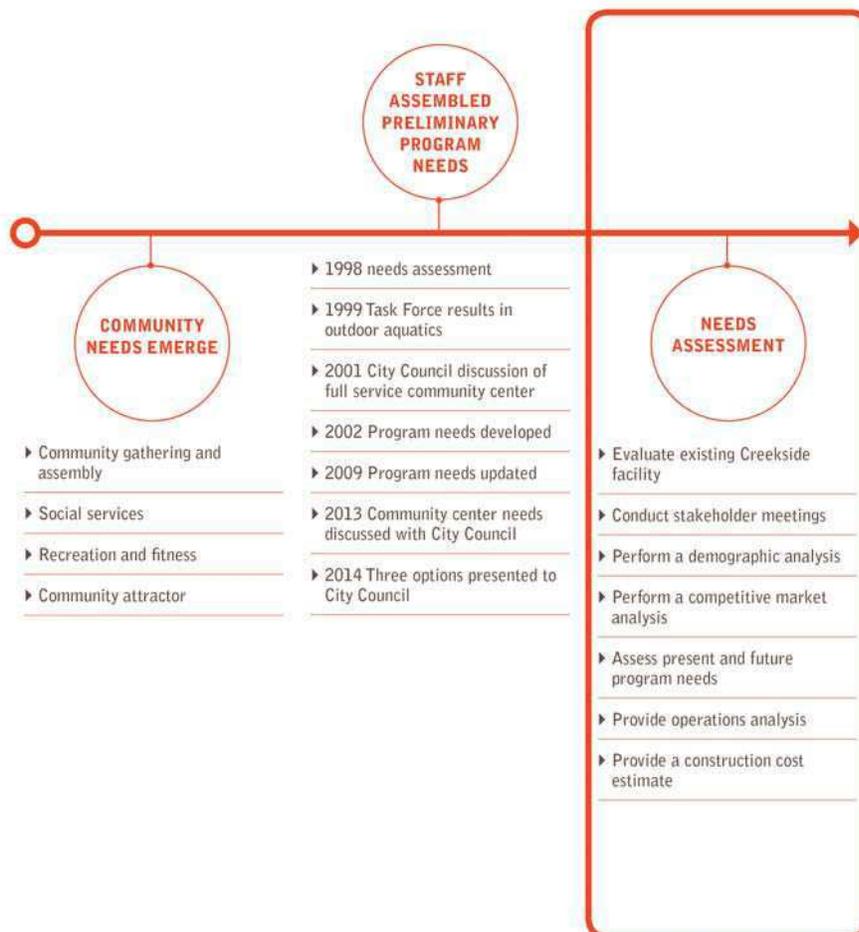
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1. EXECUTIVE SUMMARY

The City of Bloomington hired HGA Architects and Engineers in association with Ballard King Associates to perform a community center needs assessment. Through an analysis of existing demands for services, demographics and the competitive market, our team has established a recommendation for desired facility programming needs in the community. Our recommendations are at appropriate detail at this phase of a potential project for the City to determine if next steps are warranted.

The City has engaged in discussions regarding a new or improved community center over the past decade. Such a center could improve the public realm and quality of life for Bloomington’s residents and be a draw for potential new residents. Bloomington is the fourth largest city in Minnesota and is a dynamic urban center with more than 85,000 residents. When compared to peer municipalities, residents rank recreation as needing improvement. Investment in a comprehensive community center could fulfill several initiatives in the Imagine Bloomington 2025 strategic plan. Promoting health and wellness, building community through services and promoting the fun and vitality of community life all support the plan. Amenities could include a gymnasium for recreation-based programming, a large multipurpose room for meals, lectures, programs and other events, meeting rooms for education and recreational programs and rentals, a fitness center, walking track and an indoor playground. These components would have broad appeal to a wide range of ages and fill a gap in services that currently are not met. Additionally, services such as the City’s Public Health clinics and the offices of Motor Vehicle could be based out of the center, making several amenities available to residents in one location.



Residents needs for a community center have long been expressed and staff has been evaluating information since as early as 1998. Our process for the Needs Assessment phase began with an evaluation of the existing Creekside facility to determine its capacity to carry out desired programming. While the facility is well maintained it is very inflexible and limits the ability to expand programs.

A demographic analysis was performed to identify current and future users. This analysis shows that the median age of the Primary Service Area is significantly greater than the State and National number. This median age points to retirees, Baby Boomers and families with older children in the Primary Service. It is possible to serve these age different populations with one community recreation center.

The competitive analysis illustrated gaps in services. While several private high end and entry level fitness opportunities exist, a public community center could still have substantial market draw, and significantly increase usage from current levels at Creekside.

Next, the team interviewed community stakeholders to establish the community's wants and needs for a community center. Requests for spaces far outpaced capacity for this project; however themes around community gathering, fitness and senior programming were consistent.

From this data, a list of space needs was developed that reflects the needs and desires of the community. A prioritized list of spaces was used to create an operation assessment, and lastly, HGA prepared a cost estimate to reflect probable construction costs. The details of our findings are documented in this report.

1.1 PROJECT STAKEHOLDERS AND DESIGN TEAM

The Needs Assessment process was informed and guided by a Core Team assembled by the City of Bloomington. The Core Team was comprised of a diverse group of city staff representing multiple constituents from across the city. Each individual involved graciously provided time and expertise to ensure the completion of a comprehensive needs assessment and recommendation for a community center that best meets the needs of the city.

The design team received guidance and direction from the Core Team. The Team included design professionals from HGA Architects and Engineers, responsible for evaluating the existing Creekside Community Center, program development and construction cost estimating, and professionals from Ballard * King & Associates LTC, who provided demographic summary, market review and operation plan analysis.

Stakeholders and members of the design team include:

City of Bloomington Staff

Diann Kirby	Community Services Director
Randy Quale	Manager of Parks & Recreation
Greg Boatman	Assistant Manager of Parks & Recreation
Lorinda Pearson	Manager of Human Services
Tracy Smith	Administrative Coordinator for Human Services
Jim Eiler	Maintenance Superintendent
Bonnie Paulsen	Public Health Administration

Community Input Stakeholders

Cathy Maes	Loaves & Fishes
Deb Hoyer	Senior Community Services
Kim Griffith	Motor Vehicles
Janet Lewis	Motor Vehicles
Jing Jing Zeng	Representative for Bloomington United for Youth
Michael Reinhardt	Representative for Bloomington United for Youth
Tom Ringdal	Bloomington United for Youth
Richard Carter	Midwest Pickleball
Tim Forby	Bloomington Youth Soccer
Karen Johnson	Fastpitch
Mark Pearson	Fastpitch
Wayne Haeg	Bloomington Athletic Association
John Helmer	Traveling Baseball
Doug Langefels	Bloomington Public Schools
Jim McCarthy	Youth Lacrosse
Cheryl Stepney	Senior Program Leader – Creekside Community Center
Roger Koland	Senior Program Leader – Creekside Community Center
Mack Sirois	Senior Program Leader – Creekside Community Center
Lenn Lacher	Senior Program Leader – Creekside Community Center
Diane Riley	Senior Program Leader – Creekside Community Center
Alice Olson	Senior Program Leader – Creekside Community Center
Sandy Lundeen	Senior Program Leader – Creekside Community Center
Marylou Nilson	Senior Program Leader – Creekside Community Center

Michelle Kissinger	Senior Program Leader – Creekside Community Center
Arline Jakeman	Senior Program Leader – Creekside Community Center
Linda Nelson	Senior Program Leader – Creekside Community Center
Jerry Olson	Senior Program Leader – Creekside Community Center
Mary Wentz	Senior Program Leader – Creekside Community Center
Beverley Tschumper	Senior Program Leader – Creekside Community Center
Sharon Beckler	Senior Program Leader – Creekside Community Center
Glenn Nelson	Senior Program Leader – Creekside Community Center
Jack Witherby	Senior Program Leader – Creekside Community Center

Design/Consultant Team

Nancy Blankfard, AIA	HGA – Principal, Project Manager
Emilie Kopp	HGA - Architectural Intern
Jeff King	Ballard*King - Consultant
Victor Pechaty, AIA	HGA - Design Principal
Mark McDonald	HGA - Cost Estimating

2. PROJECT VISION

Identifying a clear project vision was a necessary first step in defining program needs for the Bloomington Community Center. The Core Team established guiding principles to ensure that all future explorations of building space programs and design options grew out of Bloomington’s unique character and goals for the future. These principles acknowledge that Bloomington Community Center will be a success if the facility is:

- Attracting multi-generational, multi-cultural, multi-economic users
- Comfortable and welcoming
- Human services and recreation focused
- Accessible
- Providing appropriate balance of technology, programs and human interaction
- “One stop shop” – walk in and access multiple programs serving multiple cultures; long-term and lifelong Bloomington residents feel welcome and served
- Central and accessible - the location of existing Community Center is important; current city Civic Plaza campus is seen as central and accessible.

These principles establish the standards against which all quantitative programming studies were evaluated throughout the process. They are reflected in the recommendations, allowing the City to take the next steps toward a full realization of a Bloomington Community Center.



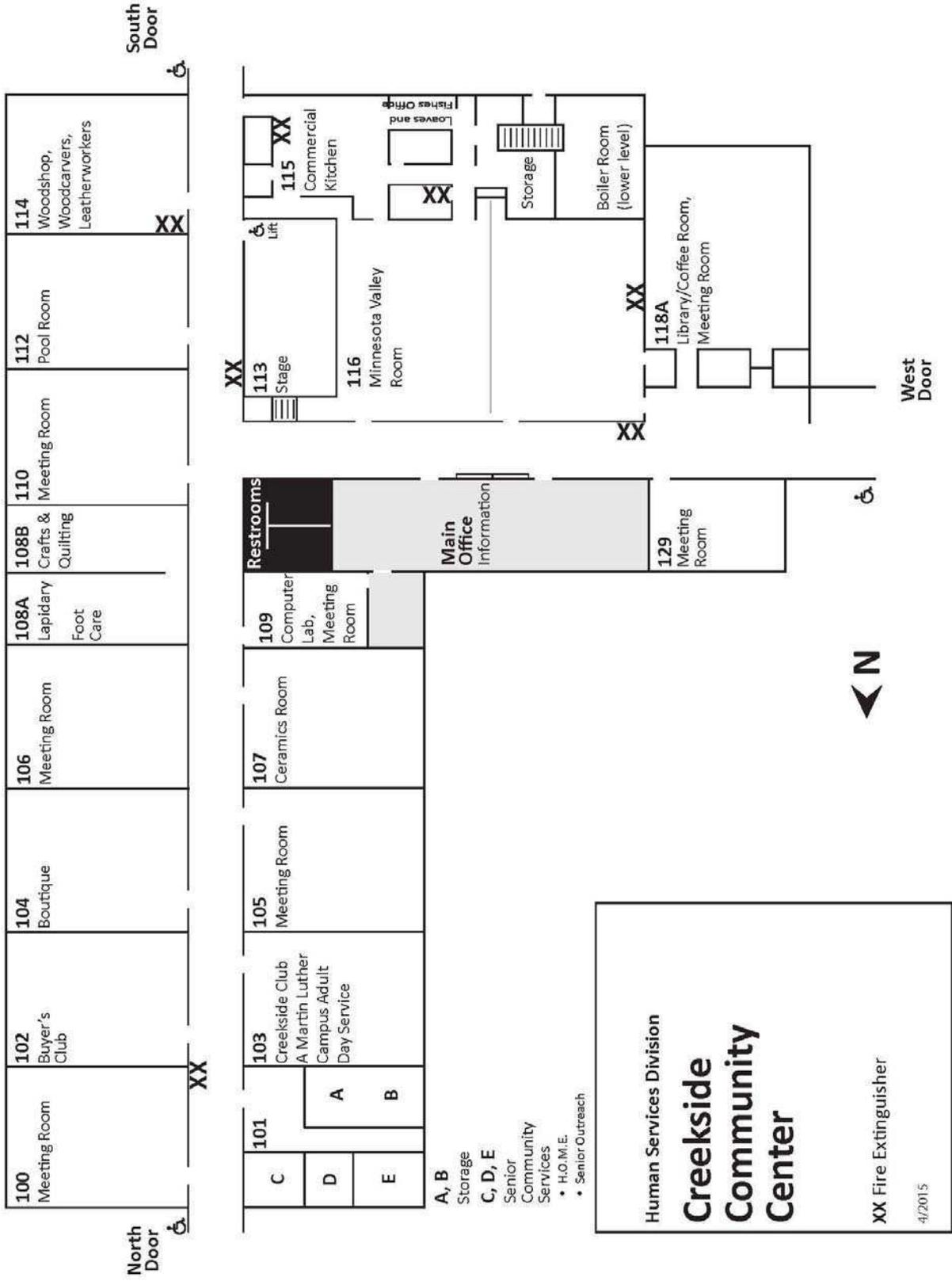
3. EXISTING CREEKSIDE ASSESSMENT

The city of Bloomington hired HGA to conduct a needs assessment for a community center in the city. Part of our scope was to review the condition of the existing Creekside Community Center and determine long term maintenance needs, including associated cost estimates.

A thorough assessment of the existing facility was performed by HGA architectural, structural, mechanical and electrical professionals on January 9, 2015. We recognize some positive aspects of keeping the existing facility, including its central location and the fact that it is well built and maintained. However, several critical issues that require extensive study and cost to correct were noted and are reported in more detail in the following pages. The structural system, while sound, is very inflexible and limits the ability to move interior partitions and to provide appropriate ceilings heights for the community functions the building now hosts. The energy performance of the exterior envelope and roof is grossly inadequate. Leaking from expansion and contraction of the roof needs to be remedied. Many of the HVAC components have long surpassed the end of their useful life and need replacement. The restrooms are inadequate and do not meet current building codes. In addition, the building is not sprinklered for fire protection.

While the 55 year old Creekside Community Center is a solidly built usable structure, it is limiting opportunities for the City of Bloomington to better meet the needs of its residents. Given the findings from the needs assessment process, the lack of flexibility to modify room sizes and heights, and the significant cost to correct existing problems, our recommendation is to look for a new location to accommodate City of Bloomington Community Center programming. This will allow the new facility to be right-sized, accessible, purpose-built and energy efficient for the long-term benefit of the community.





Bloomington Community Center

Needs Assessment

ID	AREA DESCRIPTION	EXISTING	NO. OF SPACES	PROGRAM ASF/ ROOM	ASF TOTAL	NOTES
Existing Program						
	Meeting Room # 100	842	1	842	842	rental
	Meeting Room # 106	860	1	860	860	rental
	Meeting Room # 110	860	1	860	860	rental
	Meeting Room # 101A	124	1	124	124	
	Meeting Room # 101B	136	1	136	136	
	Senior Community Services	122	1	122	122	H.O.M.E., senior outreach
	Senior Community Services	122	1	122	122	H.O.M.E., senior outreach
	Senior Community Services	128	1	128	128	H.O.M.E., senior outreach
	Buyer's Club Room # 102	830	1	830	830	a food mini-market operated by older adult volunteers
	Boutique Room # 104	830	1	830	830	handcrafted items available for purchase - items are made by community members
	Campus Adult Day Service Room # 103	840	1	840	840	Martin Luther Manor Adult Day Service - senior care
	Music Room Room # 105	840	1	840	840	rental
	Ceramics Room # 107	856	1	856	856	
	Lapidary Room # 108A	422	1	422	422	
	Crafts & Quilting Room # 108B	422	1	422	422	
	Computer Room # 109	265	1	265	265	rental
	Pool Room # 112	860	1	860	860	
	Woodshop Room # 114	902	1	902	902	
	Loaves & Fishes Kitchen	482	1	482	482	provides free meals to the hungry
	Library, Coffee Room # 118A	1,280	1	1,280	1,280	rental; tables & chairs, couches
	Banquet Hall - Minnesota Valley Center	3240	1	3240	3,240	multipurpose; tables/chairs (250), lectures, dinners, music, etc.
	Teen Center Room # 129	272	1	272	272	
	Main Office	1372	1	1372	1,372	
ASF SUBTOTAL					16,907	
GSF					67	%
GSF					25,186	

The Bloomington Creekside Community Center occupies a one-story former elementary school built in 1960 at Penn Avenue South and West 98th Street. The facility is currently filled with a wide variety of community programs and services, and appears to be heavily used. The building itself has been well-maintained, but suffers from several serviceability, flexibility and thermal issues that are typical of buildings constructed in that era. Its future usability for expansion of its present functions or the addition of new ones may be limited by a number of aspects outlined below.

The Community Center building is of non-combustible construction, but without structural fireproofing or a sprinkler system. In 1981, not long after the City purchased it, the building was remodeled to provide updated, code-compliant egress and area separations to accommodate the change from Group E Occupancy (educational purposes through 12th grade) to primarily Group A-3 occupancy (community/recreation assembly purposes). The single story allows for excellent building accessibility, though some interior doors, hardware and hallways, as well as some toilet facilities, are not compliant with The Minnesota Accessibility Code. The overall fixture count of the building, even when including the existing non-accessible individual toilet rooms in classrooms, is less than half of what is required by current codes for a building of this size and type.

We were told that all asbestos containing materials (ACM's) that have been identified have been abated from this facility in the recent past; including the original vinyl-asbestos tile (VAT) that was installed on most floors. Interior partition surfaces are typically painted, both at concrete masonry units (original) and at gypsum board (added by remodeling.) Original ceilings in hallways and classrooms are exposed "acoustic form boards," (part of the original roof deck construction), though a few areas have had lay-in ceilings of acoustic ceiling tile (ACT) added below them. The very few ceiling areas that were observed to have signs of moisture problems were thought to be the result of condensation on steel beams, light fixture housings, ceiling mechanical units and/or structural "bulb tees" when these items are cooled repeatedly by and in close proximity to room air conditioning, then exposed to humid air, possibly after the units are turned off. Floors are primarily covered with carpet where VAT was removed, though several areas in the kitchen, store rooms and a few classrooms have quarry tile floors in very good shape. The original concrete sub-floor slabs on grade appear to be in good condition, with no signs of moisture or vapor problems.

One of the more challenging obstacles to upgrading the spaces and systems of the Creekside Community Center facility is the inflexibility of the structural system as it is integrated into the building's architecture. Because the "finished" underside of the roof deck and its supporting beams are exposed (8'-8" to the bottom of the deck, 7'-8" to the bottom of the steel beams), all horizontal mechanical and electrical systems are also exposed, and those which cross the beams must either penetrate the beams or drop to 7'-4" or lower. In order to conceal any portion of these systems, a ceiling would have to be installed at an unacceptable 7'-0" or lower above the finished floor. Given this aspect of the building's architecture, designing and installing comprehensive renovations of or substantial additions to mechanical, plumbing, electrical and lighting systems would be difficult at best, unless portions of the roof were raised or added onto, and/or unless building additions were placed along one or more sides of the building perimeter.

Exterior building envelope issues pose a less significant architectural obstacle, but a substantial economic one. Approximately 70% of the exterior wall square footage of each classroom is made

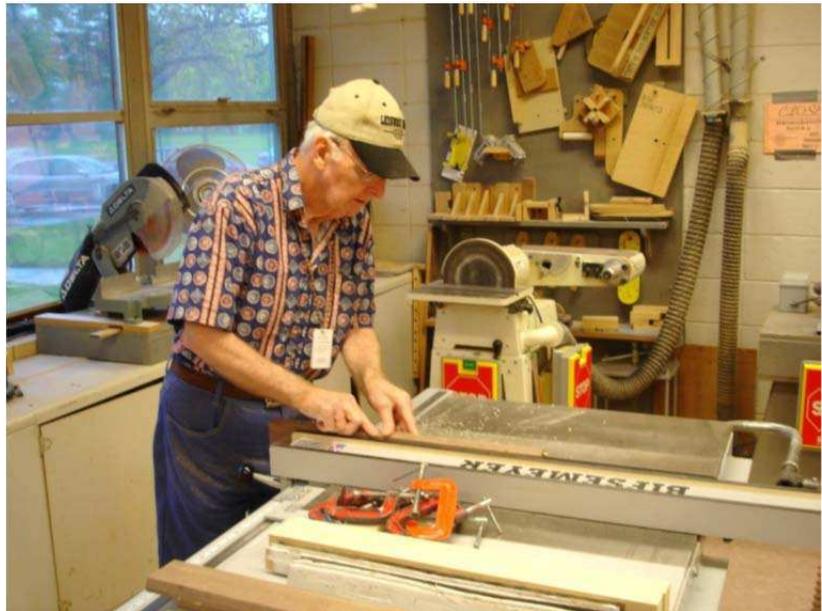
up of the original aluminum-framed, single-glazed windows that provide wonderful daylight but also considerable heat loss to each room. Nearly all have been covered with glazed storm panels, improving their performance, but still not reaching the level of today's insulated and/or translucent glazing options. Original construction drawings do not show any insulation in the exterior masonry walls, though more recent notes on existing drawings indicate that some masonry cores may have been filled with vermiculite. There is a noticeable temperature difference between the inside surface of exterior masonry walls and that of interior masonry walls, even in the same room. Though the exterior face brick itself is in relatively good condition, the mortar joints should all be repaired and repointed as necessary, especially at building corners and cabinet unit heater air intake louvers. Control joints may need to be added where mortar joints have severely cracked and separated.

The two-level roof had its built-up roofing (BUR) membrane replaced in 1981, and portions have been patched and/or replaced at various times since. Leaking is evident in several locations and annually requires immediate temporary solutions, typically after the spring thaw cycle. The roof contains much less insulation than is required to meet today's Minnesota Energy Code, and to meet the minimum roof slope requirements of the Minnesota Building Code. This could be remedied during ongoing or future roofing replacements by adding more and better tapered insulation, but would probably require raising the building roof edge height and possibly adding more roof drains. Additional overflow scuppers would also need to be added where required.

Though originally constructed as an elementary school at Penn Avenue South and West 98th Street, this structure is a solidly-built, well-maintained and a very usable 55 year-old building. It appears to be meeting its current functional requirements as home to Bloomington's Creekside Community Center. However, expanding or upgrading these requirements at this current facility will probably be possible only by modifying substantially the building itself and/or adding considerably to its footprint.

Space deficiencies

In addition to the building condition assessment, several space deficiencies were documented by staff to illustrate problems delivering current programs. Consistent issues with overcrowding, lack of adequate storage, limited maneuverability, and inappropriate spaces for music and fitness were documented. While the facility is heavily used as a public gathering space, its character, spatial qualities of height and scale and interior finishes do not support this function. The following images illustrate many of the reasons Creekside does not have the capacity to deliver current programs.



Space deficiencies in existing Creekside.

On January 9, 2015, a site visit was made to observe the structural condition of existing Creekside Community Center building. All information and recommendations within this report come from visual observation during the tour, as well as existing drawings provided to HGA by the City of Bloomington. Original structural plans were included in the set provided, but no sections or detail drawings. This report contains only visual observations of the condition of the structure. Structure obscured by finishes or grade are not able to be observed and are not included in this report.

Existing Structural System Description

Originally constructed as an elementary school building in 1960, the one-story structure consists of exposed steel roof beams supporting gypsum concrete bulb-tee slabs. The steel beams are supported on load bearing concrete masonry bearing walls positioned between classrooms and on each side of the central corridor. The building is supported on conventional spread footings.

Twelve-inch deep steel beams are typically spaced at eight-feet on center and span approximately 32-feet from the exterior wall to interior corridor CMU bearing walls. The steel beam supports at the exterior glass wall consist of WT columns placed at each beam. The supports at the interior masonry wall consist of steel bearing plates with the beams cantilevering to the corridor centerline with a simple bolted connection to the opposing beam for shear transfer only. The steel beams are exposed and detailed with holes in the corridor to allow pipes to pass through. The dimension from the floor slab to the bottom of the beam is only approximately seven to eight-feet, which leaves very little space for services distribution below the beams.

A three and a half-inch deep gypsum slab spans approximately two-feet to steel tee shapes with bulbed ends at the webs of each tee. This tee acts compositely with the concrete slab and spans the eight feet between steel beams. The form for the slab is the acoustic ceiling panel visible within each room. The roof deck is shown with expansion joints at every other room CMU partition. These joints generally align with double parapets at the roofing expansion joints.

The former gymnasium uses 24-inch deep long-span open-web steel joists to span between masonry side walls supporting the same gypsum tee-bulb roof system. A light-gauge ceiling structure is hanging below the trusses and has been added in a previous renovation.

The floor slab is shown as four-inches thick, cast on grade, with welded wire fabric reinforcing. The mechanical room is recessed approximately six-feet below the main floor slab and uses an eight-inch reinforced slab on grade. Reinforced concrete basement walls retain the soil and reinforced concrete slabs and beams cap the portions of the mechanical room with occupied space above. Reinforced concrete tunnels provide supply and return air connections between the mechanical room and the gymnasium.

Basement Structural Condition

The condition of structural concrete for the basement walls, visible within the mechanical room, was very good. No evidence of water leaks through the walls was observed. Wall cracks are not significant and not unusual for this type of construction. The concrete slab on grade had evidence of paint peeling, a symptom of water vapor transmission through the slab, but no other evidence of water was observed in the basement. Slab cracks are not significant and not unusual for this type of construction.

Main Floor Slabs

The original vinyl tile has been replaced with carpet in the corridors and most meeting rooms, and ceramic tile in other rooms. While not directly observable, cracks in the slab on grade would reflect through the ceramic tile, and this was not observed. No moisture vapor issues were reported or observed.

Roof Structure

The structure of the roof had no visible distortion or distress. One location in one room had limited surface rust on the bottom of the bulb-tees. As this location was adjacent to a fan coil unit and not at midspan where one would expect roof water ponding, it is not likely the result of roof leaking, but of condensation. The surface rust is very light and does not affect performance.

Masonry Walls

Interior masonry load bearing walls were in excellent condition with very limited cracks visible. The cracks noted at corners of load bearing and non-load bearing walls are small and do not affect structural performance.

Exterior Observations

Photographs of the roof in summer indicate that some portions of the roof are ponding water and not draining properly. The roof slope seems very flat and roof scuppers quite distant from the roof drains. The drainage should be repaired and brought up to code to prevent overloading of the roof structure due to ponding of water.

The facilities manager reported that annual roof leaks need to be repaired each spring at the northwest corner of the gymnasium roof projection above the main roof. The roofing in this location seemed spongy. Because of the location of this re-entrant corner with respect to the expansion joints, it appears that thermal expansion and contraction of the low roof is being restrained by the walls above the low roof, causing rupture of the roof seal. The roof deck also changes span direction at this location. When the roof is next replaced, expansion joints should be added to fix this condition.

Summary

Many of the HVAC components have long surpassed their generally accepted useful economic life. Specifically, the gymnasium air handling unit, chiller, fan-coil cooling units and unit ventilators are all forty years old or older. These systems would need to be significantly upgraded for a building renovation, both to overcome some critical shortcomings, and to comply with current ventilation codes and standards.

The addition of partial air conditioning in 1977 appears to have created some problems with localized corrosion from condensation due to the lack of conditioned of makeup air. Metal building components (including light fixtures and chilled water piping insulation) in the direct path of the cooled air discharging from chilled water fan coil units is chilled below the dewpoint of the surrounding air. Condensation likely forms on the cool surfaces after the fan coil units are shut down. This condition exists to varying degree in nearly all of the areas cooled by ceiling mounted fan coil units.

Restrooms are inadequate by current codes. The building is not sprinkled for fire protection.

Upgrades should include:

- Ventilation to meet current code requirements based on the occupancies and building usage, and to provide adequate makeup air for restroom exhaust and the woodshop dust collection system.
- Abandon the concrete air tunnels and provide ventilation air to the gymnasium through new ductwork.
- Consolidation and upgrade of toilet facilities.
- Replacement of aged mechanical equipment that is no longer suitable for the intended service.
- Evaluation of fire protection requirements.

Existing Mechanical System Description

The original building mechanical systems were designed around a heating/ventilating concept, provided by the basement air handling unit through underground ducts and concrete air tunnels to the gymnasium and administrative office areas, and to classrooms by gas-fired and/or hydronic unit ventilators in conjunction with operable windows. Administrative offices had supplemental heating provided by perimeter hot water radiation. The concrete air tunnels appear to be still in service for the gymnasium.

A chiller was added in 1977, with chilled water pumped to fan-coil air conditioning units in classrooms. A chilled water coil was added to the original basement air handler to provide conditioned air to the gymnasium. The concrete air tunnels serving the gymnasium are still in service. The tunnels themselves were not accessible for evaluation.

Air conditioning and ventilation for the administrative offices is now provided by a rooftop air conditioning system installed in 1996.

The kitchen was remodeled in 1982 with a dedicated air conditioning unit providing makeup air for the exhaust hood. The existing rooftop unit appears to have been replaced since the 1982 upgrade.

Ventilation and Exhaust

Mechanical ventilation is provided in the following locations:

- Old gymnasium: through existing air handler, original to building.
- Offices and spaces served by packaged rooftop air conditioning equipment.
- During the heating season, through original unit ventilators to rooms in which these units are installed. No mechanical ventilation is provided during the cooling season.
- Kitchen: through the rooftop air handling unit that provides makeup for hood exhaust.

Each of these sources has limited capability to meet the building's ventilation requirements. The woodshop dust collection system recirculates filtered air into the woodshop.

The central lavatories and individual restrooms do not appear to be provided with a direct source of makeup air. As part of a major renovation, consider removing the small restrooms to simplify ventilation/exhaust systems. Exhaust fans all appear to be replacements of original units, but actual age is unknown.

Rust was observed on metal portions of the ceiling system and light fixtures that are in the direct path of supply air from the ceiling mounted cooling units (fan-coils) in a few locations: Buyer's Club room where food is packaged and cooling is used for more hours than in other spaces, and in remodeled offices that have suspended acoustical ceilings, where air conditioning is presumed to be used for more hours of the year. This suggests that the building experiences high humidity in cooling season. The metal components are cooled and moisture condenses on the cold surfaces. When this is repeated consistently for years, the steel surfaces rust (Mech 2, Mech 3).

Black staining was observed on piping insulation that shows signs of compromised vapor barrier, specifically in the vicinity of the rusted ceiling system components.

Mechanical Cooling

The chiller is thirty-eight years old (1977). The current location is large enough for a replacement unit of larger capacity. Owner noted problems with compressor failures. The chiller uses an indoor evaporator and the refrigerant is presumed to be R-22. No refrigerant detection system or emergency refrigerant ventilation system was observed in the mechanical room. A system upgrade could use a packaged air-cooled chiller located entirely outdoors, with chilled water piping between the building and chiller. The system does not use glycol and is not drained for the heating season.

The existing AHU in the basement is original to the building. The basement mechanical room has sufficient space for a new air handler with greater capacity.

Newer air handling units:

- Kitchen remodel: 1982. The existing unit appears to be ten years old or less. It provides conditioned makeup air for the exhaust hood.
- Office remodel: 1996. Unit provides ventilation, cooling and heating.

Heating Systems

Existing boilers have redundant capacity based on comments from Owner, who noted that on the coldest days only three of the five units are running.

Boilers were installed in 1990. Boilers may have ten years of useful life remaining, but the ASHRAE economic life is not more than 25 – 30 years depending on type.

Heating water is glycol, maintained on a service contract with Owens.

Building Storm Drains

Roof drains along the main north-south wing of the building are located approximately 32-feet from the overflow scuppers at the east parapet. To achieve the code-maximum overflow elevation difference of two-inches, roof slope is limited to 1/16” per foot, less than current codes require. The current roof drain system and interior storm drain piping could be used in conjunction with a redesigned roof insulation system, or abandoned and replaced with a scupper system.

Plumbing

Plumbing fixtures are in reasonably good condition. Copper piping appeared in good condition where it was observable, but a few isolated locations showed localized corrosion.

Failure of above-ground cast iron piping has been reported in many buildings of this vintage. Non-destructive ultrasonic testing in conjunction with visual examination is recommended for rainwater leaders, should an addition or renovation be considered.

April 2015 update provided by Human Services:

Creekside has galvanized pipes, which can create tuberculates (deposits) inside the supply piping over time. As galvanized iron water lines age, the interior of the pipe gets clogged with mineral deposits. Galvanized pipes are prone to rust and corrosion.

Testing as recent as April 2015 indicated larger than normal amounts of deposits from piping connected to the commercial dishwasher has created issues in keeping the equipment up to standards.

Electrically, the building interior is essentially as it was in 1960 when it opened as an elementary school. There have been minor remodels in the kitchen and office areas, added IT infrastructure, added air conditioning and an external emergency generator installed when the city bought the building and made it a designated emergency shelter.

The existing building service is a 120/208V three-phase 800A underground service from an Xcel pad mounted transformer (225 kVA) outside the east wall of the building. The existing building is approximately 25,137 square feet. This load equates to 11.45 Watts/SF for a maximum load. In the summer with a large cooling load, the service is near to capacity. The Xcel service feeds the transfer switch mounted at the emergency generator. The generator then feeds into the building via a main disconnect switch in the boiler room. The chiller is tapped off the Xcel service and is not backed up by the generator.

Electrical service equipment is in good condition; however, it is original FPE brand equipment. FPE circuit breakers are known for not tripping (opening) under short circuits and are therefore unsafe. Panel replacement should be included as a maintenance item. The feeder distribution panel is located in a storeroom across from the kitchen. From this location, panels near the gym, each classroom wing, boiler room and kitchen provide power for lighting and receptacle circuits. This storeroom area also has very low structure, which would hinder adding feeders to the existing distribution panel. The equipment in each location has adequate clearance to the front and working space from side to side.

Interior lighting is a mix of fluorescent and incandescent, with exterior and site being mostly high-pressure sodium. The interior fluorescent lighting has been mostly retrofitted to T-8 lamps and electronic ballasts. There are some locations with T-12 lamps remaining. There is limited battery pack egress lighting and battery pack exit signs. LED site and exterior lighting should be considered for energy savings and reduced maintenance.

The building has a fiber optic service for phone and data connections. Fiber entrance is in the lower level boiler room near the electric service equipment. On the main floor level there is a small storage room with IT equipment on wall-mounted racks in the office area. Typical practice is to have a telecom closet for IT equipment and cabling to terminate in that has a separate cooling system to provide 24/7 system cooling.

There is a minimal fire alarm system in the building with limited automatic, notification and manual system. The existing Honeywell system is not code compliant. The existing system is a line voltage (120-volt) system and parts are no longer manufactured. The building is not sprinklered. The fire alarm system should be replaced with modern equipment and in compliance with current codes.

There is an existing paging system in the rooms and corridors of the building. It is also used for background music.

In summary, the existing electrical system is in fair condition, yet operates near maximum load to serve current needs. Any expansion will require a new enlarged three-phase service.



Exterior entrance to Creekside Community Center.



Ceramic classroom.



Main corridor showing services below ceiling.



Minor corridor showing service below ceiling.



Existing toilet facilities do not meet current codes.



Acoustic form board ceiling is part of original roof deck construction.



A few areas have lay-in ceilings of acoustic ceiling tile (ACT).



Evidence of moisture problems is visible.



Some floors appear to be in very good condition.



Some floors appear to be in very good condition.



Low ceilings and exposed mechanical and electrical systems contribute to inflexibility of spaces.



Glazed storm panels cover most original single glazed windows.



Repair and repointing mortar joints is recommended.



Original unit ventilator.



Better insulation and tapering is recommended with roof replacement.



Xcel pad mounted transformer (225 kVA) outside the east wall of the building.



Transfer switch mounted at the emergency generator.



Main disconnect switch in the boiler room.



The chiller is tapped off the Xcel service and is not backed up by the generator.



Original FPE brand electrical service equipment.



Interior lighting is a mix of fluorescent and incandescent.



Wall mounted IT equipment without separate cooling system.



Existing Honeywell fire alarm system is not code compliant.

City of Bloomington

Bloomington, MN

Building Assessment Study Estimate Forecast



Architecture | Engineering | Planning

Creekside Community Ctr. Bldg. Assessment

HGA Comm. # : 2064-002-00

Date: 20-Apr-15

<u>Description of Work</u>	<u>Total \$</u>
1. <i>New sprinkler system</i>	\$218,129
2. <i>Restroom addition - 700 SF</i>	\$285,313
3. <i>Cosmetic interior improvements to moisture</i>	\$6,284
4. <i>Window replacement</i>	\$516,875
5. <i>Re-point exterior face brick walls</i>	\$95,875
6. <i>Raise roof edge of exterior block walls 2'-0"</i>	\$628,725
7. <i>New building HVAC/cooling systems</i>	\$1,183,155
8. <i>Replace gym AHU, chiller, fan coil cooling & unit ventilators</i>	\$67,375
9. <i>Replace distribution panel with larger capacity</i>	\$215,625
10. <i>Cooling system @ telecom closet</i>	\$25,000
11. <i>Misc. electrical upgrades</i>	\$78,125
12. <i>New fire alarm system</i>	\$187,500
13. <i>Remove/replace asphalt parking and curbs</i>	\$544,223

Total Construction Cost

\$4,052,204

Const. Escalation to Midpoint Mar. 1, 2016 - 6%

\$243,132

Total Construction Cost w/Escal.

\$4,295,336

Clarifications/Qualifications

1. *This estimate is for budget purposes only.*
2. *No hazardous material or asbestos abatement included.*
3. *No off hour or premium time figure, all work figure at normal working hours.*

City of Bloomington

Bloomington, MN

Building Assessment Study Estimate Forecast



Architecture | Engineering | Planning

Bldg. Assessment - Detail

HGA Comm. # : 2064-002-00

20-Apr-15

1. New sprinkler system

New fire water supply line (Allowance)	150 LF	\$75.00	\$11,250.00
Interior wall demo/repair (Allowance)	50 EA	\$500.00	\$25,000.00
Fire sprinkler system	25,137 SF	\$5.50	\$138,253.50
Contractor O&P	1 LS		\$43,625.88

Total **\$218,129.38**

2. Restroom Addition

Water closets	14 EA	\$3,000.00	\$42,000.00
Lav. sinks	13 EA	\$2,500.00	\$32,500.00
Special fixtures - water coolers	2 EA	\$3,750.00	\$7,500.00
Exhaust Fan	11 EA	\$250.00	\$2,750.00
Electrical - lighting & power	700 SF	\$25.00	\$17,500.00
Toilet room finishes	700 SF	\$180.00	\$126,000.00
Contractor O&P	1 LS		\$57,062.50

Total **\$285,312.50**

3. Cosmetic improvements to moisture problems

Cosmetic repair of exist. ceilings	2,514 SF	\$ 2.00	\$5,027.40
Contractor O&P	1 LS		\$1,256.85

Total **\$6,284.25**

4. Window replacement

Remove exist. windows/rough bucks	5,015 SF	\$15.00	\$75,225.00
New Windows	5,015 SF	\$65.00	\$325,975.00
Rough carpentry/hardware	2,000 LF	\$3.65	\$7,300.00
Caulking	2,000 LF	\$2.50	\$5,000.00
Contractor O&P	1 LS		\$103,375.00

Total **\$516,875.00**

5. Re-point exterior face brick walls

Re-point exterior face brick walls	3,068 SF	\$25.00	\$76,700.00
Contractor O&P	1 LS		\$19,175.00

Bldg. Assessment - Detail

HGA Comm. # : 2064-002-00

20-Apr-15

	Total		\$95,875.00
6. <u>Raise roof edge of building</u>			
Demo exist. roof edge flashing/rough carpentry	675 LF	\$5.00	\$3,375.00
Demo exist. roof	25,137 SF	\$3.00	\$75,411.00
Add new face brick/masonry parapet wall.	1,350 SF	\$58.00	\$78,300.00
Scuppers	8 EA	\$750.00	\$6,000.00
New EPDM roof system w/tapered insulation	25,173 SF	\$11.00	\$276,903.00
Roof blocking	2,025 LF	\$3.75	\$7,593.75
Cap flashing	675 LF	\$25.00	\$16,875.00
New expansion joints (Allowance)	350 LF	\$15.00	\$5,250.00
Roof Drains	6 EA	\$3,500.00	\$21,000.00
Fill exist. back-up block walls with vermiculite	3,068 SF	\$4.00	\$12,272.00
Contractor O&P	1 LS		\$125,744.94

Total **\$628,724.69**

7. <u>New HVAC/cooling systems</u>			
Demo exist. ductwork	25,137 SF	\$2.00	\$50,274.00
Demo AHU	1 EA	\$2,500.00	\$2,500.00
Demo Chiller	1 EA	\$2,000.00	\$2,000.00
Demo Fan Coil Units	24 EA	\$500.00	\$12,000.00
Demo Unit Ventilators	4 EA	\$500.00	\$2,000.00
New AHU	25,000 CFM	\$8.00	\$200,000.00
VAV box	21 EA	\$1,500.00	\$31,250.00
CUH	4 EA	\$3,500.00	\$14,000.00
New AC Chiller	75 TN	\$700.00	\$52,500.00
Heating /cooling piping	25,000 SF	\$5.00	\$125,000.00
Supply/exhaust air ductwork	30,000 LBS	\$6.00	\$180,000.00
Diffusers/registers/grilles	25,000 SF	\$1.50	\$37,500.00
Duct Insulation	25,000 SF	\$3.00	\$75,000.00
Pipe Insulation	25,000 SF	\$1.50	\$37,500.00
Temperature Control	25,000 SF	\$5.00	\$125,000.00
Contractor O&P	1 LS		\$236,631.00

Total **\$1,183,155.00**

8. <u>Replace gym AHU, chiller, fan coil cooling and unit ventilators</u>			
Equipment demolition	1 LS	\$10,000.00	\$10,000.00
New AHU	2,500 CFM	\$9.00	\$22,500.00

Bldg. Assessment - Detail

HGA Comm. # : 2064-002-00

20-Apr-15

New chiller	8 TN	\$800.00	\$6,400.00
New fan coil cooling	1 LS	\$10,000.00	\$10,000.00
New unit ventilators	2 EA	\$2,500.00	\$5,000.00
Contractor O&P	1 LS		\$13,475.00
Total			\$67,375.00
9. <u>Replace distribution panel and associated room panels</u>			
Remove exist. main panel	1 EA	\$15,000.00	\$15,000.00
Remove exist. room panels	15 EA	\$5,000.00	\$75,000.00
New 120/208V 3 phase 800A panel	1 EA	\$30,000.00	\$30,000.00
New feeder panels	15 EA	\$3,500.00	\$52,500.00
Contractor O&P	1 LS		\$43,125.00
Total			\$215,625.00
10. <u>Cooling system at telecom closet</u>			
IT closet cooling/room power	1 EA	\$5,000.00	\$5,000.00
IT closet cooling system	1 EA	\$15,000.00	\$15,000.00
Contractor O&P	1 LS		\$5,000.00
Total			\$25,000.00
11. <u>Misc. electrical upgrades</u>			
Chiller emergency back-up	1 EA	\$50,000.00	\$50,000.00
Battery pack egress lighting	5 EA	\$1,500.00	\$7,500.00
Battery pack exit signs	5 EA	\$1,000.00	\$5,000.00
Contractor O&P	1 LS		\$15,625.00
Total			\$78,125.00
12. <u>New fire alarm system</u>			
Remove exist. fire alarm	25,000 SF	\$1.00	\$25,000.00
Fire Alarm	25,000 SF	\$5.00	\$125,000.00
Contractor O&P	1 LS		\$37,500.00
Total			\$187,500.00
13. <u>New parking lot</u>			
Remove exist. asphalt	94,471 SF	\$0.55	\$51,959.05

Bldg. Assessment - Detail

HGA Comm. # : 2064-002-00

20-Apr-15

remove exist. curbs	3,250 LF	\$5.00	\$16,250.00
New asphalt	10,497 SY	\$25.00	\$262,419.44
New curbs	3,250 LF	\$15.00	\$48,750.00
Paint stalls	200 EA	\$25.00	\$5,000.00
Pavement Markings	20 EA	\$50.00	\$1,000.00
Site Lighting	10 EA	\$5,000.00	\$50,000.00
Contractor O&P	1 LS		\$108,844.62

Total

\$544,223.12

Construction Cost Total

\$4,052,203.93

4. MARKET ANALYSIS

Section I – Demographic Summary & Market Review

Ballard*King & Associates as part of a larger project team assisted the City of Bloomington with the completion of a feasibility study for an indoor community recreation center.

The following is a summary of the basic demographic characteristics of the identified service areas along with recreation and leisure participation standards as produced by the National Sporting Goods Association.

Service Areas: The goal of a new facility in the City of Bloomington would be to serve the needs of the residents. However, it is recognized that the facility would serve a slightly larger geographic area. As such the boundaries of the City of Bloomington have been identified as the primary service area and a slightly larger area has been identified as the secondary service area.

Primary Service Areas are usually defined by the distance people will travel on a regular basis (a minimum of once a week) to utilize a facility or its programs. Use by individuals outside of this area will be much more limited and will focus more on special activities or events (tournaments, etc.).

Service areas can vary in size with the types of components that are included in a facility. A center with active elements (pool, weight cardiovascular equipment area, gym, track, etc.) will generally have a larger service area than a more passively oriented facility. Specialized facilities such as a sports field house, ice arena or large competitive aquatic venue will have even larger service areas that make them more of a regional destination.

Service areas can also be based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can have an impact upon membership, daily admissions and the associated penetration rates for programs and services. The presence of alternative service providers can also have an impact on the number and frequency of events that could be held at a specialized facility.

Service Area Comparison Chart:

	City of Bloomington	Secondary Service Area
Population:		
2010 Census	82,893	174,026
2014 Estimate	84,592	177,349
2019 Estimate	88,279	184,815
Households:		
2010 Census	35,905	75,206
2014 Estimate	36,799	76,840
2019 Estimate	38,472	80,189
Families:		
2010 Census	21,618	44,649
2014 Estimate	22,013	45,279
2019 Estimate	22,919	47,004
Average Household Size:		
2010 Census	2.28	2.29
2014 Estimate	2.27	2.28
2019 Estimate	2.27	2.28
Ethnicity:		
Hispanic	7.5%	8.9%
White	78.2%	76.3%
Black	7.5%	8.3%
American Indian	0.4%	0.5%
Asian	6.4%	6.8%
Pacific Islander	0.1%	0.1%
Other	4.0%	4.7%
Multiple	3.4%	3.3%
Median Age:		
2010 Census	42.8	40.7
2014 Estimate	43.4	41.4
2019 Estimate	44.1	42.3
Median Income:		
2014 Estimate	\$61,129	\$62,959
2019 Estimate	\$73,520	\$75,597
Household Budget Expenditures¹:		
Housing	117	122
Entertainment & Recreation	116	121

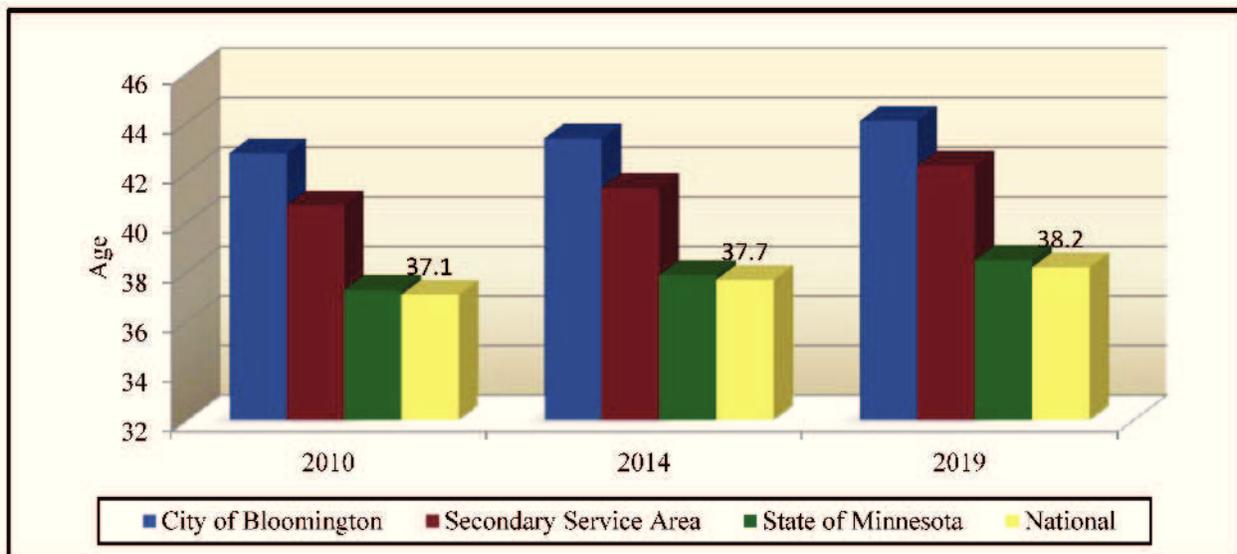
¹ This information is placed on an index with a reference point being the National average of 100.

Age and Income: The median age and household income levels are compared with the national number as both of these factors are primary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table A – Median Age:

	2010 Census	2014 Projection	2019 Projection
City of Bloomington	42.8	43.4	44.1
Secondary Service Area	40.7	41.4	42.3
State of Minnesota	37.3	37.9	38.5
Nationally	37.1	37.7	38.2

Chart A – Median Age:



The median age in the City of Bloomington and the Secondary Service Area is significantly greater than the State and National. The median age for the State of Minnesota is slightly higher than the National number. This higher median age points to a significant presence of older families, Baby Boomers, retirees and seniors. It will be important to include components in a facility that all segments of the population can utilize.

Map A – Median Age by Census Block Group:

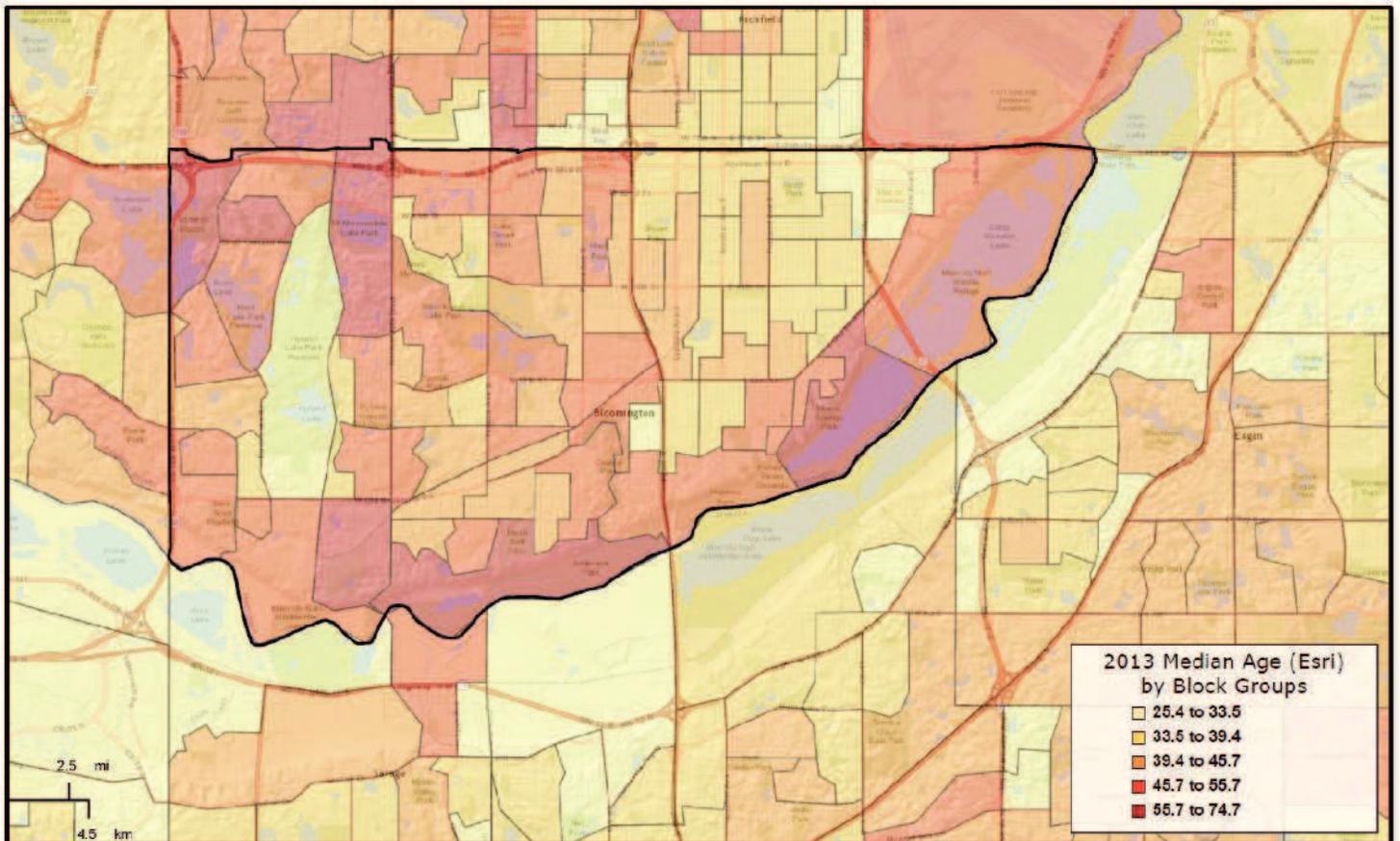
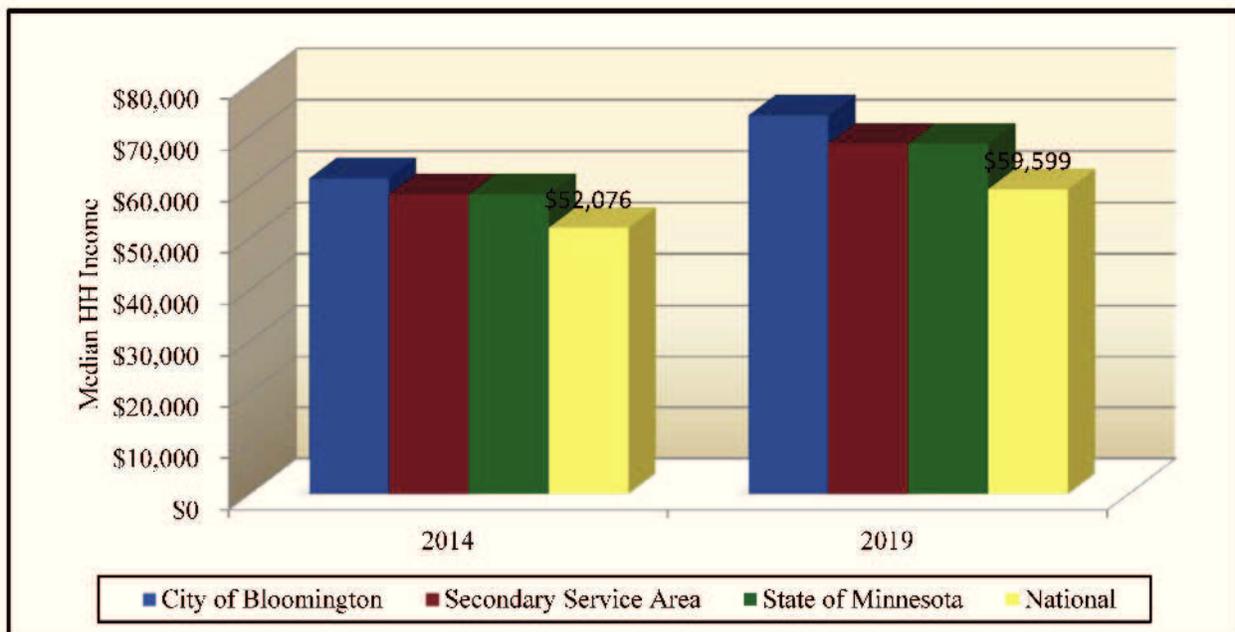


Table B – Median Household Income:

	2014 Estimate	2019 Projection
City of Bloomington	\$61,129	\$73,520
Secondary Service Area	\$62,959	\$75,597
State of Minnesota	\$58,634	\$68,448
Nationally	\$52,076	\$59,599

Chart B – Median Household Income:

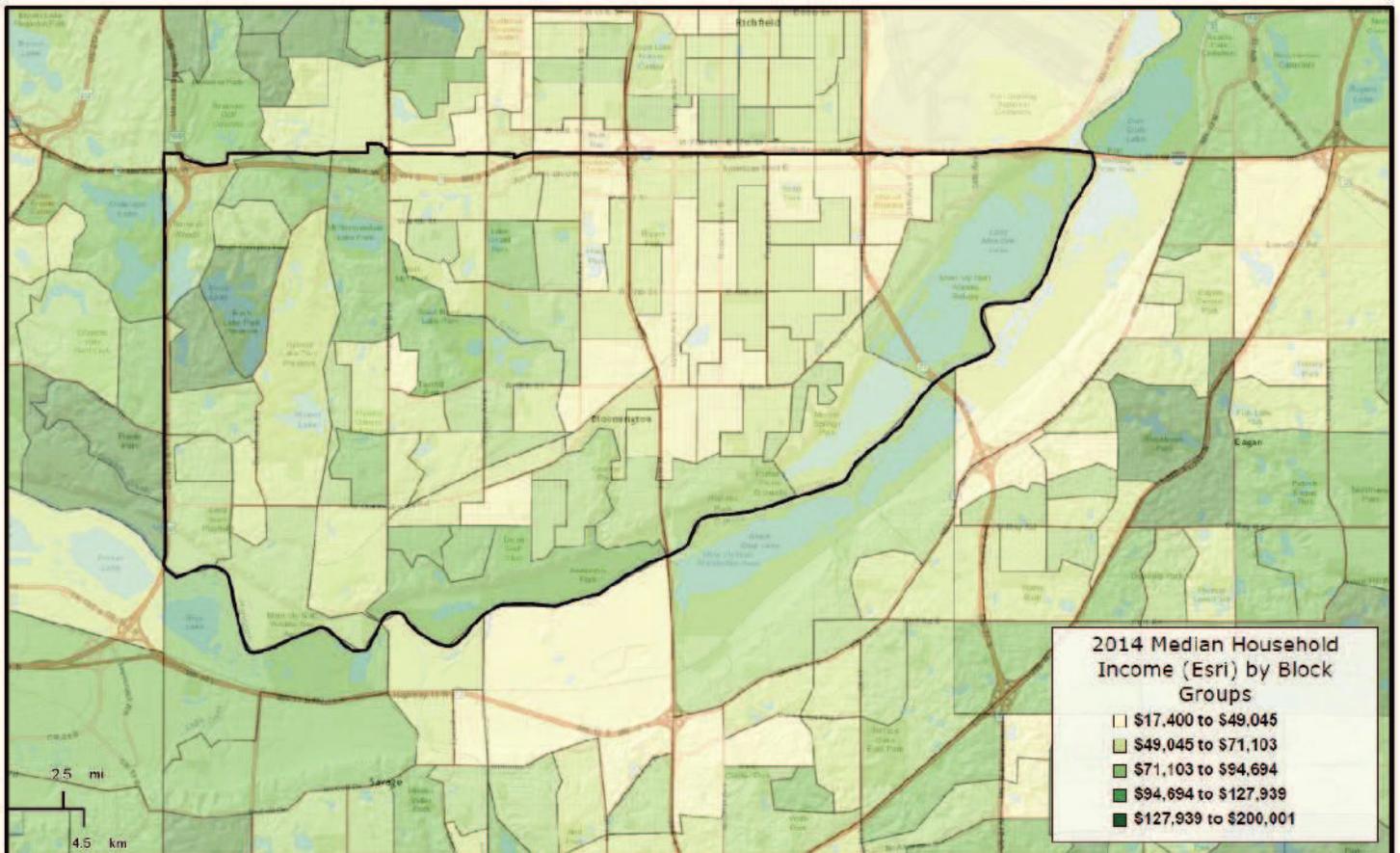


In the City of Bloomington, the percentage of households with a median income over \$50,000 per year is 60.1% compared to 52.2% on a national level. Furthermore, the percentage of the households in the service area with a median income less than \$25,000 per year is 14.7% compared to the level of 23.8% nationally.

In the Secondary Service Area, the percentage of households with a median income over \$50,000 per year is 61.1% compared to 52.2% on a national level. Furthermore, the percentage of the households in the service area with a median income less than \$25,000 per year is 15.8% compared to the level of 23.8% nationally.

The median household income in the State of Minnesota and the service areas is higher than the National number. This higher median household income must be balanced with the overall cost of living in the service area; however it may point to the ability to pay for recreation services and facilities.

Map B – Median Household Income by Census Block Group:



In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures. In particular looking at housing information (shelter, utilities, fuel and public services) along with entertainment and recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table C – Household Budget Expenditures²:

City of Bloomington	SPI	Average Amount Spent	Percent
Housing	117	\$24,464.68	30.8%
Shelter	118	\$18,886.95	23.8%
Utilities, Fuel, Public Service	113	\$5,577.73	7.0%
Entertainment & Recreation	116	\$3,751.84	4.7%

Secondary Service Area	SPI	Average Amount Spent	Percent
Housing	122	\$25,647.42	30.9%
Shelter	124	\$19,864.06	23.9%
Utilities, Fuel, Public Service	117	\$5,783.35	7.0%
Entertainment & Recreation	121	\$3,913.99	4.7%

State of Minnesota	SPI	Average Amount Spent	Percent
Housing	108	\$22,542.30	30.0%
Shelter	107	\$17,167.93	22.9%
Utilities, Fuel, Public Service	109	\$5,374.37	7.2%
Entertainment & Recreation	111	\$3,595.85	4.8%

SPI: Spending Potential Index as compared to the National number of 100.

Average Amount Spent: The average amount spent per household.

Percent: Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.

² Consumer Spending data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2014 and 2019.

Chart C – Household Budget Expenditures Spending Potential Index:

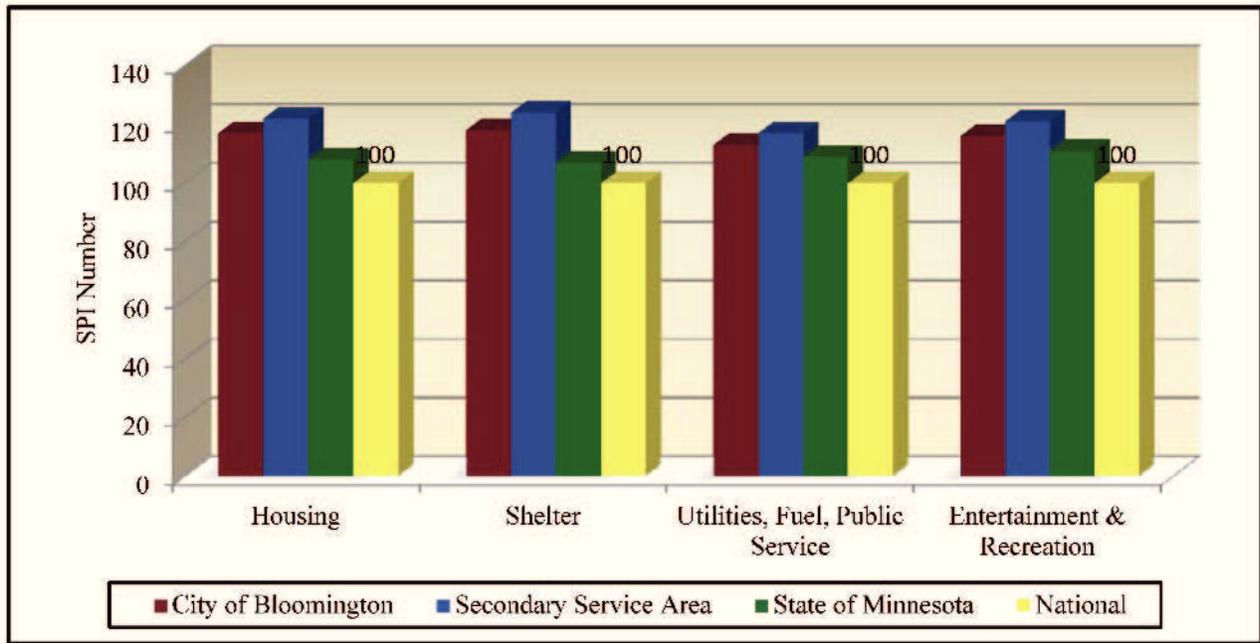


Chart C illustrates the Household Budget Expenditures Spending Potential Index in the service areas. There is consistency between the Household Budget Expenditures SPI and the Median Household Income. That consistency is positive in that the overall cost of living appears to be slightly higher while the median household income is also slightly higher. This points to the ability to pay for recreation services and facilities.

It will be important to keep this information in mind when developing a fee structure and looking at an appropriate cost recovery philosophy for the facility.

Recreation Expenditures Spending Potential Index: Through the demographic provider that B*K utilizes for the market analysis portion of the report, we are able to examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table D – Recreation Expenditures Spending Potential Index³:

City of Bloomington	SPI	Average Spent
Fees for Participant Sports	120	\$140.76
Fees for Recreational Lessons	121	\$144.55
Social, Recreation, Club Membership	121	\$202.40
Exercise Equipment/Game Tables	99	\$73.85
Other Sports Equipment	106	\$8.25

Secondary Service Area	SPI	Average Spent
Fees for Participant Sports	126	\$148.03
Fees for Recreational Lessons	127	\$152.38
Social, Recreation, Club Membership	128	\$213.15
Exercise Equipment/Game Tables	103	\$77.25
Other Sports Equipment	110	\$8.57

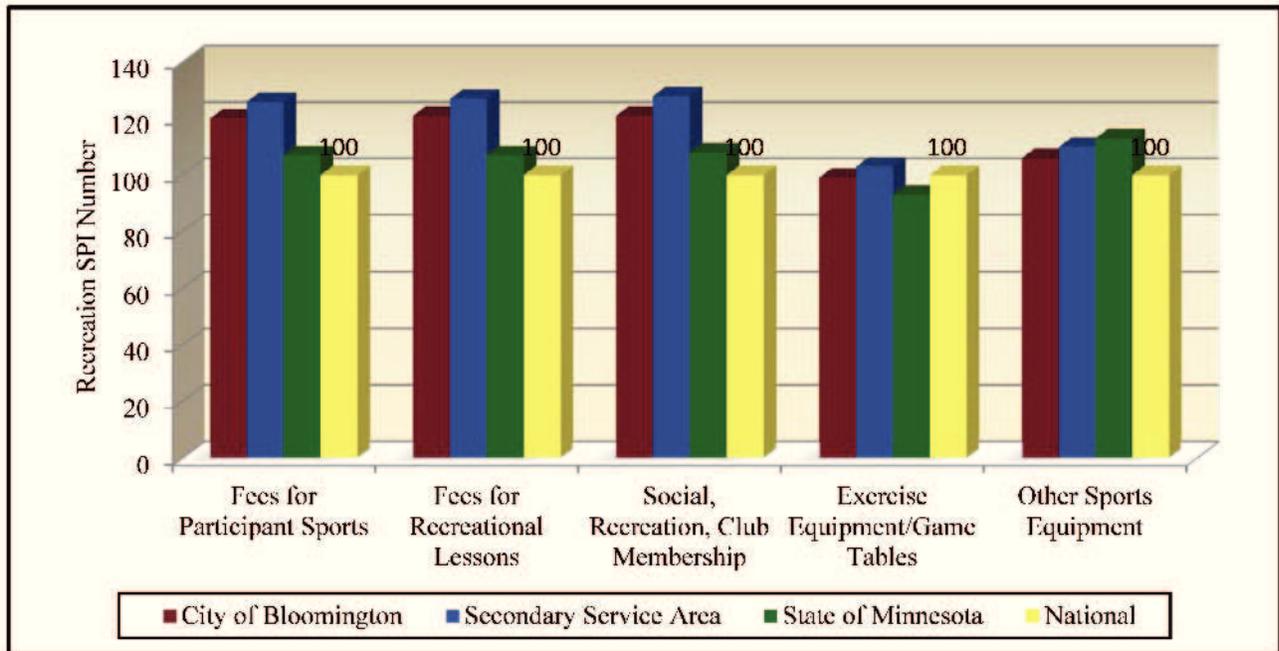
State of Minnesota	SPI	Average Spent
Fees for Participant Sports	107	\$126.16
Fees for Recreational Lessons	107	\$127.50
Social, Recreation, Club Membership	108	\$180.03
Exercise Equipment/Game Tables	93	\$69.88
Other Sports Equipment	113	\$8.80

Average Amount Spent: The average amount spent for the service or item in a year.

SPI: Spending potential index as compared to the national number of 100.

³ Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

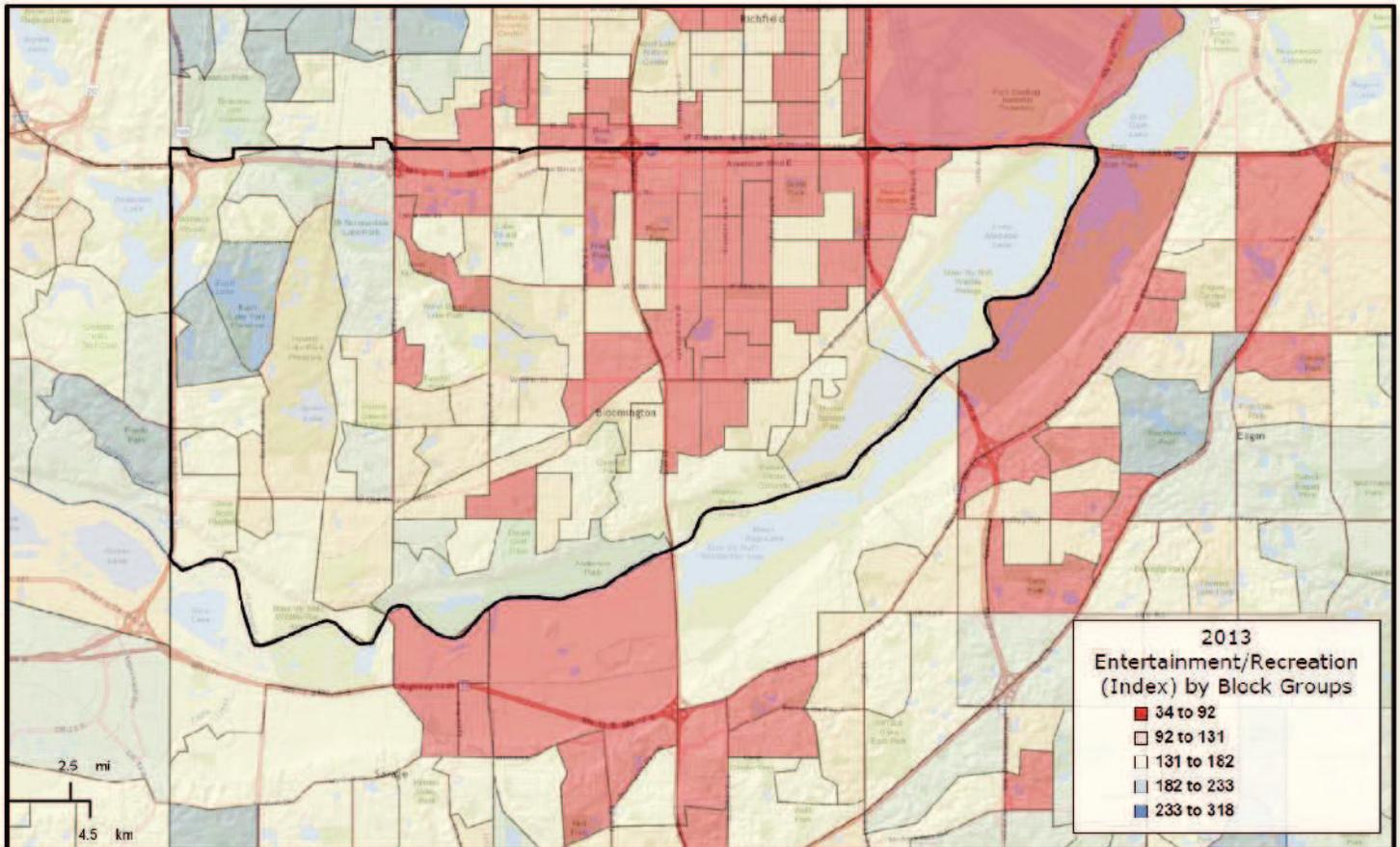
Chart D – Recreation Spending Potential Index:



The Spending Potential Index for Recreation is very comparable to the numbers in the Household Budget Index in that they follow the same pattern. The State of Minnesota and the service areas are higher than the National number, except in the case of “Other Sports Equipment.”

It is also important to note that these dollars are currently being spent, so the identification of alternative service providers and the ability of another facility to capture a portion of these dollars will be important. It is possible that a portion of the dollars being spent is already being captured by the City of Bloomington.

Map C – Entertainment & Recreation Spending Potential Index by Census Block Group:

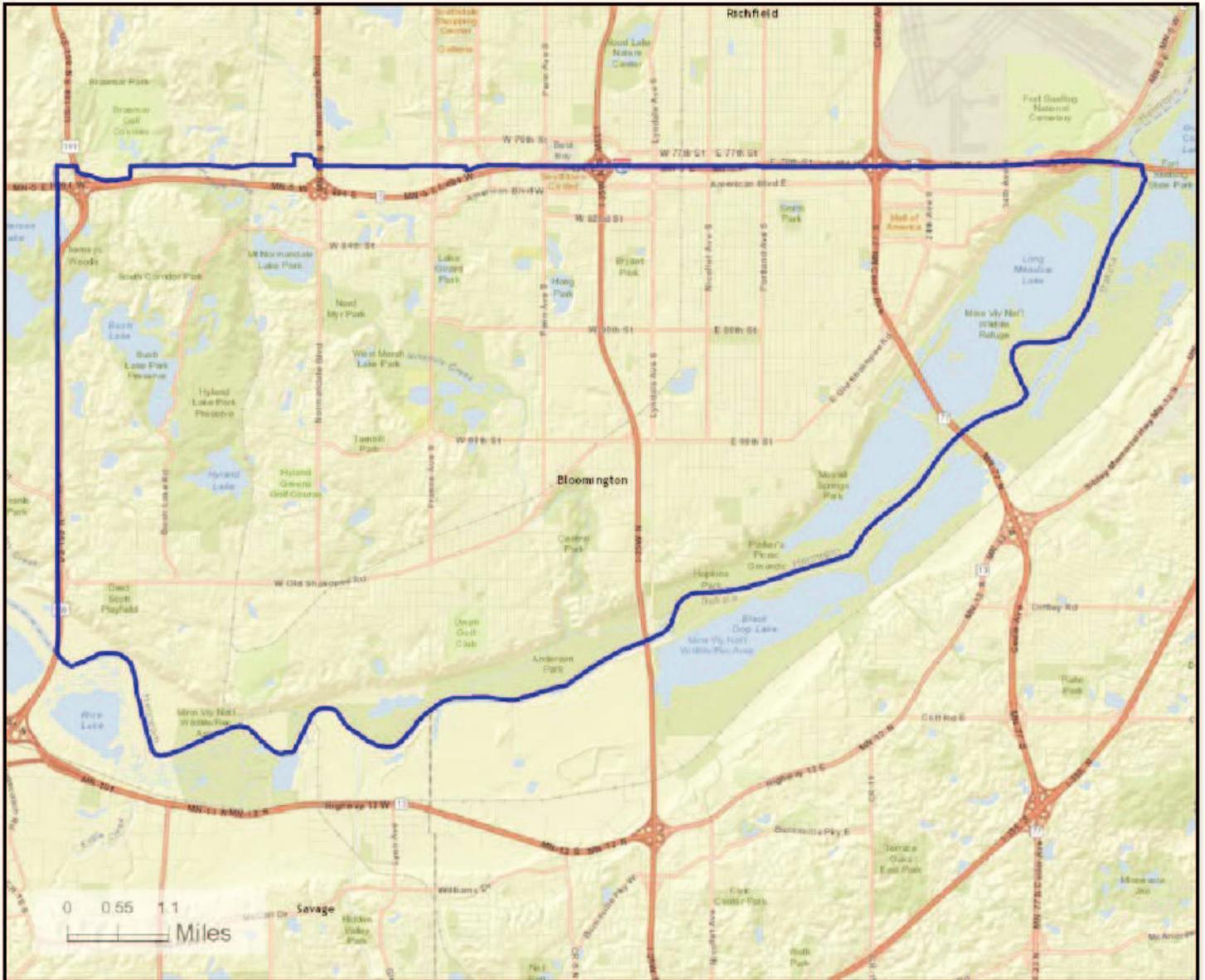


Service Area Description:

Primary Service Area – City limits of Bloomington

Secondary Service Area – An area that extends just across the river to the south and east, beyond the airport to the north and past Highway 169 to the west.

Map D – Primary Service Area Map:



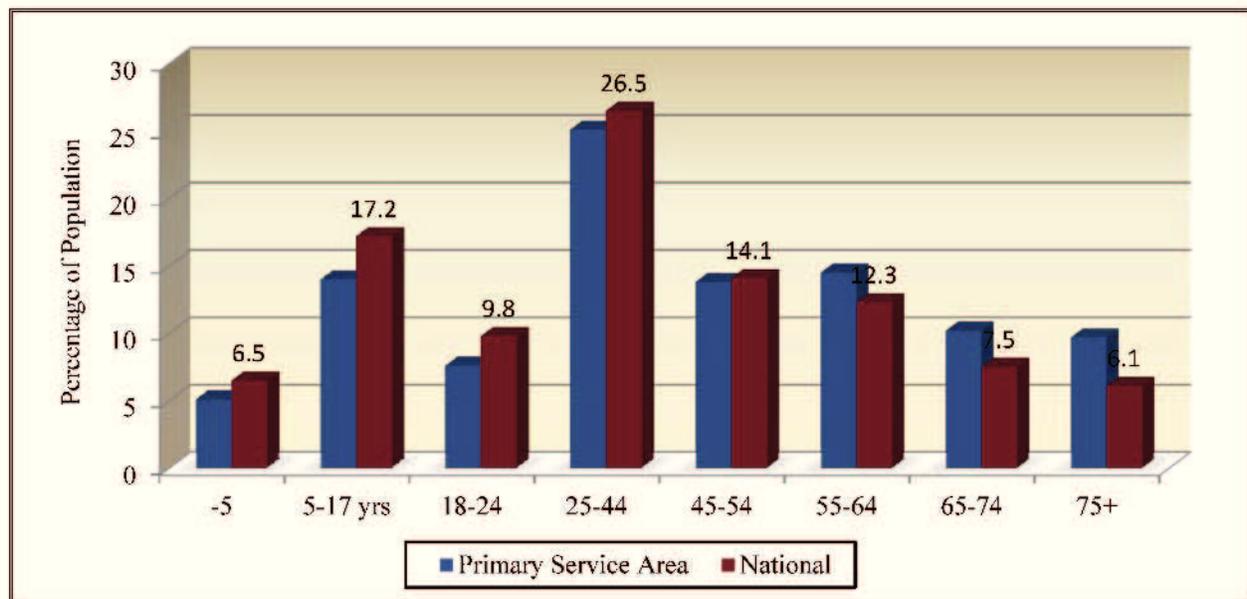
Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table E – 2014 Primary Service Area Age Distribution
(ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
-5	4,374	5.1%	6.5%	-1.4%
5-17	11,778	14.0%	17.2%	-3.2%
18-24	6,407	7.6%	9.8%	-2.2%
25-44	21,270	25.1%	26.5%	-1.4%
45-54	11,669	13.8%	14.1%	-0.3%
55-64	12,292	14.5%	12.3%	+2.2%
65-74	8,565	10.2%	7.5%	+2.7%
75+	8,237	9.7%	6.1%	+3.6%

- Population:** 2014 census estimates in the different age groups in the Primary Service Area.
- % of Total:** Percentage of the Primary Service Area population in the age group.
- National Population:** Percentage of the national population in the age group.
- Difference:** Percentage difference between the Primary Service Area population and the national population.

Chart E – 2014 Primary Service Area Age Group Distribution



The Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with an equal or larger population in the 55-64, 65-74 and 75+ age groups and a smaller population in the -5, 5-17, 18-24, 25-44 and 45-54 age groups. The largest positive variance is in the 75+ age group with +3.6% while the greatest negative variance is in the 5-17 age group with -3.2%.

Population Distribution Comparison by Age: Utilizing census information from the Primary Service Area, the following comparisons are possible.

Table F – 2014 Primary Service Area Population Estimates
(U.S. Census Information and ESRI)

Ages	2010 Census	2014 Projection	2019 Projection	Percent Change	Percent Change Nat'l
-5	4,505	4,374	4,584	+1.8%	+4.7%
5-17	11,858	11,778	12,185	+2.8%	+1.8%
18-24	6,485	6,407	6,040	-6.9%	-2.4%
25-44	20,843	21,270	22,196	+6.5%	+10.4%
45-54	12,762	11,669	10,764	-15.7%	-6.2%
55-64	11,222	12,292	13,112	+16.8%	+13.7%
65-74	7,502	8,565	10,110	+34.8%	+32.9%
75+	7,716	8,237	9,288	+20.4%	+9.5%

Chart F – Primary Service Area Population Growth

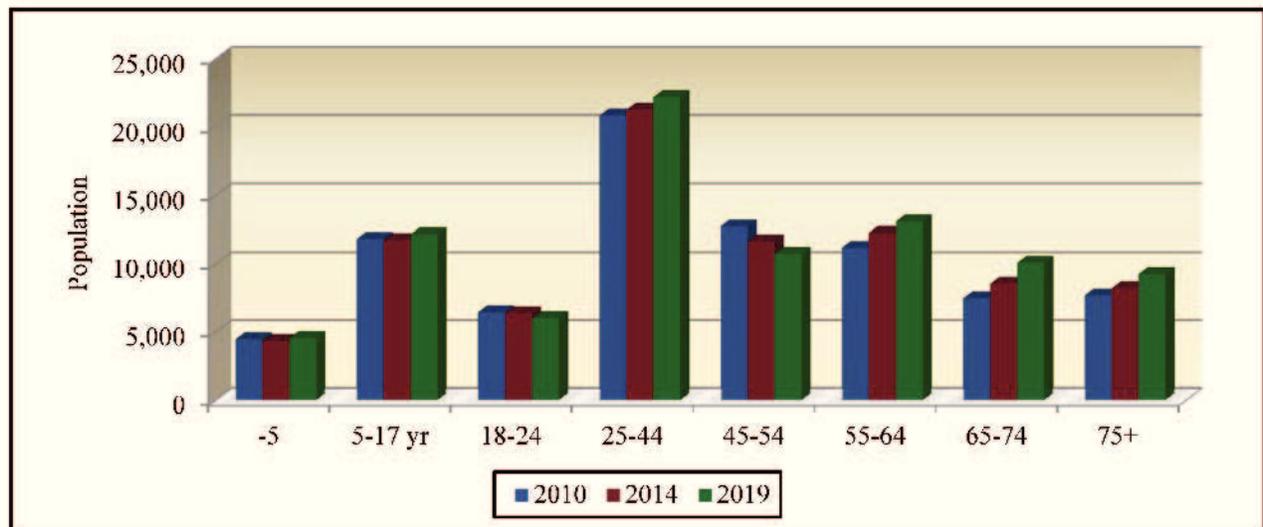


Table-F illustrates the growth or decline in age group numbers from the 2010 census until the year 2019. It is projected that all of the age categories will see an increase or static growth in population, except 18-24 and 45-54. It must be remembered that the population of the United States as a whole is aging and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Below is listed the distribution of the population by race and ethnicity for the Primary Service Area for 2014 population projections. Those numbers were developed from 2010 Census Data.

Table G – Primary Service Area Ethnic Population and Median Age

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of MN Population
Hispanic	6,357	25.5	7.5%	5.3%

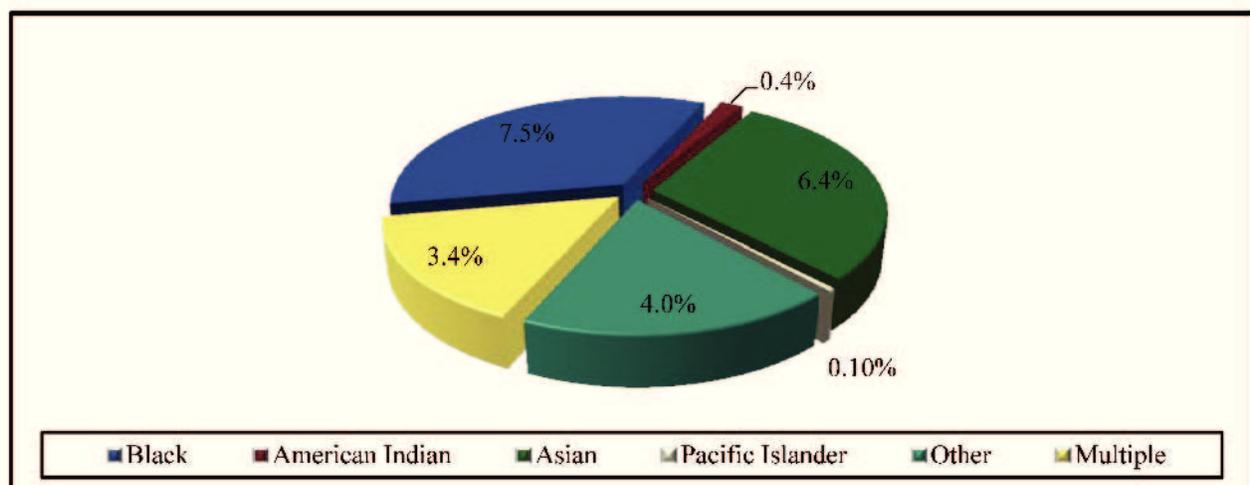
Table H – Primary Service Area Population by Race and Median Age

(Source – U.S. Census Bureau and ESRI)

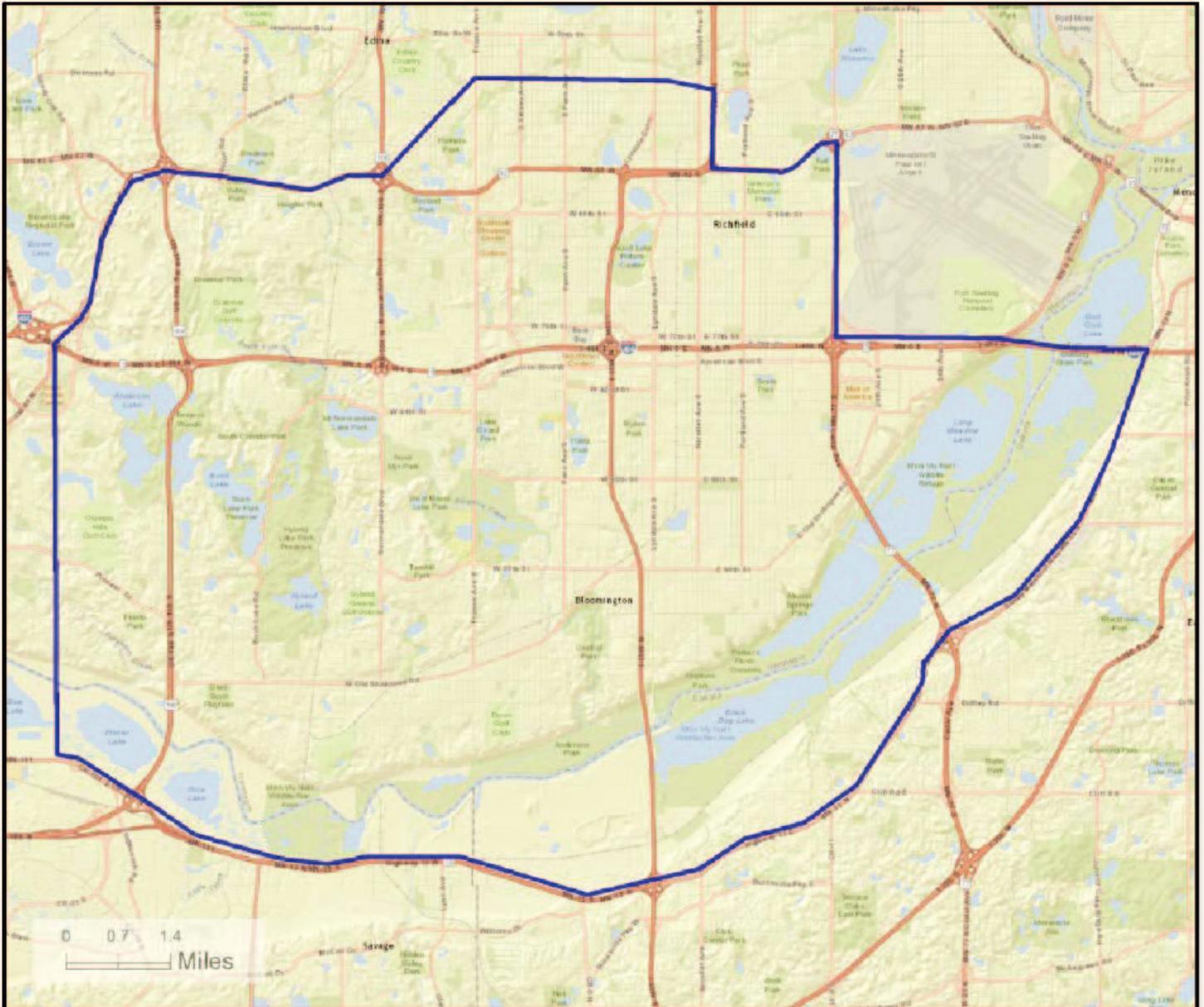
Race	Total Population	Median Age	% of Population	% of MN Population
White	66,119	48.9	78.2%	83.9%
Black	6,383	28.1	7.5%	5.6%
American Indian	333	32.1	0.4%	1.2%
Asian	5,453	34.9	6.4%	4.5%
Pacific Islander	52	35.0	0.1%	0.04%
Other	3,394	25.5	4.0%	2.1%
Multiple	2,858	16.1	3.4%	2.6%

2014 Primary Service Area Total Population: 84,592 Residents

Chart G – Primary Service Area Non-White Population by Race



Map E – Secondary Service Area Map:



Population Distribution by Age: Utilizing census information for the Secondary Service Area, the following comparisons are possible.

Table I – 2014 Secondary Service Area Age Distribution

(ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
-5	10,357	5.9%	6.5%	-0.6%
5-17	26,378	15.0%	17.2%	-2.2%
18-24	13,270	7.5%	9.8%	-2.3%
25-44	46,360	26.1%	26.5%	-0.4%
45-54	23,924	13.5%	14.1%	-0.6%
55-64	24,295	13.7%	12.3%	+1.4%
65-74	16,186	9.1%	7.5%	+1.6%
75+	16,581	9.3%	6.1%	+3.2%

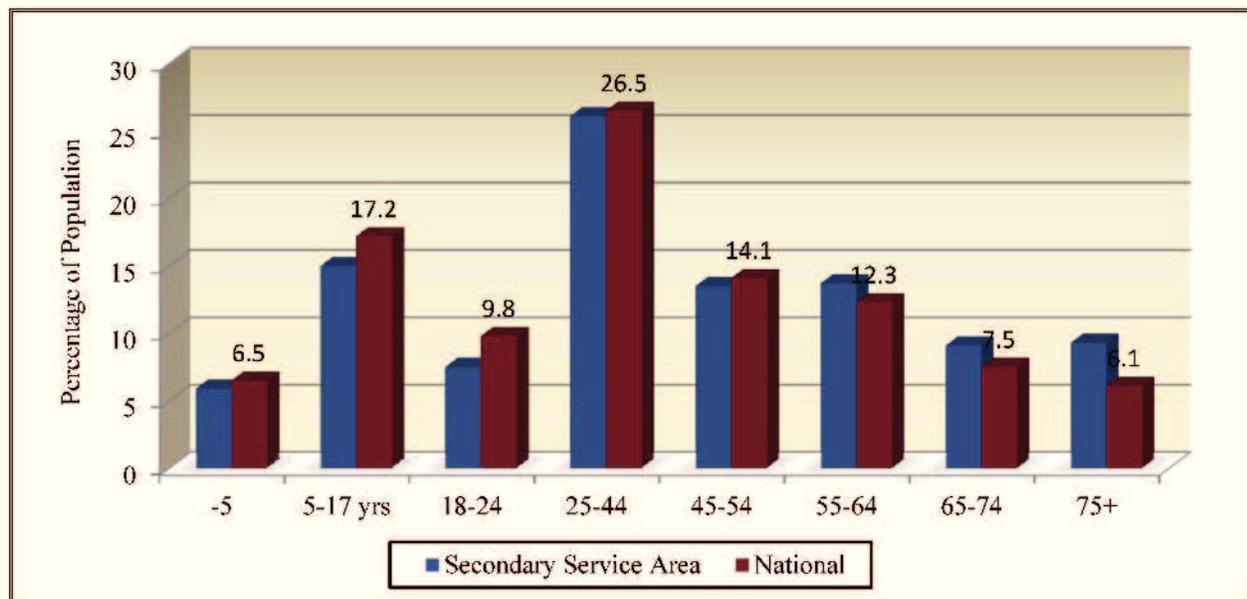
Population: 2014 census estimates in the different age groups in the Secondary Service Area.

% of Total: Percentage of the Secondary Service Area population in the age group.

National Population: Percentage of the national population in the age group.

Difference: Percentage difference between the Secondary Service Area population and the national population.

Chart H – 2014 Secondary Service Area Age Group Distribution



The Secondary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with an equal or larger population in the 55-64, 65-74 and 75+ age groups and a smaller population in the -5, 5-17, 18-24, 25-44 and 45-54 age groups. The largest positive variance is in the 75+ age group with +3.2% while the greatest negative variance is in the 18-24 age group with -2.3%.

Population Distribution Comparison by Age: Utilizing census information from the Secondary Service Area, the following comparisons are possible.

Table J – 2014 Secondary Service Area Population Estimates
(U.S. Census Information and ESRI)

Ages	2010 Census	2014 Projection	2019 Projection	Percent Change	Percent Change Nat'l
-5	10,831	10,357	10,728	-1.0%	+4.7%
5-17	25,787	26,378	27,511	+6.7%	+1.8%
18-24	12,769	13,270	12,876	+0.8%	-2.4%
25-44	46,909	46,360	47,328	+0.9%	+10.4%
45-54	25,782	23,924	22,550	-12.5%	-6.2%
55-64	22,375	24,295	25,824	+15.4%	+13.7%
65-74	13,675	16,186	19,620	+43.5%	+32.9%
75+	15,899	16,581	18,378	+15.6%	+9.5%

Chart I – Secondary Service Area Population Growth

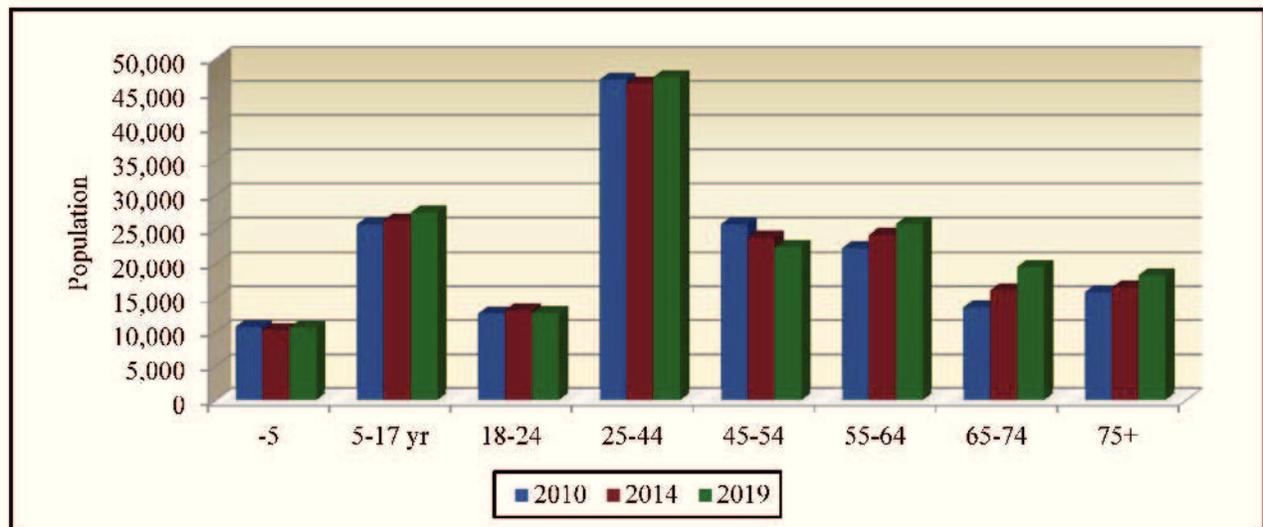


Table-J illustrates the growth or decline in age group numbers from the 2010 census until the year 2019. It is projected that all of the age categories will see an increase or static growth in population, except -5 and 45-54. It must be remembered that the population of the United States as a whole is aging and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Below is listed the distribution of the population by race and ethnicity for the Secondary Service Area for 2014 population projections. Those numbers were developed from 2010 Census Data.

Table K – Secondary Service Area Ethnic Population and Median Age

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of MN Population
Hispanic	15,768	24.6	8.9%	5.3%

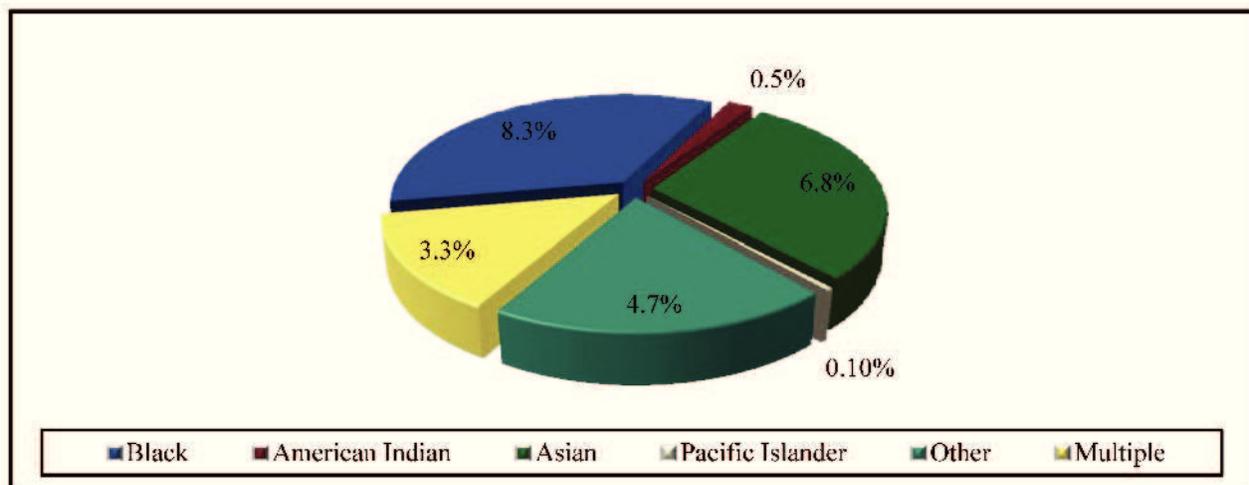
Table L – Secondary Service Area Population by Race and Median Age

(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of MN Population
White	135,397	47.5	76.3%	83.9%
Black	14,693	27.9	8.3%	5.6%
American Indian	866	30.8	0.5%	1.2%
Asian	12,134	33.3	6.8%	4.5%
Pacific Islander	121	36.3	0.1%	0.04%
Other	8,332	24.6	4.7%	2.1%
Multiple	5,806	15.6	3.3%	2.6%

2014 Secondary Service Area Total Population: 177,349 Residents

Chart J – Secondary Service Area Non-White Population by Race



Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

The value of including this information for the City of Bloomington is that it allows the organization to better understand the consumers/constituents in their service areas and supply them with the right products and services.

The tapestry segmentation system classifies U.S. neighborhoods into 65 distinctive market segments. Neighborhoods are sorted by more than 60 attributes including: income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior.

The following pages and tables outline the top 5 tapestry segments in each of the service areas and provides a brief description of each. This information combined with the key indicators and demographic analysis of each service area help further describe the markets that the City of Bloomington looks to serve with programs, services and special events.

Table M – Primary Service Area Tapestry Segment Comparison

(ESRI estimates)

	Primary Service Area		U.S. Households	
	Percent	Cumulative Percent	Percent	Cumulative Percent
Prosperous Empty Nesters (14)	16.8%	16.8%	2.1%	2.1%
Cozy & Comfortable (18)	11.7%	28.5%	2.2%	4.3%
Retirement Communities (30)	10.8%	39.3%	1.6%	5.9%
Exurbanites (07)	10.6%	49.9%	2.5%	8.4%
Main Street USA (24)	9.1%	59.0%	2.2%	10.6%

Prosperous Empty Nesters (14) – Approximately 6 in 10 households in these neighborhoods are aged 55 years or older; 40% of the households are composed of married couples with no children living at home. Residents are enjoying the move from child-rearing to retirement. These residents are not ethnically diverse; approximately 90% are white. Residents exercise regularly and take a multitude of vitamins.

Cozy & Comfortable (18) – These residents are middle-aged married couples who are comfortably settled in their single-family homes in older neighborhoods. The median age of 42 years is 5 years older than the U.S. median age. Most residents are married without children or married couples with school-aged or adult children. Most of these residents are white. Depending on the season, they play golf or ice skate for exercise.

Retirement Communities (30) – Most of the households in these neighborhoods are single seniors who live alone; a fourth is married couples with no children living at home. This older market has a median age of 52.2 years. Most of the residents are white. These residents go dancing, practice yoga, canoe and play golf.

Exurbanites (07) – These residents prefer an affluent lifestyle in open spaces beyond the urban fringes. Although 40% are empty nesters, another 32% are married couples with children still living at home. They may be part of the “sandwich generation,” because their median age of 45.1 years places them directly between paying for children’s college expenses and caring for elderly parents. They are very physically active; they lift weights, practice yoga and jog to stay fit.

Main Street USA (24) – These neighborhoods are a mix of household types, similar to the U.S. distribution. Approximately 50% of the households are composed of married-couple families, nearly 1/3 are single-person or shared households, and the rest are single-parent or other family households. These residents are less diverse than the U.S. population. They play baseball and basketball and go swimming.

Table N – Secondary Service Area Tapestry Segment Comparison

(ESRI estimates)

	Secondary Service Area		U.S. Households	
	Percent	Cumulative Percent	Percent	Cumulative Percent
Cozy & Comfortable (18)	12.6%	12.6%	2.2%	2.2%
Retirement Communities (30)	10.5%	23.1%	1.6%	3.8%
Prosperous Empty Nesters (14)	9.9%	33.0%	2.1%	5.9%
Metropolitans (22)	9.1%	42.1%	1.4%	7.3%
In Style (13)	8.7%	50.8%	2.3%	9.6%

Cozy & Comfortable (18) – These residents are middle-aged married couples who are comfortably settled in their single-family homes in older neighborhoods. The median age of 42 years is 5 years older than the U.S. median age. Most residents are married without children or married couples with school-aged or adult children. Most of these residents are white. Depending on the season, they play golf or ice skate for exercise.

Retirement Communities (30) – Most of the households in these neighborhoods are single seniors who live alone; a fourth is married couples with no children living at home. This older market has a median age of 52.2 years. Most of the residents are white. These residents go dancing, practice yoga, canoe and play golf.

Prosperous Empty Nesters (14) – Approximately 6 in 10 households in these neighborhoods are aged 55 years or older; 40% of the households are composed of married couples with no children living at home. Residents are enjoying the move from child-rearing to retirement. These residents are not ethnically diverse; approximately 90% are white. Residents exercise regularly and take a multitude of vitamins.

Metropolitans (22) – Residents of these communities prefer to live in older city neighborhoods. Approximately ½ of these households are singles who live alone or with others; 40% are married-couple families. Diversity is low, most of the population is white. These residents practice yoga and go kayaking, hiking/backpacking, and water and snow skiing.

In Style (13) – These residents live in the suburbs but prefer the city lifestyle. Professional couples predominate. Household distributions by type are similar to those of the U.S. Married-couple families represent 54% of households. There is little diversity in these neighborhoods. Residents stay fit by exercising.

Demographic Summary

The following summarizes the demographic characteristics of the service areas.

- The City of Bloomington is a large community which has a greater geographical draw from outside the community for recreation services. It will be important to include components that appeal to the full age spectrum in this service area.
- The median age of the Primary Service Area is significantly greater than the State and National number. This median age points to retirees, Baby Boomers and families with older children in the Primary Service. It is possible to serve these age different populations with one community recreation center.
- While the cost of living in the Primary Service Area is greater than the National number, the median household income is greater than the State and National number. This greater median household income points to the ability for residents within the service area to pay for entertainment and recreation services.
- In the service area, residents are already paying for entertainment and recreation services at a higher rate than the State of Minnesota. It will be important to identify any other service providers for indoor recreation facilities in the service areas. It will be equally important to engage the residents and determine what components should be included in an indoor recreation facility.

Sports Participation Numbers:

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sports activities.

Participation Numbers: On an annual basis the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. This information provides the data necessary to overlay rate of participation onto the Primary Service Area to determine market potential.

B*K takes the national average and combines that with participation percentages of the Primary Service Area based upon the age distribution, median income and region. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage when applied to the population of the Primary Service Area then provides an idea of the market potential for various activities.

Community Recreation Related Activities Participation: These activities are typical components of an active community recreation center.

Table O – Recreation Activity Participation Rates for the Primary Service Area

Activity	Age	Income	Region	Nation	Average
Aerobic	15.1%	14.9%	16.0%	15.3%	15.3%
Baseball	3.5%	3.9%	6.1%	4.1%	4.4%
Basketball	7.6%	8.6%	10.8%	8.9%	9.0%
Cheerleading	1.0%	1.4%	1.8%	1.2%	1.4%
Exercise Walking	34.8%	33.2%	36.6%	33.4%	34.5%
Exercise w/ Equipment	18.6%	17.8%	22.8%	18.4%	19.4%
Football (tackle)	2.2%	2.6%	2.6%	2.6%	2.5%
Gymnastics	1.5%	2.0%	2.0%	1.8%	1.8%
Hockey (ice)	1.0%	1.5%	1.1%	1.2%	1.2%
Lacrosse	0.1%	1.1%	0.6%	1.0%	0.7%
Running/Jogging	13.1%	14.5%	16.9%	14.6%	14.8%
Soccer	3.8%	5.5%	4.9%	4.5%	4.7%
Softball	3.1%	3.7%	4.3%	3.5%	3.6%
Swimming	15.0%	17.0%	16.6%	15.8%	16.1%
Tennis	4.0%	5.3%	3.8%	4.4%	4.4%
Volleyball	3.1%	3.4%	4.2%	3.5%	3.5%
Weight Lifting	10.3%	9.9%	13.6%	10.9%	11.2%
Workout @ Clubs	12.0%	10.6%	11.9%	11.8%	11.6%
Wrestling	0.9%	0.7%	1.4%	1.1%	1.0%
Yoga	8.7%	9.3%	8.9%	9.0%	9.0%

	Age	Income	Region	Nation	Average
Did Not Participate	22.2%	21.6%	19.3%	21.8%	21.2%

Age: Participation based on individuals ages 7 & Up of the Primary Service Area.
Income: Participation based on the 2014 estimated median household income in the Primary Service Area.
Region: Participation based on regional statistics (West North Central).
National: Participation based on national statistics.
Average: Average of the four columns.

Anticipated Participation Numbers by Activity: Utilizing the average percentage from Table O above plus the 2010 census information and census estimates for 2014 and 2019 (over age 7) the following comparisons can be made.

Table P – Participation Rates Primary Service Area

Activity	Average	2010 Part.	2014 Part.	2019 Part.	Difference
Aerobic	15.3%	11,732	12,012	12,544	+812
Baseball	4.4%	3,372	3,452	3,605	+233
Basketball	9.0%	6,877	7,042	7,353	+476
Cheerleading	1.4%	1,034	1,059	1,105	+72
Exercise Walking	34.5%	26,417	27,048	28,244	+1,827
Exercise w/ Equipment	19.4%	14,850	15,205	15,877	+1,027
Football (tackle)	2.5%	1,906	1,951	2,038	+132
Gymnastics	1.8%	1,404	1,437	1,501	+97
Hockey (ice)	1.2%	926	948	990	+64
Lacrosse	0.7%	540	553	577	+37
Running/Jogging	14.8%	1,311	1,342	1,401	+91
Soccer	4.7%	3,579	3,665	3,827	+248
Softball	3.6%	2,790	2,857	2,983	+193
Swimming	16.1%	12,324	12,619	13,177	+853
Tennis	4.4%	3,357	3,438	3,590	+232
Volleyball	3.5%	2,712	2,777	2,899	+188
Weight Lifting	11.2%	8,563	8,767	9,155	+592
Workout @ Clubs	11.6%	8,864	9,075	9,477	+613
Wrestling	1.0%	782	801	836	+54
Yoga	9.0%	6,874	7,038	7,349	+475

	Average	2010 Part.	2014 Part.	2019 Part.	Difference
Did Not Participate	21.2%	16,254	16,642	17,378	+1,124

Note: The estimated participation numbers indicated above are for various activities that could take place in an indoor community recreation facility in the City of Bloomington. These numbers do not translate into attendance figures for a facility in the Primary Service Area. Typically a private provider would want to capture between 10-15% of the market for various activities within a 5-mile radius of their establishment. The “Did Not Participate” statistics refers to all 51 activities outlined in the NSGA 2013 Survey Instrument.

Participation by Ethnicity and Race: Participation in sports activities is also tracked by ethnicity and race. The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2013 survey, the following comparisons are possible.

Table Q – Comparison of National, African American and Hispanic Participation Rates

	Primary Service Area	National Participation	African American Participation	Hispanic Participation
Aerobic	15.3%	15.7%	15.6%	12.2%
Baseball	4.4%	4.2%	2.9%	4.9%
Basketball	9.0%	9.0%	13.2%	11.6%
Cheerleading	1.4%	1.2%	1.4%	2.3%
Exercise Walking	34.5%	35.8%	28.7%	28.1%
Exercise w/ Equipment	19.4%	35.8%	14.7%	15.5%
Football (tackle)	2.5%	2.8%	6.5%	3.7%
Gymnastics	1.8%	2.0%	1.3%	3.3%
Hockey (ice)	1.2%	1.0%	1.1%	1.7%
Lacrosse	0.7%	1.0%	1.1%	1.7%
Running/Jogging	14.8%	14.0%	15.2%	15.3%
Soccer	4.7%	4.8%	2.4%	7.6%
Softball	3.6%	3.7%	3.0%	4.0%
Swimming	16.1%	17.0%	5.8%	10.9%
Tennis	4.4%	4.8%	2.6%	4.4%
Volleyball	3.5%	3.6%	3.2%	5.0%
Weight Lifting	11.2%	10.9%	10.1%	9.2%
Workout @ Clubs	11.6%	12.3%	8.2%	9.7%
Wrestling	1.0%	1.0%	1.8%	2.3%
Yoga	9.0%	8.0%	7.8%	7.3%
Did Not Participate	21.2%	21.9%	27.1%	25.6%

Primary Service Part: The unique participation percentage developed for the Primary Service Area.

National Rate: The national percentage of individuals who participate in the given activity.

African American Rate: The percentage of African Americans who participate in the given activity.

Hispanic Rate: The percentage of Hispanics who participate in the given activity.

Based on the fact that there is not a significant Black or Hispanic population in the Primary Service Area, those participation rates become more relevant to the impact on overall participation percentages.

Summary of Sports Participation: The following chart summarizes participation in both indoor and outdoor activities utilizing information from the 2013 National Sporting Goods Association survey.

Table R – Sports Participation Ranking Summary

Sport	Primary Service Area	Primary Service Area % Participation	Nat'l Rank ⁴	Nat'l Participation (in millions)
Exercise Walking	1	34.5%	1	96.3
Exercising w/ Equipment	2	19.4%	2	53.1
Swimming	3	16.1%	3	45.5
Aerobic Exercising	4	15.3%	4	44.1
Running/Jogging	5	14.8%	5	42.0
Workout @ Club	6	11.6%	10	34.1
Weightlifting	7	11.2%	11	31.2
Yoga	8	9.0%	13	25.9
Basketball	8	9.0%	14	25.5
Soccer	10	4.7%	20	12.9
Tennis	11	4.4%	21	12.6
Baseball	11	4.4%	23	11.7
Volleyball	14	3.5%	24	10.1
Softball	13	3.6%	25	10.0
Football (tackle)	15	2.5%	32	7.5
Gymnastics	16	1.8%	39	5.1
Cheerleading	17	1.4%	45	3.5
Hockey (ice)	18	1.2%	46	3.4
Wrestling	19	1.0%	48	3.1
Lacrosse	20	0.7%	49	2.8

Nat'l Rank: Popularity of sport based on national survey.
Nat'l Participation: Percent of population that participate in this sport on national survey.
Primary Service %: Ranking of activities based upon average from Table-J.
Primary Service Rank: The rank of the activity within the Primary Service Area.

The top 5 activities are consistent with the national rankings which is not uncommon due to those activities having an appeal across all age groups. The variances that exist from #8 through #20 are unique to the City of Bloomington and may reflect preferences of the community along with availability of programs and facilities.

⁴ This rank is based upon the 51 activities reported on by NSGA in their 2013 survey instrument.

In addition to examining the participation numbers for various indoor activities through the NSGA 2013 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential.

Table S – Market Potential Index⁵ for Adult Participation in the Primary Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics	6,774	9.9%	111
Baseball	3,027	4.4%	99
Basketball	5,781	8.4%	102
Football	3,409	5.0%	100
Ice Skating	2,041	3.0%	116
Jogging/Running	9,166	13.4%	105
Pilates	1,957	2.9%	103
Soccer	2,617	3.8%	102
Softball	2,474	3.6%	106
Swimming	12,093	17.7%	112
Tennis	3,045	4.4%	104
Volleyball	2,654	3.9%	110
Walking for Exercise	20,971	30.6%	109
Weightlifting	8,328	12.2%	115
Yoga	5,268	7.7%	108

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Primary Service Area.

Percent of Population: Percent of the service area that participates in the activity.

MPI: Market potential index as compared to the national number of 100.

⁵ Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer. Source: These data are based upon national propensities to use various products and services, applied to local demographic composition.

Below are listed those sports activities that would often take place either in an indoor community recreation facility, or in close proximity to, and the percentage of growth or decline that each has experienced nationally over the last 10 years (2004-2013). These activities could take place at the various facility types that the City is investigating. Additionally, this provides the City baseline information as to what they may expect with their current facility and program offerings.

Table Y – National Activity Trend (in millions)

Sport/Activity	2013 Participation	2004 Participation	Percent Change
Yoga	25.9	6.3	+311.1%
Wrestling	3.1	1.3	+138.5%
Lacrosse ⁶	2.8	1.2	+133.3%
Running/Jogging	42.0	24.7	+70.0%
Aerobic Exercising	44.1	29.5	+49.5%
Hockey (ice)	3.5	2.4	+45.8%
Tennis	12.6	9.6	+31.3%
Gymnastics ⁷	5.1	3.9	+30.8%
Weightlifting	31.3	26.2	+19.5%
Exercise Walking	96.3	84.7	+13.7%
Workout @ Club	34.1	31.8	+7.2%
Exercising w/ Equipment	53.1	52.2	+1.7%
Soccer	12.8	13.3	-3.8%
Volleyball	10.1	10.8	-6.5%
Basketball	25.5	27.8	-8.3%
Football (tackle)	7.5	8.2	-8.5%
Cheerleading	3.5	4.1	-14.6%
Swimming	45.5	53.4	-14.8%
Softball	10.0	12.5	-20.0%
Baseball	11.7	15.9	-26.4%

2013 Participation: The number of participants per year in the activity (in millions) in the United States.

2004 Participation: The number of participants per year in the activity (in millions) in the United States.

Percent Change: The percent change in the level of participation from 2004 to 2013.

⁶ Participation trend since 2007.

⁷ Participation trend since 2009.

Community Center Activity and Facility Trends:

Due to the increasing recreational demands there has been a shortage in most communities of the following spaces:

- Gymsnasiums
- Pools (especially leisure pools)
- Weight/cardiovascular equipment areas
- Indoor running/walking tracks
- Meeting/multipurpose (general program) space
- Seniors program space
- Pre-school and youth space
- Teen use areas
- Fieldhouse

As a result, many communities have attempted to include these amenities in public community recreation facilities. With the growth in youth sports and the high demand for school gyms, most communities are experiencing an acute lack of gymnasium space. Weight/cardiovascular space is also in high demand and provides a facility with the potential to generate significant revenues.

The success of most recreation departments is dependent on meeting the recreational needs of a variety of individuals. The fastest growing segment of society is the senior population and meeting the needs of this group is especially important now and will only grow more so in the coming years. Indoor walking tracks, exercise areas, pools and classroom spaces are important to this age group. Marketing to the younger, more active senior (usually age 55-70) is paramount, as this age group has the free time available to participate in leisure activities, the desire to remain fit, and more importantly the disposable income to pay for such services.

Youth programming has always been a cornerstone for recreation services and will continue to be so with an increased emphasis on teen needs and providing a deterrent to juvenile crime. With a continuing increase in single parent households and two working parent families, the needs of school age children for before and after school child care continues to grow as does the need for preschool programming.

Without a doubt the hottest trend in recreational facilities is the leisure pool concept. This idea of incorporating slides, current channels, fountains, zero depth entry and other water features into a pool's design has proved to be extremely popular for the recreational user. The age of the conventional pool in most recreational settings has been greatly diminished. Leisure pools appeal to the younger children (who are the largest segment of the population that swim) and to families. These types of facilities can attract and draw larger crowds, and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a leisure pool

can generate up to 20% to 25% more revenue than a comparable conventional pool and the cost of operation, while being higher, has been offset through increased revenues. Patrons seem willing to pay a higher user fee at a leisure pool than a conventional aquatics facility.

Another trend that is growing more popular in the aquatics field is the development of a raised temperature therapy pool for rehabilitation programs. A raised temperature therapy pool is typically developed in association with a local health care organization or a physical therapy clinic. The medical organization either provides capital dollars for the construction of the pool or agrees to purchase so many hours of pool time on an annual basis. This form of partnership has proven to be appealing to both the medical side and the organization that operates the facility. The medical sector receives the benefit of a larger aquatic center, plus other amenities that are available for their use, without the capital cost of building the structure. In addition, they can develop a much stronger community presence away from traditional medical settings. The facility operators have a stronger marketing position through an association with a medical organization and a user group that will provide a solid and consistent revenue stream for the center. This is enhanced by the fact that most therapy use times occur during the slower mid-morning or afternoon times in the pool and the center.

Despite the recent emphasis on recreational swimming and therapy, the more traditional aspects of aquatics (including swim teams, instruction and aqua fitness) remain as the foundation for many aquatic centers. The life safety issues associated with teaching children how to swim is a critical concern in most communities and competitive swim team programs through high schools, USA Swimming and other community based organizations continue to be important. Aqua fitness, from aqua exercise to lap swimming, has enjoyed strong growth during the last ten years with the realization of the benefits of water-based exercise.

The multi-function indoor aquatic center concept of delivering aquatics services continues to grow in acceptance with the idea of providing for a variety of aquatics activities and programs in an open design setting that features a lot of natural light, interactive play features and access to an outdoor sundeck. The placing of traditional instructional/competitive pools with shallow depth/interactive leisure pools and therapy water in the same facility has been well received in the market. This idea has proven to be financially successful by centralizing pool operations for recreation service providers and through increased generation of revenues from patrons willing to pay for an aquatics experience that is new and exciting. Indoor aquatic centers have been instrumental in developing a true family appeal for community-based facilities. The keys to success for this type of center revolve around the concept of intergenerational use in a quality facility that has an exciting and vibrant feel in an outdoor like atmosphere.

Also changing is the orientation of aquatic centers from stand-alone facilities that only have aquatic features to more of a full-service recreation center that has fitness, sports and community

based amenities. This change has allowed for a better rate of cost recovery and stronger rates of use of the aquatic portion of the facility as well as the other “dry side” amenities.

As more and more communities attempt to develop community recreation facilities the issues of competition with other providers in the market area have inevitably been raised. The loudest objections have come from the private health club market and their industry voice IHRSA. The private sector has vigorously contended that public facilities unfairly compete with them in the market and have spent considerable resources attempting to derail public projects. However, the reality is that in most markets where public community recreation centers have been built, the private sector has not been adversely affected and in fact in many cases has continued to grow. This is due in large part to the fact that public and private providers serve markedly different markets. One of the other issues of competition comes from the non-profit sector (primarily YMCA's but also JCC's, and others), where the market is much closer to that of the public providers. While not as vociferous as the private providers, the non-profits have also often expressed concern over public community recreation centers. What has resulted from this is a strong growth in the number of partnerships that have occurred between the public and non-profit sector in an attempt to bring the best recreation amenities to a community.



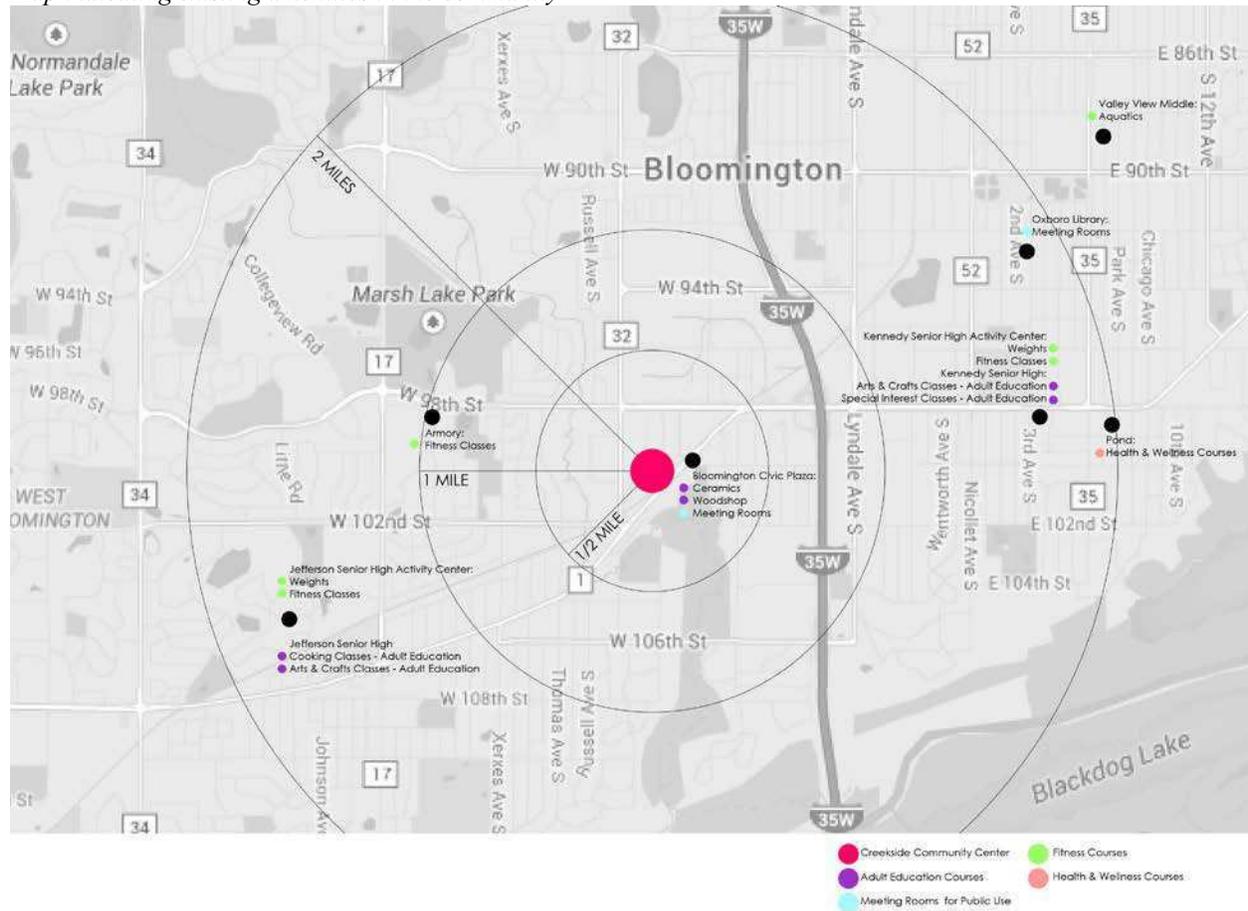
Community Center Benchmarks: Based on market research conducted by Ballard*King & Associates at community centers across the United States, the following represents the basic benchmarks for such centers.

- The majority of community centers that are being built today are between 65,000 and 75,000 square feet. Most centers include three primary components A) A pool area usually with competitive and leisure amenities, B) Multipurpose gymnasium space, and C) Weight/cardiovascular equipment area. In addition, most centers also have group exercise rooms, drop-in childcare, and classroom and/or community spaces.
- For most centers to have an opportunity to cover all of their operating expenses with revenues, they must have a service population of at least 50,000 and a market driven fee structure.
- Most centers that are between 65,000 and 75,000 square feet have an operating budget of between \$1,500,000 and \$1,800,000 annually. Nearly 65% of the operating costs are from personnel services, followed by approximately 25% for contractual services, 8% for commodities, and 2% for capital replacement.
- For centers that serve a more urban population and have a market driven fee structure, they should be able to recover 70% to 100% of operating expenses. For centers in more rural areas the recovery rate is generally 50% to 75%. Facilities that can consistently cover all of their operating expenses with revenues are rare. The first true benchmark year of operation does not occur until the third full year of operation.
- The majority of centers of the size noted (and in an urban environment) above average daily paid attendance of 800 to as much as 1,000 per day. These centers will also typically sell between 800 and 1,500 annual passes (depending on the fee structure and marketing program).
- It is common for most centers to have a three-tiered fee structure that offers daily, extended visit (usually punch cards) passes, and annual passes. In urban areas it is common to have resident and non-resident fees. Non-resident rates can cost 25% to 50% higher than the resident rate. Daily rates for residents average between \$3.00 and \$6.00 for adults, \$3.00 and \$4.00 for youth and the same for seniors. Annual rates for residents average between \$200 and \$300 for adults, and \$100 and \$200 for youth and seniors. Family annual passes tend to be heavily discounted and run between \$350 and \$800.
- Most centers are open an average of 105 hours a week, with weekday hours being 5:00 am to 10:00 pm, Saturdays 8:00 am to 8:00 pm and Sundays from noon to 8:00 pm. There is now a trend to open earlier on Sundays as well. Often hours are shorter during the summer months.

Note: These statistics vary by regions of the country.

Service Area Providers: There are a number of facilities in the greater Bloomington area that are providing aquatic, recreation, fitness, enrichment, senior, education and sport activities. This is a representative listing of alternative aquatic/recreation facilities in the Bloomington area and is not meant to be a total accounting of all service providers. There may be other facilities located in the area that have an impact on the market as well. The following is a brief review of each of the major providers in the area.

Map indicating existing amenities in the community



Public

There are a number of public indoor recreation, parks and aquatic centers located in the Bloomington market area providing recreation and leisure opportunities.

- Jefferson Activity Center
- Kennedy Activity Center
- Bloomington Center for the Arts
- Bloomington Ice Garden
- Bloomington/Richfield Community Education Services

-
- Dawn Golf Course
 - Hyland Greens Golf Course
 - Bloomington Family Aquatic Center
 - Valley View Middle School
 - Olson Middle School

Non-Profit

YMCA - There are no non-profit recreation providers in Bloomington but there is a full-service YMCA located in Edina and another in Burnsville. By virtue of the facility and programs, the YMCA most closely resembles a public service provider.

Churches – Some churches in the area provide a variety of basic community, recreation and social service programs. However, the spaces are small and not always designed for the uses that they must serve.

Private

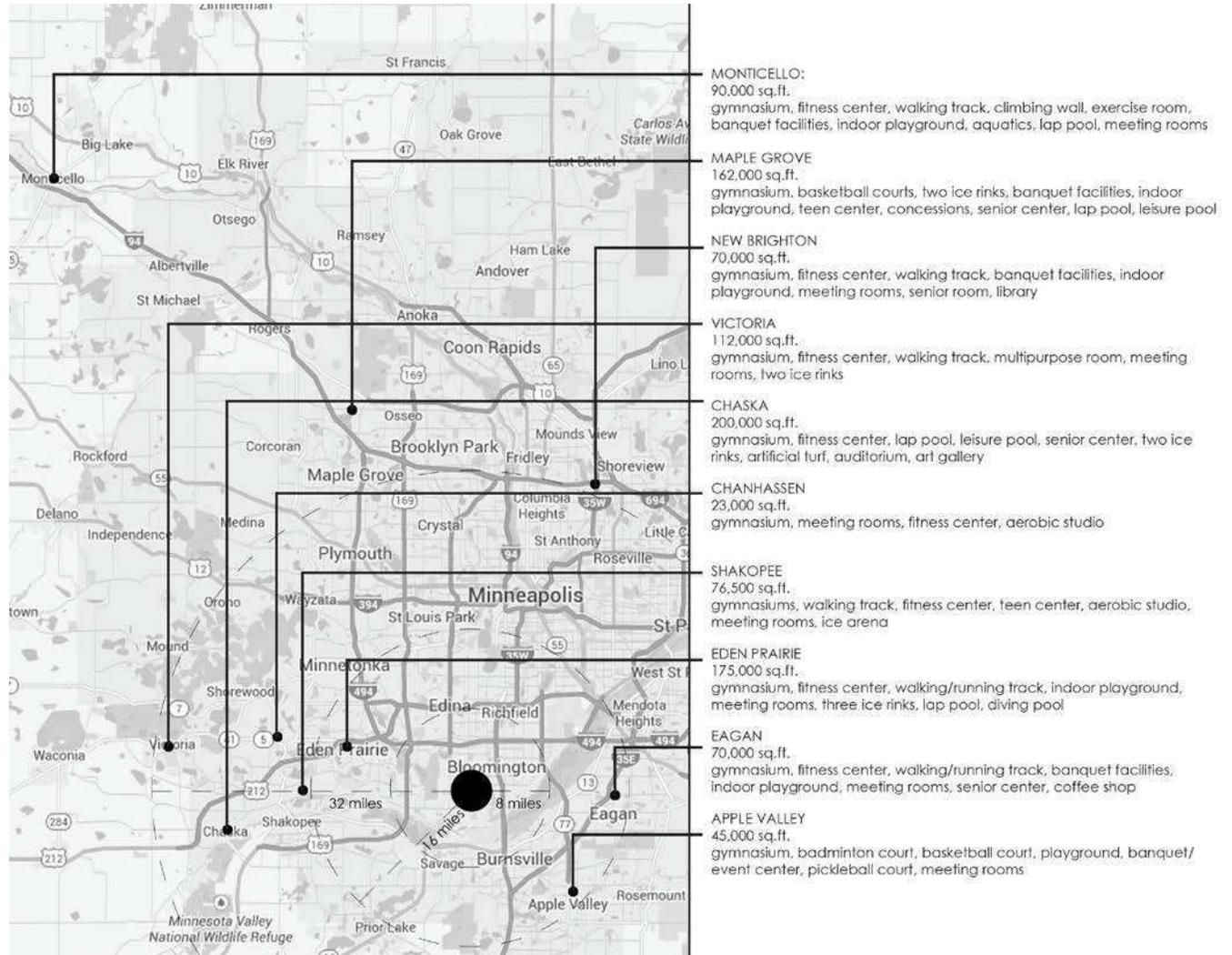
There are several private sector providers located in Bloomington. Considering the size of the population and income distribution in the area, this is not unusual. The private fitness facilities in Bloomington represent both ends of the price spectrum for private clubs. Entry level clubs such as Snap Fitness, Planet Fitness and Anytime Fitness appeal to the lower fee market segment that is only looking for a basic workout gym with limited services. Lifetime Fitness and Welcyon Fitness represent the high end of private clubs and offer an array of services and programs to their members. Private facilities include:

- Snap Fitness
- Anytime Fitness
- Curves for Women
- Planet Fitness
- Welcyon Fitness After 50
- Lifetime Fitness (2)

Alternative Providers Inventory of Components

Alternative Providers	Pool	Cardio Area	Weight Area	Group Fitness	Child Watch	Gym	Track
Welcyon		X	X	X			
Lifetime Fitness	X	X	X	X	X	X	X
Planet Fitness		X	X				
Curves		X	X				
Anytime Fitness		X	X				
Snap Fitness		X	X				
Bloomington Activity Center		X	X	X		X	X
YMCA	X	X	X	X	X	X	X

As reviewed in the 2014 presentation to City Council, staff surveyed several municipal community centers in the metro area. These findings are illustrated on the following map and are evidence of significant investment by peer communities.



Market for a Community Center: With any proposed community center the issue of the size and qualification of the market for such a facility comes to the forefront.

Reviewing the characteristics of the various markets indicates:

The population of the Primary Service Area is 84,592 (2014 population estimate) which is more than adequate to support a comprehensive indoor community center.

The population of the area is expected to show steady growth for the next five years which will help to contribute to the number of potential additional users for a new facility.

While the cost of living in the Primary Service Area is greater than the National number the median household income is greater than the State and National number. This greater median household income points to the ability for residents within the service area to pay for entertainment and recreation services.

For a comprehensive indoor facility that includes a pool, fitness amenities, gym, and other active recreation amenities, the private sector hopes to capture between 10% and 15% of a market area (generally in a 3 to 5 mile radius of the club) while the public community center, by virtue of its diversified program and components, targets a market of 20%-30% of an area within a 10 to 15 minute driving distance. Non-profits will have a market draw that is somewhere between the two. These differences are directly related to the business practices of the three types of entities. Private facilities are generally a membership based operation where revenues are almost exclusively derived from membership revenues and from program and service expenditures generated from these same individuals. As such it is relatively easy to project market dynamics (distance, eligible households, etc.) for this type of facility.

The non-profit sector (primarily YMCA's) takes the market a bit further, while still being largely membership based, they often have some limited daily admissions and actively pursue program only members. Program and service options also extend well beyond the sports and fitness area to include everything from child care to cultural arts and social programs. This expands the market for recreation services to the 15% to 20% range.

Public facilities on the other hand generally have readily accessible daily admissions, some form of extended passes as well as annual passes. In addition there are usually a large number of programs (again in areas beyond sports and fitness) that can be accessed without a membership and also a number of community functions and activities where no fee may be collected at all. Most community recreation centers operate on an ala carte system which greatly expands the market to a broader spectrum of users based on age, income and travel time. As a result the 20% to 30% market penetration rate is obtainable and the geographic area served is generally much larger. It is not inconceivable that over the course of a year's time over 50% of a community's

population will have come to a community center for some use, function or activity. However, due to the variety of program and service options offered by the public sector, fewer annual passes (memberships) are generally sold than private or non-profit facilities.

The market realities put public and private facilities at the opposite end of the market spectrum with the non-profits in the middle but closer to the public market.

The ability of a community center to capture a market share is based in large part on the amenities that are included in a center, the variety of amenities available, the size of the facility and the fees that are going to be charged.

Based on the information noted above the following estimates are possible.

There are estimated to be approximately 84,592 individuals in the Primary Service Area. If 15% are captured by other providers of some sort (a relatively low percentage since there are very few other providers in the area) this would result in approximately 12,650 members.

Figuring that 15% of the market is being satisfied with the existing private providers and the School District Activity Centers attracts another 2,400 members that still leaves the community center with a substantial market draw. That potentially leaves the market at 3-4% for a Bloomington Community Center. Capturing 4% of the Primary Service Area market would convert to approximately 2,500 users that could be potential pass holders.

Another method to analyze possible participation numbers is to look at the pre-qualified population that is likely to participate in sports and recreation activities and look at the realistic percentage of that market that can be captured by a community center. Weekly participation in active recreation activities from individuals in the Primary Service Area can be expected to be somewhere in the range of 15% to 20% of the population which equals approximately 12,650-16,900 individuals, (based on 2014 population estimates). If a new community center were able to capture 30% of this pre-qualified market this would convert to 3,795 to as many as 5,000 potential annual pass holders. Participation rates for more passive oriented facilities (cultural arts amenities, teen centers, etc.,) are more difficult to project due to the lack of reliable utilization rates for such activities, but the level of use is below that of a more active facility and the potential service area is also considerably smaller as well.

Market Conclusion:

Below are listed some of the market opportunities and challenges that exist with this community center project.

Opportunities

- The demographic characteristics of the Primary Service Area indicate an older median age with household income levels significantly higher than the national level.
- There is a significant population base that will continue to grow at a steady pace.
- There is not a comprehensive, public, community center in Bloomington but there are a number of private service providers and School District Activity Centers at the two high schools.
- The existing Bloomington Creekside Community Center is not able to adequately meet the indoor recreation needs within the service area. Creekside is an older facility that is in need of being replaced and undersized to meet current program demands.
- There are a number of potential partners that have been identified for the project. Bringing equity partners to the community center project can potentially expand the scope and magnitude of the facility along with expanding City services.
- A new community center in Bloomington improves the quality of life in a community and often serves to bring more unity to a diverse population base.

Challenges

- Most of the senior programs offered at the Creekside Community Center are free to participants. If the City of Bloomington decides to build a new community center it might be necessary to increase fees and charges to off-set the increase in operational cost of a new community center.
- The population of the secondary service area covers a large geographic area and finding a central location that can adequately service the entire area will be challenging.
- With a diverse population, a new Bloomington Community Center will have to meet a vast variety of recreation needs and expectations. This is especially true for the existing senior program participants.
- Funding support for operating a new community center will increase significantly over current funding levels for the Creekside Community Center.

Community Center Market Orientation: Based on the demographic makeup of the service areas and the trends in indoor recreation amenities, there are specific market areas that need to be addressed with such community facilities. These include:

General:

1. Drop-in recreation activities - Critical to the basic operation of any community center is the availability of the facility for drop-in use by the general public. This requires components that support drop-in use and the careful scheduling of programs and activities to ensure that they do not dominate the center and exclude the drop-in user. The sale of annual passes and daily admissions, potential strong revenue sources for a center, requires a priority for drop-in use.

2. Instructional programming - The other major component of a community center's operation is a full slate of programs in a variety of disciplines. The center should provide instruction for a broad based group of users in a number of program areas. The primary emphasis should be on teaching basic skills with a secondary concern for specialized or advanced instruction.

3. Special events - There should be a market for special events including kid's birthday parties, community organization functions, sports tournaments and other special activities. The development of this market will aid significantly in the generation of additional revenues and these events can often be planned for before or after regular operating hours or during slow use times of the year. Care should be taken to ensure that special events do not adversely impact the everyday operations of the center.

4. Community rentals - Another aspect of a center's operation is providing space for rentals by civic groups or organizations as well as the general public. Gyms and multi-purpose rooms can be used as a large community gathering space and can host a variety of events from seminars, parties, receptions, arts and crafts sales and other events. It is important that a well-defined rental fee package is developed and the fee schedule followed closely. Rentals should not be done at the expense of drop-in use or programming in the center.

5. Human Services programs - An emerging area for many centers is the use of space for human service activities and programs. Special population activities, teen and senior assistance programs, childcare and other similar uses are now common in many facilities.

Specific market segments include:

1. Families - Within most markets an orientation towards family activities is essential. The ability to have family members of different ages participate in a variety of activities together or individually is the challenge.

2. Pre-school children - The needs of pre-school age children need to be met with a variety of activities and programs designed for their use. From drop-in childcare to specialized pre-school classes, a number of such programs can be developed. Interactive programming involving parents and toddlers can also be beneficial. It is significant that this market usually is active during the mid-morning time frame, providing an important clientele to the facility during an otherwise slow period of the day. For parents with small children who wish to participate in their own activities, babysitting services are often necessary during the morning and early evening time slots.

3. School age youth - Recreation programming has tended to concentrate on this market segment and this age group should be emphasized at a center as well. This group requires a wide variety of programs and activities that are available after school, during the summer, or during weekend hours. Instructional programs and competitive sports programs are especially popular, as well as drop-in use of the facility.

4. Teens - A major focus of many community center projects is on meeting the needs of teenagers in the community. There is a great debate among recreation providers throughout the country on how to best provide recreation programming for this age group. Some believe that dedicated teen space is required to meet their needs while others find that it is the activities and approach that is more important. Serving the needs of this age group will often require the use of many areas of the center at certain “teen” times of use instead of one dedicated space for teens.

5. Seniors - Currently senior programming occurs at the Creekside Community Center but it should be noted that Creekside is only attracting a portion of the senior market in Bloomington, which suggests the need for expanding opportunities and facilities beyond the current offerings. As the population of the United States and the service area continue to age, continuing to meet the needs of an older senior population will be essential. As has been noted, a more active and physically oriented senior is now demanding services to ensure their continued health. Social programs as well as weight training and cardiovascular conditioning have proven to be popular with this age group. Again, the fact that this market segment will usually utilize a facility during the slower use times of early to mid-day also is appealing.

6. Business/corporate – This market has a variety of needs from fitness/wellness and instruction, to recreation and social. The more amenities and services that can be offered at one location the more appeal there is to this market segment. The business community should be surveyed to determine their specific needs and expectations.

7. Special needs population - This is a secondary market, but with the A.D.A. requirements and the existence of a number of recreation components, the amenities will be present to develop programs for this population segment. Association with health care providers and/or other social service agencies will be necessary to fully reach this market.

8. Special interest groups - This is a market that needs to be explored to determine the use potential from a variety of groups. These could include school functions, nonprofit organizations and adult and youth sports teams. While the needs of these groups can be great, their demands on a center can often be incompatible with the overall mission of the facility. Care must be taken to ensure that a balance is achieved.

The City of Bloomington faces many challenges with Creekside Community Center. Although the City has been successful with converting and re-purposing an old school into a community center, it lacks the space and features found in most community centers today. When factoring in the senior population in Bloomington it is reasonable to question the effectiveness of the current community center in delivering senior programs as reflected by the relatively low penetration rate. This is not to imply or suggest the quality of programs currently offered are lacking or that Creekside Community Center is not an effective delivery system for the seniors currently using the center, but rather just a point that less than 15% of the senior population in Bloomington is using Creekside.

The Bloomington demographics suggest that the City has a much higher concentration of people over 55 than the national levels. The fact there is a private health club (Welcyon) that is marketed and designed for adults over 50 years old speaks to the aging population in Bloomington. However, as the senior population transitions out of Bloomington, the City will be faced with the potential housing turn-over challenge. Granted, many people are looking at the quality of education, affordable housing and strong infrastructure to determine where they live and the City of Bloomington is second to none with these attributes. However, quality of life also plays a role in determine where a family chooses to live. A vibrant community center contributes to the quality of life and in this regard, the City of Bloomington has fallen behind some of its neighboring communities such as Shakopee, Savage, Chaska, Eden Prairie and Eagan.

5. SPACE NEEDS

5.1 EXISTING DEMAND FOR PROGRAMS

The following section details specific demands or gaps in services discussed by stakeholders. Remarks are grouped by area of interest and components.

At Creekside:

The existing programming at Creekside is very robust as evidenced by over 180,000 visitors in 2014. The Center is a location for Bloomington Human Services, a division of the City that provides support to low income individuals and families, multicultural communities, youth, older adults and people with disabilities.

The Human Services Division contracts with nonprofit agencies to provide residents convenient access to human services at a local level. These include Loaves & Fishes, Optage Senior Dining, Fare for All, Senior Community Services and Martin Luther Care Center.

50+ Program

While Creekside is available to many organizations for events and rental, the 50+ Program is the largest daytime user and occupies the most square footage. This program is designed to keep older adults actively engaged in the community. The following programs are for the most part created and run by volunteers:

Cards:

Hearts
Bridge
Euchre
Cribbage
Club 500

Fitness and Recreation:

Bone Builders Exercise
Low Impact Exercise
Martial Arts/Self Defense
Gentle Yoga
Chair Yoga
Zumba Gold
Wii Bowling
Bocce
Billiards
Flower Club
Golf
Walking Club
Field Trips

Music:

Bloomingtones
Classic Country Music Jam
Crickets

Nutrition:

Noon Diner program
Buyers Club
Optage Home Delivered
Meals

Health and Wellness:

Blood Pressure Checks
Dakim Brain Fitness Program
Foot Care
Health Insurance Counseling
Hearing Testing

Arts and Crafts:

Boutique
Ceramics
Freeform Clay
Crafts and Quilting
Lapidary
Woodshop
Wood Carvers
Leatherworkers
Oil Painting
Watercolor
Needleworkers

Education:

Writers Club
Movie Monday's
OLLI Educational
Discussion Group
A Matter of Balance/Better
Choices
Stress Management Class
Free Lending Library
Coffee Talks
Poetry Class
Bloomington Academy for
Safe Elders (BASE)
Smart Driver program
Caregiver support group
Open Computer Lab
Advanced Computer User
Group
iPad Tutoring
AARP Workshops for
Families

Leadership:

Memorial Trust Fund
Evolve Leadership Class
50+ Leaders

While 50+ programming is robust at Creekside, enrollment in activities has fluctuated based on community interest. In addition, the lack of flexibility in the existing facility has limited programming and compromised offerings. Nonetheless, preserving the philosophy of the program – to provide a place for social interaction and allow for opportunities to contribute and give back to the community - should be maintained in a future community center.

In addition, the Core Team recognized the desire to reach a larger demographic and capture more seniors than currently participate in the existing programming. Through benchmarking, trends and market analysis, we have identified programs below that can expand their user base while remaining true to the mission of keeping older adults actively engaged in the community.

The seniors attending the stakeholder meetings were very vocal about wanting to continue senior programming activities. Seniors currently have dedicated daytime use of many rooms within Creekside Community Center. This dedicated use has limited the occupancy rate of some of the dedicated space to a range of 20% to 60%. The City could expand usage and programs if some of the dedicated senior spaces could be designed as multi-purpose space to serve a wider section of the community. Seniors are looking for program space within a community center and most of their needs could be met with the classroom/meeting room space, expanded fitness space and gymnasium space being proposed for a new community center. It appears that the highest demand for space by seniors tends to occur within typical core daytime hours. Spreading senior programs out over a longer period of time could improve space utilization within the proposed community center.

Gymnasium:

One of the most frequently heard comments during the community stakeholder process is the need for more gymnasium space. The School District staff reported that the demand and request for gym space in the Activity Centers by local sports associations exceeds what the School District can accommodate. As a result, many Bloomington based youth sport associations must travel outside of the City for access to indoor gym space. To compound this problem, there is no gymnasium space at the Community Center. A large gymnasium space with at least three full-sized basketball courts that can be used for a multitude of activities is recommended. The gym space should be a separate enclosed space with a multi-sport playing surface on one of the gymnasium spaces to accommodate a variety of programs including indoor soccer, in-line hockey, baseball batting cages, gymnastics, wrestling, pickleball, basketball and volleyball. This space can also be used as exhibit space and to supplement other community center demand for space and hosting events.

It should be noted that having a new gymnasium facility in Bloomington will not eliminate the need for Parks and Recreation and youth sports associations to have access to School District facilities. In fact, the current use of school facilities will likely continue at the current level even with a new gymnasium facility added to the community inventory of space.

Indoor Walking/Jogging Track:

Walking is rated as the top activities according to the NSGA (National Sporting Goods Association) and represents over 27,000 people in the primary service area. Having an opportunity to walk/jog in an indoor environment, especially during the harsh winters in Minnesota, is important in attracting a wider variety of customers to a Community Center. Walking is one of the most popular activities for seniors and access to a track would increase community center use by the general population.

Aquatics (Future Option):

Without doubt, a progressive and notable trend in aquatics continues to be the recreation pool concept. Incorporating water slides, current channels, fountains, zero depth entry and other water play features into a pool's design has proved to be extremely popular for the recreational user. The City of Bloomington does not have a public indoor leisure pool and this represents a gap in facilities for residents. However, a portion of the population can take advantage of the privately owned Waterpark of America. Recreation pools appeal to younger children (who are the largest segment of the population that swim) and to families. Creating a theme for the indoor recreation pool is important for enhancing the swimming experience and creating a unique marketing opportunity. These types of facilities are able to attract and draw larger crowds and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a recreation pool can generate up to 25% to 30% more revenue than a comparable conventional pool and the cost of operation, while being higher, may be offset through increased revenues. Of note is the fact that patrons seem willing to pay a higher user fee for a leisure pool than a conventional aquatic facility. However, that being said, building an indoor recreation pool would compete with the City's outdoor pool during the summer months and is the most expensive component to build and operate within a community center. Also, there are numerous indoor leisure pools in neighboring communities that are accessible within a short drive of Bloomington. Careful consideration should be given before selecting an aquatic component for the Community Center.

The School District has competitive pools that are meeting the competitive swim needs of the community and consequently a competitive lap pool is not recommended at this time. The recommendation to not include a competitive swim venue is also influenced by the fact that most competitive swimming pools require a significant subsidy to offset operating cost. The limited use and fee elasticity competitive swimmers are willing to pay are obstacles in recovering a greater percentage of operating cost through revenues.

Fitness:

Clearly the biggest missing ingredient of the existing Community Center is the lack of fitness equipment and programs. The Activity Centers at Jefferson and Kennedy High Schools provide an affordable alternative for the general public. Demographics indicate that almost 15% of Bloomington households have income of less than \$25,000 per year. The proposed community center, especially if paired with Public Health services in the same building, would be in a unique position to positively influence health and wellness for this underserved segment of the Bloomington population.

Statistically, exercise walking, exercise with equipment and aerobic exercise all rank in the top fifteen activities/sports most popular in the U.S, according to the National Sporting Goods Association statistics. Exercise and fitness are one of the components that will drive membership, daily admission and participation. As a result, the fitness component has become the cornerstone for many community centers by virtue of generating revenue and participation. In addition, fitness activities appeal to a wide range of ages to help combat obesity along with improving the quality of one's life. Maintaining wellness and fitness is very important to the baby boomers within the senior population. Obesity is becoming an epidemic in the United States, especially for youth, and socio-economic conditions have contributed to a higher incidence of obesity in lower income population than the population as a whole. Youth fitness is one component that can help address this issue locally and will differentiate the proposed community center from other facilities. However, fitness also is the one component that will create the greatest concern from the private sector. The private sector will claim unfair competition but the reality is that

the private sector caters to a different market niche than a public center, which has more focus on community. Clearly the private fitness providers in Bloomington have a singular focus for adult fitness and do not want more competition in the market place. The private sector realizes the importance of the fitness market and tries to promote themselves as public service providers. The fee structure programming and operating practices employed by the private sector is significantly different than a community-based center. As a result, there is enough market and difference in the operating philosophy and practices for the private sector and public facility to operate in the same service area.

An area within the fitness component that can accommodate health screenings and testing along with a treatment area would supplement the fitness programs and use. The fitness component of a community center would generate the most revenue per square foot within the facility and consequently should not be undersized or underemphasized.

Group fitness space is another supplemental area required for reaching the fitness and wellness market. The demand for Yoga, Zumba, Pilates, Spinning and group exercise is growing. Interest and participation in fitness classes are on the rise nationally, recording a significant increase in participation over the past 10 years. Group fitness space was strongly supported in the community stakeholder meetings, especially by existing group exercise participants. Group fitness space has proved to be a popular amenity in centers around the country and it is not uncommon to have between 25-40 classes per week in these spaces.

Dome/Field House (Future Option):

Some interest was expressed for a field house to expand training opportunity for traditional outdoor sports like football, soccer, lacrosse, rugby, baseball and softball. Since most of this interest was generated from competitive sport organizations and high school sports teams, a field house component is not recommended at this time. This is a project better suited for a future phase and collaboration with the School District.

Meeting Room/Classroom/Multi-Purpose:

Multi-purpose meeting room space was supported through the stakeholder process. There were several different opinions as to what size the multi-purpose spaces should be. Multi-purpose space provides support for other activities in a center, class room opportunities, meetings and small receptions. A sufficient amount of square footage is needed for meetings and multi-purpose space. Typically in community centers, meeting room space does not generate enough revenue to be a self-supporting component and the City of Bloomington is no exception. These spaces are valuable as support spaces and the multi-use flexibility enables the facility to meet a wide variety of program needs. Including adequate storage space to enable flexibility is an important component to these rooms. The classrooms are needed to meet a wide range of programs that have a multi-generational appeal and help meet the enrichment and senior programming needs of the community.

Teen Center:

There is no existing Teen Center within Creekside Community Center. At one point the City converted one of the Community Center rooms into a teen area. Although appreciated by the organization that represents teens, the teen area in the Community Center ultimately failed because the center lacked the components that are interesting and appealing to teens. Clearly there is a gap in providing teen services in the community and to meet this need will require some dedicated space and different hours of operation from a traditional community center to be attractive to teens. The teen population could easily share rooms and equipment with other Community Center groups including the seniors.

Child Watch Area:

One key component to support the fitness element in the Community Center is a child watch area. Having the ability to drop off a pre-school or young child in the supervised area is very important for support of group exercise and general fitness opportunities. In most community center settings a child watch operation will only recover 40% to 60% of the cost to provide the child watch services. However, having access to child watch for parents will increase facility membership and program participation. Many facilities look at child watch as a membership service that supports programming and membership.

Indoor Playground/Birthday Party Room

A major focus on the programming of a typical community center focuses on young people. These spaces are designed to attract young people to the proposed community center and provide the spaces that differentiate the Bloomington facility from other service providers. An indoor themed playground introduces a concept for indoor recreation that has proven successful in the Twin Cities by providing a themed playground designed to attract elementary and pre-school aged children. A multi-purpose birthday party room is an opportunity to generate revenue and could experience significant use as seen in other metro community centers.

Additional City Services with Space Needs:

There are two City services that are in need of City investment due to inadequate and deteriorating facilities. The Public Health Division is in need of right-sized offices and clinic space for their clients. Motor Vehicle also requires right sized offices and waiting space for their clients.

One unique aspect of the needs in the city is the desire to provide several local government services in one location. The team discussed many advantages of including Public Health and Motor Vehicle under one roof as a convenience to residents. These services, along with social service programs such as Loaves & Fishes, welcome a diverse population to the center. Additionally, health and wellness programming available on a sliding fee makes these amenities accessible to all Bloomington residents. There are many studies, including one by the U.S. Centers for Disease Control and Prevention, which identify obesity as a major public concern. Further, those on a low socioeconomic status scale often have the highest rates of obesity and health related illness. A facility that promotes healthy lifestyles, through leisure and fitness activities, could lower healthcare cost, improve longevity, and be a great benefit to residents of Bloomington.

5.2 PROPOSED PROGRAM

The vision for a purpose-built community center is to accommodate existing programs that are thriving and create space for new programs that will attract and serve more residents. This list of spaces was informed by market analysis, community input, benchmarking peer facilities and the desire to offer more opportunities to Bloomington residents.

The proposed center should have a “family” orientation and meet the broad based leisure and health needs of the community. Multi-use, flexibility of space and versatility of operation are important and the facility should not be seen as just a senior center. The focus of the center’s diverse market segments and activities should be a function of space utilization rather than space. Intergenerational use must be emphasized and the center needs to truly have something for everyone.

The ability to deal with the delicate balance between programming and drop-in needs will determine how accessible the facility will be perceived. Programs (leagues and classes) clash with drop-in users and can become very disruptive users. Care must be given to manage the balance between drop-in activities and programming needs.

The recommended spaces include the following:

Community Gathering

A key priority identified by the Core Team was to develop a community center that functions as a central hub for community gathering. This is reflected in the variety of program spaces that encourage multi-generational, multi-cultural and multi-economic users.

Multipurpose Space

The multipurpose space in the proposed center is large enough to hold 225 seats at round tables or 400 seats lecture style and could have hard surface floor for dancing, performance and card tournaments. The room would be optimally flexible so that the space could be configured to host lectures, church services, meals, or fitness activities and serve the groups currently utilizing the Minnesota Valley Room at Creekside Community Center. This space is recommended to be dividable into three separate areas for multiple program functions. Supporting spaces include general storage, AV control room and a full service kitchen.

Child Watch Area

This space requires about 1,640 square feet with a separate quiet room, activity room that includes an area for the children to play games and toys and child-sized restrooms. The childcare area should be adjacent to outdoor space and have direct access to the indoor playground. Ideally the childcare area is located near the lobby of the building with good visibility from the front desk or administrative area.

Indoor Playground

A themed area designed for children ages 1-10 featuring a fun land with creative and interactive play equipment including a complex matrix of tubes, spiral slides, climbing apparatus, interactive music, hollow logs, and multi-level play structure is recommended. This space should be approximately 2,000 square feet and would be a community attractor drawing visitors from further than the primary service area.

Multiuse rooms

Six multiuse rooms, flexible for a variety of programs, along with two meeting rooms available for rental and adjacent storage would be equipped for optimum flexibility and ease of use. The multiuse rooms would be large enough for groups of thirty. Specific uses, such as ceramics, woodworking, etc. could be determined with a statistically valid community survey in the next step of a Community Center project. The meeting rooms would be large enough for twelve and adjacent to the gymnasium or indoor playground for birthday party rental to maximize revenue generation.

Weight/Cardiovascular Area

Weight and cardio equipment are amenities that can be found elsewhere in Bloomington, however our team felt that a comprehensive community center that lacked such components would limit memberships and fail to meet minimum expectations of users. An area of at least 5,500 square feet that includes free weights, selectorized machines and cardiovascular equipment for youth and adult fitness, sport specific training, rehab/exercise and stretching is recommended.

Aerobic/Fitness/Dance Studios

Designated fitness spaces could extend offerings for senior-led wellness classes such as chair yoga, Zumba, etc., while also providing rooms for exercise classes geared for all ages. An area approximately 2,000 square feet that features a mirrored wall, dance bars mounted on the wall, free-floating impact floor, sound system, storage area and storage cubbies. One smaller fitness room of approximately 1,500 square feet is recommended to accommodate spinning classes, yoga and smaller classes not requiring the size of the main aerobic room. These rooms should have a free-floating wood floor and adjustable lighting to adjust/modify the environment for yoga and relaxation classes.

Running/Jogging/Walking Track

A ten-foot wide track that surrounds the gymnasium and goes through other parts of the facility could be used for walking or jogging. This component was the highest priority by many stakeholders sighting that winter use would be a primary draw. The track component is approximately 6,000 square feet.

Gymnasium Facilities

The Core Team expressed a strong desire for gymnasium space, available for use by athletic associations and the public. Three basketball courts are proposed for a new facility, with two having hardwood floor surface for athletic events and the third having a multi-purpose synthetic floor surface for more flexible programming. Meeting rooms could be adjacent to the gymnasium, allowing for an attractive amenity for community members looking for rentable space. A space that is approximately 18,000 square feet and divisible into three gym areas (each with a 50' by 84' basketball court) by a drop curtain is recommended. This area would allow for adequate space between courts and at ends to accommodate player benches and spectator seating. The main gymnasium space could be set up for a variety of activities including youth/adult basketball, youth/adult volleyball and potential exhibit space. Built-in seating at each end should be included.

Optional Considerations

Public Health

A unique aspect of a future community center in Bloomington, the addition of Public Health within the center offers many advantages including a welcome environment for a diverse population, community awareness of health and wellness programming, and a facility that promotes healthy lifestyles for the residents of Bloomington.

Senior Community Services Offices

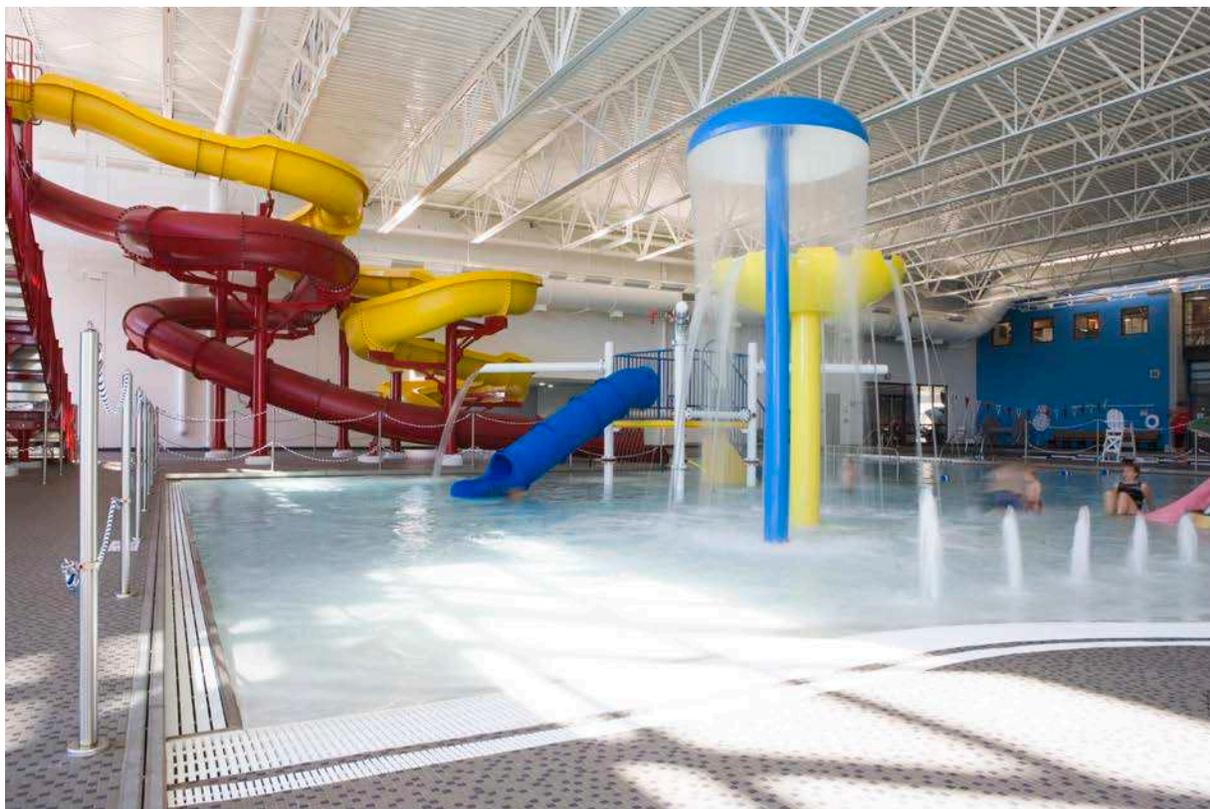
Offices available for Senior Community Services would allow for continued programming similar to those currently offered at Creekside Community Center.

Motor Vehicle

Office and customer service space for Motor Vehicle would be a convenience to residents and offer an opportunity to showcase services of Public Health as well as recreation and fitness activities available in the proposed community center.

Aquatics

Indoor aquatic program has long been on the wish list for the community. Competitive swimming needs are being met by the School District, but recreational swimming in the community is lacking. An indoor aquatic program has potential to bring more members, interest, value and use. However, this is the most expensive component to construct and operate in a community center. A leisure pool has intergenerational appeal and could attract larger crowds from a further distance.



Site Amenities (Future Options)

The Task Force identified a number of site related programs and improvements to ensure the community center could capitalize on the unique programming of a new community gathering space.

Bocce Ball

Outdoor bocce ball courts for all ages would allow for the community to enjoy both the community center and the site.

Splash Pad

A draw for younger families, a splash pad would be a nice addition to the outdoor recreation opportunities in the community.

Community Garden Space

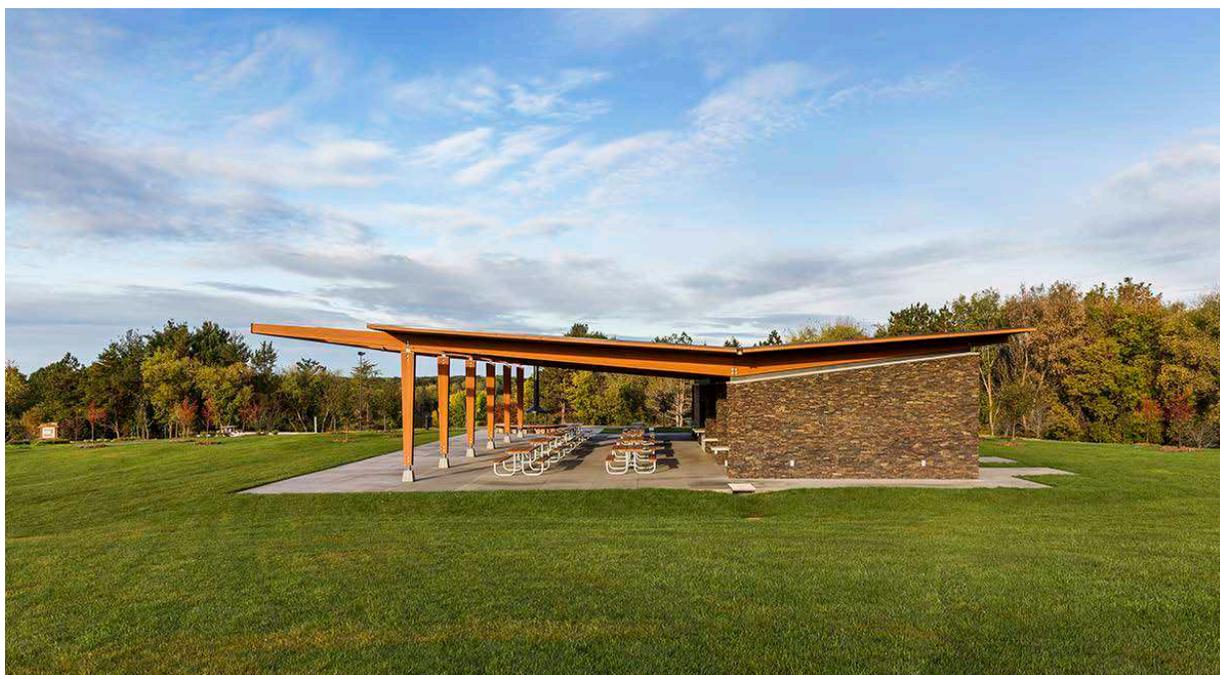
A designated community garden space would be an ideal location for an expansion of community education courses, reinforce the center's message of community health and wellness, and provide a beautiful space for the community to gather outside.

Picnic Space

Picnic space would serve as an outdoor extension of the multipurpose space and provide diners with views and access to the new site amenities and the center.

Domed Field House

It was noted through stakeholder meetings, and at subsequent meetings, that there is a strong desire for a domed field house in Bloomington. Currently, athletic groups have to pay surrounding communities for use of their turf during the winter months.



Bloomington Community Center Needs Assessment

Phase 1						
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Common Spaces					12,945	21%
Commons Gathering	1		1,000	1,000		informal community gathering; comfort seating, fireplace, display space
Front Desk	1		250	250		information, cashier, card scanning
Coffee Shop	1		700	700		cold food cases, servery
Child Watch	1		1,640	1,640		includes two restrooms
Indoor Playground	1		2,000	2,000		
Multipurpose Space	1		3,835	3,835		225 seats at rounds, 400 seats lecture style; hard flr, AV, music, dance, cards
Multipurpose Stage	1		1,000	1,000		
Multipurpose Storage	1		800	800		table, chair, linen storage, emergency cots
Full Service Kitchen	1		1,200	1,200		
Catering Kitchen	1		400	400		warming and serving area
Personal Needs Room	1		120	120		include a sink and counter
Recreation					7,150	12%
Multiuse rooms	6	30	975	5,850		flexible for a variety of programs, (specific use to be determined)
Meeting Rooms/Rental	2	12	500	1,000		adjacent to gymnasium or indoor playground; movable partitions; casework; sink
Meeting Rooms/Rental Storage	1		300	300		
Fitness					18,400	30%
Cardio Equipment Room	1		3,000	3,000		
Free Weights	1		1,000	1,000		
Circuit Weights	1		1,600	1,600		
Run/Jog/Walk Track	1		6,000	6,000		sq ft indicated is an allowance
Yoga/Stretch Studio	1		1,500	1,500		
Dance/Aerobics Studio	1		2,000	2,000		
Fitness Storage	1		300	300		
Locker Rooms	3		900	2,700		family, men & women's locker rooms (about 100 lockers in each men and women)
Laundry	1		300	300		

Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Gymnasium					18,800	31%
Gymnasium	3		6,000	18,000		three basketball courts with fixed seating at ends
Gym Storage	1		800	800		
Community Center Offices & Program Support					2,750	4%
Office Suite				1,500		
Conference Room	1	20	500	500		
Workroom/Kitchenette	1		350	350		copy, mail, refrigerator, sink
File Room	1		400	400		
Building Support					1,520	2%
Loading Dock	1		800	800		
Vending Area	1		120	120		
Large Item General Storage	1		600	600		
				61,565	61,565	100%
	GSF	65 % efficient			94,715	utilities, restrooms, corridors, vertical circulation, shafts, etc.
Exterior Spaces						
Phase 1 estimated parking spots			421			225 sq ft/stall to estimate parking spots required
					EXTERIOR SUBTOTAL	0

Note: Estimated site acreage required for above program, surface parking, stormwater area, etc. is approximately 11 acres.

Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Future: Option 1						
Public Health (currently 9,403 sf)					13,878	
Reception/Cashier	1		200	200		
Waiting Room	2		650	1,300		
Counseling Room	8		150	1,200		
Exam Room	2		300	600		
Height & Weight Room	2		100	200		
Mother's Room	1		120	120		
Restrooms	2		64	128		
Lab/Vaccine Storage	1		100	100		refrigerator and freezer
Lab	2		200	400		
Personal Needs Room	1		100	100		
Resource Room	1		100	100		
Secure Records	1		100	100		
Storage	4		200	800		dedicated storage rooms
Offices	9	1	120	1,080		
Cubicles	45	1	96	4,320		
Conference Room-small	3	10	240	720		
Conference Room-large	2	20	600	1,200		
Workroom	2		120	240		mail, copiers, paper supplies
Staff Kitchen	1		350	350		kitchenette including seating
Car seat storage	1		120	120		room for 2 pallets
Senior Community Services Suite	1		500	500		three offices, waiting room
ASF SUBTOTAL				13,878	13,878	
GSF		65 % efficient		21,351	utilities, restrooms, corridors, vertical circulation, shafts, etc.	



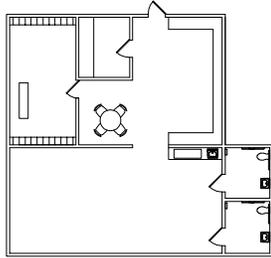
Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Future: Option 2						
Aquatics					20,500	
Indoor Pools	1		15,000	15,000		flexible for water aerobics, assisted exercise, family recreation, lap pool
Pool Mechanical Room	1		800	800		
Pool Chemical Room	1		200	200		
Aquatics Program Office	1		200	200		
Aquatics Viewing Area / Concessions	1		800	800		
Aquatics Storage	1		800	800		
Aquatic Locker Rooms	3		900	2,700		family, men & women's locker rooms (about 100 lockers per room)
ASF SUBTOTAL				20,500	20,500	
GSF				65 % efficient	31,538	utilities, restrooms, corridors, vertical circulation, shafts, etc.
Future: Option 3						
Motor Vehicle (currently about 2,700 sf)					2,120	
Offices	4		150	600		
Meeting Room	1		200	200		
Secure Storage	1		120	120		
Waiting Room	1		1,000	1,000		
Front Desk	1		200	200		
ASF SUBTOTAL				2,120	2,120	
GSF				65 % efficient	3,262	utilities, restrooms, corridors, vertical circulation, shafts, etc.
Future Exterior Spaces						
Future estimated parking spots						225 sq ft/stall to estimate parking spots required
Splash Pad	1		2,500	2,500		
Bocce Ball	4		855	3,420		
Community Garden Plots	50		400	20,000		
Picnic Space	1		900	900		
Domed Field House	1		80,000	80,000		co-locate with school district facilities
EXTERIOR SUBTOTAL				106,820		

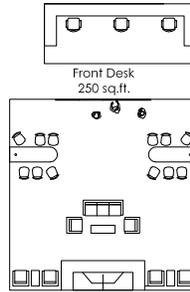
Note: Estimated site acreage required for program including future options, surface parking, stormwater area, etc. is approximately 16 acres.



Indoor Playground
2000 sq.ft.

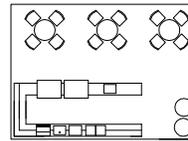


Child Watch
1640 sq.ft.

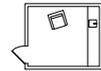


Front Desk
250 sq.ft.

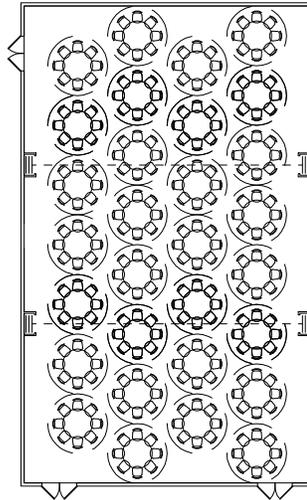
Commons
1000 sq.ft.



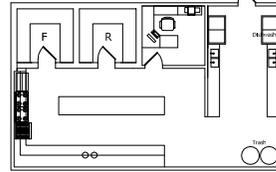
Coffee Shop
700 sq.ft.



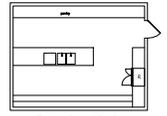
Personal Needs Room
120 sq.ft.



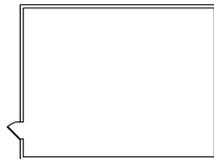
Multipurpose Space
3835 sq.ft.
240 SEATS SHOWN



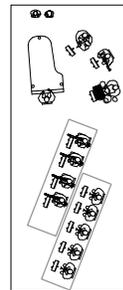
Full Service Kitchen
1200 sq.ft.



Catering Kitchen
400 sq.ft.



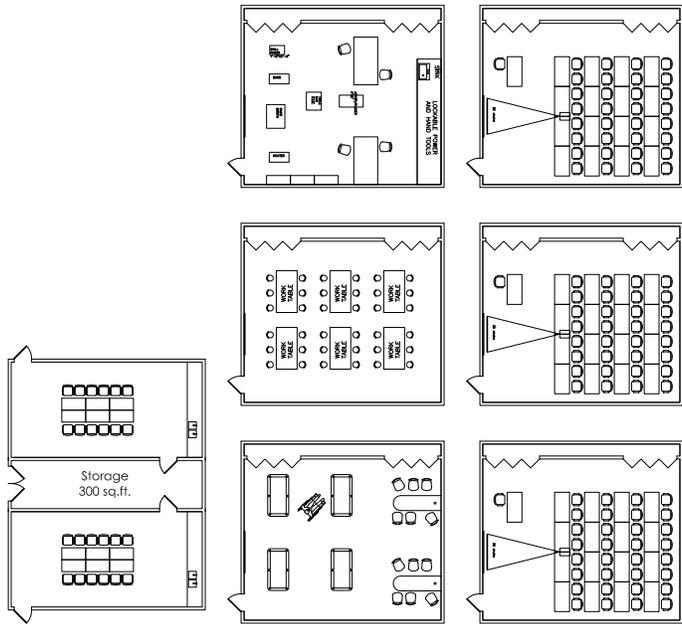
Multipurpose Storage
800 sq.ft.



Multipurpose Stage
1000 sq.ft.

COMMON SPACES

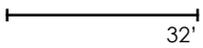


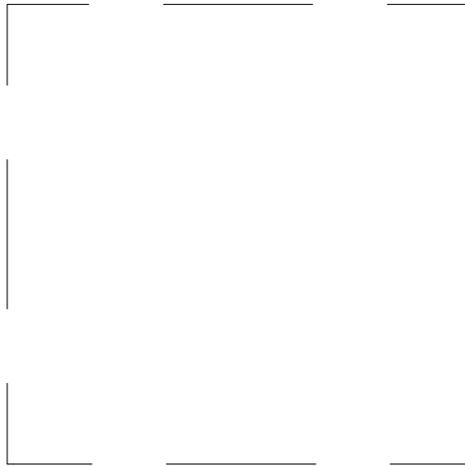


(2) Meeting Rooms/Rentals
500 sq.ft.

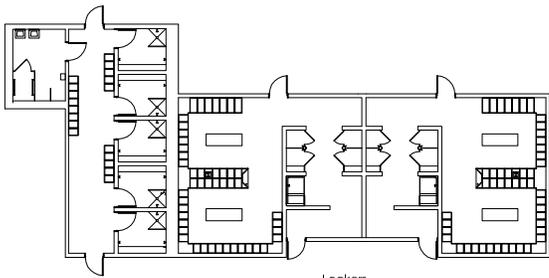
(6) Multiuse Rooms
975 sq.ft.

RECREATION SPACES

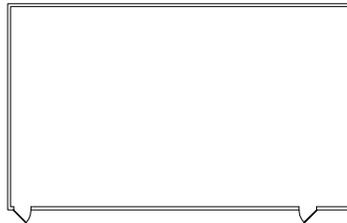




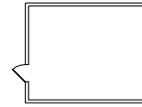
Run/Jog/Walk Track
6000 sq.ft. (indicated as allowance)



Lockers
2700 sq.ft.



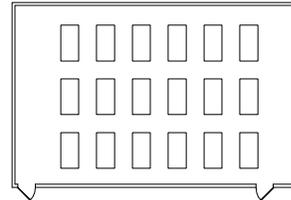
Dance / Aerobics Studio
2000 sq.ft.



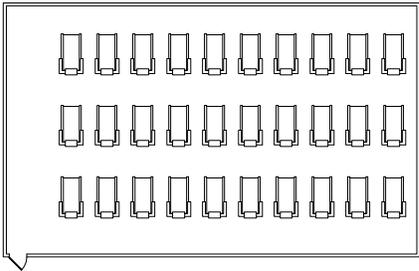
Fitness Storage
300 sq.ft.



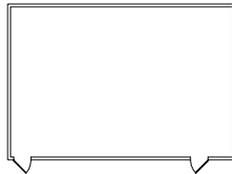
Circuit Weights
1600 sq.ft.



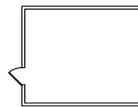
Yoga / Stretch Room
1500 sq.ft.



Cardio Equipment Room
3000 sq.ft.



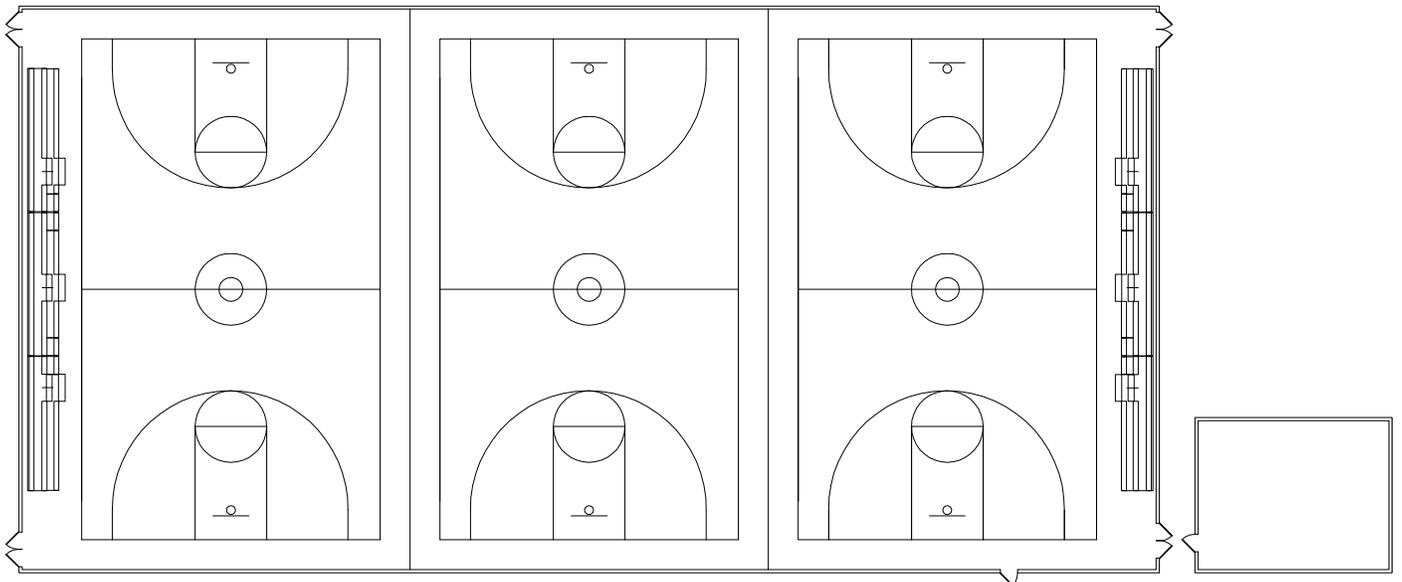
Free Weights
1000 sq.ft.



Laundry
300 sq.ft.

FITNESS

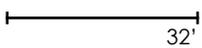


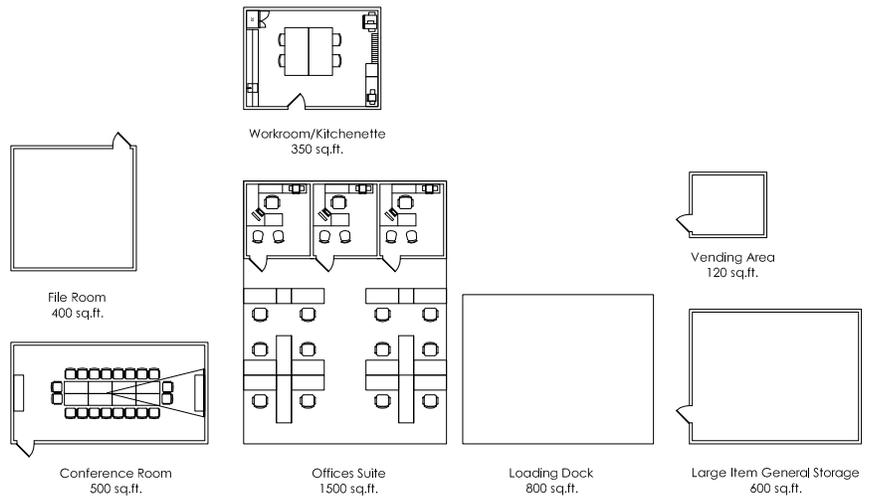


Gymnasium
18000 sq.ft.

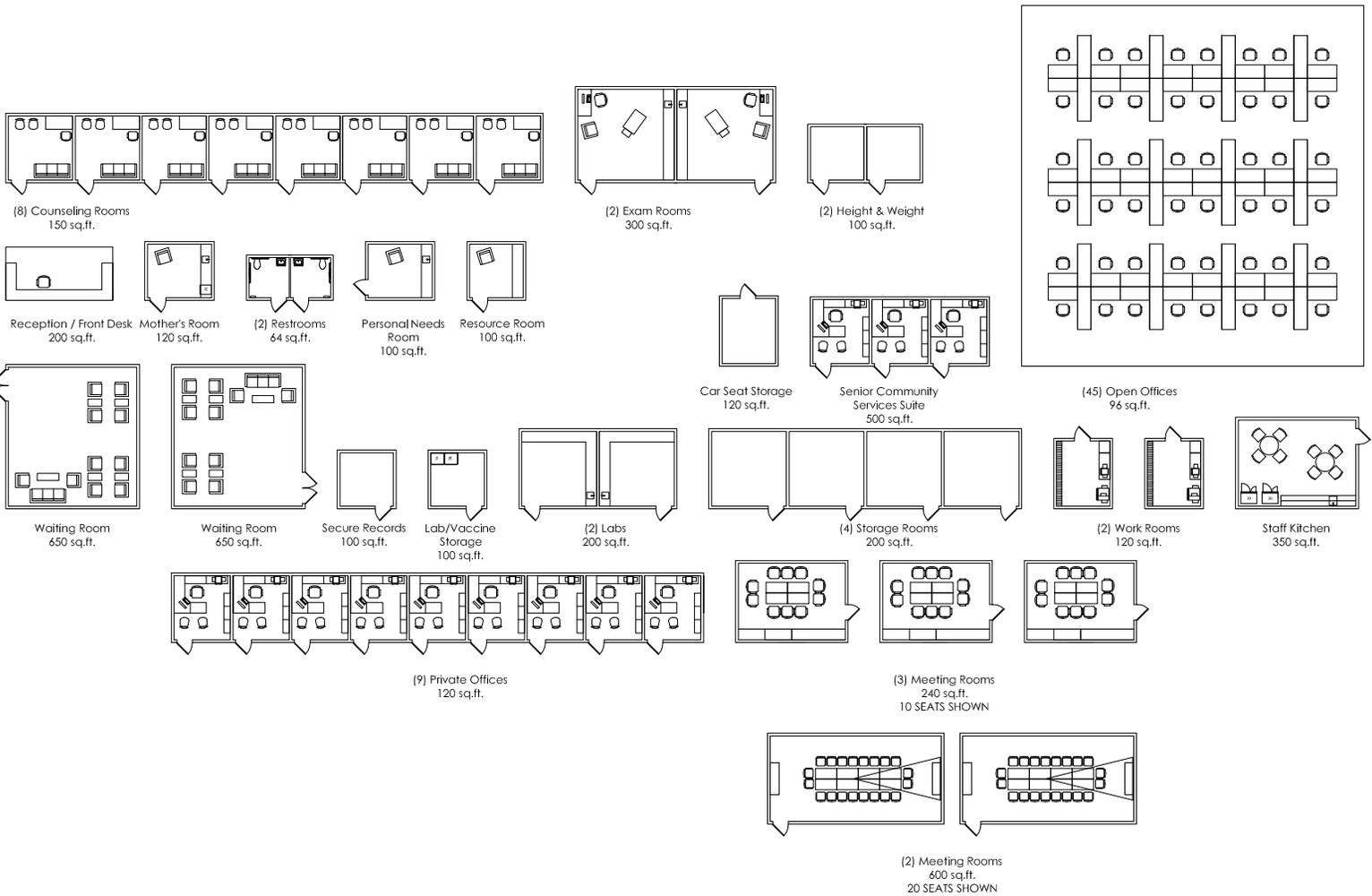
Gym Storage
800 sq.ft.

GYMNASIUM



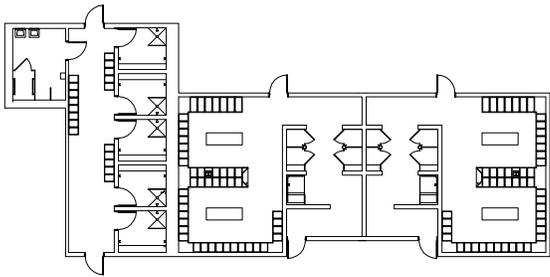


COMMUNITY CENTER OFFICES, PROGRAM SUPPORT & BUILDING SUPPORT



FUTURE: OPTION 1 PUBLIC HEALTH





Aquatic Locker Room (3)
900 sq.ft.



Pool Mechanical
800 sq.ft.



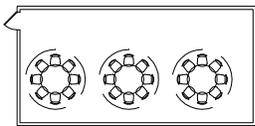
Aquatic Storage
800 sq.ft.



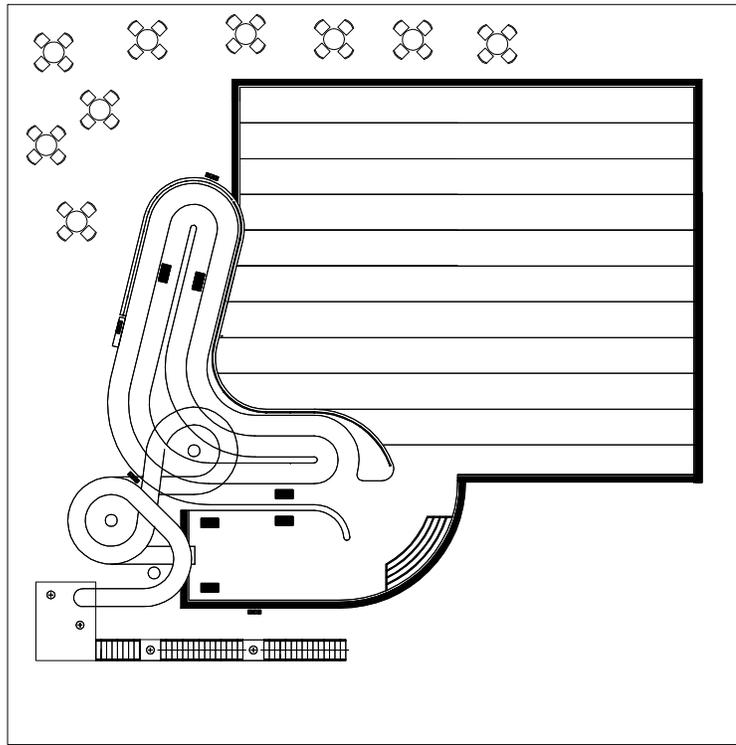
Chemical Storage
200 sq.ft.



Aquatic Office
200 sq.ft.



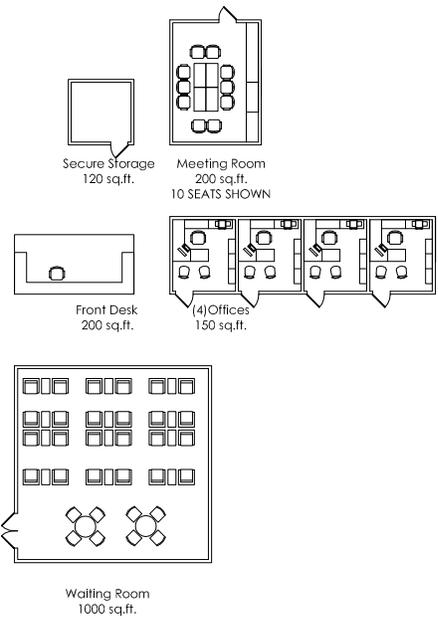
Aquatic Viewing/Concessions
800 sq.ft.



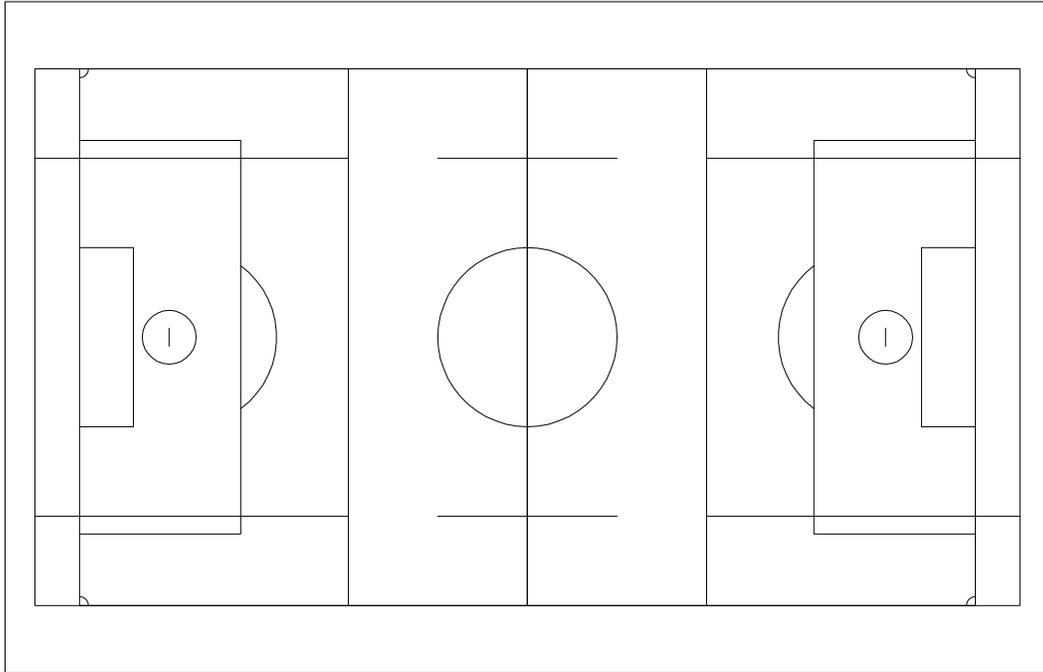
Aquatic Center
15000 sq.ft.

FUTURE : OPTION TWO AQUATICS

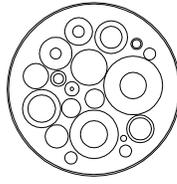




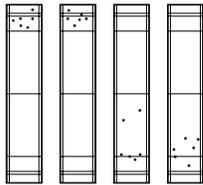
FUTURE: OPTION THREE MOTOR VEHICLES



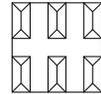
Indoor Dome
80000 sq.ft.



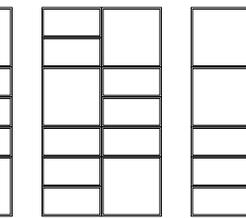
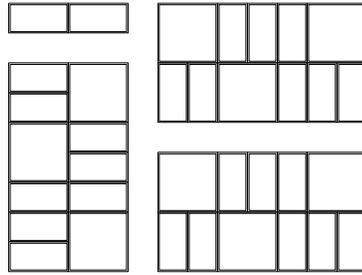
Splash Pad
2500 sq.ft.



Bocce Ball
3420 sq.ft.

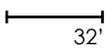


Picnic Shelters
900 sq.ft.



Community Garden Plots
20000 sq.ft.

FUTURE EXTERIOR SPACES



Bloomington Community Center
 Bloomington, MN
 Program Budget Estimate Forecast



Architecture | Engineering | Planning

Needs Assessment Study

Primary Project Qty: 94,715 GSF
 HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Direct Construction Costs

- Site work (Allowance)
- Demolition
- Foundations
- Structure
- Enclosure
- Roofing
- Interiors
- Building Equipment / Furnishings
- Conveying
- Mechanical
- Electrical

Total Direct Costs

- General Req./General Conditions
- Contractor Fee, Bond & Insurances
- Design/Construction Contingency

Total Construction Cost

Const. Escalation to Midpoint - Mar. 1, 2016 - 6%

Total Construction Cost w/Escal.

Owner Soft Costs @ 30% (Allowance)

(A/E Fees, FF&E, Site Survey, Geotechnical, Testing, Builders Risk Insr., Security, Telephone, IT/Data Head End Equip., Way Finding Signage, Artwork & Special Accessories)

Total Project Cost

New Community Center		
%	\$/SF	94,715 GSF
4%	\$11	\$1,000,000
0%	\$0	\$0
6%	\$15	\$1,420,725
11%	\$28	\$2,646,841
4%	\$10	\$949,944
5%	\$12	\$1,151,580
26%	\$66	\$6,282,130
2%	\$4	\$379,715
0%	\$0	\$0
24%	\$60	\$5,730,257
18%	\$46	\$4,328,058
100%	\$252	\$23,889,251
6%	\$15	\$1,433,355
8%	\$21	\$2,025,808
11%	\$29	\$2,734,841
	\$318	\$30,083,256
		\$1,804,995
	\$337	\$31,888,251
		\$9,566,475
	\$438	\$41,454,726

Bloomington Community Center

Bloomington, MN

Program Budget Estimate Forecast



Architecture | Engineering | Planning

Needs Assessment Study

Primary Project Qty: 94,715 GSF
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Future Options

1. Option #1 - Public Health	\$4,800,000
2. Option #2 - Aquatics	\$11,150,000
3. Option #3 - Motor Vehicle	\$880,000

Exterior Spaces

1. Splash Pads - 2,500 SF	\$50,000
2. Bocce Ball - 3,420 SF	\$10,000
3. Community Garden Plots - 20,000 SF	\$50,000
4. Picnic Space - 900 SF	\$25,000
5. Domed Field House - 80,000 SF	\$2,360,000

Clarifications/Qualifications

1. This estimate is for budget purposes only.
2. No hazardous material removal is included in the above costs.
3. No off hour work or overtime work figured in this estimate.
4. New buildings on a greenfield site in Bloomington, MN.
5. No phasing is included.

Bloomington Community Center
Bloomington, MN
Program Budget Estimate Forecast



Needs Assessment Study

Primary Project Qty: 94,715 GSF
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
Site work	Site work	1 Lsum	\$1,000,000	\$1,000,000.00
Demolition	None Required	0 Sqft	\$0	\$0.00
Foundation	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	94,715 Bldg. SF	\$1,420,725	\$15.00
Structure	Structural Steel Frame (10 lbs/sf)	474 Tons	\$1,989,015	\$4,200.00
	Canopy Structural Steel (15 lbs/sf)	8 Tons	\$31,500	\$4,200.00
	Spray Fireproofing	94,715 Sqft	\$284,145	\$3.00
	Metal Roof Deck w/10% Lap @ Canopy	1,100 Sqft	\$3,575	\$3.25
	Metal Roof Deck w/10% Lap	104,187 Sqft	\$338,606	\$3.25
Enclosure	Structural Stud Back-up System, Rigid Insul., Moisture Barrier	14,678 Sqft Wall	\$161,461	\$11.00
	Face brick - 45% of Encl. SF	6,850 Brick Sqft	\$205,496	\$30.00
	Stone Panels - 20% of Encl. SF	2,936 Stone Sqft	\$132,104	\$45.00
	Metal Panels - 10% of Encl. SF	1,957 Mtl. Pnl. Sqft	\$97,855	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	4,893 Glass Sqft	\$318,029	\$65.00
	Canopy Finishes	1,000 Sqft	\$35,000	\$35.00
Roof	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	94,715 Roof Sqft	\$1,136,580	\$12.00
	Canopy Roofing	1,000 Roof Sqft	\$15,000	\$15.00
Interior	Walls, Doors, Finishes, Specialties, Etc.			
	Common Spaces	12,945 Nsf	\$1,219,180	\$94.18
	Recreation	7,150 Nsf	\$328,250	\$45.91
	Fitness	18,400 Nsf	\$940,500	\$51.11
	Gymnasium	18,800 Nsf	\$1,468,000	\$78.09
	Community Center Offices & Program Support	2,750 Nsf	\$122,250	\$44.45
	Building Support	1,520	\$49,200	\$32.37
	Non-Assignable Space (Bldg. envelope figured above)	33,150 Nsf	\$2,154,750	\$65.00
Building Equip. & Furnishings	Window Blinds, Floor Mats, Etc.	94,715 Window SF	\$94,715	\$1.00
	Play Ground Equipment	1 Lsum	\$25,000	\$25,000.00
	Catering Kitchen	1 Lsum	\$10,000	\$10,000.00
	Kitchen Equipment	1 Lsum	\$250,000	\$250,000.00
Conveying	Passenger Elevators - (None Required)	NA Stop	NA	NA
Mechanical	Plumbing	94,715 Bldg. SF	\$663,005	\$7.00
	Fire Protection	94,715 Bldg. SF	\$331,502	\$3.50
	HVAC	94,715 Bldg. SF	\$4,735,750	\$50.00
Electrical	Temporary Power & Lighting	94,715 Bldg. SF	\$47,357	\$0.50
	Interior Lighting Fixtures/Controls	94,715 Bldg. SF	\$757,720	\$8.00
	Emergency Switchgear/ATS	500 KW	\$175,000	\$350.00
	UPS	94,715 Bldg. SF	\$61,565	\$0.65
	Switchgear	94,715 Bldg. SF	\$520,932	\$5.50
	Normal LV Feeders	94,715 Bldg. SF	\$260,466	\$2.75
	Emergency Low Voltage Feeders	94,715 Bldg. SF	\$23,679	\$0.25
	Lighting Branch	94,715 Bldg. SF	\$426,217	\$4.50
	Receptacle Branch	94,715 Bldg. SF	\$520,932	\$5.50
	Grounding	94,715 Bldg. SF	\$28,414	\$0.30
	Cable Tray	94,715 Bldg. SF	\$94,715	\$1.00
	Motor Wiring	94,715 Bldg. SF	\$75,772	\$0.80
	Owner Equipment Connections	94,715 Bldg. SF	\$236,787	\$2.50
	Kitchen Wiring	94,715 Bldg. SF	\$28,414	\$0.30
	Voice & Data	94,715 Bldg. SF	\$568,290	\$6.00
	Fire Alarm System	94,715 Bldg. SF	\$284,145	\$3.00
	Card Readers	94,715 Bldg. SF	\$71,036	\$0.75
	Intercom System	94,715 Bldg. SF	\$23,842	\$0.25
	CCTV System	94,715 Bldg. SF	\$75,772	\$0.80
	Audio Visual System	94,715 Bldg. SF	\$46,999	\$0.50
General Conditions	(Contractor O.H. & Equipment)	6.00 Pct	\$1,433,355	
Special Provisions	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$2,025,808	
ESTIMATE TOTALS			\$27,348,414	\$288.74

Note:

1. The costs above are figured in today's dollars (April 2015).
2. There is no escalation included in the above costs.

Bloomington Community Center
Bloomington, MN
Program Budget Estimate Forecast



Needs Assessment Study

Primary Project Qty: GSF
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
Interior				
Walls, Doors, Finishes, Specialties, Etc.				
<u>Common Spaces</u>				
Common Gathering	1,000	Nsf	\$45,000	\$45.00
Front Desk	250	Nsf	\$18,750	\$75.00
Coffee Shop	700	Nsf	\$70,000	\$100.00
Child Watch	1,640	Nsf	\$65,600	\$40.00
Indoor Playground	2,000	Nsf	\$150,000	\$75.00
Multipurpose Space	3,835	Nsf	\$375,830	\$98.00
Multipurpose Stage	1,000	Nsf	\$150,000	\$150.00
Multipurpose Storage	800	Nsf	\$24,000	\$30.00
Full Service Kitchen	1,200	Nsf	\$300,000	\$250.00
Catering Kitchen	400	Nsf	\$20,000	\$50.00
Personal Needs Room	120	Nsf	\$5,400	\$45.00
<u>Recreation</u>				
Multiuse Rooms	5,850	Nsf	\$263,250	\$45.00
Meeting Rooms / Rental	1,000	Nsf	\$50,000	\$50.00
Meeting Rooms / Rental Storage	300	Nsf	\$15,000	\$50.00
<u>Fitness Space</u>				
Cardio Equipment Room	3,000	Nsf	\$105,000	\$35.00
Free Weights	1,000	Nsf	\$35,000	\$35.00
Circuit Weights	1,600	Nsf	\$56,000	\$35.00
Run / Jog / Walk Track	6,000	Nsf	\$180,000	\$30.00
Yoga / Stretch Studio	1,500	Nsf	\$52,500	\$35.00
Dance / Aerobic Studio	2,000	Nsf	\$80,000	\$40.00
Fitness Storage	300	Nsf	\$10,500	\$35.00
Locker Rooms	2,700	Nsf	\$405,000	\$150.00
Laundry	300	Nsf	\$16,500	\$55.00
<u>Gymnasium</u>				
Gymnasium	18,000	Nsf	\$1,440,000	\$80.00
Storage	800	Nsf	\$28,000	\$35.00
<u>Community Services Office</u>				
Office Suite	1,500	Nsf	\$67,500	\$45.00
Conference Room	500	Nsf	\$25,000	\$50.00
Workroom / Kitchenette	350	Nsf	\$15,750	\$45.00
File Room	400	Nsf	\$14,000	\$35.00
<u>Building Support</u>				
Loading Dock	800	Nsf	\$24,000	\$30.00
Vending Area	120	Nsf	\$4,200	\$35.00
Large Item General Storage	600	Nsf	\$21,000	\$35.00
<u>General Circulation</u>				
Mechanical and Circulation space	33,150	Nsf	\$2,154,750	\$65.00
ESTIMATE TOTALS	94,715		\$6,287,530	\$66.38

Note:

1. The costs above are figured in today's dollars (April 2015).
2. There is no escalation included in the above costs.

Bloomington Community Center
Bloomington, MN
Program Budget Estimate Forecast



Option #1 - Public Health

Primary Project Qty: 21,351 GSF
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
Site work	Site work	1 Lsum	See Site Work	See Site Work
Demolition	None Required	0 Sqft	\$0	\$0.00
Foundation	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	21,351 Bldg. SF	\$277,563	\$13.00
Structure	Structural Steel Frame (10 lbs/sf)	85 Tons	\$341,616	\$4,000.00
	Spray Fireproofing	21,351 Sqft	\$64,053	\$3.00
	Metal Roof Deck w/10% Lap	23,486 Sqft	\$76,330	\$3.25
Enclosure	Structural Stud Back-up System, Rigid Insul., Moisture Barrier	7,014 Sqft Wall	\$77,154	\$11.00
	Face brick - 45% of Encl.. SF	3,273 Brick Sqft	\$98,196	\$30.00
	Stone Panels - 20% of Encl. SF	1,403 Stone Sqft	\$63,126	\$45.00
	Metal Panels - 10% of Encl. SF	935 Mtl. Pnl. Sqft	\$46,760	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	2,338 Glass Sqft	\$151,970	\$65.00
Roof	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	21,351 Roof Sqft	\$256,212	\$12.00
Interior	Walls, Doors, Finishes, Specialties, Etc.			
	Reception / Cashier	200 Nsf	\$20,000	\$100.00
	Waiting Room	1,300 Nsf	\$97,500	\$75.00
	Counseling Room	1,200 Nsf	\$48,000	\$40.00
	Exam Room	600 Nsf	\$27,000	\$45.00
	Height and Weight Room	200 Nsf	\$8,000	\$40.00
	Mother's Room	120 Nsf	\$4,800	\$40.00
	Restrooms	128 Nsf	\$22,400	\$175.00
	Lab/Vaccine Storage	100 Nsf	\$4,500	\$45.00
	Lab	400 Nsf	\$50,000	\$125.00
	Personal Needs Room	100 Nsf	\$4,000	\$40.00
	Resource Room	100 Nsf	\$4,000	\$40.00
	Secure Records	100 Nsf	\$4,000	\$40.00
	Storage	800 Nsf	\$28,000	\$35.00
	Offices	1,080 Nsf	\$43,200	\$40.00
	Cubicals	4,320 Nsf	\$108,000	\$25.00
	Conference Room - Small	720 Nsf	\$32,400	\$45.00
	Conference Room - Large	1,200 Nsf	\$60,000	\$50.00
	Workroom	240 Nsf	\$9,600	\$40.00
	Staff Kitchen	350 Nsf	\$17,500	\$50.00
	Car Seat Storage	120 Nsf	\$4,200	\$35.00
	Senior Community Services Suite	500 Nsf	\$22,500	\$45.00
	Non-Assignable Space (Bldg. envelope figured above)	7,473 Nsf	\$485,745	\$65.00
Building Equip. & Furnishings	Window Blinds, Floor Mats, Etc.	21,351 Window SF	\$21,351	\$1.00
Conveying	Passenger Elevators - (None Required)	NA Stop	NA	NA
Mechanical	Plumbing	21,351 Bldg. SF	\$106,755	\$5.00
	Fire Protection	21,351 Bldg. SF	\$64,053	\$3.00
	HVAC	21,351 Bldg. SF	\$854,040	\$40.00
Electrical	Interior Lighting Fixtures/Controls	21,351 Bldg. SF	\$106,755	\$5.00
	Lighting Branch	21,351 Bldg. SF	\$42,702	\$2.00
	Receptacle/Branch	21,351 Bldg. SF	\$117,431	\$5.50
	Owner Equipment Connections	21,351 Bldg. SF	\$25,621	\$1.20
	Voice & Data	21,351 Bldg. SF	\$128,106	\$6.00
	Fire Alarm System	21,351 Bldg. SF	\$74,729	\$3.50
	Card Readers	21,351 Bldg. SF	\$16,013	\$0.75
	Intercom System	21,351 Bldg. SF	\$13,878	\$0.65
	CCTV System	21,351 Bldg. SF	\$17,081	\$0.80
	Audio Visual System	21,351 Bldg. SF	\$10,595	\$0.50
General Conditions	(Contractor O.H. & Equipment)	6.00 Pct	\$249,446	
Special Provisions	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$352,550	
ESTIMATE TOTALS			\$4,759,430	\$222.91

Note:

1. The costs above are figured in today's dollars (April 2015).
2. There is no escalation included in the above costs.

Bloomington Community Center
Bloomington, MN
Program Budget Estimate Forecast



Option #2 - Aquatics

Primary Project Qty: 31,538 GSF
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
Site work	Site work	1 Lsum	See Site Work	See Site Work
Demolition	None Required	0 Sqft	\$0	\$0.00
Foundation	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	31,538 Bldg. SF	\$473,070	\$15.00
Structure	Structural Steel Frame (10 lbs/sf)	158 Tons	\$662,298	\$4,200.00
	Spray Fireproofing	31,538 Sqft	\$94,614	\$3.00
	Metal Roof Deck w/10% Lap	34,692 Sqft	\$112,748	\$3.25
Enclosure	Structural Stud Back-up System, Rigid Insul., Moisture Barrier	8,525 Sqft Wall	\$93,770	\$11.00
	Face brick - 45% of Encl.. SF	3,978 Brick Sqft	\$119,343	\$30.00
	Stone Panels - 20% of Encl. SF	1,705 Stone Sqft	\$76,721	\$45.00
	Metal Panels - 10% of Encl. SF	1,137 Mtl. Pnl. Sqft	\$56,830	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	2,842 Glass Sqft	\$184,698	\$65.00
Roof	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	31,538 Roof Sqft	\$378,456	\$12.00
Interior	Walls, Doors, Finishes, Specialties, Etc.			
	Indoor Pools	15,000 Nsf	\$2,250,000	\$150.00
	Pool Mech. Rooms	800 Nsf	\$28,000	\$35.00
	Pool Chemical room	200 Nsf	\$7,000	\$35.00
	Aquatics Program Office	200 Nsf	\$8,000	\$40.00
	Aquatics Viewing Area / Concessions	800 Nsf	\$40,000	\$50.00
	Aquatics Storage	800 Nsf	\$28,000	\$35.00
	Aquatics Locker Room	2,700 Nsf	\$216,000	\$80.00
	Non-Assignable Space (Bldg. envelope figured above)	11,038 Nsf	\$717,470	\$65.00
Building Equip. & Furnishings	Window Blinds, Floor Mats, Etc.	31,538 Window SF	\$31,538	\$1.00
	Pool Equipment	1 Lsum	\$1,500,000	\$1,500,000.00
Conveying	Passenger Elevators - (None Required)	NA Stop	NA	NA
Mechanical	Plumbing	31,538 Bldg. SF	\$252,304	\$8.00
	Fire Protection	31,538 Bldg. SF	\$110,383	\$3.50
	HVAC	31,538 Bldg. SF	\$1,419,210	\$45.00
Electrical	Interior Lighting Fixtures/Controls	31,538 Bldg. SF	\$189,228	\$6.00
	Lighting Branch	31,538 Bldg. SF	\$110,383	\$3.50
	Receptacle/Branch	31,538 Bldg. SF	\$173,459	\$5.50
	Owner Equipment Connections	31,538 Bldg. SF	\$78,845	\$2.50
	Voice & Data	31,538 Bldg. SF	\$189,228	\$6.00
	Fire Alarm System	31,538 Bldg. SF	\$94,614	\$3.00
	Intercom System	31,538 Bldg. SF	\$7,939	\$0.25
	CCTV System	31,538 Bldg. SF	\$25,230	\$0.80
General Conditions	(Contractor O.H. & Equipment)	6.00 Pct	\$583,763	
Special Provisions	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$825,051	
ESTIMATE TOTALS			\$11,138,192	\$353.17

Note:

- The costs above are figured in today's dollars (April 2015).
- There is no escalation included in the above costs.

Bloomington Community Center
Bloomington, MN
Program Budget Estimate Forecast



Option #3 - Motor Vehicle

Primary Project Qty: 3,262 GSF
HGA Comm. # : 2064-002-00

Date: 20-Apr-15

Description	Quantity	Unit	Total \$	\$/Unit
Site work	Site work	1 Lsum	See Site Work	See Site Work
Demolition	None Required	0 Sqft	\$0	\$0.00
Foundation	Concrete Footings, Found. Wall, S.O.G. Excavation / Backfill of Ftgs.	3,262 Bldg. SF	\$45,668	\$14.00
Structure	Structural Steel Frame (10 lbs/sf)	13 Tons	\$52,192	\$4,000.00
	Spray Fireproofing	3,262 Sqft	\$9,786	\$3.00
	Metal Roof Deck w/10% Lap	3,588 Sqft	\$11,662	\$3.25
Enclosure	Structural Stud Back-up System, Rigid Insul., Moisture Barrier (20'-0" H)	2,513 Sqft Wall	\$27,640	\$11.00
	Face brick - 45% of Encl. SF	1,599 Brick Sqft	\$47,975	\$30.00
	Stone Panels - 20% of Encl. SF	685 Stone Sqft	\$30,841	\$45.00
	Metal Panels - 10% of Encl. SF	457 Mtl. Pnl. Sqft	\$22,845	\$50.00
	Al. Windows / Storefront - 25% of Encl. SF	1,142 Glass Sqft	\$74,246	\$65.00
Roof	TPO Roof, Wood Blocking, Flashing and Sheet Metal, Access Door	3,262 Roof Sqft	\$39,144	\$12.00
Interior	Walls, Doors, Finishes, Specialties, Etc.			
	Office	600 Nsf	\$24,000	\$40.00
	Meeting Room	200 Nsf	\$10,000	\$50.00
	Secure Storage	120 Nsf	\$4,800	\$40.00
	Waiting Room	1,000 Nsf	\$65,000	\$65.00
	Front Desk	200 Nsf	\$15,000	\$75.00
	Non-Assignable Space (Bldg. envelope figured above)	1,142 Nsf	\$74,230	\$65.00
Building Equip. & Furnishings	Window Blinds, Floor Mats, Etc.	3,262 Window SF	\$3,262	\$1.00
Conveying	Passenger Elevators - (None Required)	NA Stop	NA	NA
Mechanical	Plumbing	3,262 Bldg. SF	\$0	\$0.00
	Fire Protection	3,262 Bldg. SF	\$11,417	\$3.50
	HVAC	3,262 Bldg. SF	\$130,480	\$40.00
Electrical	Receptacle/Branch	3,262 Bldg. SF	\$13,048	\$4.00
	Interior Lighting Fixtures/Controls	3,262 Bldg. SF	\$16,310	\$5.00
	Lighting Branch	3,262 Bldg. SF	\$6,524	\$2.00
	Voice & Data	3,262 Bldg. SF	\$19,572	\$6.00
	Fire Alarm System	3,262 Bldg. SF	\$9,786	\$3.00
	Audio Visual System	3,262 Bldg. SF	\$1,619	\$0.50
General Conditions	(Contractor O.H. & Equipment)	6.00 Pct	\$46,023	
Special Provisions	(Contractors Fees, Bond & Insurances)	8.00 Pct	\$65,046	
ESTIMATE TOTALS			\$878,114	\$269.20

Note:

1. The costs above are figured in today's dollars (April 2015).
2. There is no escalation included in the above costs.

7. OPERATIONS ANALYSIS

Operations

The operations analysis represents a conservative approach to estimating expenses and revenues for a proposed community center and was completed based on the best information available and a basic understanding of the project. Fees and charges utilized for this study reflect a philosophy designed to meet a reasonable cost recovery rate and future operations cost and are subject to review, change, and approval by the project committee. There is no guarantee that the expense and revenue projections outlined in the operations analysis will be met as there are many variables that affect such estimates that either cannot be accurately measured or are subject to change during the actual budgetary process.

Expenditures

Expenditures have been formulated on the costs that were designated by Ballard*King and Associates to be included in the operating budget for the facility. The figures are based on the size of the center, the specific components of the facility, and the hours of operation. All expenses were calculated to the high side and the actual cost may be less based on the final design, operational philosophy, and programming considerations adopted by the City.

Proposed Community Center – A community center with 3 gymnasium, indoor play structure, child watch, multi-purpose space, full-service kitchen, catering kitchen, class rooms (6), meeting rooms (2), fitness area with cardio and weight machines, fitness studios, dance studio, track and support space. Approximately 94,715 square feet.

<u>Category</u>	<u>Facility Budget</u>
Personnel	
Full-time ⁸	\$ 773,230
Part-time ⁹	<u>\$ 503,811</u>
Total	\$1,277,041

⁸ Line item detail and listing of full-time positions can be found on page 64.

⁹ Line item detail and listing of part-time positions can be found on page 65.

Operation Cost Model cont.

<u>Category</u>	<u>Facility Budget</u>
Equipment Maintenance	\$ 8,500
Mobile Devices	\$ 6,500
Mileage	\$ 500
Training and Education	\$ 3,500
IS System Maintenance	\$ 62,000
IS Replacement	\$ 30,000
Web Access	\$ 1,500
Space and Occupancy	\$253,500
Building Replacement ¹⁰	\$350,000
Postage	\$ 5,000
Telephone	\$ 12,500
Printing	\$ 9,000
Office supplies	\$ 12,500
Merch. for resale	\$ 3,000
Recreation Supplies	\$ 20,000
Other	\$ 2,500
Total	\$798,500
Grand Total	\$2,075,541

¹⁰ Based on 17,500,000 construction cost amortized on a straight line method over 50 years

Staffing levels:

<u>Positions</u>	<u>Facility Budget</u>
Full-Time	
Community Center Coordinator ¹¹	\$ 93,000
Fitness Supervisor	\$ 62,400
Sports Supervisor	\$ 62,400
Facility Coordinator (evenings/weekends)	\$ 34,944
Office Assistant ¹²	\$ 44,900
Event Coordinator	\$ 41,600
Maintenance Worker ¹³ (2)	\$ 91,770
Custodian (2)	\$ 74,547
Building Coordinators (3)	\$ 89,232
Salaries	\$594,793
Benefits (30% of salaries)	\$178,437
Total Full-Time Personnel	\$773,230

Note: Pay rates were determined based on the market conditions in Bloomington. The positions listed are necessary to ensure adequate staffing and provide for a full-time staff member presence during all open hours of the facility. The wage scales for both the full-time and part-time staff positions reflect estimated wages for 2016.

¹¹ Position is currently funded through the City

¹² In addition to the existing position that is funded through the City

¹³ In addition to the existing position funded through the City

Positions	Hours/Wk	Facility Budget
Part-Time¹⁴		
Front Desk (\$16.25/hr)	228 hrs/wk	\$ 188,955
Gym Attendant (36 wks) (\$10.65/hr)	95 hrs/wk	\$ 36,423
Gym Attendant (15 wks) (\$10.65/hr)	112 hrs/wk	\$ 17,892
Child Watch Worker (\$10.65/hr)	100 hrs/wk	\$ 54,315
Fitness Attendant (\$10.65/hr)	58 hrs/wk	\$ 31,502
Playground Attendant (36 wks) (10.65\$/hr)	63 hrs/wk	\$ 24,154
Playground Attendant (15wks) (\$10.65/hr)	73 hrs/wk	\$ 11,662
Building Attendants (\$13.35/hr) (\$16.80/hr)	78/hrs/wk	\$ 53,106
Program Instructors ¹⁵		
Fitness		\$ 36,000
General		\$ 14,400
Sports		Contract
Aquatics		\$ 21,738
Salaries		\$ 468,009
Benefits (7.65% FICA)		\$ 35,802
Total Part-Time Salaries		\$ 503,811

¹⁴ A detailed schedule by position begins on page 70.

¹⁵ Some programs and classes will be on a contractual basis with the center, where the facility will take a percentage of the revenue collected for the program. These programs have not been calculated in this budget at this time.

Revenues

The following revenue projections were formulated from information on the specifics of the project and the demographics of the service area as well as comparing them to national statistics, other similar facilities and the competition for recreation services in the area. Actual figures will vary based on the size and make-up of the components selected during final design, market stratification, philosophy of operation, fees and charges policy, and priority of use. All revenues were calculated conservatively as a result.

Revenue Projection Model:

Category	Facility Budget
Fees¹⁶	
Daily Admissions	\$ 154,800
Annual Passes	\$ 156,180
Rentals	\$ 145,960
Total	\$ 456,940
Programs¹⁷	
General	\$ 44,640
Fitness	\$ 92,160
Sports	\$ 32,800
Total	\$169,600
Other	
Merchandise for Resale	\$ 7,500
Special events	\$ 5,000
Vending	\$ 4,000
Babysitting	\$ 21,750
Birthday Parties	\$ 45,000
Total	\$ 83,250
Grand Total	\$709,790

¹⁶ Detailed breakdown on fees can be found on page 76.

¹⁷ Detailed breakdown on program fees can be found beginning on page 79.

Future years: Expenditures – Revenue Comparison: Operation expenditures are expected to increase by approximately 3% a year through the first 3 to 5 years of operation. Revenue growth is expected to increase by 4% to 8% a year through the first three years and then level off with only a slight growth (3% or less) the next two years. Expenses for the first year of operation should be slightly lower than projected with the facility being under warranty and new. Revenue growth in the first three years is attributed to increased market penetration and in the remaining years to continued population growth. In most recreation facilities the first three years show tremendous growth from increasing the market share of patrons who use such facilities, but at the end of this time period revenue growth begins to flatten out. It is not uncommon to see the amount of tax support to balance the community center budget increase as the facility ages.

Hours of Operation: The projected hours of operation of the community center are as follows:

Monday – Friday	5:30am to 9:30pm.
Saturday	6:00am to 9:00pm.
Sunday	Noon-8:00pm

Hours per week: 103. Hours usually vary some with the season (longer hours in the winter, shorter during the summer), by programming needs, use patterns and special events. While actual hours will vary, this model was used to produce the Operations analysis.

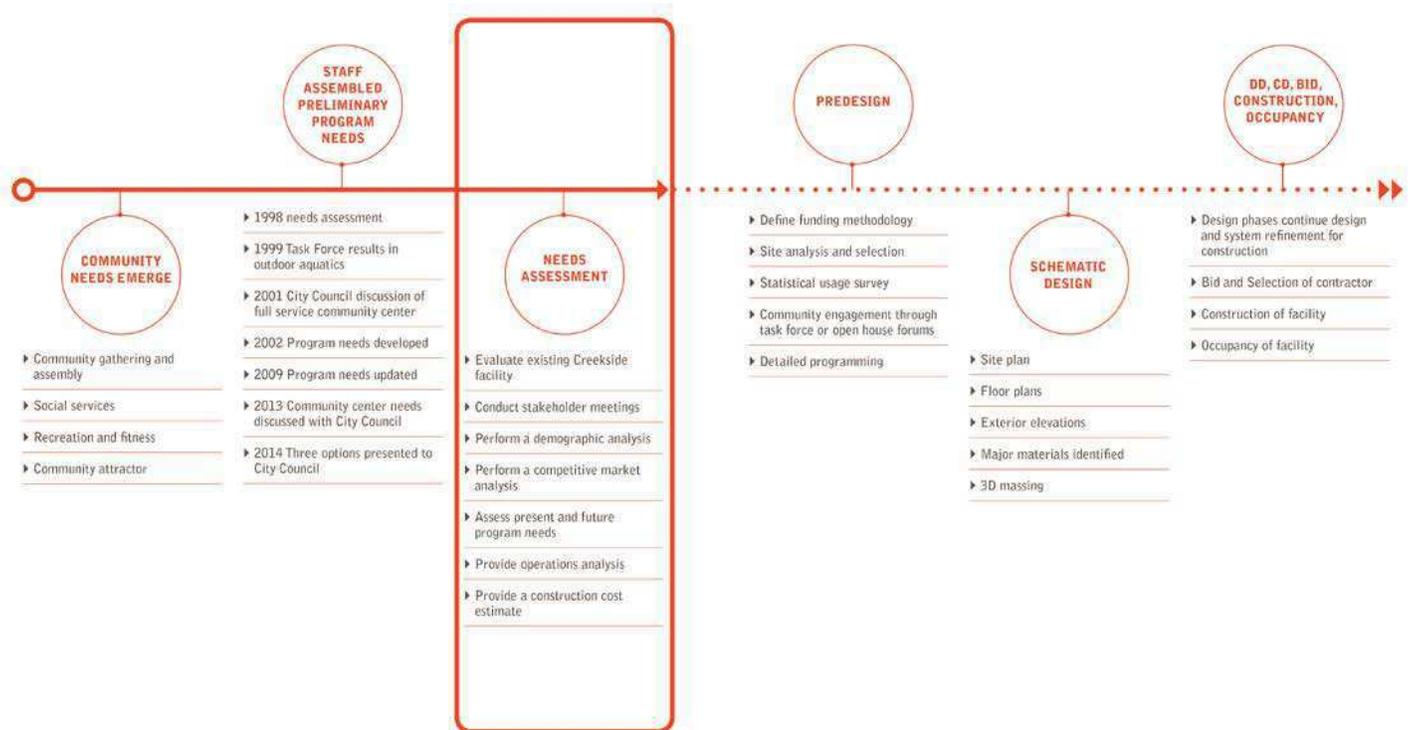
Fees and Attendance

Projected Fee Schedule: Revenue projections will be calculated from this fee model. The monthly rate listed is the cost of an annual pass broken down into twelve equal payments and does not include any handling fees. It should be noted that monthly bank draft convenience for customers would encourage more annual pass sales. However, there are bank fees and a substantial amount of staff time spent managing the bank draft membership base and consideration should be given to pass on some form of a handling fee for bank draft customers.

<u>Category</u>	<u>Daily</u>	<u>Annual</u>
Adult	\$ 8	\$216
Youth	\$ 6	\$ 84
Senior	\$ 6	\$120
Family	NA	\$360

The fee schedule above was developed as the criteria for estimating revenues and accounts for the fitness side of the facility. Actual fees are subject to review and approval by the City of Bloomington.

8. NEXT STEPS



This Needs Assessment has identified a desire for more public gathering spaces and better facilities to increase the desirability of the city to current and future residents. Several next steps could be performed as part of a Pre-design process before the issue of a Request for Proposals for design services of a community center project. The completion of Pre-design is another opportunity for the city to decide if next steps are warranted.

Define Funding Methodology

The City should explore and establish preferred direction to fund the community center project. Possible options include bonding, public/private grants, naming rights, partnership potential and program association fundraising.

Statistical Usage Survey

A statistically valid community survey could be used to prioritize space needs, identify dedicated spaces, determine willingness to pay for services and assess how often residents would utilize a facility.

Community Engagement

With the framework of desired spaces outlined in this Needs Assessment, a detailed community engagement process could be utilized to prioritize wants and build excitement about the project. A few of many engagement opportunities could be a resident task force or open house forums.

Detailed Programming

Once spaces have been prioritized and project budget defined a detailed program should be created. This list of spaces should be validated by specific stakeholders making sure unique and shared uses are identified and support spaces are more than adequate for flexible and long term usability.

Site Analysis and Selection

Once several sites are identified a technical analysis should be performed to select the most suitable site. Analysis of key characteristics such as zoning, topography, access, views, solar orientation, general storm water requirements and site costs will inform recommendation.

The result from a Predesign phase will be a clearly defined project scope that will provide the City with specific detail, including construction budget, project size and schedule, to assess if a project is viable. From there architectural and engineering design services, including schematic design, design development and construction documents, could be requested with bidding, construction and occupancy following.



Community Center Task Force

March 30, 2016

Task Force Members

<u>Group</u>	<u>Representative</u>	<u>Alternate</u>
City Council	Jon Oleson	Dwayne Lowman
Advisory Board of Health	Joshua Korthouse	Cindy McKenzie
Human Rights Commission	Dennis Kane	Jared Leese
Parks, Arts and Recreation Commission	Lenny Schmitz	Jim McCarthy
Community	John Stanley MaryAnne London	Chuck Walter
Business	Maureen Scallen-Failor	Mark Thorson
School District	Maureen Bartolotta	Anne Marie Terpstra
Creekside Senior Program	Mary Anne Josephson Dan Cripe	Michelle La Beau Lyle Abeln
Diverse Community	John Schatzlein	Leo Espinoza
Youth Athletic Organization	Tammy Galvin	Charles Woldum
Youth	Olivia Haaland Jake Martin	Savannah Salato

City Staff

Lorinda Pearson	Human Services Manager, City of Bloomington
Randy Quale	Parks and Recreation Manager, City of Bloomington
Diann Kirby	Community Services Director, City of Bloomington

Facilitators

Irina Fursman	<i>Huelife</i>
Eric Schoon	Senior Utility Service Specialist, City of Bloomington
Brent Massmann	Senior Utility Operator, City of Bloomington
Barb Wolff	Office Supervisor, City of Bloomington



**Community Center Task Force
April 4, 2016
5:00 – 6:30 p.m.
Haeg Conference Room
2nd Floor, Bloomington Civic Plaza
1800 W. Old Shakopee Road, Bloomington, MN**

Call To Order:

City Manager Jamie Verbrugge called the first meeting of the Community Center Task Force to order at 5:00 p.m. in the Haeg Conference Room at Bloomington Civic Plaza.

Task Force Members Present: 15

Maureen Bartolotta
Dan Cripe
Tammy Galvin
Olivia Haaland
MaryAnne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Jake Martin
Jon Oleson
Maureen Scallen-Failor
John Schatzlein
Lenny Schmitz
John Stanley
Jim Urie (alternate for Randy Quale)

Task Force Members Absent: 3

Joshua Korthouse
Lorinda Pearson
Randy Quale

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 4

Irina Fursman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington
Barb Wolff, Office Supervisor, City of Bloomington

Members of the Public Present: 6

Welcome and Introductions/Agenda Review – 5:00 p.m.

City Manager Verbrugge thanked those serving on the Task Force. He noted that there has been significant conversation about the future of a potential Community Center and many people are excited about it. Verbrugge referenced a recent Star Tribune that talked about the Bloomington housing market, stating that the article raises good questions about what makes a community attractive including a central location for all to gather. Verbrugge stated that this is an important time in our community and that he and the City Council are looking forward to the task force process.

City Manager Verbrugge then introduced Irina Fursman, Certified ToP (Technology of Participation) Facilitator with *Huelife*. He stated that a professional facilitator was brought in to lead the discussion in order to best develop feedback. I. Fursman's role is to guide the Task Force through discussion while going through the process of exploring the potential Community Center. I. Fursman stated that staff and facilitators have worked to make the environment conducive to coming to a consensus regarding feedback to bring forward to the City Council.

City Manager Verbrugge reiterated the importance of understanding that the City Council has the final say in regards to the Community Center. He also noted that the Task Force is only the first portion of the public engagement process. Verbrugge again expressed his gratitude for their future work on the issue.

I. Fursman stated that the first meeting will set the stage for the remaining meetings. This includes getting to know each other, coming up with ideas on the norms and expectations for the Task Force, as well as learning what might be helpful to each member including diving into learning styles and personality approaches.

The Task Force made introductions:

- Eric Schoon is serving as a facilitator for the Community Center Task Force.
- Brent Massmann is serving as a facilitator for the Community Center Task Force.
- Barb Wolff is serving as a facilitator for the Community Center Task Force.
- Alison Warren is serving as the secretary for the Community Center Task Force.
- Diann Kirby is serving as a member of City staff (Community Services Director).
- Maureen Bartolotta is serving as a representative of the School District.
- Olivia Haaland is serving as a youth representative.
- Jon Oleson is serving as a City Council representative.
- John Schatzlein is serving as a representative of Bloomington's diverse community.
- Dan Cripe is serving as a representative of the Creekside Senior Program.
- Maureen Scallen-Failor is serving as a business community representative.
- Lenny Schmitz is serving as representative of the Parks, Arts and Recreation Commission.
- MaryAnne London is serving as a community representative.
- John Stanley is serving as a community representative
- Jake Martin is serving as a youth representative.
- Michelle La Beau and Mary Anne Josephson are serving as representatives of the Creekside Senior Program.
- Tammy Galvin is serving as a youth athletic organization representative.

- Dennis Kane is serving as a representative of the Human Rights Commission.
- Jim Urie is serving as an alternate staff member in place of Randy Quale who was absent.

I. Fursman asked Task Force members to think about one thing they would like the Task Force to accomplish by the end of the process and write it down on a piece of paper. The following responses were received:

- Tweak and improve the needs assessment to improve it and broaden its scope
- Cohesive center(s) which can serve the community now and next 20 years
- Quality recommendation which meets needs of all Bloomington residents today and into the future
- A transparent process which will bring a recommendation to the City Council on the viability of a community center in the city of Bloomington
- Consensus on need for and elements necessary to create a viable community gathering place
- That the community center meets the needs of a diverse citizenship and exposes all to multiple experiences
- Outline a plan to build Bloomington's sense of community
- Produce community center plan that residents and business will be proud to use and support
- Present fully flushed out plan of City Council that serves all constituents
- Good discussions = good decisions
- Determine potential future of new community center
- The positives/negatives and what would be best for Bloomington
- Create a community center that is interesting to all ages
- Identify a community center concept that reflects the needs of the Bloomington community
- All-inclusive maintaining current human services programs

D. Kirby went over the logistics of the Task Force's meetings: Minutes of all Task Force meetings will be posted on the City of Bloomington website on the Community Center Task Force webpage; notice that per the signage upon entering the conference room, photos may be taken of attendees; free Wi-Fi is available throughout Civic Plaza; and that since this is an open meeting, media may be present at any time.

D. Kirby described the contents of the binders provided to each Task Force member. Each binder has dividers for all planned meetings. The first tab for the April 6, 2016 meeting contains an agenda for the April 6, 2016 meeting, the list of Community Center Task Force representatives and alternates, Task Force contact information, a community center needs assessment PowerPoint presentation, the Community Center Task Force charge, the community center needs assessment report issued by HGA in April 2015 and a meeting evaluation form.

Bartolotta read the purpose of the meeting and Kane read the outcomes for the April 6 meeting.

Project Background Review – 5:30 p.m.

D. Kirby provided a presentation regarding community center needs assessment that was prepared by HGA Architects and Engineers. Phase 1 of the needs assessment reviewed the current Creekside building. The analysis of Creekside included current programming and estimated construction costs to make updates to the building. Creekside was built as an elementary school in the early 1960s. When the school was closed due to declining enrollments, the building was leased to the City in 1975 and purchased the following year. Little in the way of major improvements have been made to the building over the years. Creekside is heavily used with nearly 180,000 people visiting annually. It provides a thriving senior program run by volunteers. HGA determined that construction costs to make needed upgrades to Creekside would total \$4.3 million. This would include a new HVAC system, energy-efficient windows and doors, additional restrooms, a new electrical distribution panel and a new parking lot and curbs.

When analyzing the market area, HGA found that there are alternate service providers in the area including a number of fitness facilities and other recreation centers.

After reviewing the data and input from stakeholders, HGA determined that Bloomington could benefit from gathering place that was comfortable and welcoming as well as multi-economical, multi-generational and multi-cultural. They recommended a community center that maintained social and recreation opportunities and expanded fitness components. This would include a large multipurpose room, gymnasiums, a running/walking track, and multi-use classrooms for programming. The building recommended by HGA totaled approximately 94,000 square feet. Other potential that were discussed but ultimately not included in the final recommendation were an indoor aquatic facility, motor vehicle offices, public health facilities and a domed athletic field. HGA estimated the cost to construct a 94,000 square foot facility at \$41.5 million. This estimate did not include potential site acquisition costs.

HGA presented their needs assessment report to the City Council in April 2015. The City Council decided in summer 2015 to follow up by creating a Community Center Task Force. Appointments to the Task Force were completed in January 2016. The Task Force is scheduled to make a recommendation to the City Council at the September study meeting.

Task Force Project Charge Review (Charter Intro) – 5:45 p.m.

The Task Force reviewed the Task Force charge and the topic that they will be providing feedback on including:

- Community needs and wants for a community/recreation center
- Space considerations for a new community center
- Potential partnerships, both public and private
- Satellite community centers or a stand-alone approach
- Potential site alternatives
- Fiscal implications of a new community center

The Task Force broke into small groups to respond to two questions: What is our shared understanding about the purpose of our work? What are some suggestions for the norms or protocols for the meetings of the Task Force? The small group responses were:

- Purpose: meeting the needs of the community now and in the future, being fiscally responsible (strong rationale of why?), revenue generation, community attractor for visitors and new residents, businesses
- Norms/Protocols: agree to disagree, patience, respect ideas, be flexible, be professional, build trust, everyone has an opportunity to speak and to be heard, work collectively toward a new, best representation as part of a whole
(J. Urie, D. Kane, T. Galvin)
- Purpose: overall view of needs of the community, diverse views, provide outcomes, determine what we are deciding, task force work – 6 items
- Norms/Protocols: provide lots of ideas, pick a topic of discussion and focus on one thing at a time, equal time for all areas, accept a certain amount of HGA’s assessment even if you don’t agree with it, “heavy lifting”, get into the work and be passionate
(M. Josephson, J. Martin, J. Stanley)
- Purpose: provide a recommendation to City Council, be part of a transparent process, represent defined user groups, define the future as well as current needs
- Norms/Protocols: respect!!, keep things moving (facilitator), provide clear and concise delivery of ideas, be sure all voices are heard, leave personal agendas at home
(M. London, L. Schmitz, M. Scallen-Failor, D. Cripe)
- Purpose: large project in concept, to meet all the desires of the community, keep current aspects and add youth activities, continue the vision of engagement, provide an opportunity for intermingling of generations
- Norms/Protocols: respect input, take time to reflect (e.g., outside of meetings), it’s easier to hear ideas in small groups, balance the difference between rushing and dragging the meetings
(M. Bartolotta, O. Haaland, J. Oleson, J. Schatzlein)

Adjournment – 6:30 p.m.

The meeting closed at 6:35 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is May 3, 2016.

Community Center Task Force
May 3, 2016
5:30 – 8:00 p.m.
Room 105
Creekside Community Center
1800 W. Old Shakopee Road, Bloomington, MN

Call To Order:

Irina Fursman called the second meeting of the Community Center Task Force to order at 5:30 p.m. in Room 105 at Creekside Community Center.

Task Force Members Present: 16

Maureen Bartolotta
Dan Cripe
Olivia Haaland
Mary Anne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Jake Martin
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Stanley
Randy Quale
Charles Woldum (alternate for Tammy Galvin)

Task Force Members Absent: 3

Tammy Galvin
Joshua Korthouse
John Schatzlein

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 4

Irina Fursman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington
Barb Wolff, Office Supervisor, City of Bloomington

Members of the Public Present: 2 - Dwayne Lowman and Sandra Goldsby

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed Task Force members and guests to the second meeting of the Community Center Task Force at Creekside Community Center. She requested that the members introduce themselves, share their position on the Task Force and what they observed about the Creekside building. The introductions were as follows:

- Eric Schoon is serving as a facilitator
- Brent Massmann is serving as a facilitator
- Barb Wolff is serving as a facilitator
- Diann Kirby is serving as a member of City staff (Community Services Director).
- Maureen Bartolotta is serving as a representative of the School District.
- Olivia Haaland is serving as a representative of youth in Bloomington.
- Jon Oleson is serving as a representative of the City Council.
- Dan Cripe is serving as a representative of the Creekside Senior Program.
- Maureen Scallen-Failor is serving as a representative of the business community.
- Lenny Schmitz is serving as representative of the Parks, Arts and Recreation Commission.
- MaryAnne London is serving as a representative of the community.
- John Stanley is serving as a representative of the community.
- Jake Martin is serving as a representative of youth in Bloomington.
- Mary Anne Josephson is serving as a representative of the Creekside Senior Program.
- Charles Woldum is serving as an alternate representative of the youth athletic organizations in place of Tammy Galvin who was absent.
- Dennis Kane is serving as a representative of the Human Rights Commission.
- Randy Quale is serving as a member of City staff (Parks and Recreation Manager).
- Lorinda Pearson is serving as a member of City staff (Human Services Manager).

D. Kirby reviewed the contents of the meeting materials which included the agenda for the May 3, 2016 meeting; the minutes from the April 4, 2016 meeting; a map of the Creekside community center; a 2016 Creekside community center facility facts sheet; a revised Community Center Task Force charge; the Community Center Task Force expectations; the Community Center Task Force meeting process; a revised Community Center Task Force representatives and alternates list; revised Community Center Task Force contact information; a schedule for the community center tours on May 10, 2016; the evaluation summary from the April 4, 2016 meeting and the evaluation form for the May 3, 2016 meeting.

I. Fursman reminded Task Force members of the charge given to the task force by the City Council which is “to study the 2015 community center needs assessment report and provide feedback to the City Council on the potential future of a new community center.” I. Fursman stated that the agenda for today’s meeting was to align expectations and reach agreement about protocols, understand the process and framework for the task force and review and reflect on the Creekside building assessment and market analysis sections of the HGA needs assessment.

I. Fursman presented the plan for the evening. She noted that the evening would consist of working in small groups to share what task force members learned about the building assessment and market analysis that was included in the HGA needs assessment. Each group would then

identify what was clear and unclear, and what the focus of more research should be in order to provide a quality recommendation to the City Council.

Agree on Expectations and Protocols – 6:00 p.m.

I. Fursman asked the task force to review the expectations that the task force had produced at the previous meeting. R. Quale read bullet points under the “principles” header. D. Kane inquired about the second bullet point, “the positives/negatives and what would be best for Bloomington,” noting that it didn’t quite make sense. J. Oleson clarified the bullet point by stating that both the positives and negatives about a new community center would need to be taken into consideration when determining what would be best for Bloomington.

J. Martin read the bullet points under the “process” header. After reviewing the bullet points, M.A. Josephson stated that the last bullet point seemed overwhelming and questioned its inclusion. D. Cripe added that he didn’t feel it was a realistic expectation. J. Oleson suggested rewording the phrase to say “consider the needs of all people” instead of “meet the needs of all people.” The task force agreed on the change.

L. Schmitz read the bullets points under the “plan” header. He disagreed with the bullet point that stated “present a fully flushed out plan,” explaining that he did not feel this was part of the charge that was given to the task force by the City Council. D. Cripe disagreed, stating that he felt the consideration of space allocation would be part of the task force’s duties.

M. Bartolotta said she thought the bullet point “outline a plan to build Bloomington’s sense of community” did not fit within the charge, noting that this was something that would happen after actual construction. M. Scallen-Failor stated that she believed that only two of the bullets under the “plan” header reflected the charge and that the others could be discarded. She also noted that there was no mention within the expectations of the financial implications of a new community center. L. Schmitz suggested changing the end of the bullet point “produce a community center plan that residents and businesses will be proud to use” to “proud to support,” noting that the task force was not creating a specific plan, but rather a recommendation.

M. London questioned why the task force wouldn’t follow the exact charge that it was given. I. Fursman stated that this is an exercise to make sure that the all of the task force is on the same page before getting too far into the process. J. Oleson noted that he would like to leave the section regarding diversity within the expectations, saying that it was important to acknowledge. D. Kane suggested that the final bullet regarding diversity should be moved into the “principles” section.

I. Fursman brought the discussion to a conclusion by suggesting the following three bullet points be included in the “plan” section: “Determine potential future of a new community center,” “produce a community center plan that residents and businesses will be proud to support,” and “identify a community center concept that reflects the needs of the Bloomington community.” In addition to the remaining three points, the task force decided to add a fourth point, “understand the financial implications of the recommendation.”

Next, I. Fursman asked the group to break into four groups and review the protocols for the task force. After the small group discussions, each group presented what they felt were the most important pieces under each heading and if there were any recommendations for changes. The following responses were received.

Preparation: Solicit and share information with your stakeholder/constituent groups and get feedback to bring back to the task force

Interaction: This grouping should be titled “interactions and engagement” – it determines how we work as a group

Engagement: Perhaps title this grouping “facilitation process” as it better describes the process, recommended removing the last bullet as didn’t correlate with that grouping.

(D. Kane, L. Schmitz, L. Pearson, C. Woldum)

Preparation: Do your homework and come prepared

Interaction: Respect others throughout the process; be patient, professional and flexible

Engagement: Provide adequate time for each stakeholder to convey their ideas in small groups.

(D. Cripe, D. Kirby, M. Josephson, M. Scallen-Failor)

Preparation: Amend “accept the professional HGA assessment” to remove “if you don’t agree with it.”

Interaction: Delete the bullet point that states “leave personal agendas at home” and reword the bullet point that states “agree to disagree” to “contribute toward building consensus.”

Engagement: The word “efficient” sums it all up

(J. Martin, M.A. London, J. Oleson, M. Bartolotta)

M. Scallen-Failor questioned the deletion of the bullet point that stated “leave personal agendas at home.” She noted that she has a group to represent but also has her own personal opinions and suggested leaving the bullet point so that each person can adequately represent their own sector. J. Oleson said that some personal agendas may also match what the group that each member is representing feels. He stated that there is a responsibility to represent your group professionally. L. Schmitz noted that some members, such as a youth task force member, needs to take into consideration their personal agendas in order to best represent their sector.

Preparation: Do your homework and be prepared, utilize HGA as a framework for the process, stay on topic, group think is a good thing, work towards consensus for our recommendations

Interaction: Respect, listen to others

Engagement: Provide equal time when necessary, but be aware that there may be certain aspects that justify additional time.

(R. Quale, J. Stanley, O. Haaland)

Fursman stated that the facilitators will work on merging these ideas together and present a new list of protocols at the next meeting.

Break – 6:50 p.m.

The task force took a break from 6:50 until 7:00 p.m.

Introduction of the Overall Process/Review Needs Assessment Executive Summary/Mission – 7:00 p.m.

I. Fursman shared the meeting approach and overall philosophy that the task force will be following over the eight meetings. She noted that all people see and process things differently. She also said that group processes can be tiring because there are so many people with many different points of views.

I. Fursman highlighted the four stages of decision-making while working in groups. The first stage is objective in which people can gather as much information as possible and gain many different perspectives. Part of this stage is to accept that there are different points of view and realizing that all of them could be right.

The next stage is reflective. During this stage, group members will explore reactions and emotions that are associated with the facts that they have learned. For example, at the beginning of the meeting I. Fursman asked people to share their reaction to the Creekside Community Center building and each person had a different reaction or emotion associated with it. She noted that the first two stages, objective and reflective, are very personal and that not much can be done to change these phases.

The third stage is interpretive. The purpose of this stage is to come together as a group and determine what choices are available, leaving personal ideas and agendas aside.

The final stage is decisional, where a group comes together and makes a final decision taking into consideration all of the previous stages.

I. Fursman stated that this process will be repeated many times throughout the task force meetings. She referenced the meeting framework that was given as a handout to the members, noting that the meetings have been broken down into each level or stage. I. Fursman added that many people like to get to the decision-making level right away, but with this process the task force will come to a final decision at the eighth and final meeting.

Small Group Discussions – Identify Areas of Clarity and Concern – 7:05 p.m.

Next, I. Fursman asked the group to focus on the building assessment and market analysis chapters of the HGA Community Center Needs Assessment. Task force members divided themselves into four groups based upon their interest and expertise. I. Fursman asked task force members to discuss in their small groups what was clear and what was unclear within their assigned chapter.

Market Analysis Chapter:

Clear: Opportunities already exist in private entities or school facilities that serve various needs; the City is missing community gathering places; there are changing needs due to changing demographics; there is a need for an attraction for new/younger families; the city already has an established identity and is a credible resource for the community

Unclear: There is a disconnect between the recommendation and actual needs assessment; the competition/market share – what is the saturation point of facilities and needs; what are the Bloomington specific needs; what works in other communities from a fiscal standpoint
(D. Kane, D. Cripe, C. Woldum, L. Schmitz)

Clear: There are unique income/age demographics in our community; 6 out of 10 homes are aged 55+; age 25 and younger are falling below the national average in Bloomington

Unclear: How long are people staying in Bloomington? Are we looking to meet current or future needs or be an attractor for younger families?

(R. Quale, M. London, O. Haaland, M. Bartolotta, J. Stanley)

Existing Creekside Building Assessment Chapter:

Clear: There is a need for the space to be flexible and multi-purpose; there are currently code requirements/safety issues; cost lot of money to upgrade and maintain; not meeting the needs of the community

Unclear: If we keep the existing building what programs and activities can be added after the upgrades are complete; what is the ongoing cost of the current building for upkeep, operations and maintenance and what is its efficiency; is it worth it to spend \$4 million on upgrades to existing building or invest this in a new community center

(L. Pearson, J. Oleson, J. Martin)

Clear: Lot of structural deficiencies at the current facility; doesn't meet needs of community; doesn't have flexibility to meet the needs; high cost to get to the facility to meet minimum standards

Unclear: Space deficiencies in the photos of Creekside activities are unclear; not really clear on how unsafe or safe the facility is, what is the life span of critical infrastructure (e.g., HVAC)

(D. Lowman, M. Scallen-Failor, M.A. Josephson, D. Kirby)

Closing Reflection and Evaluation – 7:45 p.m.

I. Fursman said that the questions that were gathered during the meeting will be incorporated into future meetings. She asked task force members to continue thinking about these questions throughout the coming weeks.

Adjournment – 8:00 p.m.

The meeting closed at 8:02 p.m. I. Fursman requested that task force members complete the meeting evaluation form found in the Community Center Task Force binders. She stated the next meeting of the Task Force is June 1 and reminded members of the upcoming community center tours on May 10.

Community Center Task Force
June 7, 2016
5:30 – 8:00 p.m.
Room 105
Creekside Community Center
1800 W. Old Shakopee Road, Bloomington, MN

Call To Order:

Irina Frusman called the second meeting of the Community Center Task Force to order at 5:30 p.m. in Room 105 at Creekside Community Center.

Task Force Members Present: 14

Maureen Bartollota
Dan Cripe
Sandra Goldsby (alternate for Lorinda Pearson)
Mary Anne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Jake Martin
Joshua Korthouse
Jon Oleson
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 4

Tammy Galvin
Olivia Haland
Lorinda Pearson
Maureen Scallen-Failor

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 4

Irina Fursman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington
Barb Wolff, Office Supervisor, City of Bloomington

Members of the Public Present: 1 – Dwayne Lowman

Welcome and Introductions/Agenda Review – 5:30 p.m.

Irina welcomed the Task Force members and guests to the second meeting of the Community Center Task Force. She requested that members introduce themselves and share their position on the Task Force:

- Eric Schoon is serving as a facilitator
- Brent Massmann is serving as a facilitator
- Barb Wolff is serving as a facilitator
- Diann Kirby is serving as a member of City staff (Community Services Director).
- Joshua Korthouse is serving as a representative of the Advisory Board of Health.
- Maureen Bartolotta is serving as a representative of the School District.
- Jon Oleson is serving as a representative of the City Council.
- Dan Cripe is serving as a representative of the Creekside Senior Program.
- Lenny Schmitz is serving as representative of the Parks, Arts and Recreation Commission.
- MaryAnne London is serving as a representative of the community.
- John Stanley is serving as a representative of the community.
- Jake Martin is serving as a representative of youth in Bloomington.
- Mary Anne Josephson is serving as a representative of the Creekside Senior Program.
- John Schatzlein is serving as a representative of the diverse community.
- Dennis Kane is serving as a representative of the Human Rights Commission.
- Randy Quale is serving as a member of the City staff (Parks and Recreation Manager).
- Sandra Goldsby is serving as an alternate City staff member in place of Lorinda Pearson.

D. Kirby reviewed the contents of the meeting materials which included the agenda for June 7, 2016 meeting; the minutes from the May 3, 2016 meeting; a revised Community Center Task Force Charge; a listing of the Areas of Clarity and Concern from the May 3 meeting; fact sheet for the Eagan, Eden Prairie and Maple Grove community centers; community center questions and answers; the Creekside Community Center Facility Condition and Energy Use Analysis; the evaluation summary from the May 3, 2016 meeting and the evaluation form for the June 7, 2016 meeting.

D. Cripe inquired about question #7 on the community center questions and answers document, stating that he didn't feel that the response answered the question. He noted that although the response states what is included in a typical community center, it doesn't describe what exactly works and what does not. I. Fursman suggested that the Task Force may need to discuss what a working amenity really is, adding that just because something is making money, that doesn't necessarily mean that it is working. She recommended discussing this topic at a future meeting.

L. Schmitz requested a breakdown of what the operating budget of Creekside Community Center, to be able to better compare it with the information that was provided on the community centers that the Task Force toured.

I. Fursman reminded Task Force members of the charge given to the task force by the City Council which is "to study the 2015 community center needs assessment report and provide feedback to the City Council on the potential future of a new community center." I. Fursman stated that today's meeting is to reflect and share on the learnings from the community center tours as well as identify areas of agreement around Bloomington's community needs in relation to a community center.

I. Fursman presented to the Task Force the plan for the evening. She stated that they would be working in small groups for the majority of the evening, first reflecting on the community center tours that were conducted and then discussing community needs.

Community Center Tour Video and Reflection – 5:45 p.m.

The Task Force watched a video that briefly reviewed the community centers that were toured on May 10. Following the video, I. Fursman asked each table to discuss the insights that they discovered while on the tours or while reviewing the information, as well as any questions that arose after the tours were conducted. The following responses were received:

Insights: Use a sense of caution when it comes to partnerships; encourage sponsorships or donations; need space flexibility and the ability to reconfigure spaces, especially seasonally; be “plan-ful” with the design in order to create a seamless plan for expansion; strongly consider location that is easily accessible and includes outdoor space and connections to walking trails

Questions: What is really wanted in a community center in Bloomington? What kind of space is available to build this type of facility in Bloomington? What areas within the community center generate the most use? What areas generate the most revenue? What areas generate the least use? What areas cost the most to operate?

(J. Korthouse, D. Kirby, M. Bartolotta, J. Schatzlein)

Insights: Storage space is important; accessibility and appropriate flow throughout the building should be strongly considered; plan for flexible uses including complementary uses, not conflicting or competing; have the ability to partition off or lock down certain areas of the building for events.

Questions: Member-based vs. program-based fees? What is the best model of operation? How do we find out about the unique needs of Bloomington? What are the pros and cons of a private partnership? What is the time frame for the community center project? What are potential revenue sources? Will the facility be focused on banquet rentals or programs? Who might be willing to donate as a sponsor? Will the current users continue to use the facility if the operations include fee based activities and usage?

(R. Quale, J. Oleson, M. Josephson)

Insights: Match current demographics to the amenities that would be offered; community centers do not make money; they are a place to build community.

Questions: What are the age and income breakdowns of other community centers compared to Bloomington? How much of the fees are going toward the total cost of operations and how else are the operations funded? Are the membership fees listed for the community centers monthly fees or annual fees? What is the definition of a community center vs. an activity center? What is the funding source for a community center?

(J. Martin, S. Goldsby, L. Schmitz, J. Stanley)

Insights: Common themes include pools, gym space, fitness, meeting rooms, banquet rooms and lack of senior space; a community center needs to address all ages, for example, an indoor playground that meets the needs of children and their parents.

Questions: What were the existing amenities in each community when they decided to build a community center and how did they factor in the decision-making process of the current amenities? What are the existing alternative amenities such as the high school activity centers and is a need still unmet? How will the community center generate income? Is the Bloomington Art Center at capacity and is there a need for additional space? Should the community center include a food aspect such as a café or coffee shop?

(M. London, D. Kane, D. Cripe)

Break – 6:55 p.m.

The task force took a break from 6:55 until 7:05 p.m.

Space Needs Discussion (Identify Areas of Clarity and Concern) – 7:05 p.m.

The Task Force separated into two groups to discuss the question, “What are the community needs we are trying to address in Bloomington?” Each group brainstormed ideas individually and then in pairs. The ideas were then shared with the larger group and common themes/categories were identified. The following themes were created using the individual ideas listed below:

Dedicated Physical Space

- Fitness
- Gym
- Cardio
- Swimming and aquatics
- Daycare
- Teen Center

Flexible Public Spaces

- Flexible meeting space
- Meeting rooms
- Classroom spaces
- Dining and kitchen spaces
- Café/gathering space
- Stage

Dedicated Multi-generational Programming and Services

- Activities indoors and out for all ages
- Intergenerational center to include seniors, teens and more
- 50+ programs
- City services including human services and all income levels

(M. London, D. Kane, D. Cripe, J. Martin, S. Goldsby, L. Schmitz, J. Stanley)

Various fitness/programs

- Aerobics/fitness
- Walking/jogging track
- Fitness center

Gym Space

- Gymnasiums
- Gym space

Indoor Pool Space

- Aquatics
- Aquatic Facility

Large Space for Community Gathering

- Large multi-use space
- Banquet/large meeting space
- Community gathering space
- Flexible/reserve-able space
- Space for meetings, weddings, events

Serving Seniors

- Senior center and programs
- Senior programming
- Senior programs

Serving Youth of Varied Ages

- Children's play area
- Youth center and programs
- Tots and teens gathering spaces

Community and Health Services

- Community services
- Public health services
- Public health
- HOME help services

Community Attraction/Adding Value to Community/Building Community

- Building a sense of community
- Attractive outside space
- Public use of space
- Add value to the community
- Easily accessible location
- Attractive to families
- Serving different generations

(R. Quale, J. Oleson, M. Josephson, J. Korthouse, D. Kirby, M. Bartolotta, J. Schatzlein)

Adjournment – 8:00 p.m.

The meeting closed at 8:02 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is June 22.

Community Center Task Force
June 22, 2016
5:30 – 8:00 p.m.
Haeg Conference Room
Bloomington Civic Plaza
1800 W. Old Shakopee Road, Bloomington, MN

Call To Order:

Irina Frusman called the second meeting of the Community Center Task Force to order at 5:30 p.m. in the Haeg Conference Room at Civic Plaza.

Task Force Members Present: 14

Maureen Bartolotta
Dan Cripe
MaryAnne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Joshua Korthouse
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 3

Tammy Galvin
Olivia Haaland
Jake Martin

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 3

Irina Frusman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington

Members of the Public Present: 0

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed the Task Force members and guests to the fourth meeting for the Community Center Task Force. She requested that the members re-introduce themselves at their tables.

D. Kirby reviewed the contents of the meeting materials which included the agenda for June 22, 2016 meeting; the minutes from the June 7, 2016 meeting; an updated Community Center Questions and Answers Listing; a Bloomington Community Amenities Map; a listing of the Bloomington Schools Pool Locations; the Bloomington High School Community Center Poll Results; the evaluation summary from the June 7, 2016 meeting and the evaluation form for the June 22, 2016 meeting.

I. Fursman reviewed the past three meetings with the Task Force. During the first meeting, the Task Force examined the charge that was given by City Council and agreed upon protocols. At the second meeting, the Task Force discussed what was clear and unclear in the HGA Community Center Assessment report. At the previous meeting, the Task Force reflected on the community center tours as well as started to discuss community center needs in Bloomington. M. Bartolotta then read the outcomes for the day which included, “Reach group consensus around community needs for a community center” and “Identify criteria for a successful community center.”

Review and Reflection of Community Center Questions and Answers and Map of Bloomington Amenities– 5:45 p.m.

Small groups were asked to talk about the following questions regarding the Community Center Questions and Answers Listing that was in their packets:

- What questions or responses resonated with you?
- What is becoming clearer?
- What needs more clarity?
- What ideas emerge?

After discussing the questions, I. Fursman asked each small group to report back to the full Task Force the following: “What insights or learnings would you like to capture or share with the group during your discussion?” The following responses were received:

- Creekside is a financial drain on the community and is not meeting the needs and will not meet the needs in the future; Creekside is no longer an option for a community center
- Where is a good location for the community center that benefits the whole community and where is there land available?
- We need to meet the needs of the community for today and in the future – what are those needs and what are the goals and objectives of a community center?
- How would a partnership with the business community work and how does a community center meet the needs of the business community?
- What are the funding sources for the community center? Some ideas could include sponsorships, individual or corporate naming right and user fees – but which are the best?

(M. London, L. Schmitz, M. Bartolotta, J. Oleson, M. Scallen-Failor)

- There is a lack of flexibility with Creekside and it has lots of issues that would be costly to upgrade – it’s not an option to keep it
- Need more clarity on how to integrate needs of seniors and youth together
- Maybe a separate senior center might be needed and the potential cost of a separate building or maybe a separate wing for senior programs

- Need more information for comparative purposes such as median age, income and other demographics
- Where in Bloomington will a community center be located?
- Is there a low cost option for the senior program? They like that the current facility is low cost and want to maintain it and keep it that way – how do we do that and still bring in revenues and operate the facility?

(J. Stanley, D. Kirby, D. Cripe, M. Josephson)

- While reviewing the questions and answers, the questions related to Creekside (Questions #1-6, 13) are irrelevant at this point as Creekside is no longer an option
- True community centers build and draw the community
- The community center needs to be built for current and future needs/wants
- Be “planful” about all the programs, services and activities that can be built into a space, balance revenue and service the community
- What location would be utilized for the community center?
- Even high school kids see value in the programs that are offered in a community center
- Work with transportation providers to get people to the community center easily

(R. Quale, D. Kane, L. Pearson, J. Schatzlein, J. Korthouse)

I. Fursman stated that the additional questions that repeatedly were reported, such as site options and funding sources will be discussed at future meetings.

Break – 6:25 p.m.

The task force took a break from 6:25 until 6:35 p.m.

Finalize Community Center Needs – 6:15 p.m.

I. Fursman asked the group to review the responses that were gathered in small groups at the last meeting regarding the question, “What are the community needs we are trying to address in Bloomington?”

L. Schmitz stated that his group looked at what components would be necessary for the community center, not the details of the programs that would be involved, as their group thought that those details should be developed by City staff. The first category was dedicated physical spaces. L. Schmitz described this category as places that are hard to move and need to be more permanent such as cardio equipment, a daycare or an aquatics facility. The next category that the group came up with was flexible public spaces. Amenities in this category consisted of items such as a stage, café, classrooms and others. L. Schmitz stated these amenities could easily accommodate different programming needs. L. Schmitz said the last category, dedicated multi-generational programming/services, covered the needs of activities for all ages, indoor and outdoor space, City services and others.

D. Kirby asked the group if they could describe in more detail the difference between dedicated and flexible spaces. L. Schmitz stated that a pool is a very defined single purpose space, while there are other spaces such as classrooms that could have multiple uses.

R. Quale then presented for the next group, stating that his group focused on the types of use and tried to tie facilities into those uses. The categories that the group came up included serving

seniors, providing community health services, serving as a community attractor, building a community focal point, gym space, indoor aquatics space, and serving youth of varied ages.

J. Korthouse stated that he saw many similarities in the two groups, and that the common theme was to provide many services under one roof to be as efficient as possible. M. London inquired if the idea of integrated or dedicated space for senior programming was brought up. R. Quale responded that there dialogue about providing some unique spaces as well as generic spaces that could be flexible, as long as storage needs were accommodated.

I. Fursman then asked the group to identify similar needs and move them into larger categories. She also asked the group to focus on the needs of the community, posing as an example the question, “Why is a pool needed?” J. Stanley stated that without a pool, there is no community center, noting that most other large city community centers have pools as an important part of the facilities. He also stated that although the schools provide the physical amenity of a pool, they have limited availability and don’t necessarily provide recreational amenities for tots. L. Schmitz agreed that a recreational pool with water slides and play features and other amenities would serve as an attractor for families and others. J. Schatzlein asked if staff could request attendance numbers for Edinborough Park in Edina, noting that this facility includes many of the amenities that were mentioned such as an indoor play area and a pool.

The group developed another category based on this discussion: “Creating a family attractor and retaining young families.” I. Fursman asked the group what else could fit into this category. Scallen-Failor suggested that a gymnasium could be added to this category.

J. Korthouse stated that the aquatic facility could also retain others such as seniors, noting that they do not want to use the middle school facilities either. L. Pearson also mentioned grandparents would want to use an indoor facility with their grandchildren. J. Stanley suggested changing the name of the category to “attracting and retaining all ages and families” to more inclusive. After further discussion, it was determined that an aquatic facility can also meet the need of “providing a year round, indoor space.” Schatzlein also suggested adding the indoor play area to both categories.

L. Schmitz suggested the next category of “serving Creekside users.” J. Korthouse stated that it would be good to accommodate all of the services and programs that are exciting and well used at Creekside. M. Josephson noted the potential of expanding programs at a new facility.

J. Schatzlein stated that he was having a hard time grasping what residents under the age of forty would be looking for in a community center, noting that not many of the task force members belonged to that age group. J. Stanley noted that the high school survey could provide some of that information. J. Schatzlein stated that the subset of those under the age of eighteen was the least represented, but the group that that the city wants to keep growing. After further discussion regarding inclusiveness of all ages, the category of attracting a diverse and ever changing demographic was added to the board. Health and wellness and access to transportation were also needs that were briefly discussed. Scallen-Failor mentioned although access to transit may seem important, other facilities such as the Eden Prairie and Eagan community centers were not located on transit lines.

The group unanimously agreed that a category for community gathering spaces, both large and small was a need in Bloomington. M. Josephson highlighted that needs for serving 200-250

people or more for specific senior programming that is already conducted at Creekside as well as serving the need for a space for the Loaves and Fishes program.

I. Fursman asked the group about fitness programs. L. Schmitz stated that his group talked about the amount of competition for fitness centers mentioning the high school activity centers as well as a number of private entities. M. London opined that the community center does not need large and expensive fitness equipment like elliptical and treadmills. She stated that other low cost options like free weights, stretching bands, yoga mats and other similar items would be more valuable and could be used in a flexible space. This flexible space could also be used for classes such as yoga or other aerobics that are not currently being met by the community. L. Pearson noted that Community Education does offer a lot of fitness classes, but was unsure if they were at capacity. M. London stated that Community Education classes were spread out at school locations around the community.

J. Oleson noted that he kept coming back to the idea of a “one stop shop” when thinking about a community center. He stated that it could be a different place for different people; for example, a child could go to a play area while the parent was working out, or a senior could have a meal, work out and find health information all in the same place. J. Korthouse built on this idea, saying that providing motor vehicle licensing services could bring in more traffic and give more visibility to the community center. L. Schmitz questioned the idea of including City services such as motor vehicle, noting that if the service model was fee-based, it would be hard to have the free services available unless there were separate entrances. L. Schmitz also shared his concern that with a limited budget and limited space, that the community would fall short in offering new amenities to the community just because the current facilities such as the public health building have been ignored for so long. He said that just because it would be convenient to include a new motor vehicle building as a part of the community center doesn’t mean that it is the best choice. D. Kane noted that when City services was discussed in the past, it was current City services that were offered at Creekside, not necessarily new offerings such as motor vehicle or public health. After this discussion, the idea for a “one stop shop” was left on the board.

The last category that was added was “community image.” Following the addition of the final category, discussion regarding diversity arose. It was requested that staff provide more information on identifying the diverse cultures within Bloomington.

The final categories that were determined by the Task Force are below:

- One Stop Shop
- Low Cost Fitness Programs
- Attracting and Retaining All Ages, Families and Diverse Community
- Year Round/Indoor Space
- Serve Creekside Users
- Community Gathering Spaces
- Community Image

I. Fursman stated that the next steps in the process will be determining the evaluation criteria for a successful community center.

Adjournment – 8:00 p.m.

The meeting closed at 7:49 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is July 19.

D. Kirby asked the group about potential conflicts with the August 2 meeting and members' involvement in their National Night Out. It was decided that the August 2 meeting would be cancelled and reschedule for a later date. A new listing of the remaining meetings will be provided with the July 19 meeting materials.

Community Center Task Force
July 19, 2016
5:30 – 8:00 p.m.
Room 110
Creekside Community Center
9801 Penn Ave S, Bloomington, MN

Call To Order:

Irina Frusman called the fifth meeting of the Community Center Task Force to order at 5:30 p.m. in Room 110 at the Creekside Community Center.

Task Force Members Present: 17

Maureen Bartolotta
Dan Cripe
Olivia Haaland
MaryAnne Josephson
Jared Leese (alternate for Dennis Kane)
Diann Kirby
Joshua Korthouse
MaryAnne London
Dwayne Lowman
Jake Martin
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 2

Tammy Galvin
Dennis Kane

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 2

Irina Fursman, *Huelife*
Brent Massmann, Senior Utility Operator, City of Bloomington

Members of the Public Present: 0

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed Task Force members to the fifth meeting of the Community Center Task Force. She requested that the members re-introduce themselves to the group. She then reminded the Task Force of the dates of the final two meetings: August 16, 2016 and August 23, 2016, both at Creekside Community Center.

I. Fursman reviewed the purpose statement for the Community Task Force. She also walked through the results of the last meeting in which the Task Force collectively determined the needs that should be addressed by a community center.

D. Kirby reviewed the contents of the meeting materials which included the agenda for the July 19 meeting; the minutes from the June 22, 2016 meeting; an updated Community Center Questions and Answers Listing; an updated Community Amenities Map; an listing of the Needs Addressed by Community Center from the June 22 meeting; a listing of the Metro Area Community Centers; Bloomington Racial Distribution Maps; School District Enrollment Reports from October 2015; 2016 Citizen Survey Results Regarding Recreation by Demographics; City-owned Public Property Map; Potential Community Center Sites PowerPoint; the evaluation summary from the June 22, 2016 meeting and the evaluation form for the July 19, 2016 meeting.

Review and Reflection of Community Center Questions and Answers– 5:40 p.m.

Fursman asked the Task Force to discuss within their small groups the following questions:

1. What is something new that you have learned by reviewing the new information or by talking with others that the rest of the group needs to know?
2. What gives you a sense of hope or excitement and what concerns do you still have for the community center?
3. What new insights do you have about a community center concept?
4. What should we be considering tonight as we explore the concept, criteria and sites for a community center?

The following responses were received:

1. Learned that Bloomington household income is low compared to other cities; it wasn't clear whether or not Somali was included in the school enrollment statistics; there is no cookie cutter community center style – there are different models that fit different communities
2. Excited about so many potential sites; the fact that the process is moving forward after so long and a lot of time and years of talking about a community center; priority areas have been identified
3. New insights include the possibility that finding a site will be difficult; getting all needs met in one facility may be challenging
4. Consider development versus open space versus eminent domain – which is the best option; issues when looking at sites such as bus routes or transportation – bus route maps would be helpful to the Task Force; explore the idea about a campus with other city buildings to create a one stop shop
(*R. Quale, L. Pearson, M. London*)

1. Learned that the Bloomington median age is high and the household income is relatively low; the significant increase in student diversity and students living in poverty over the past few years; there is a need for the diverse community and those under 40 to have input
2. Excited about the chatter in Bloomington about this Task Force; concerned about the lack of diverse participation; concerned about potential sites; the challenge of all the various community groups fitting into one facility
3. New insights about the community center include awareness in the community about the Task Force
4. Consider transportation availability, centralized access and parking availability
(J. Martin, M. Bartolotta, J. Schatzlein)

1. Learned about school enrollment trends; location options; there appears to be public support for a community center; lots of information and insight from the citizen survey data
2. Excited about discussing a community center at all; seeing the group come to consensus on certain areas including the idea that Creekside is no longer a viable option; many groups understand the mission; concern over other City buildings that need investment and balancing those needs with a community center; the community doesn't seem to be 100% behind the idea of a community center yet with concerns about cost; we may not be able to afford everything in a community center
3. New insights about what a standard community center is and that there isn't necessarily a one model fits all – each center has to meet each community's needs; creating a sense of community is important
4. Consider that site maybe a limiting factor on what can be built; we can't have everything; we may need to look at other possibilities; cost will drive site amenities; prioritize criteria in terms of amenity selection
(J. Stanley, L. Schmitz, M. Scallen-Failor, D. Kirby)

1. Learned that 40% of people are staying in Bloomington for more than 20 years; Bloomington has an older median age compared to other suburbs; the city's older housing market is not cookie cutter; there are a rapidly changing demographics
2. Excited that everyone is on the same page and moving forward; the cost seems manageable; want to keep an eye on future needs as well as current ones; a community center can establishment of new relationship between the age groups; concerned about negativity regarding cost of a community center
3. New insights about expanding what we have at Creekside instead of just replacing; excitement over involvement of creative placemaking and other new ideas; opportunity to catch up to other communities
4. Consider the big picture for now; be creative before worrying about cost; think about ways to creatively attract people to our future community center; flexible work space
(M. Josephson, J. Korthouse, O. Haaland, J. Leese)

Community Center Concept Discussion - 6:10 p.m.

I. Fursman then asked the group to review the seven community needs that were previously identified and determine the one that stands out as a core element of the community center. M. Bartolotta suggested that serving Creekside users was a core element because a new community

center should include the current users. M. London stated that attracting and retaining families and the diverse community would be a core element. L. Schmitz agreed, adding that while it was important to serve the existing users, it was important to think about future generations. J. Korthouse suggested that serving Creekside users could be in the same category with attracting and retaining all ages, as that would incorporate the current users.

L. Schmitz stated that having community gathering spaces is also important because it creates the sense of community that people are looking for. Bartolotta agreed, adding that having more community gathering spaces was brought up frequently at a recent town hall meeting. J. Leese suggested that being easily accessible is important. O. Haaland stated that if it's not accessible for everyone then it would not be a community center.

M. Scallen-Failor suggested that the Task Force also needs to consider accessibility in term of ADA standards and beyond, not just transportation. She stated that although the ADA code spells out minimum needs, the community center should go above and beyond those standards to provide the service to people of all abilities. J. Schatzlein shared his experience working with U.S. Bank Stadium and the inclusive technology that is included in the facility. J. Stanley suggested that a fitness component is also a very important part of a community center.

The group determined that the three most important categories are:

- Attracting and retaining all ages including families, the diverse community and Creekside users
- Providing a year round facility with indoor and outdoor spaces
- Providing community gathering spaces that create a sense of community

Fursman asked the Task Force to choose one of the three categories that they would like to focus on in a small group.

Break – 7:00 p.m.

The task force took a break from 7:00 p.m. until 7:10 p.m.

Review Community Center Sites and Parameters – 7:10 p.m.

D. Kirby presented potential site options for a community center. When looking at sites, she stated that staff considered the following parameters suggested by the Task Force:

- At least 8 to 10 acres
- Low or no cost
- Central location
- Access to transit
- Access to trails
- Additional space for expansion, trails, parks, etc.

D. Kirby stated that both public properties and private properties were considered. In regard to privately owned properties, she said that the use of eminent domain is limited and that the City Council may not be inclined to use it for a community center. There are also potential limitations posed by City Code and zoning restrictions as well as the cost for purchasing land. Buying residential or commercial property could displace residents or business as well as eliminate

property tax dollars. D. Kirby noted the considerations of utilizing City-owned properties included zoning restrictions, site characteristics and compatibility with the surrounding neighborhood.

D. Kirby shared seven potential sites in alphabetical order. The first location was Bryant Park. This 12.69-acre site is located east of I-35W. The park has many highly-used amenities including tennis courts, hockey rinks, playground equipment, park buildings and softball diamonds. D. Kirby stated that some of the drawbacks of the site included no access to transit and limited access to an arterial street.

The next site was the current Creekside Community Center location and the adjoining Creekside Park. This site is one of the smallest options at 8.77 acres but it is centrally located, has access to buses, is highly visible and fits the campus approach that the Task Force had previously discussed. Schatzlein also noted that it has great access to trails. The Task Force inquired about the ownership of the storm water pond and the ability to use that land as part of the site.

Harrison Park was the next site that D. Kirby presented. This 10.91-acre site location is centrally located and has great access to trails. R. Quale stated that this land has a significant slope and there are questions regarding code.

The former Hyland Greens driving range was also discussed. This property is nearly 10 acres but is the least central of any of the options. M. Josephson stated that the shape of this site is a little odd, and questioned the ability to build a community center within the given space. L. Schmitz said that this site could have some creative opportunities such as including the clubhouse within the community center.

The next site, the former Lincoln High School building, was the only privately-owned site that was presented. The site is 21.44 acres, centrally located and next to a park and Lincoln Stadium. D. Kirby said the site was large enough to provide room for future expansion. M. London questioned if the community center would utilize the existing building or if it would be demolished. D. Kirby said the building was built in the 1960's and would likely need to be demolished. M. London noted that this would add more cost. J. Martin suggested that the current parking lots could be preserved to save money.

Penn and American was the next site that was presented. D. Kirby stated that the City currently owns 3 of the 4 parcels on the corner of American Boulevard and Knox Ave. These parcels total 9.12 acres. The property sits near several transit lines and is highly visible. Schatzlein stated that there is no trail access. M. Josephson noted the high-density traffic in the area.

The last site shown to the Task Force was Tarnhill Park. This 17.15-acre site has access to trails, is on an arterial road and is next to bus routes. The drawback is that it is not centrally located. R. Quale described the potential building site as a natural area with prairie grasses and some wetland. He noted that there are residential properties on three sides of this site. J. Oleson stated that at first he was not attracted to this site, but with the large acreage he thought it could be an attractive, natural setting similar to Woodlake in Richfield.

D. Kirby then asked the Task Force to share their thoughts about the potential options. J. Stanley stated that any of the sites that are not centrally located would probably not get support from the public. J. Oleson asked where the center of the Bloomington is based on population, not

geography. The Task Force requested a map, if possible, of Bloomington's population distribution.

J. Stanley inquired about the Valley View Fields location north of 90th Street. D. Kirby said the property in question is owned by the School District. L. Schmitz then asked if there were any properties owned by the School District that may be options for a community center site. He provided the example of the Pond property near the Kennedy Activity Center.

M. London suggested that the Creekside site would be best because it would not require displacement and current users are already accustomed to that location. She also noted that it is close to Civic Plaza. M. Josephson inquired about the size of the current Creekside site. R. Quale said that the current building and parking lot is 4.6 acres.

Criteria Conversation – 7:50 p.m.

The next item on the agenda was to discuss community center criteria. I. Fursman asked the group if they wanted to stay later to discuss this topic or if they wanted to defer to the next meeting. The Task Force agreed to move this item to the next meeting. I Fursman informed the group that they could be getting homework in their next packet related to this topic. She said that questions would be sent to the Task Force regarding criteria for a community center. Also at the next meeting, information on funding will be discussed.

Adjournment – 8:00 p.m.

The meeting closed at 7:53 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is August 16, 2016.

**Community Center Task Force
August 16, 2016
5:30 – 8:00 p.m.
Haeg Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road, Bloomington, MN**

Call To Order:

Irina Frusman called the sixth meeting of the Community Center Task Force to order at 5:30 p.m. in the Haeg Conference Room at Bloomington Civic Plaza.

Task Force Members Present: 16 members and 1 alternate

Maureen Bartolotta
Dan Cripe
Olivia Haaland
MaryAnne Josephson
Dennis Kane
Diann Kirby
Joshua Korthouse
MaryAnne London
Dwayne Lowman (alternate)
Jake Martin
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 1

Other Staff Present: 2

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)
Lori Economy-Scholler, Chief Financial Office, City of Bloomington

Facilitators Present: 3

Irina Fursman, *Huelife*
Brent Massmann, Senior Utility Operator, City of Bloomington
Eric Schoon, Senior Utility Service Specialist, City of Bloomington

Members of the Public Present: 0

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed the Task Force members and guests to the sixth meeting of the Community Center Task Force. She reviewed the purpose statement for the Community Task Force, reminding the members that the Task Force was asked to provide broad recommendations to the City Council and not necessarily a detailed plan. I. Fursman then reviewed the past meeting and the three core pillars that the Task Force agreed upon: 1) attracting and retaining all ages, families and the diverse community; 2) providing a space for community gathering; and 3) a year-round facility.

Fursman then reviewed the plan for the meeting which included further discussion of the criteria for a successful community center, review of the financial implications of a community center and examination of the site options.

Next, I. Fursman asked the Task Force if there were any concerns that members felt needed to be shared. M. Josephson stated that she felt that exercise could be a large part of the community center recommendation, leaving the seniors behind. D. Cripe agreed with Josephson, saying that he thought that the space proposed by HGA did not have enough room for the current programs at Creekside much less any expansion of programs.

L. Schmitz stated that the purpose of the Task Force wasn't to determine a specific design but to recommend a plan for the current Creekside building and whether or not to build a new community center. J. Oleson agreed with Schmitz, adding that the group did not have enough time to get into all of the details. He noted that the recommendation needed to communicate support for seniors and adequate space for programs that currently exist.

J. Schatzlein shared his concern about the lack of people under the age of 45 that are participating on the Task Force, as well as the lack of representation from other ethnic groups. He suggested reaching out to other groups to gain more information. J. Oleson suggested convening focus groups throughout the community.

Identify Criteria for Success – 6:00 p.m.

Fursman asked the Task Force to separate into groups based upon the core pillar that they selected at the last meeting. She asked them to answer the following questions regarding their core pillar:

- What do you see in a successful community center?
- What do you feel while you are in a successful community center?
- What ideas do you have that make you feel successful?
- What are the criteria to accomplish this success?

The group provided their responses to these questions later in the meeting.

Break – 6:45 p.m.

The task force took a break from 6:45 p.m. until 6:55 p.m.

Review Financial Implications – 6:55 p.m.

The City's Chief Financial Officer Lori Economy-Scholler discussed the financial implications of a community center. The models she presented utilized the HGA community center cost estimates and show the financial impact for the years 2019 and 2021. The financial models created were with and without an aquatics facility as a part of the community center.

J. Oleson pointed out that the calculations did not take into account any potential partnerships or sponsorships that could help offset costs. He reminded the group to consider the return on investment, including things that may not have monetary value such as quality of life or increased economic development in the area. L. Schmitz referenced a research study that spoke about how well-maintained parks, open spaces and community amenities can drive up nearby property values.

Report Back on Identifying Criteria for Success – 7:10 p.m.

The Task Force revisited the previous exercise of identifying criteria for success. Each group shared their responses to the final question – What are the criteria to accomplish success?

- Be more proactive than reactive
- Balance of indoor/outdoor activities
- Ability to expand, grow or transform
- Space with flexibility
- Right fit of activities with other private facilities
- Partnerships – School District, Hennepin County, others
- Do what successful community centers are doing for current and future users

(R. Quale, D. Kirby, D. Lowman, J. Martin)

- Connect to existing amenities
- Dynamic, evolving, long term solution that is plan-ful and has flexible use
- Preferred all on one site
- Consider partnerships and sponsors

(L. Schmitz, M. Josephson, D. Cripe, L. Pearson, D. Schatzlein, J. Korthouse, D. Kane, J. Oleson)

- Meet or exceed usage for seniors
- Has to be inclusive spaces
- Identify and meet the needs of the others in the community – dome, arts, etc.

(M. Bartolotta, M. London, M. Scallen-Failor, O. Haaland, J. Stanley)

Analyze Site Alternatives – 7:20 p.m.

I. Fursman reviewed the eight potential site alternatives – Tarnhill Park, Penn American, former Lincoln High School, Hyland Greens' former driving range, Harrison Park, Girard Lake Park, Creekside Center and Park and Bryant Park. J. Korthouse inquired why Girard Lake Park was added. R. Quale responded that a Task Force member had suggested this site and it was added since it met the size criteria.

Fursman asked each Task Force member to select a site that they were most interested in exploring. She noted that some members could be working alone on a site, and some sites might

not be selected. After the groups were formed, I. Fursman asked each group to answer the following questions:

- What does this site bring as an asset?
- What gaps does this site have?
- What are the positive benefits of choosing this site?
- What are the negative consequences of choosing this site?

After answering the questions, Fursman asked the group to continue by answering the following three questions:

- What needs to be done for this site to meet all criteria and ensure that all needs are met?
- What are some options or ideas for partnerships?
- What are some funding options?

The following responses were received:

Girard Lake Park (O. Haaland, L. Schmitz, J. Korthouse)

- Assets – Large site, centrally located, lots of natural amenities, easy access, highly visible, on a major arterial road
- Gaps – Potential for a new intersection on France Avenue
- Benefits – No cost site, transit access, trail access, room to expand/grow, no displacement of residents or recreational features, ability to connect to existing community
- Consequences – Possible environmental impact, possible disruption to neighborhood
- Needs to be done – Nothing-choose Girard Lake Park
- Partnerships – Any business nearby, lots of options
- Funding options – donations, naming rights, partnerships

Former Lincoln High School (M. Bartolotta, J. Martin, J. Oleson)

- Assets – Large site, library nearby, centrally located, bus lines, lots of parking lots around
- Gaps – Access to bus routes, cost of demolition and purchase of property
- Benefits – No loss of continuity of Creekside during construction, football field on site, opportunity to explore uses of the field in conjunction with the community center such as a dome
- Consequences – Might displace some ISD 271 programs, is the site even available?
- Needs to be done – Determine if a trade with the School District is feasible, calculate demolition estimates
- Partnerships – School District, General Dynamics, local businesses
- Funding options – Partnerships

Tarnhill Park (M. London, M. Josephson, M. Scallen-Failor, R. Quale)

- Assets – Undeveloped and City-owned, adjacent to existing park, easy access off of 98th Street, on the bus lines, near trails, near Hyland Park, large site – 17 acres
- Gaps – Not necessarily centrally located
- Benefits – Could renovate existing park to tie into the community center, no homes are displaced, no loss on the tax roll, near the community college

- Consequences – Impacts on the neighborhood, increased traffic, determine if there are any wetland mitigations needed, reworking of 98th Street
- Needs to be done – Determine wetland mitigation needed, 98th Street modifications
- Partnerships – Normandale Community College, Bethany, Normandale Village businesses
- Funding options – Partnerships

Harrison Park (D. Cripe, D. Lowman, L. Pearson, J. Schatzlein)

- Assets – Arterial streets for access, City-owned property, potential for expansions, lots of green space, on bus routes, close to City buildings, close to Moir Park and trails
- Gaps – Shape of the space, topography of the land
- Benefits – Overflow parking available, most centrally located option, could spur development in the area
- Consequences – Loss of access to the park, loss of trees
- Needs to be done – Enhance public transit, ensure access to the park remains available
- Partnerships – St. Luke’s Church, surrounding apartments
- Funding options – Taxes, partnerships, sponsorships

Creekside Center and Park (D. Kane, J. Stanley, D. Kirby)

- Assets – Centrally located population-wise and geographically, well-known location, close to other City amenities, bus access, no cost of land, no trees harmed
- Gaps – Not expandable
- Benefits – Expanded programs, brand identity already in place, gets rid of an existing old building and revitalizes the area
- Consequences – Potential disruption of programming during construction, increased traffic, parking issues in the neighborhood, infrastructure in the area
- Needs to be done – Land deal exchange or partnership with Presbyterian Homes, site design that allows for continuation of programs while under construction
- Partnerships – Presbyterian Homes potentially for parking
- Funding options – Shared cost of new parking, partnerships/sponsorships

Fursman noted that three sites had not been chosen – the former Hyland Greens driving range, Penn American and Bryant Park. She asked the Task Force if there was any interest in working on any of the sites. J. Oleson offered to explore Bryant Park before the next meeting.

Fursman asked the group to review the recommendation template in their meeting packet and start thinking about what to include in the report. She stated that the Task Force will draft the recommendations together at their next meeting.

Adjournment – 8:10 p.m.

The meeting closed at 8:10 p.m. I. Fursman requested that Task Force members complete the meeting evaluation forms found in the Community Center Task Force binders. She stated the next meeting of the Task Force is August 23 at Creekside Community Center.



Community Center Task Force Charge

Revised 6.7.2016

Sponsoring Group	City of Bloomington.
Background and Purpose	<p>The Bloomington City Council created the Community Center Task Force to study the potential future of a new community center. The current Creekside Community Center occupies a former elementary school built in 1960 at the corner of Penn Avenue South and West 98th Street. The facility serves a wide variety of programming and activities, with approximately 180,000 annual users. While the facility itself has been well-maintained, it suffers from serviceability, flexibility and thermal issues typical of buildings constructed in its era. In addition, there are recurring issues with overcrowding, lack of adequate storage and limited opportunities for expansion of present functions and addition of new ones.</p> <p>In 2015, Hammel, Green and Abrahamson, Inc. (HGA) completed a community center needs assessment at the direction of the City Council. Following an analysis of existing demands for services and demographics of the competitive market, the firm produced recommendations for desired programming needs in a community center facility. The needs assessment report described the community's wants and desires for a multi-use community center that expands programming opportunities for Bloomington residents. HGA's report also provided cost metrics for construction and operation of a community center to help inform the City as it determined the potential value of a new facility.</p> <p>In August 2015, the City Council directed that a task force be appointed to study the potential future of a new community center. The Task Force is charged examining the issue and providing the City Council with a framework for helping them to make decisions regarding the potential future of a new community center.</p>

	<p>The Community Center Task Force will review and study the 2015 community center needs assessment prepared by HGA and provide feedback to the City Council. This includes examining an analysis of the existing Creekside Community Center building; studying market analysis data and community center facility trends; considering space needs for existing and future programs and services; reviewing proposed programming and space allocations for a new community center; studying cost estimates and budget considerations for a new community center; examining potential site alternatives; and providing feedback to the City Council.</p> <p>The City’s vision is to build and renew the community by providing services, promoting renewal and guiding growth in an even more sustainable, fiscally sound manner.</p> <p>While the City Council maintains decision-making authority, the findings and input of the community-based Task Force is expected to factor into the City’s future planning and decision-making processes regarding a potential community center.</p> <p>By definition, this Task Force is a time-specific, project-specific group that will work to a focused outcome.</p>
<p>Task Force Work</p>	<p>The task force will provide feedback on the following subjects regarding a community center:</p> <ol style="list-style-type: none"> 1. Community needs and wants for a community/recreation center 2. Space considerations for a new community center 3. Potential partnerships, both public and private 4. Satellite community centers or a stand-alone approach 5. Potential site alternatives 6. Fiscal implications of a new community center <p>Topics of discussion could include, among other things: the current state and usage of the Creekside Community Center; recreational and public gathering spaces currently offered by the community; community center facility trends; space needs for existing and future programs and services; construction and operations cost estimates; and budget considerations for a potential community center.</p> <p>To promote transparency, Task Force meetings will be open to observers who are not members of the task force.</p>

<p>Task Force Composition and Time Line</p>	<p>The Task Force consists of 17 individuals, with approximately 80 percent being community members and 20 percent staff. Employee members were appointed by the City Manager. Community representatives of the Task Force were selected by the City Council and reflect the general Bloomington community, the School District, the Bloomington business community, the Creekside Senior Program, youth athletic organizations and members of Bloomington’s diverse community as well as the City Council and its advisory boards and commissions. Alternate representatives were also appointed by the City Council.</p> <p>Task Force members will be expected to: listen to the ideas of others; express their points of view while working toward consensus; and contribute to the development of feedback that will be presented to the City Council.</p> <p>City Council Appointments of Task Force representatives: October 19, 2015 and January 25, 2016 First Task Force meeting: April 4, 2016 Report to the City Council: September 2016</p>
<p>Commitment of Task Force Members</p>	<p>Minimum of 2-5 hours per month for meetings; additional time for meeting preparation and electronic communication outside of meetings. Members must:</p> <ul style="list-style-type: none"> • Commit to attending a minimum of 75% of the scheduled Task Force meetings between April and August 2016. • Prepare for meetings (e.g., review meeting materials, respond to requests for input, etc.) • Have e-mail access. <p>Meetings will generally take place from 5:30-8:00 p.m. on the following dates:</p> <ul style="list-style-type: none"> • April 4, 2016 • May 3, 2016 • June 7, 2016 • June 22, 2016 • July 19, 2016 • August 2, 2016 • August 16, 2016 • August 23, 2016 <p>Meetings will be held in the Haeg Conference Room at Bloomington Civic Plaza, 1800 W. Old Shakopee Road or Creekside Community Center, 9801 Penn Ave. S.</p>
<p>Resources Provided</p>	<p>City staff and outside resources (as necessary) will provide information and administrative support for meetings.</p>

<p>Completion Date</p>	<p>In September 2016, the Task Force will present its findings and feedback to the City Council. At that time, the Task Force will dissolve unless otherwise directed by the City Council to remain intact for future work.</p>
<p>Protocols</p>	<p>Participant Preparation: <i>Solicit, share and include input from others when preparing for meetings</i></p> <ul style="list-style-type: none"> • Solicit and share info with stakeholder groups • Do your homework – be willing to do the “heavy lifting” • Get into the work and be passionate about it • Provide lots of ideas • Take time to reflect both inside and outside the meetings • Accept the professional HGA assessment • Provide clear and concise delivery of ideas • Work collectively toward a new, best representation as part of a whole <p>Meeting Interaction and Engagement: <i>Respect others through the process, be patient, professional and flexible</i></p> <ul style="list-style-type: none"> • Respect input and ideas • Listen to others • Build trust • Contribute towards building consensus • Make sure that everyone has an opportunity to speak and to be heard • Stay on topic <p>Efficient Facilitation Process: <i>Provide adequate and equal time, balance small and large group work</i></p> <ul style="list-style-type: none"> • Provide equal time for all areas • Keep the meetings moving – balance the difference between rushing and dragging the meetings • Pick a topic of discussion and focus on one thing at a time



Community Center Task Force

May 3, 2016

(as stated by Task Force participants at the April 4, 2016 meeting)

Expectations

PRINCIPLES

- Cohesive center(s) which can serve the community now and next 20 years
- The positives/negatives and what would be best for Bloomington
- Consensus on need for and elements necessary to create a viable community gathering place

PROCESS

- A transparent process which will bring a recommendation to the City Council on the viability of a community center in the city of Bloomington
- Good discussions = good decisions
- Quality recommendation which meets needs of all Bloomington residents today and into the future

PLAN

- Determine potential future of new community center
- Outline a plan to build Bloomington's sense of community
- Produce community center plan that residents and businesses will be proud to use and support
- Present fully flushed out plan to City Council that serves all constituents
- Create a community center that is interesting to all ages
- Identify a community center concept that reflects the needs of the Bloomington community
- All-inclusive maintaining current human services programs
- That the community center meets the needs of a diverse citizenship and exposes all to multiple experiences



Eagan Community Center
1501 Central Parkway
Eagan, MN 55121

www.cityofeagan.com/index.php/community-center

City Population: 65,453

Year Built: 2003

Cost: \$15,000,000* (Includes \$9 million for community center and \$6 million to build Central Park)

Funding: Bond referendum

Annual Operating Budget:

2014 Actual Expenses:	\$2,320,264
2014 Actual Revenues:	\$1,426,756
Net gain/loss:	-\$893,508

Size: 70,000 sq. ft.

Amenities:

- Gymnasium
- Fitness Center
- Walking/Running Track
- Banquet Facilities
- Indoor Playground
- Meeting Rooms
- Senior Center
- Coffee Shop

Annual Visits: 300,000

Community Center Fitness Memberships: 1,712 (2014)

Rates/Fees:

MEMBERSHIPS (Includes unlimited access to all Group Fitness classes, cardio and weight room equipment, basketball courts and indoor track):

- Eagan Resident: \$35
- Corporate Membership: \$35
- Additional Resident and Corporate Memberships: \$30
- Non-Resident of Eagan: \$40

Activity Use Fees:

FITNESS CENTER GUEST PASS (Full access to club and group fitness classes):

- One Day Pass: \$10

- One Week Pass: \$30

TRACK ONLY WALKING PASS:

- One Day Pass: \$2
- One Week Pass: \$5
- 30 Day Pass: \$20

GROUP FITNESS PASS

- 10 Classes: \$75

FITNESS SERVICES

- Fitness Assessment: \$20
- Body Composition Analysis: \$5
- Posture Alignment Assessment: \$40

Eden Prairie Community Center
16700 Valley View Road
Eden Prairie, MN 55346
www.edenprairie.org/community/community-center

City Population: 62,603

Year Built: Expanded in 2008

Cost: 2008 - \$15,962,815 (General facility expansion - \$12,425,185; 3rd ice rink - \$3,537,630);
2016 - \$21 million (aquatics center expansion)

Funding: Revenue bonds, park fees and capital improvement funds, general obligation tax abatement bonds, donations

Annual Operating Budget:

2015 Actual Expenses:	\$4,031,290
2015 Actual Revenues:	\$3,648,608
Net gain/loss:	-\$383,282

Size: 175,000 sq. ft.

Amenities:

- Gymnasium
- Fitness Center
- Walking/Running Track
- Indoor Playground
- Meeting Rooms
- 3 Ice Rinks
- Lap Pool, Diving Pool, Water Slide

Annual Visits: 800,000

Community Center Memberships: 4,000

Rates/Fees:

MEMBERSHIPS:

- Individual Youth:
Resident \$32, Non-resident \$48
- Individual Adult:
Resident \$40, Non-resident \$48

Resident – Any individual living or working full-time in the City of Eden Prairie

Youth – Any individual 18 years of age and younger

Adult – Any individual 19 years of age and older

Dual – Any two adults or adult and youth residing at the same address

Dual Plus One – Any two adults plus one youth or one adult and two youth residing at the same address

Household – Any two adults and up to four youth residing at the same address

Senior – Any individual 62 years of age and older

Senior Dual – Any one senior (62 or older) and one additional member (55 or older) residing at the same address

A one-time fee of \$10 is assessed when changing membership categories. An \$8 fee is assessed in the event of a membership suspension.

- Dual:
Resident \$70, Non-resident \$84
- Dual Plus One:
Resident \$84, Non-resident \$99
- Household:
Resident \$97, Non-resident \$115
- Senior:
Resident \$32, Non-resident \$48
- Senior Dual:
Resident \$54, Non-resident \$84
- One-time Registration Fee:
Resident \$29, Non-resident \$29

Activity Use Fees:

DAILY FULL-USE FEE (Includes fitness floor, group fitness classes, swimming, skating, gymnasium and Prairie Play Zone):

- Non-member: \$10
- Specialty Fitness Classes: \$20

RACQUETBALL:

- Per Person/Per Hour Peak Times: \$8.50
- Per Person/Per Hour Non-Peak Times: \$5.50

WALLYBALL:

- 90 Minutes: \$28 per court

SWIMMING, SKATING, GYM, PRAIRIE PLAY ZONE*

- Adults (18+): \$6
- Youths (5–17): \$5.50
- Tots (12 months–4 years): \$4.50
- Babies (under 12 months): Free
- Family (up to four individuals): \$17.50
- Skate Rental: \$3
- Skate Sharpening: \$4

*Prairie Play Zone guardians older than 16 years of age admitted free. All children on family memberships receive free Prairie Play Zone admission.

PLAYCARE*

- Members: \$3.50/hour
- Non-members: \$4.50/hour
- 20-Hour Punch Card (members): \$50
- 20-hour Punch Card (non-members): \$60

*Ages 6 months through 7 years; 2-hour maximum

FIT KIDS CLUB*

- Members: Free
- Non-members: \$5.50

*Ages 6–11; 2-hour maximum; guardian must remain in building.

Maple Grove Community Center
12591 Weaver Lake Road
Maple Grove, MN 55369
www.maplegrovern.gov/community-center/

City Population: 65,415

Year Built: 1996

Cost: \$21.7 million (Community center built in 1996 for \$14.9 million; 2nd ice rink added in 2008 for \$6.8 million)

Funding: Long-range capital funding

Annual Operating Budget:

2014 Actual Expenses:	\$3,923,424
2014 Actual Revenues:	\$2,571,706
Net gain/loss:	-\$1,351,721

Size: 162,000 sq. ft.

Amenities:

- Gymnasium
- Basketball Courts
- Two Ice Rinks
- Banquet Facilities
- Indoor Playground
- Teen Center
- Concessions
- Senior Center
- Indoor Lap Pool & Outdoor Leisure Pool

Annual Visits: 824,000

Community Center Memberships: 1,000

Rates/Fees: See next page.

MAPLE GROVE COMMUNITY CENTER

ADMISSION FEES

Resident rates applied with proof of Drivers license or MN State ID.

	Regular Rate	
	Non-Resident	Resident
POOL		
<i>Under age 1 free</i>		
Single	\$7.00	\$6.00
Family	\$25.00	\$22.00
Daycare Rates***	\$3.75	\$3.75
MERSC** Single	\$5.00	\$5.00
MERSC** Family	\$19.00	\$19.00
Groups 25+ *	\$5.00	\$5.00
10 Coupons/Book	\$55.00	\$55.00

	Regular Rate	
	Non-Resident	Resident
INDOOR PLAYGROUND		
<i>Under age 1 free</i>		
Youth (ages 1 - 12)	\$5.50	\$4.50
Daycare Rates***	\$3.25	\$3.25
MERSC**	\$3.50	\$3.50
Groups 10+*	\$3.75	\$3.75
10 Coupons/Book	\$40.00	\$40.00

	Regular Rate	
	Non-Resident	Resident
GYMNASIUM		
<i>Under age 1 free</i>		
Tots (Parent Tot Time)^	\$3.00	\$2.50
Single	\$7.00	\$4.00
MERSC**	\$3.00	\$3.00
Groups 25+*	\$2.50	\$2.50
10 Coupons/Book	\$35.00	\$35.00

^Parents free during parent tot time only

	Regular Rate	
	Non-Resident	Resident
ICE SKATING		
<i>Under age 4 free</i>		
Weekend Open Skate	\$6.00	\$5.00
Dead Ice	\$7.00	\$7.00
Low Test Freestyle	\$6.50	\$6.50
Open Adult Hockey	\$6.50	\$6.50
MERSC**	\$4.00	\$4.00
Groups 25+*	\$3.75	\$3.75
10 Coupons/Book	\$45.00	\$45.00

	Regular Rate	
	Non-Resident	Resident
ALL BUILDING - Daily		
<i>Under age 1 free</i>		
Single	\$10.00	\$9.00
Family	\$33.00	\$28.00
MERSC** Single	\$8.00	\$8.00
MERSC** Family	\$24.00	\$24.00
Groups 25+*	\$8.00	\$8.00
10 Coupons/Book	\$80.00	\$80.00

MEMBERSHIPS

	Regular Rate	
	Non-Resident	Resident
Pool Membership		
Youth / Sr.	\$160.00	\$135.00
Adult	\$185.00	\$160.00
Family	\$375.00	\$325.00
All Building Membership		
Youth / Sr.	\$195.00	\$175.00
Adult	\$235.00	\$195.00
Family	\$475.00	\$375.00
MERSC**	\$315.00	\$315.00

PAYMENT TYPES ACCEPTED

- Cash
- Checks written out to "MGPR"
- VISA, Mastercard or Discover
- The name of the person using the credit card for a transaction must match the name on the credit card.

DISCOUNT OFFERS:

* GROUP RATES are given only when the group is scheduled through the Rental Coordinator.

** MERSC - employee must show company ID and be listed on the MERSC company listing.

Note: A spouse of a MERSC employee can not receive the MERSC Discount without the person that is the MERSC employee being present.

*** DAYCARE Rates - must show current Daycare License & Drivers License. Valid Mon-Friday.

The Daycare rate is not valid on school release days or in the summer.

Bloomington Community Amenities

Southdale YMCA

7355 York Ave S, Edina
Pool, cardio, weights, group fitness, child watch, gym and track

Snap Fitness

8009 34th Ave S
Cardio, weights

Life Time Fitness

5250 W 84th St
Pool, cardio, weights, group fitness, yoga, child watch, gym and track

Anytime Fitness

8599 Lyndale Ave S
Cardio, weights

Anytime Fitness

5107 W 98th St
Cardio, weights

Snap Fitness

9505 Lyndale Ave S
Cardio, weights

Life Time Fitness

1001 W 98th St
Pool, cardio, weights, group fitness, yoga, child watch, gym and track

Planet Fitness

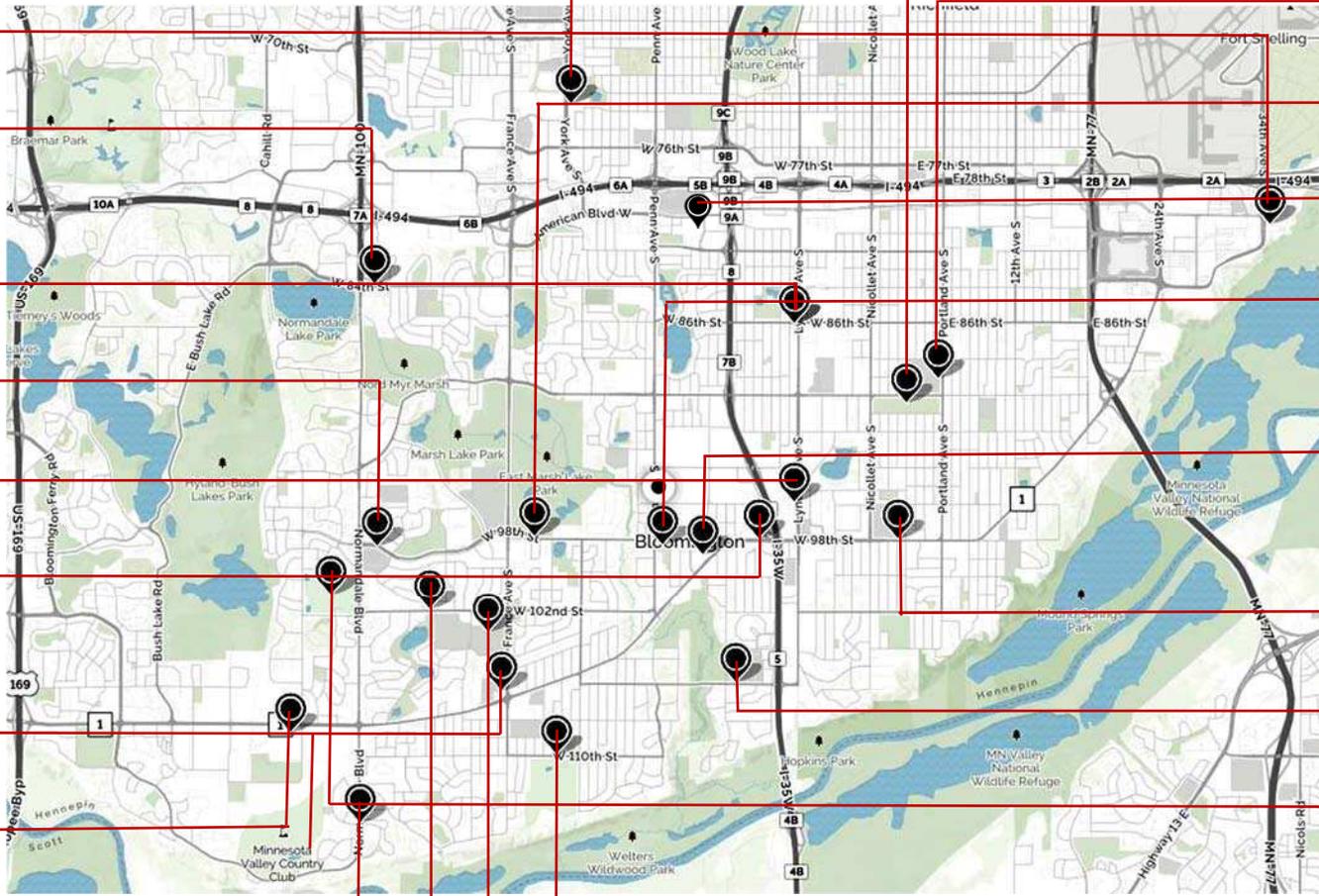
10606 France Ave S
Cardio, weights

Snap Fitness

10800 Nesbitt Ave S
Cardio, weights

Minnesota Masonic Heritage Center

11411 E 98th St
Auditorium, meeting rooms, banquet facilities



Bloomington Family Aquatic Center

301 E 90th St
Outdoor pool

Valley View Middle School

8900 Portland Ave S
Pool; room, stage and gym rentals

Bloomington Ice Garden

3600 W 98th St
Hockey, figure skating, public skating

The Yoga Pioneers

9801 Penn Ave S
Yoga classes

Creekside Community Center

9801 Penn Ave S
Human Services programs and activities; senior programs, dining programs, room rentals

Bloomington Center for the Arts

1800 W Old Shakopee Rd
Two theaters, rehearsal hall, dance, art classrooms and art galleries

Kennedy HS Activity Center

150 E 98th St
Gyms, running track, weights

Oak Grove Middle School

1300 W 106th St
Pool; room, stage and gym rentals

Hyland Greens Golf Course

10100 Normandale Blvd
Golf, FootGolf, driving range

Olson Middle School

4551 W 102nd St
Pool; room, stage and gym rentals

Jefferson HS Activity Center

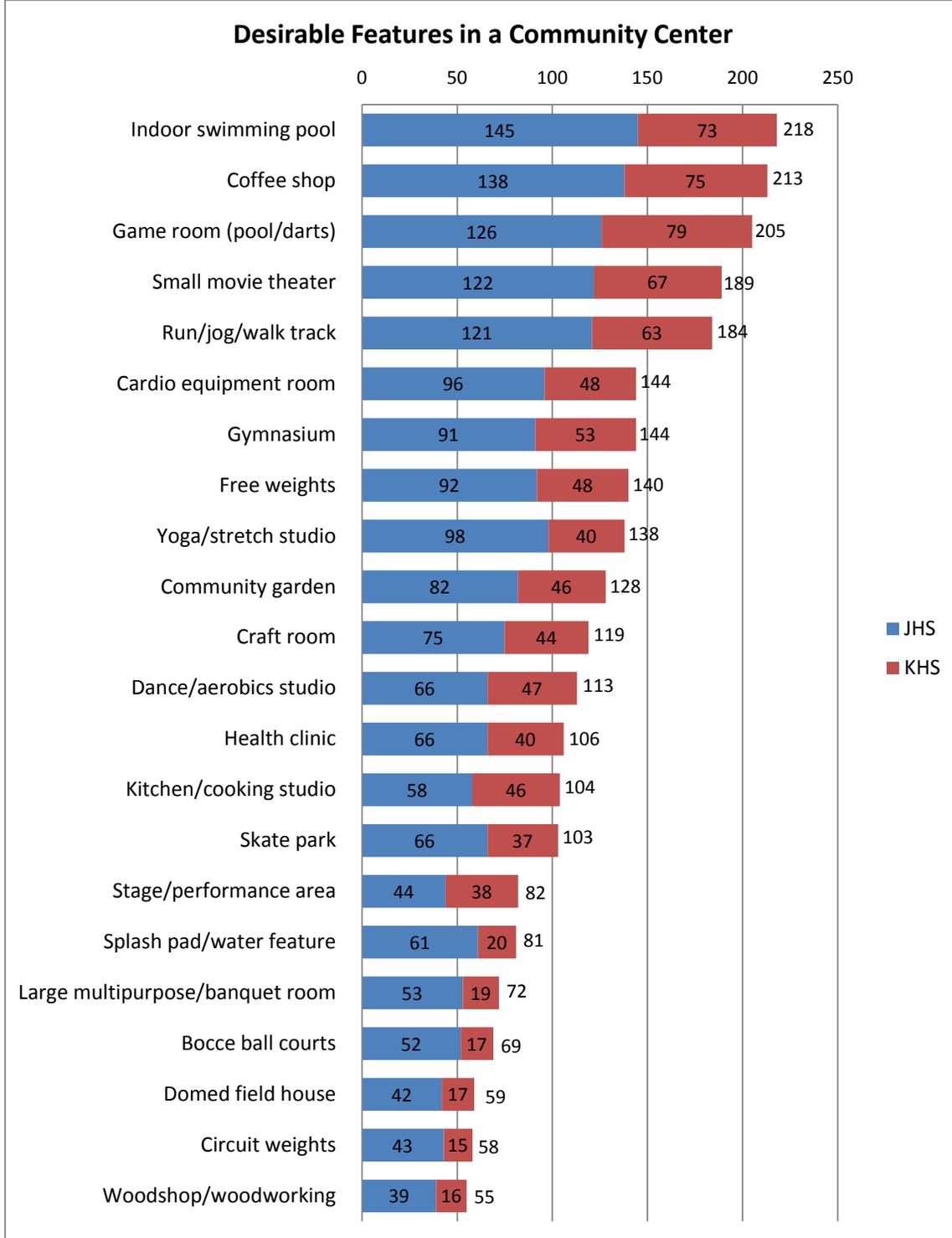
4001 W 102nd St
Gyms, running track, weights and dance floor

Dwan Golf Course

3301 W 110th St
Golf

Bloomington High School Student Community Center Survey

Students attending Diversity Day activities at Bloomington Kennedy and Jefferson high schools had the opportunity to complete a short, informal survey regarding features they would like to see in a new community center. The survey was available to all students who visited the Bloomington Human Services Division's Diversity Day booth. The poll contained a fixed set of responses from which the students could choose; respondents could select as many community center features as they desired. A total of 337 students responded. Students from Kennedy High School (red - 118 respondents) were surveyed on May 3, 2016. Students from Jefferson High School (blue - 219 respondents) were polled on May 6, 2016.





Community Center Questions and Answers

Updated August 23, 2016

Community Center Task Force

This document captures questions raised during Community Center Task Force meetings and provides answers from various sources. The questions are organized into two categories: Fact-seeking questions and future discussion questions. Answers to the fact-seeking questions can be found below. They are grouped by major categories of interest. The future discussion questions are included at the end of the document and will be addressed as part of the task force process.

Fact-Seeking Questions

Creekside Community Center Building Assessment

Q1 If we keep the existing Creekside building as a community center, what programs or activities can be added after upgrades are complete?

The “upgrades” listed in the 2015 HGA Needs Assessment are related to long-term maintenance needs. These include a new sprinkler system, restroom renovation, window replacement, new HVAC/cooling systems, new fire alarm system, miscellaneous electrical upgrades and parking lot renovation. These upgrades would not add additional space to the current building nor enhance its functionality for more programs and activities. As the HGA Needs Assessment notes, the building itself limits opportunities for the City to better meet the needs of its residents. HGA found that the structure, while sound, is very inflexible. The concrete block walls make it difficult to move interior partitions and to provide appropriate ceiling heights for the functions that Creekside now hosts. This lack of flexibility to modify room sizes and heights prevents the facility from being able to adequately expand its current slate of programs and activities.

Q2 What is the ongoing cost of the current building for upkeep, operations and maintenance and what is its efficiency?

The City budgeted \$11.94 per square foot in 2016 for operating and maintaining City office buildings. Creekside expenditures for 2015 for operation and maintenance of the building were

\$25.86 per square foot – double the average cost. Creekside is considered to be one of the least energy-efficient buildings of the buildings owned by the City of Bloomington. In a recent study of City buildings conducted by VFA, Inc., a facilities capital planning and asset management company, Creekside ranked among the worst (second from the bottom) for energy utilization and at the bottom for facility condition. The funding needed over the next 20 years to keep Creekside in just its current condition is estimated at \$8,750,000.

Q3 Is it worth it to spend \$4 million on maintenance and repairs to the existing Creekside Community Center or invest this money into a new community center?

Given the findings of its needs assessment process as well as the lack of flexibility to modify room sizes and heights plus the significant cost to correct existing problems, HGA recommended that the City should look for a new location to accommodate its community center programming needs. HGA noted that this would allow the new facility to be right-sized, accessible, energy-efficient and purpose-built for the long-term benefit of the community. In addition, a recent study on the condition and energy efficiency of City buildings found that Creekside rated as unsatisfactory for both facility condition and energy use intensity. Investing approximately \$4 million on maintenance and repairs to Creekside would not enhance its functionality or flexibility to add new programming.

Q4 What are the space deficiencies in Creekside Community Center? The photos in the HGA needs assessment report are not clear.

HGA documented a number of space deficiencies within Creekside Community Center. Overcrowding is commonly experienced in the large, multi-purpose room known as the Minnesota Valley Room, particularly during monthly senior lunch program events. Overcrowding is also routinely found in the billiards room and hallways before the weekday noon and evening meal programs. This overcrowding limits maneuverability, particularly for patrons using wheelchairs or walkers. In addition, there is inadequate space for music and fitness classes as well as for community center storage. As a result, Creekside does not have the capacity to adequately handle its current programs much less add more programs and services.

Q5 How safe is Creekside Community Center?

Creekside met all building and safety codes at the time of its construction in 1960. While, the building does not meet current and building safety codes, it is still considered a safe facility – just not as safe as a new building would be. Creekside is made of non-combustible construction, but without structure fireproofing or a sprinkler system. In 1981, the building was remodeled to provide code-compliant egress to meet the code for a community/recreation assembly purpose. The HGA Needs Assessment reports that there is a minimal fire alarm system in the building with limited automatic notification and manual system. Parts are no longer manufactured for the system, nor is it code compliant. In addition, Creekside is not sprinklered for fire protection.

HGA recommended that the fire alarm system should be replaced with the equipment that is in compliance with current codes. If upgrades such as a new HVAC system and restroom expansions were made to the building, the building would have to make changes meet current building and safety codes.

Q6 What is the lifespan of the critical infrastructure in Creekside?

The HGA Needs Assessment noted that many of Creekside's HVAC components have long surpassed the end of their useful life and need replacement. Specifically, the Minnesota Valley Room's air handling unit, chiller, fan-coil cooling units and unit ventilators are all 40 years old or older. These systems need to be significantly upgraded to overcome critical shortcomings and to comply with current ventilation codes and standards. The boilers on the heating system were installed in 1990 and may have 5-10 years of useful life remaining. In addition, the chiller on the cooling system is 39 years old and has experienced compressor failures in recent years. Replacement parts are difficult to find. The existing electrical system is in fair condition, but it operates near load to serve current needs. In addition, the building's service equipment is an original Federal Pacific Electric (FPE) circuit breaker panel. FPE circuit breakers are known for not tripping under short circuits and are considered unsafe. HGA has recommended replacing the panel as a maintenance item.

Q7 What is the operating budget for Creekside Community Center?

Revenues for Creekside in 2015 were \$101,188. 2015 expenditures totaled \$537,188. This included expenditures directly related to operating Creekside related to staffing, materials and supplies, maintenance and repairs, training, furniture replacement and internal charges for space and occupancy, computer network and mailroom usage. The 2015 operating budget noted above does not include revenues and expenditures for Human Services programs, services or events.

Market Analysis

Q1 What works in other communities when it comes to community centers?

Community centers in other cities typically include amenities such as gymnasiums, fitness centers, walking/running tracks, aquatics facilities, indoor playgrounds, ice rinks, multi-purpose/banquet space, meeting rooms and classrooms.

Q2 What is the saturation point of facilities and needs related to competition and market share?

Ballard*King and Associates found that Bloomington's population is more than adequate to support a comprehensive community center. The ability of a community center to capture market share is based on the number and variety of its amenities, the facility size and the fees

charged. Currently there is no comprehensive public community center in Bloomington. There are a number of private service fitness providers in Bloomington, but at least two have closed since the HGA Needs Assessment was issued in early 2015. Ballard*King noted that public community center facilities operate on an “ala carte system” of programming beyond sports and fitness that greatly expands their market to a broader spectrum of users. As a result, Ballard*King maintained that 20% to 30% market penetration rate is obtainable. In fact, the firm noted that over the course of a year’s time, more than 50% of a community’s population may come to a community center for some use, function or activity.

Q3 What are the Bloomington-specific needs for a community center?

Bloomington’s specific needs for a community center were spelled out in the HGA Needs Assessment. HGA interviewed a number of stakeholders representing youth groups, senior programs at Creekside, athletic organizations, the School District and Creekside user and rental groups. The existing programming at Creekside is very robust, drawing 115,710 users in 2015. However, the lack of flexibility in the current structure has limited programming and compromised offerings. HGA found that a new community center could expand the user base and reach a broader demographic. One of the most frequently heard comments during the stakeholder interviews was the need for more gymnasium space. School District staff reported that the demand by local youth athletic organizations for gym space in their Activity Centers at Jefferson and Kennedy high schools often exceeds their supply. As a result, the HGA report recommended a large gymnasium space with at least three full-sized basketball courts that could also accommodate other sports such as volleyball and pickleball. Other Bloomington-specific needs as reported in the HGA needs assessment included an indoor walking/jogging track, indoor playground, large multi-purpose space and meeting rooms/classrooms that could be used for a wide variety of programming needs.

Q4 How long are people staying in Bloomington?

The most recent National Citizen Survey™ of Bloomington residents in 2015 reported the following regarding length of residency:

Less than 2 years:	15%
2-5 years:	14%
6-10 years:	15%
11-20 years:	16%
More than 20 years:	40%

Q5 What are the age and income breakdowns of other community centers compared to Bloomington?

The following data is for each community is based on information from the U.S. Census for 2014:

City	Median Age	Median Household Income
Bloomington	42.8	\$63,053
Eagan	37.3	\$80,247
Eden Prairie	37.9	\$95,697
Maple Grove	38.2	\$92,267

Approximately 39% of Creekside Community Center’s annual visitors are Senior Program users. The remaining 61% are Human Services community program participants and rental users. Community programs include Loaves and Fishes, Fare For All, Homework Connection and free phone distribution. Three churches rent space at Creekside.

Information on age and income breakdowns was requested from the community centers in Eagan, Eden Prairie and Maple Grove. The City of Eagan reported that given the indoor playground and senior center their community center, they see users young and old in the building. The estimated average age of the Eagan Community Center’s fitness patrons is late 40’s to early 50’s. The fitness center reportedly serves an older user group because it does not have childcare drop-off for members or an indoor swimming pool that would attract younger families.

Q6 How do we find out about the unique needs of Bloomington?

The first step in defining the needs for a new community center was the needs assessment conducted by HGA Architects in 2014-2015. Based on its research with community stakeholders and City staff, HGA established a project vision to ensure that future explorations of building space programs and design grew of Bloomington’s unique character and goals for the future. The following principles acknowledged that the Bloomington community center would be a success if it incorporated the following elements:

- Attracting multi-generational, multi-cultural and multi-economic users.
- Comfortable and welcoming.
- Human services and recreation focused.
- Accessible.
- Providing appropriate balance of technology, programs and human interaction.
- “One stop shop” – walk in and access multiple programs serving multiple cultures; long-term and lifelong Bloomington residents feel welcome and served.
- Central and accessible – the location of the existing Community Center is important; current city Civic Plaza is seen as central and accessible.

In 2015, the City Council directed that a Community Center Task Force be established to study the issue and provide the Council with a framework for helping them to make decisions

regarding the potential future of a new facility. The City Council specifically appointed representatives of the major user groups (e.g., youth, seniors, etc.) in the hopes that they would articulate and advocate for their own unique needs in a community center.

It is possible that additional research could be conducted, such as random sample, scientific surveys or less formal, online polls. An informal poll of Bloomington's high school students is attached. Other sources for information on Bloomington's needs could include open houses and focus groups with specific audiences (e.g., multi-cultural communities.)

Q7 Are we looking to meet the needs of future or current residents or be an attractor for younger families?

The answer is "yes" to all of the above. A new community center would be right-sized and purpose-built to meet the needs of residents both now and into the future. Creekside is undersized to accommodate current community center program demands in Bloomington. The City cannot offer the programming desired by its residents due to the lack of space and flexibility in the current facility. A vibrant community center could improve the quality of life in Bloomington and help to serve as an attractor for younger families as well as older residents alike.

Q8 What kind of space is available to build this type of facility in Bloomington?

The HGA needs assessment recommended a building of 94,715 square feet that would include three gymnasiums, large multipurpose room, meeting rooms, indoor playground, fitness areas, and office space. The minimum requirement for a building of this size with adequate parking would be approximately eight to ten acres. HGA estimated that an aquatics facility would increase the size of the building by another 20,500 square feet. The current Creekside Community Center site is 4.74 acres, too small to accommodate a larger building and the parking required. Site considerations include central location, access to transit and accessibility for pedestrians and bicyclists. The City Council has requested that the task force study site alternatives as part of its assessment process.

Community Center Funding

Q1 What is the funding source for construction of a community center?

There are several potential sources for funding the construction of a community center. One source is a bond referendum. In a bond referendum, voters are given the opportunity via a ballot measure to approve a proposed issue of municipal securities for the purpose of constructing a public facility. This is considered a pure general obligation bond, meaning it is 100% supported by taxes and the City Council pledges the full faith and credit of the City. Interest rate on the debt is the lowest in the market at time of issuance.

Another financing option is lease revenue bonds. This form of long-term borrowing is commonly used to finance public facilities, including community centers. The City's Port Authority would be the issuer of the bonds and the City the lessee for a specific project (revenues to support the debt service on the bonds are lease payments to the Port Authority.) As this is a revenue bond, the interest rate will be higher. Since the requirement for annual appropriations for lease revenue bonds does not treat them as debt, there is no need for voter approval.

A third potential funding source is charter bonds. By a vote of 5 of its members, the City Council can adopt a resolution to authorize the issuance of general obligation bonds that pledge the full faith and credit and taxing powers of the city. Interest rate on the debt is the lowest in the market at time of issuance. The general obligation bonds can be issued on such terms and conditions the Council determines, without obtaining the approval of a majority of the electors voting on the question of issuing such bonds. The City can pledge to the payment of the general obligation bonds any other available revenues or assets of the City. General obligation bonds can be issued for a public purpose to finance any capital improvement and related costs including, but not limited to, interest on the bonds, the costs of feasibility studies, design, and plans and specifications, publication costs, costs of issuance and other capital costs of any capital improvement.

Other potential funding sources include the sale of the existing property at Creekside, setting up a building replacement fund and savings.

Q2 What works in other communities from a fiscal standpoint in terms of operations?

Many communities consider their community centers to be business-type activities. As such, these facilities are expected to cover most of their costs with user fees and charges. Some cities absorb a portion of their community centers' costs within their General Fund budgets or subsidize them with property taxes and other forms of funding. Typical forms of revenue generated by community centers include admission fees, membership passes, program charges, facility and equipment rentals, advertising, merchandise sales, sponsorships, naming rights, grants and donations.

Q3 What are potential revenue sources?

Potential revenue sources for a community center are listed in the previous question.

Q4 How will the community center generate income?

The income generated by community centers is noted in question #10. ???

Q5 What areas within a community center generate the most revenue? What areas cost the most to operate?

Fitness memberships and related activities such as fitness classes and training tend to generate the most revenue. Room rental for banquets, events and meetings can also produce significant revenues. As HGA noted in its needs assessment, aquatics facilities are the most expensive component to construct and operate within a community center.

Q6 Member-based vs. program-based fees – what is the best model of operation?

The preferred model for operation of a community center appears to be a combination of both member-based and program-based fees, depending on the activity. The revenue projection model developed by HGA included a combination of daily admission fees, annual passes, room rental charges, program fees, fitness class charges, special event fees and birthday parties. The key is balancing accessibility while bringing in enough revenue to cover much of a community center's costs. The majority of municipally-run community centers require some form of tax subsidies to cover their operational costs. Fees may include a sliding fee scale, variable pricing for programs and activities depending upon a customer's ability to pay.

Q7 Are the membership fees listed for the community centers monthly fees or annual fees?

Most community centers offer a mix of monthly and annual membership fees as well as daily and weekly passes for their fitness centers, aquatics, gymnasiums and other amenities.

Q8 How much of the fees in other community centers are going toward the total cost of operations and how else are the operations funded?

Generally all of the fees in community centers go toward the cost of operations. As noted earlier, community center operations are funded through a variety of sources as detailed in question #10.

According to the general manager of the Eagan Community Center, 100% of the fees they charge go toward operations. While the cost of the construction was covered through a bond referendum, the ongoing costs of operations were set up as an enterprise fund. Thus, the facility needs to generate revenue to cover its costs. The community center comes close to breaking even but typically has a shortfall that is covered by an internal transfer of antenna revenue the City of Eagan receives from cell phone towers.

All fees charged at the Maple Grove Community Center also are directed toward operations of the facility. Revenues were \$460,616 less than expenditures in 2015.

Q9 What are the pros and cons of a private partnership?

With public resources increasingly in short supply to fulfill the social and physical needs of a community, partnerships between public and private entities are becoming increasingly common as governments look for support from other sectors. The pros of public/private partnerships include efficiency, access to additional revenue, potential to increase the level of service, streamlined operations, possible cost savings by pooling financial resources, diversification of programming and access to expertise and skill-sets.

The cons of public/private partnerships can include reduced flexibility and control, restrictions on programming and services offered by the public entity due to non-compete agreements with the private partner, considerable negative financial impacts in case the partnership has to be cancelled, possible transfer of risks from the private sector to the public sector (e.g., bankruptcy), uncertainties that may develop over the life of a 20, 30 or 40-year agreement and the private partner's preference for the economic aspects of a community center over the social, environmental or other aspects.

Q10 Would programming in a new community center be volunteer or staff driven?

Staffing in a new community center would probably be a combination of employee and volunteer driven, depending on the programming type. Senior programs would likely continue to be heavily volunteer-driven, while potential new amenities such as aquatics and fitness would require staffing by employees due to the nature of these activities.

Community Center Amenities**Q1 What were the existing amenities in each community when they decided to build a community center and how did they factor in the decision-making process of the current amenities?**

Information was requested from the community centers in Eagan, Eden Prairie and Maple Grove. In Eagan, the community center manager is not exactly sure what the available amenities were prior to opening in regards to banquet spaces but he believes private golf course and hotels did have banquet space. Regarding fitness facilities, Life Time Fitness and YMCA were the local options, and they were located in a different part of Eagan than the current community center. Eagan Community Center opened in 2003, prior to Anytime Fitness, Snap Fitness, Fitness 19, Planet Fitness and the niche studios that now exist. Other factors that led to the construction of a community center were the inclusion of an indoor playground, senior center and teen center which led to a full integration of community facilities. The fitness center/gyms and rental spaces provides additional options for these users and other residents/non-residents. The basketball courts give opportunities for drop-in activities for anyone to pay and play, accommodate local youth athletic associations for practices and tournaments and supply space for large-scale events.

In Maple Grove, the schools were the facilities available to the public via community education or parks and recreation programs when the community center was built twenty years ago. Maple Grove modeled their community center after the Chaska Community Center. The City Council and Park Board chose to have the private sector offer the fitness component.

Q2 What areas within a community center generate the most use? What areas generate the least use?

The most frequently used amenities within community centers generally tend to be gymnasiums, pools, fitness centers, meeting rooms, banquet/large multi-purpose rooms. Areas that provide memberships such as fitness centers have a reliable number of users that utilize the facilities on a regular basis. Areas that tend to generate the least use are child watch programs for fitness facilities and teen centers.

Q3 What is the definition of a community center vs. an activity center?

A community center is a place where people congregate for social, recreational, cultural and educational activities. Community centers typically serve as one-stop shops connecting community members to services. People gather for group activities, social support, public meetings, volunteer activities and a variety of other reasons. The goals of a community center typically include:

- Enhanced physical and mental well-being.
- Provision of recreational, educational and cultural opportunities.
- Stimulating and nurturing environment for all residents.
- Focal point for civic pride.

An activity or recreation center is narrower in its scope. It is typically a place where people can work out, play sports and participate in physical activity. Activity/recreation centers can also serve as social hubs for some people.

Q4 What are the existing alternative amenities such as the high school activity centers and is a need still unmet?

The existing amenities in Bloomington that meet social, recreational, educational and cultural needs for the general community are listed on the attached map of community amenities.

Specifically, the activity centers at Jefferson and Kennedy high schools provide 150,000 square feet of recreational space for community use. Each activity center offers a variety of fitness equipment, amenities and classes including:

- 5 gym courts
- 1/7-mile indoor running track
- Fitness/weight room
- Team meeting room

- Adult locker rooms with showers
- Dance studio (Jefferson) Wrestling rooms (Kennedy)
- Concession stand (Kennedy)

According to the Bloomington School District, the level of usage fluctuates with the seasons. The highest usage is in the winter months. During the month of June, there are approximately 900 individuals participating in the program. That number increases to approximately 1,400 in mid-January. People can purchase monthly or annual memberships and can use both Kennedy and Jefferson. Members have access to activity center facilities during non-school hours seven days per week (excluding certain holidays). Members can also use the facilities during the school day with high school physical education students.

Another aspect of the high school activity centers is gym rental. Many community groups use the gym courts for practices or games. They are the sites of many fundraising tournaments and are usually very busy on most weekends throughout the year.

Q5 Is the Bloomington Art Center at capacity and is there a need for additional space?

Portions of the Bloomington Center for the Arts are close to capacity. The Schneider Theater is nearly fully scheduled on the evenings and weekends between performances, rehearsals, set-up and breakdowns. To some extent, the Black Box Theater is also approaching capacity. Storage space is very limited in the Center for the Arts, and sometime restricts full usage of the facility. On the other hand, there is less demand for the classroom space on the second floor of the Center for the Arts.

Q6 What is the usage of the Edinborough facility in Edina?

The City of Edina supplied the following usage data for Edinborough Park. The following stats for Adventure Peak indoor playground were for the period from 8/1/15 to 6/30/16:

- Annual memberships to Adventure Peak : 332
- Member Check-ins 11,225
- Paid Daily Admissions 72,123
- Paid Daily Admissions – Groups 5,568
- **Total check-ins/admissions** **88,916**
- Approximately 1,200 birthday parties at 20 people each year totaling 24,000 guests.

Q7 Who offers yoga/Pilate’s classes in Bloomington?

There are several facilities that specifically offer yoga and Pilate’s classes in Bloomington. The facilities have been added to the attached map of community amenities in Bloomington. In addition, Bloomington-Richfield Community Education offers beginning, intermediate and chair yoga in the schools. Yoga classes are also offered in the high school activity centers.

Q8 What are the demographics of Bloomington in terms of ethnic groups?

The following demographic breakdown for Bloomington comes from the 2010 US Census:

White alone	79.7%
Black or African American alone	7.2%
Hispanic or Latino	6.8%
Asian alone	5.9%
American Indian & Alaska Native alone	0.4%
Native Hawaiian and Other Pacific Islander alone	0.1%
Two or more races	3.1%

Note: Total exceeds 100% as respondents could choose more than one option.

Maps that depict the racial distribution of Bloomington's population are attached.

According to information supplied by the School District, the percentage of ethnic diversity in the school population was 48% in October 2015. The minority groups with the highest enrollment were Black, Hispanic and Asian/Pacific Islander. The greatest amount of ethnic diversity can be found at Valley View Elementary and Middle schools, Washburn Elementary and Indian Mounds Elementary. More than 50 languages are spoken in Bloomington's schools. Twenty percent of the school district's minority population are English learner students. More data can be found in the attached Enrollment Report 2015 from the School District.

Q9 What is the median age, income and comparative data for other cities that have community centers in the metro area?

Attached is a spreadsheet of community centers in the metro area listing the size of each facility and amenities as well as community demographic data.

Community Center Construction**Q1 What is the time frame for a community center project?**

It is anticipated that given the number of steps required for planning, design, funding and construction, it could take between three to five years before a community center is built and operational.

Q2 What are the largest pieces of land that the City owns?

A map showing all City-owned property is attached. Locations and details about the City's park and recreational properties can be found at:

<https://www.bloomingtonmn.gov/locations-parks-and-recreational-facilities>

Community Center Site Alternatives

Q1 How big is the parcel at Creekside Community Center, including the ball field, but without the stub along Newton Avenue south of the baseball diamond?

The Creekside Community Center and Creekside Park parcel, including the ball field, is 7.29 acres.

Q2 What is the size of the Newton Avenue "stub" just south of the baseball diamond at Creekside Park?

The "stub" along Newton Avenue south of the baseball diamond belongs to Creekside Park and totals 1.40 acres.

Q3 What is the size of the new Normandale College parking ramp?

Normandale's newest parking ramp along Collegeview Road is 61,330 square feet or 1.41 acres.

Q4 How big is the triangular parcel that includes St. Luke's Lutheran Church and Mt. Olivet Rolling Acres Mental Health Services?

The triangular parcel that includes St. Luke's Lutheran Church and Mt. Olivet Rolling Acres is 6.67 acres.

Q5 How big is the community garden and parking lot located on the north end of Harrison Picnic Grounds?

The community garden plot and parking lot on the north end of Harrison Park totals 1.72 acres.

Future Discussion Questions

Q1 What works and what doesn't work in a typical community center?

Q2 What is really wanted in a community center in Bloomington?

Q3 Will the facility be focused on banquet rentals or programs?

Q4 Who might be willing to donate as a sponsor?

Q5 Will the current users continue to use the facility if the operations include fee based activities and usage?

Q6 Should the community center include a food aspect such as a café or coffee shop?

Q7 What is eminent domain and how does it work?

Q8 What are the demographics for each potential site within two miles?

Metro Area Community/Recreation Center Amenities and Demographics July 19, 2016

City	Population	Median Age	Median Income	Community/Rec Center Size	Community Center Amenities
Andover	32,213	37.7	\$93,314		Gymnasiums, pickleball courts, walking track, ice rink, meeting rooms, older adult activities
Apple Valley	50,330	38.6	\$80,609	45,000 sq. ft.	Gymnasium, badminton court, basketball court, pickleball court, playground, banquet/event center, meeting rooms
Bloomington	86,652	42.8	\$63,053	25,000 sq. ft.	Multipurpose room, meeting rooms
Brooklyn Center	29,889	32.3	\$45,198	45,000 sq.ft.	Pool, fitness center, multipurpose room, meeting rooms
Brooklyn Park	78,362	32.3	\$62,656	187,000 sq.ft.	Gymnasium, walking track, fitness room, racquetball/wallyball courts, two ice rinks, banquet rooms, meeting rooms, concessions
Chanhassen	24,503	39.4	\$108,708	23,000 sq. ft.	Gymnasium, fitness center, aerobic studio, meeting rooms
Chaska	25,270	35.0	\$76,301	200,000 sq. ft.	Gymnasium, fitness center, lap pool, leisure pool, two ice rinks, artificial turf, senior center, auditorium, art gallery
Coon Rapids	62,435	37.3	\$64,694		Recreation room, banquet rooms, arts and crafts room, meeting rooms (Note: Ice Center with meeting space and fitness is a separate facility)
Eagan	66,810	37.3	\$80,247	70,000 sq. ft.	Gymnasium, fitness center, walking/running track, indoor playground, banquet facilities, meeting rooms, senior center, coffee shop

City	Population	Median Age	Median Income	Community/Rec Center Size	Community Center Amenities
Eden Prairie	62,593	37.9	\$95,697	175,000 sq. ft.	Gymnasium, fitness center, walking/running track, indoor playground, three ice rinks, lap pool, leisure pool, diving pool, meeting rooms
Edina	50,261	44.5	\$86,968	42,000 sq. ft.	Fitness area, walking/running track, pool, indoor playground, climbing wall, amphitheater, cafe
Golden Valley	20,790	45.4	\$82,325	36,000 sq. ft.	<i>Opening 2017</i> – Banquet facility, meeting rooms, senior program rooms, indoor playground, grill/restaurant, golf/pro shop
Inver Grove Heights	34,831	39.1	\$64,635	144,000 sq. ft.	Gymnasium, walking/running track, fitness center, lap pool, ice rink, meeting rooms
Lakeville	59,361	35.1	\$94,635	17,000 sq. ft.	Fitness room, banquet room, meeting rooms, senior program
Maple Grove	64,448	38.2	\$92,267	162,000 sq. ft.	Gymnasium, fitness center, two ice rinks, lap pool, outdoor leisure pool, indoor playground, banquet facilities, meeting rooms, senior center, concessions
Maplewood	39,054	38.8	\$60,323	90,000 sq. ft.	Gymnasium, racquetball/wallyball courts, fitness center, walking/running track, banquet room, meeting rooms, senior program
Minnetonka	51,144	44.7	\$80,068	33,000 sq. ft.	Banquet room, meeting rooms, senior program, craft rooms (Note: Also has a separate 75,000 sq. ft. Fitness Facility)

City	Population	Median Age	Median Income	Community/Rec Center Size	Community Center Amenities
Monticello	13,125	31.6	\$73,151	90,000 sq. ft.	Gymnasium, fitness center, walking track, climbing wall, exercise room, indoor playground, lap pool, banquet facilities, meeting rooms
New Brighton	22,084	38.3	\$61,324	70,000 sq. ft.	Gymnasium, fitness center, walking track, indoor playground, banquet facilities, meeting rooms, senior room, library
Plymouth	73,633	40.0	\$84,321		Banquet room, meeting rooms, senior program, domed fieldhouse
Richfield	36,157	36.4	\$52,484		Banquet room, meeting rooms, fitness program
Rosemount	22,490	36.5	\$86,845	140,000 sq. ft.	Gymnasium, auditorium, banquet hall, meeting rooms, Minnesota National Guard Armory
St. Louis Park	47,933	35.5	\$65,151		Two ice rinks, banquet room, meeting rooms, outdoor aquatic park
Shakopee	39,523	32.5	\$79,670	76,500 sq. ft.	Gymnasiums, walking track, fitness center, aerobic studio, ice arena, meeting rooms, teen center
Shoreview	25,723	44.2	\$79,485		Gymnasium, walking/running track, water park, fitness center, indoor playground, concessions
Victoria	8,462	37.0	\$131,833	112,000 sq. ft.	Gymnasium, fitness center, walking track, two ice rinks, multipurpose room, meeting rooms
Waconia	11,520	36.3	\$78,086	68,136 sq. ft.	Gymnasium, fitness center, walking/running track, leisure pool, lap pool, indoor playground, meeting rooms
Woodbury	66,119	36.2	\$98,974		Indoor fieldhouse, two ice rinks, meeting rooms

What Community Needs Are We Trying to Address in Bloomington?

Serve Creekside Users	Community Gathering Spaces	Community Image	Attracting and Retaining All Ages, Families, Diverse Community	Year-Round Facility – Indoor Use Space	Low-Cost Fitness Programs (Wise)	“One Stop Shop”
<ul style="list-style-type: none"> • Senior Programs • Senior Programming • Senior Center and Programs • Home Help Services • Community Services/Public Health Services • Public Health • City Services, Human Services, All Income Levels • 50+ Programs 	<ul style="list-style-type: none"> • Large Multi-use Space • Community Gathering Space • Banquet, Large Meeting Space • Flexible/Reservable Space (Meetings, Weddings, Events) • Stage • Café Gathering Space • Classroom Space • Flexible Meeting Spaces • Dining and Kitchen • Meeting Rooms 	<ul style="list-style-type: none"> • Easily Accessible (Location) • Public Use of Space to Add Value to the Community • Attractive to Families, Serving Different Generations • Community Building, Creating a Sense of Community • Attractive Outside Space 	<ul style="list-style-type: none"> • Aquatic • Swimming and Aquatics • Gymnasiums • Children’s Play Area • Daycare • Tots + Teens Gathering Spaces • Health and Wellness • 50+ Services • Intergenerational Center – Seniors, teens, etc. • Youth Center and Programs 	<ul style="list-style-type: none"> • Aquatics • Gym Space • Health and Wellness • Teen Center • Activities Indoors and Out for All Ages • Youth Center and Programs • 50+ Services 	<ul style="list-style-type: none"> • Cardio • Fitness • Gym • Aerobics/ Fitness • Walking/ Jogging Track • Fitness Center 	

(Community Center Task Force Meeting – June 22, 2016)

Community Center Site Options

Community Center Task Force
July 19, 2016



Site parameters

- A. At least 8 to 10 acres
- B. Low or no cost
- C. Central location
- D. Access to transit
- E. Access to trails
- F. Additional space for expansion, trails, park, etc.

Private Property Considerations

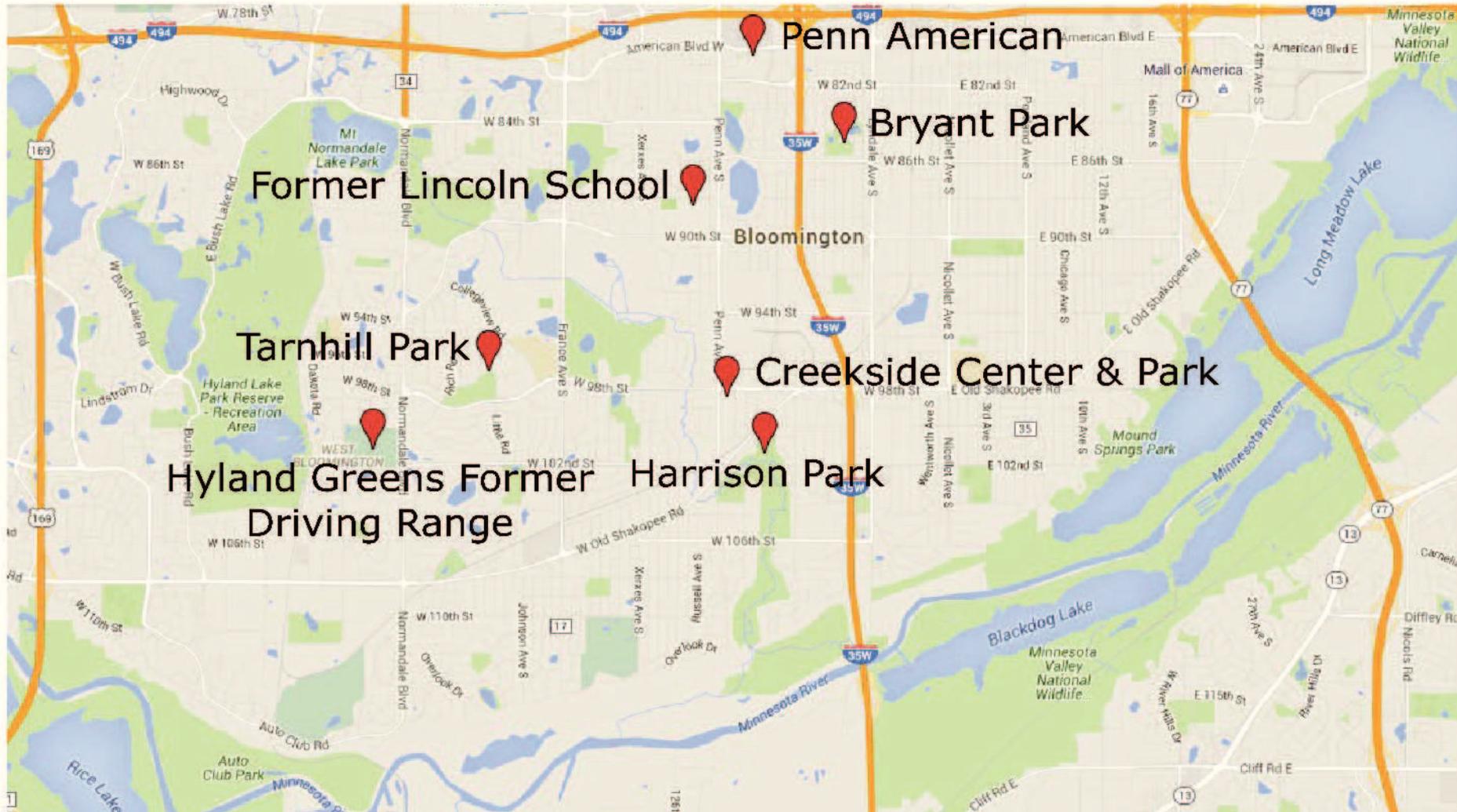
- Use of eminent domain to buy private property for public use is limited
- Cost
- City Code/zoning restrictions
- Displaces businesses and/or residents
- Takes property off tax rolls



Public Property Considerations

- Location
- City Code/zoning restrictions
- Cost
- Site characteristics (e.g., wetland, etc.)
- Compatibility with neighborhood

Potential sites



Bryant Park

1001 W. 85th Street



552,897 sq ft
12.69 acres



Creekside Center and Park

9801 Penn Avenue S.



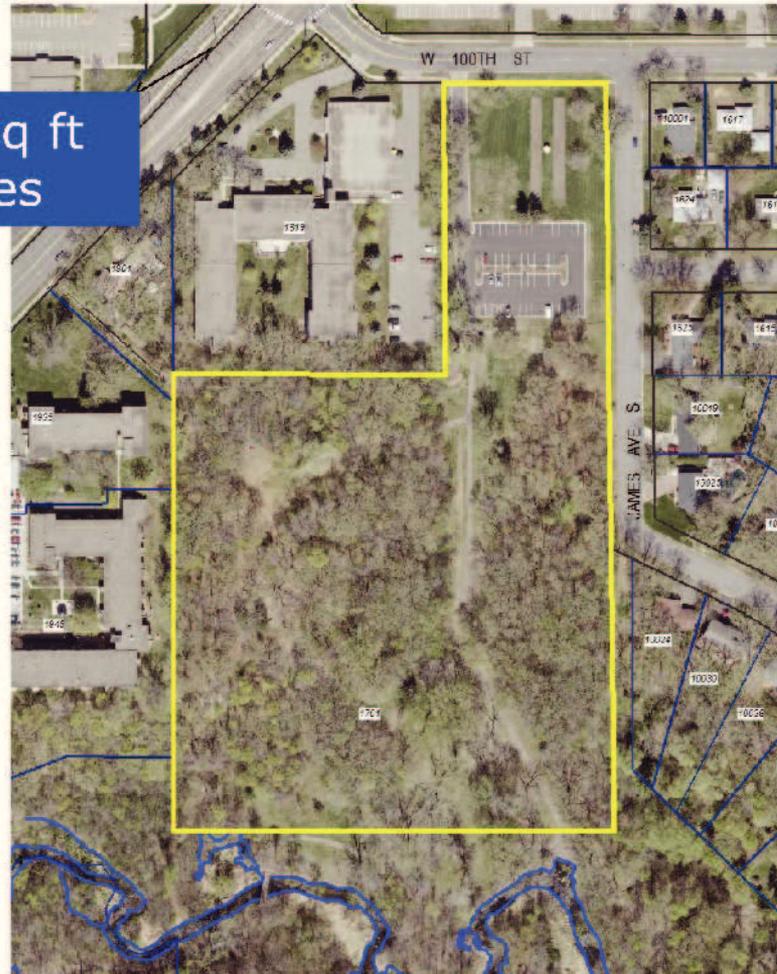
381,929 sq ft
8.77 acres



Harrison Park

1701 W. 100th Street

475,130 sq ft
10.91 acres



Hyland Greens Former Range

10100 Normandale Boulevard

409,550 sq ft
9.4 acres



Former Lincoln High School

2575 W. 88th Street



933,836 sq ft
21.44 acres

Penn and American

NW of American Blvd. and Knox Ave.



397,667 sq ft
9.12 acres

Tarnhill Park

9650 Little Road



747,358 sq ft
17.15 acres

Site Comparisons

	Central location	8-10 acres	No or low cost	Access to transit	Access to trails	Room to expand
Bryant Park	✓	✓	✓		✓	✓
Creekside Center + Park	✓	✓	✓	✓	✓	
Harrison Park	✓	✓	✓	✓	✓	✓
Hyland Greens Former Range		✓	✓			✓
Former Lincoln High School	✓	✓		✓		✓
Penn American		✓		✓		✓
Tarnhill Park		✓	✓	✓	✓	✓

3 Major Pillars of Needs Addressed by a Community Center

(Community Center Task Force Meeting – July 19, 2016)

Attracting and Retaining All Ages, Families, Diverse Community and Creekside Users	Providing a Year-Round Facility with Indoor and Outdoor Spaces	Providing Community Gathering Spaces that Create a Sense of Community
<ul style="list-style-type: none"> • Swimming and aquatics • Gymnasiums • Children’s play area • Daycare • Tots + teens gathering spaces • Health and wellness • 50+ services and programs • Intergenerational center – seniors, teens, etc. • Youth center and programs • Senior center and programs • HOME help services • Community Services • Public Health • City services • Human Services • All income levels • Community image • Easily accessible (location) • Attractive outside space • Community building – clear sense of community • Public use of space to add value to the community • Attractive to families, serving different generations 	<ul style="list-style-type: none"> • Activities indoors and outdoors for all ages • Aquatics • Gym space • Health and wellness • Teen center • Youth center and programs • 50+ services • Low-cost fitness programs • Cardio • Fitness center • Gym • Aerobics • Walking/jogging track 	<ul style="list-style-type: none"> • Large multi-use space • Community gathering space • Banquet/ large meeting space • Flexible/reservable spaces (meetings, events, weddings) • Meeting rooms • Flexible meeting spaces • Classroom space • Stage • Café gathering space • Dining and kitchen

Community Center Construction Estimates

HGA Needs Assessment Study

April 20, 2015

Size: 94,715 square feet

Direct Construction Costs	%	Cost/Square Foot	Total Cost
Site work (allowance)	4%	\$11	\$1,000,000
Demolition	0%	\$0	\$0
Foundations	6%	\$15	\$1,420,725
Structure	11%	\$28	\$2,696,841
Enclosure	4%	\$10	\$949,944
Roofing	5%	\$12	\$1,151,580
Interiors	26%	\$66	\$6,282,130
Building equipment/furnishings	2%	\$4	\$379,715
Elevators	0%	\$0	\$0
Mechanical	24%	\$60	\$5,730,257
Electrical	18%	\$46	\$4,328,058
TOTAL DIRECT COSTS	100%	\$252	\$23,889,251
General req./general conditions	6%	\$15	\$1,433,355
Contractor fee, bond and insurances	8%	\$21	\$2,025,808
Design/construction contingency	11%	\$29	\$2,734,841
TOTAL CONSTRUCTION COST		\$318	
Construction escalation to midpoint (Mar. 1, 2016)	6%		\$1,804,995
TOTAL CONSTRUCTION COST WITH ESCALATION		\$337	\$31,888,251
Owner soft costs @ 30% (allowance)*			\$9,566,475
TOTAL PROJECT COST**		\$438	\$41,454,726

*Architectural/engineering fees; furniture, fixtures and equipment; site survey, geotechnical; testing, builders risk insurance; security; telephone; IT/data head-end equipment; way-finding signage; artwork and special accessories.

**Does not include hazardous material removal, off-hour or overtime work, phasing or site acquisition.

Potential Future Options

Interior	Square Feet	Total Cost
Aquatics	31,538	\$11,150,000
Public Health	21,351	\$4,800,000
Motor Vehicle	3,262	\$880,000
Exterior		
Spash pads	2,500	\$50,000
Bocce ball courts	3,420	\$10,000
Community garden plots	20,000	\$50,000
Picnic space	900	\$25,000
Domed field house	80,000	\$2,360,000

Community Center Major Components

Common Spaces	# of Spaces	Square Feet	Cost/Square Foot	Total Cost
Common gathering space	1	1,000	\$45	\$45,000
Front desk	1	250	\$75	\$18,750
Coffee shop	1	700	\$15	\$1,420,725
Child watch area	1	1,640	\$40	\$65,600
Indoor playground	1	2,000	\$75	\$150,000
Multipurpose room	1	3,835	\$98	\$375,830
Multipurpose room stage	1	1,000	\$150	\$150,000
Multipurpose room storage	1	800	\$30	\$24,000
Full service kitchen	1	1,200	\$250	\$300,000
Catering kitchen	1	400	\$50	\$20,000
Personal needs room	1	120	\$45	\$5,400
Subtotal		12,945		\$2,575,305
Recreation				
Multiuse rooms	6	5,850	\$45	\$263,250
Meeting rooms/rental	2	1,000	\$50	\$50,000
Meeting room storage	1	300	\$50	\$15,000
Subtotal		7,150		\$328,250
Fitness				
Cardio equipment room	1	3,000	\$35	\$105,000
Free weights room	1	1,000	\$35	\$35,000
Circuit weights room	1	1,600	\$35	\$56,000
Running/walking track	1	6,000	\$30	\$180,000
Yoga/stretching studio	1	1,500	\$35	\$52,500
Dance/aerobic studio	1	2,000	\$40	\$80,000
Fitness area storage	1	300	\$35	\$10,500
Locker rooms	3	2,700	\$150	\$405,000
Laundry	1	300	\$55	\$16,500
Subtotal		18,400		\$940,500
Gymnasium				
Gymnasium	3	18,000	\$80	\$1,440,000
Gymnasium storage	1	800	\$35	\$28,000
Subtotal		18,800		\$1,468,000
Offices				
Office suite	1	1,500	\$45	\$67,500
Conference room	1	500	\$50	\$25,000
Workroom/kitchenette	1	350	\$45	\$15,750
File room	1	400	\$35	\$14,000
Subtotal		2,750		\$122,250
Building Support				
Loading dock	1	800	\$30	\$24,000
Vending area	1	120	\$35	\$4,200
Large item general storage	1	600	\$35	\$21,000
Subtotal		1,520		\$49,200
General Circulation				
Mechanical and circulation space		33,150	\$65	\$2,154,750
Subtotal		33,150		\$2,154,750
TOTAL		94,715	\$66.38	\$6,287,530

Community Center Construction Financial Projections

August 16, 2016



Construction Projections

Bonding & Operations			1-Apr-19	1-Apr-21
Project Construction Costs & Cost of Issuance			48,670,000	53,660,000
<i>annualized debt service rounded</i>			3,350,000	3,650,000
<i>est. operational costs</i>			1,500,000	1,591,350
<i>subtotal annual costs</i>			4,850,000	5,241,350
Aquatics Feature				
subtotal if Aquatics added			61,745,000	68,075,000
<i>annualized debt service rounded</i>			4,200,000	4,650,000
<i>est. operational costs</i>			1,750,000	1,856,575
<i>subtotal annual costs</i>			5,950,000	6,506,575
Land (if we need to acquire)				
Subtotal if Aquatics and Land			71,885,000	78,215,000
<i>annualized debt service rounded</i>			4,900,000	5,325,000
<i>est. operational costs</i>			1,750,000	1,856,575
<i>subtotal annual costs</i>			6,650,000	7,181,575



2019 Bond Issue

	Bond Issue Options	Est. Annual Debt & Operations	Est. Property Tax Levy Impact	Est. Monthly Impact on Median Value Property
Community Center Construction	\$48,670,000	\$4,850,000	7.88%	\$6.71
Community Center Construction with Aquatics	\$61,745,000	\$5,950,000	9.67%	\$8.24

2021 Bond Issue

	Bond Issue Options	Est. Annual Debt & Operations	Est. Property Tax Levy Impact	Est. Monthly Impact on Median Value Property
Community Center Construction	\$53,660,000	\$5,241,350	7.45%	\$7.21
Community Center Construction with Aquatics	\$68,075,000	\$6,506,575	9.25%	\$8.95

Gene Winstead and City Council

	Name	From	Comments
1.	Jim McCarthy	Minneapolis, MN	Help me communicate to City Council how important this issue is to people
2.	Dale Phair	Minneapolis, MN	Please consider adding turf space when planning the community center.
3.	Kaki McCarthy	Minneapolis, MN	It's a shame that Bloomington is one of the few communities that doesn't have an indoor turf to support our youth. All seasons in Minnesota and we support every ice sport, but grass sports no longer have to be limited by our short summer. Let's catch up to the other communities and be more than just hockey.
5.	Tammy Kellen	Bloomington, MN	
6.	Dan Knudsen	Minneapolis, MN	
7.	Aaron Buch	Minneapolis, MN	
8.	Chele Payer	Minneapolis, MN	
9.	Greg Gilbert	Bloomington, MN	Indoor turf would help all Bloomington youth, adults and outsiders to stay more active
10.	Patty Hergott	Minneapolis, MN	It would be so nice to be on a level playing field with Edina, Eden Prairie, Minnetonka, etc if we had access to year round fields. Our kids could stay in Bloomington instead of going to surrounding communities for soccer, LAX, etc.
11.	Mary Rathsabandith	Bloomington, MN	
12.	Jennifer Leuma	Bloomington, MN	
13.	Gayle Jacobs	Minneapolis, MN	Bloomington is a large community supporting two high schools and could not only benefit greatly from indoor turf but could also attract a lot of rental time from the space due to the central location.
14.	Mariana Lukacova	Moldava Nad Bodvou, Slovakia	
15.	Adriana Guevara	Bogota, Colombia	
16.	Stuart Paterson	Chelmsford, United Kingdom	
17.	sevdalina lalova	pleven, Bulgaria	
18.	Michelle Vipond	Bloomington, MN	
19.	Cinda Nirberg	Bloomington, MN	Bloomington is so far behind neighboring communities on this. We need a domed turf very badly. It would be a valuable resource for the city and helps hundreds of kids in our community.

	Name	From	Comments
20.	Robert Graff	Minneapolis, MN	
21.	Jonathon Harris	Bloomington, MN	Our youth and high school sports would benefit tremendously; lets leverage our community developments wisely.
22.	Nancy Lowe	Bloomington, MN	
23.	Jenn Wallace	Minneapolis, MN	
24.	Krista Miller	Minneapolis, MN	
25.	Jenn Graff	Minneapolis, MN	We need this to stay competitive with other families in terms of trying to attract new/young families to move to Bloomington.
26.	Kim Neuenfeldt	Bloomington, MN	
28.	Margaret Monson	Minneapolis, MN	Year around access to an indoor facility is community building! Also essential to complete in all sports. Let's entice new families into Bloomington where we can show the city's commitment to the future!!
29.	Gretchen Miller	Minneapolis, MN	
30.	Scott Cater	Chanhassen, MN	
31.	Dennis Neuenfeldt	Bloomington, MN	Having indoor practice turf would really help Bloomington as turf time is so valuable and so often lacrosse has to go to other cities in order to access that. Having indoor turf would bring other communities towards Bloomington and bring revenue here as well.
32.	Weiland Parrish	Bloomington, MN	It can hold more events then, that means more money
33.	Andrew Broman	Minneapolis, MN	
34.	Ahmad Abdalla	Minneapolis, MN	
35.	Matt Dempsey	Minneapolis, MN	Bloomington City Council Members please support opportunities for year-round athletics on our city. Obesity is a huge problem at all ages in our country, state, and city. Bloomington was a leader on health issues when banning smoking in all public area, an indoor turf field may actual do more to improve health in our city than banning smoking.
36.	Kris Trenary	Minneapolis, MN	We have the ability to do this! It would make the city money and help to keep athletes active in the winter months. We have the turf! Cover it and let it be used!
37.	Jonathan Holmes	Minnnetonka, MN	Critical need for future athletics in MN due to weather. Pls consider.
38.	Leigh Saunders	HASTINGS, New Zealand	
39.	Ryan Holm	Bloomington, MN	A must for our City.
40.	Shelley Abrams	Bloomington, MN	

	Name	From	Comments
41.	Robin Vodovnik	Bloomington, MN	Bloomington needs a covered turf facility. Many sport season are shortened because of weather in MN. We shouldn't have to go to neighboring communities to be able to practice inside. Bloomington would only benefit from our sports groups or other communities!
42.	Jennifer Siedow	Bloomington, MN	
43.	Nathan Grochow	Bloomington, MN	
44.	Reed Harms	Richfield, MN	
45.	Michele Masera	Bloomington, MN	I definitely think there is.a need for an indoor turf. IF WE don't keep up with our.neighbouring cities WE won't be able to not only provide our youth with opportunities but it will also impact the likelihood of new families moving into our community.
46.	James Jackson	Bloomington, MN	
47.	Adam Abrams	Bloomington, MN	It would be nice to not have to drive to other communities to use their facilities. We need this!
48.	Jessica Frey	Bloomington, MN	A community center in Bloomington is such a wonderful idea. This is an oportunity to create something that both the youth and elderly can enjoy. Bloomington puts a strong focus on the elderly and I can appreciate that but it severely lacks the focus on its youth. This is the chance to fix that. A covered turf area that the youth can utilize would only make sense since we have many schools and sports in Bloomington that would utilize it. It is so disheartening to have to travel to another city, pay higher sports fees and not have the opportunity for year round practice. I encourage you to re-evaluate your decision on this matter.
49.	Adam Nedry	Bloomington, MN	
50.	Kari Ingebritsen	Bloomington, MN	My kids are in multiple sports from lacrosse to soccer. Any time we need practice time in the fall, winter, and early spring, the teams are fighting for indoor spots, most of which are far away. We need more indoor space here that will enable these kids to have indoor facilities and keep that revenue in our community.
51.	Lars Ahlen	Bloomington, MN	
52.	Angela Thompson	Bloomington, MN	I support indoor turf in Bloomington.
53.	Cathy Backes	Bloomington, MN	
54.	Ben Spears	Bloomington, MN	
55.	Jonna Washington	Bloomington, MN	
56.	Dave Maiwurm	Bloomigton, MN	We're tired of paying for playing at other venues outside of Bloomington. Let's get this done.
57.	Mike Ingebritsen	Bloomington, MN	Please allow our youth to have the same opportunities that our neighboring communities have!

	Name	From	Comments
58.	Stephanie Savoie	Bloomington, MN	
59.	Leah Garner	Bloomington, MN	
60.	Susan Bizal	Bloomington, MN	In order to make Bloomington more competitive and attractive to new families, as well as serve the families and athletes already living here, adding amenities like indoor turf can only benefit the city in the long run. It is short sighted and not in the interest of long term city planning, to not put as many options, like an indoor turf practice space, into the new community center. It is among what many families evaluating school districts and city amenities look for.
61.	Emily Hansen	Bloomington, MN	
62.	Abby Countryman	Bloomington, MN	
63.	Nicole Schmitz	Shakopee, MN	
64.	Travis Payer	Bloomington, MN	
65.	Lisa Trinh	Bloomington, MN	
66.	Melissa Dunphy	Bloomington, MN	
67.	Gary Stockert	Bloomington, MN	
68.	Brianna Malm	Richfield, MN	Even though we don't live in Bloomington, my kids go to Bloomington schools and participate in Bloomington sports. We would love an indoor turf option to be able to continue participating in sports year round.
69.	Chuck Waletzko	Bloomington, MN	Build it right the first time. Bloomington must retain its youth. Build a facility we can all use!
70.	Kristi Reardon	Bloomington, MN	
71.	Maria Gatz	Bloomington, MN	Stop sending our sports teams to other communities. Our teams are wasting money and time going to other neighboring communities for off season playing time.
72.	Kirsten Frisch	Bloomington, MN	
73.	Sarah Oman	Bloomington, MN	
74.	Ryan Comstock	Bloomington, MN	
75.	Allison Lindman	Bloomington, MN	Not only would an indoor field benefit our community but could be a source of revenue for the city.
76.	Jackie Johns	Bloomington, MN	
77.	Ed Larsen	bloomington, MN	It would help youth of multiple sports compete on an equal playing field with neighboring cities.
78.	Molly Clare	Bloomington, MN	
79.	Paul Waletzko	Bloomington, MN	
80.	Steve and Melissa Chesky	Bloomington, MN	
81.	Darin Boone	Shakopee, MN	

	Name	From	Comments
82.	Outhai Rathsabandith	Bloomington, MN	
83.	Geoffrey Elfstrum	Bloomington, MN	
84.	Molly Lind	Bloomington, MN	This would be a great place for all ages to practice summer fall and spring sports when the weather is too cold.
85.	Valerie Svensson	Bloomington, MN	In order to make Bloomington more competitive and attractive to new families, as well as serve the youth and sports programs for families and athletes already living here, adding amenities like indoor turf is very important for long term sustainability. It is short sighted and limits community programs that is contrary to the tenants of long term community planning to eliminate or limit options like indoor turf practice space as part of a new community center. Opportunities to advance youth programs are one of the primary amenities that many families are evaluating when looking for a new school district and community residence.
86.	Nathan Miller	Bloomington, MN	
87.	Andrea Crane	Bloomington, MN	
88.	Matthew Jones	Bloomington, MN	An investment in youth sports venues is simply an investment in the future of the City of Bloomington. Indoor turf enables a wide range of organized sports like lacrosse and soccer, which build character, sportsmanship, competitiveness, confidence and self-esteem. Both boys and girls learn the value of hard work, integrity, discipline, teamwork, commitment and respect. Investments in the youth of the city build the foundations of a sustainable and renewable city, which provide immediate value to existing families and provide returns to future generations of Bloomington residents. It is simply the right thing to do.
89.	Kelly Rogers-Winston	Bloomington, MN	
90.	Corinne Thomson	Bloomington, MN	A covered indoor turf would attract new families and be a new source of revenue for the city'
91.	Ben Krakow	Bloomington, MN	As a member of the community I want to have pride in where I live and I want my city to be revered as a top city to live in. What makes that possible is top schools which bring families in along with places for our youth to gather and practice. Both support higher home values which keep people in our city. We added turf to both of our high schools bit didn't finish the job of creating stadiums for the fans to come and watch. Instead it is perceived as a band aid. Our baseball teams don't play on their campuses either. No more band aids. Let's be thoughtful and visionary not short sighted. If it's too late for even my 5th grader. But I <i>(continues on next page)</i>

	Name	From	Comments
91.	Ben Krakow	Bloomington, MN	<i>(continued from previous page)</i> fully support any cause to bring Bloomington to the upper echelon of Minneapolis suburbs. I challenge this committee to think many years forward rather than catching up to where so many communities already are. If you build it they will come. Right now "they" go to Edina and EP and Savage because it is not built.
92.	John Frein	Bloomington, MN	Kids need more space for activities. Mn and the elements are not conducive for outside recreation for a high percentage of the year. I would hope this facility is versatile for many recreational options, affordable and accessible to all.
93.	Kayne Weiler	Bloomington, MN	
94.	Tiffany Turner	Bloomington, MN	As a teacher and mom, please give our kids places to play and train year-round!
95.	Tim Gatz	Bloomington, MN	We need to stop spending our money renting space in other cities that have covered turf fields already. We need invest in Bloomington, build our own covered facility and keep the revenue stream within our own city.
96.	Susan Goedderz	Bloomington, MN	
97.	Steve Elmquist	Bloomington, MN	
98.	Clara Wu	Bloomington, MN	We believe that building an indoor turf center for Bloomington will attract young families to stay in the city. Already, my kids drive in the winter to St Paul, Savage and Eden Prairie for practices with their Bloomington teams. It's frustrating and business we could be giving to Bloomington instead.
99.	Ruben De Castro	zaragza, Spain	
100.	Stacey Dove	Bloomington, MN	
101.	Chad Clare	Bloomington, MN	I don't understand why you would spend that kind of money and not include a domed field. Our community will continue to fall behind other neighboring suburbs if we don't take advantage of these opportunities.
102.	Kari Goodermont	Bloomington, MN	
103.	Karla Schmitt	Bloomington, MN	
104.	Aaron Lind	Bloomington, MN	
105.	Nikole Krakow	Bloomington, MN	
106.	Lisbet Kaiser	bloomington, MN	
107.	Tina Serafin	minneapolis, MN	
108.	Joe Vodovnik	Bloomington, MN	
109.	Gary LeTendre	Bloomington, MN	

	Name	From	Comments
110.	Megan Schwalbach	Bloomington, MN	
111.	Daniel Domagala	Bloomington, MN	Indoor turf is a no-brainer and long overdue for a city our size. I am confident there will be more than enough interest from organizations in neighboring cities to maintain a robust and economically feasible complex schedule. Bloomington needs to evolve or continue to get left behind.
112.	Ryan Van Brunt	Bloomington, MN	
113.	Travis Wolfe	Bloomington, MN	Turff should be considered.
114.	Susan Freiberg	Bloomington, MN	
115.	Andy Lee	Bloomington, MN	Additional indoor turf would allow our local sport teams, both boys and girls, to become more competitive. We spend a minimum of \$1000 each year for indoor training at various facilities across the twin cities. This requires kids and parents to drive farther than they should. Both high schools have enough space to build one and would be a great addition to the community.
116.	Claudine Weiler	Bloomington, MN	The city of Bloomington needs to evolve to provide for additional indoor turf so that our youth can have the same opportunities as some of our neighboring suburbs.
117.	Patrick Church	Bloomington, MN	Our city does have children who participate in sports. I understand out seniors also need a place to congregate and be a part of the whole that is our community... No more or less than our city's youth however.
118.	Paul Mussell	Bloomington, MN	
119.	Rachel LeTendre	Bloomington, MN	
120.	Erling Ringquist	Bloomington, MN	Don't let Bloomington become an inner ring suburb on the decline. All our neighboring cities have this type of facility for their kids.
121.	Jennie English	Bloomington, MN	
122.	Jessica F	Bloomington, MN	A city our size should have some of the same amenities as our neighboring cities. Please do not ignore the needs of our cities youth and families! Include indoor turf in your planning. Let's build something that all people in our community will use and value, drawing in not just more revenue for the city but young families to live in Bloomington.
123.	Christine Grochow	bloomington, MN	
124.	Nitara Frost	Bloomington, MN	Local kids need a place in Bloomington to practice and train in the offseason or in bad weather. Indoor turf would be rented year round for various activities and being our city up to speed with others nearby who have indoor turf already.
125.	Edgar Madsen	Bloomington, MN	

	Name	From	Comments
126.	Tona Fierro	Bloomington, MN	Soccer, softball, baseball and lacrosse. All sports that train in the off season and currently use facilities in South St Paul, Rosemount and Savage/Shakopee to train. Why continue to send revenue to other communities when we have the opportunity to offer it in our own community. Not to mention the additional revenue our community could then bring in. Additionally, winter sports currently struggle with getting the gym space they need as they are competing with off season sports. This particularly impacts youth sports and adult community sports.
127.	Kari Baumbach	Burnsville, MN	My grandson endured dangerously hot weather during games and practices this summer. Maintaining grasses these days is costly, toxic and a drain on resources. It's time.
128.	Heidi Hoffbeck	Bloomington, MN	
129.	Maureen Stewart	Bloomington, MN	Bloomington schools charge so much to use their gyms for our basketball programs we can't afford to even play there. It's nonsense. We need a facility that shows they want to keep sports alive in Bloomington and help our community and our youth
130.	Lisa Bruins	Bloomington, MN	
131.	Carol Hofstad	Bloomington, MN	
132.	Tony Zosel	Bloomington, MN	
133.	Elizabeth Graf	Bloomington, MN	
134.	Kristin Honan-Engel	Bloomington, MN	
135.	Jennifer Ortiz	Bloomington, MN	
136.	Rachel Loftus-Jungwirth	Bloomington, MN	
137.	Tiffany Southard	Bloomington, MN	
138.	Carrie Brown	Bloomington, MN	
139.	Jim Jarvis	Bloomington, MN	
140.	Brigitte Janasz	Bloomington, MN	
141.	Renae S	Bloomington, MN	
142.	Steve E	Bloomington, MN	Bloomington is WAY overdue to invest in a facility like this, similar to what my son has to go to in Savage. Make the investment in Bloomington, keep the money in Bloomington. This is financial common sense.
143.	Greg Weatendord	Bloomington, MN	
144.	Shelly Filippi	Bloomington, MN	
145.	Sophie Defoe	Minneapolis, MN	

	Name	From	Comments
146.	Kianna Cox	Bloomington, MN	I am a basketball player at Kennedy highschool and would like to have as much time in the gym as possible because I feel like it is unfair that the basketball teams don't get courts
147.	Gloria Lopez	Bloomington, MN	
148.	Amber Bernhardt	Bloomington, MN	There's no reason why Bloomington should be one of the only surrounding communities that doesn't have a covered turf. It would be such an asset to our community. Please hear our voices through this petition and allow this to happen. Thank you!!!
149.	Shelley Kubas	Bloomington, MN	
150.	Colleen Quade	Bloomington, MN	
151.	Aaron Gutzmann	Bloomington, MN	I would love to play indoor soccer in my own town!
152.	Sarah Pepka	Bloomington, MN	Please consider turf in the community center
153.	Joelle Madsen	Bloomington, MN	An indoor turf would cater to many generations...young and old. A great revenue generator and a place to go in the winter.
154.	Emily Lillmars	Bloomington, MN	With many cuts in school sports and a strong draw to club sports I do feel that an area for practice, fun, and training that has year round access would be beneficial. This decision to include a covered turf keeps kids actively advancing and promotes continued participation that keeps the kids local as well as funds earned local.
155.	Julie Deutsch	Bloomington, MN	
156.	Erich Manwarren	Bloomington, MN	
157.	Grant Effertz	Bloomington, MN	The city of Bloomington supports one of the largest fastpitch softball associations in the entire state. Sadly, we are lacking when it comes to adequate game and practice space. Fastpitch softball has become a year round sport. Sending our kids to facilities in other cities no longer makes sense. We have plenty of sports who would benefit from indoor turf. It's time for the city of Bloomington to refocus some resources on our sports facilities...old and new.
158.	Tim Schneider	Bloomington, MN	You always seem to find the money to support the Mall of America projects, bike paths etc. How about enriching our community with the same type of facilities other communities offer their citizens. It just might help our property values go up instead of staying stagnant or dropping.
159.	John Thurston	Bloomington, MN	Keep our kids in the city they live! Let's step up to the plate here!

	Name	From	Comments
160.	Molly Bellmont	Bloomington, MN	Yes please!!!! Don't give money to their communities when WE can benefit and even offer it to other communities to use!! For example we drive out to Chaska for their indoor awesome community center and all it provides!
161.	Stacy Goltz	Bloomington, MN	
162.	Bella Fierro	Bloomington, MN	
163.	April Goodin	Bloomington, MN	It's important for all of Bloomington to have a place where students can participate together in sports. We shouldn't have to use another city's facilities. Let's keep our dollars local!
164.	Kathie Williams	Bloomington, MN	
165.	Jennifer Hofman	Bloomington, MN	
166.	Diana BEARD	Luton, United Kingdom	
167.	Laura Daniels	Bloomington, MN	
168.	Jimmy Tran	Bloomington, MN	
169.	Julie Abbey	Bloomington, MN	We need to improve the children friendly aspect of our community to draw in more families to buy houses here.
170.	Liz Knudsen	Bloomington, MN	Bloomington needs to get on board and offer a place for youth to play indoor sports year round. It is a shame that we need to spend money for our children to play at other facilities around the South Metro.
171.	Lilian Petite	Bloomington MN, MN	
172.	LaWanda Wright	Bloomington, MN	
173.	John Anding	Bloomington, MN	
174.	Amaya Fierro	Bloomington, MN	
175.	Chris Geist	Bloomington, MN	
176.	Jennifer Schneider	Bloomington, MN	
177.	Maura Studer	Bloomington, MN	Bring indoor turf to Bloomington - keep Bloomington sports in Bloomington and bring additional funds and opportunities in!!!!
178.	Ann Nusbaum	Bloomington, MN	
179.	Tammy Galvin	Bloomington, MN	
180.	Kelly Bartsh	Bloomington, MN	
181.	Deb Brandwick	Bloomington, MN	
182.	Becky Buhler	Bloomington, MN	
183.	Suzanne Johnsrud	Bloomington, MN	
184.	Dave Sommerness	Bloomington, MN	

	Name	From	Comments
185.	Richard Goodin	Bloomington, MN	Let's do this facility right and give our kids the opportunity to have an indoor field that could be used year round like our neighboring communities
186.	Paul Flandermeyer	Bloomington, MN	Let's be the great city we are for our kids we need indoor turf lets get it done
187.	James Miller	Bloomington, MN	
188.	Vanessa Johnson	Bloomington, MN	
189.	Pamela Dudziak	Bloomington, MN	Please invest in facilities that will provide greater opportunities for more children to participate, and help attract families with children into our community and school district.
190.	Michelle Carr	Charlotte, NC	
191.	Alicia W	Bloomington, MN	I have raised 6 kids (still 4 left) in Bloomington and as a "sports" parent I have found Bloomington has fallen short when it comes to our kids. We have great potential here in Bloomington to be the host of great sporting events! It is a shame we have to go to other cities when we have the ability to make our own city just as wonderful! Lets put money into what makes these kids happy and busy!!! While I have your attention...lets get a place for these kids to gather and do positive things together.
192.	Brandon Tveitbakk	Bloomington, MN	
193.	Matthew Schwalbach	Bloomington, MN	
194.	Jill Bickett	Bloomington, MN	This is necessary to attract young families and keep our kids local in their activities. We have had to drive to lakeville and St. Paul for certain Bloomington practices which is very frustrating.
195.	Deb Sieling	Bloomington, MN	
196.	Jeffrey Jungwirth	Bloomington, MN	Young families with children drives Bloomington's economics. The more facilities available for children will promote more young families to put down roots here. More kids, more money for schools. More money for schools, better schools. Better schools, more families want to put down roots here. Activities in Bloomington means more money staying in Bloomington. As in business, you have to spend money(wisely) to make money.
197.	Amanda Elfstrum	Bloomington, MN	Absolutely need indoor turf for all youth sports. Our neighboring communities have it for soccer, lacrosse, baseball, football and many other sports. It's imperative we have this for our youth teams and to attract families to Bloomington. We are at a competitive disadvantage to our surrounding communities without it. I have had to drive many miles to other facilities in the metro so my son's <i>(continues on next page)</i>

	Name	From	Comments
197.	Amanda Elfstrum	Bloomington, MN	<i>(continued from previous page)</i> could practice their sports because we don't have an indoor facility for them.
198.	Brian W	Bloomington, MN	
199.	Sharon Howat	Bloomington, MN	
200.	Mike Baker	Bloomington, MN	This something we should have in our city, this is from a parent who spends lots of time and money driving to other cities to use their turf space for my daughters sports.
201.	Rhonda Gombold	Bloomington, MN	We need to be investing in our community resources and infrastructure that attracts families. This is one of the ways we can do this!
202.	Melody Shilson	Bloomington, MN	
203.	Nicole Becker	Bloomington, MN	
204.	Maria Hotchkiss	Bloomington, MN	Indoor turf for Bloomington! !!!
205.	Aaron Ritchie	Bloomington, MN	In Minnesota/Twin Cities area, a sports dome/turf has become a huge factor for families when considering what city they choose to buy in. Aaron Ritchie - Coldwell Banker Burnet
206.	Kathy Anderson	Bloomington, MN	
207.	Amy Anding	Bloomington, MN	
208.	Alberto Fierro	Bloomington, MN	
209.	Amy Brusven	Bloomington, MN	
210.	Micha Engel	Bloomington, MN	
211.	Cathy Currier	Bloomington, MN	
212.	Michelle Padua	Bloomington, MN	
213.	Nancy Heintz	Chandler, AZ	
214.	Heidi Streed	Bloomington, MN	This would be a great attraction for young families to move here. Bloomington has a lot to offer and this would only enhance those options. As a parent with kids in soccer i would love it if we didn't have to drive to Souh St. Paul for them to practice indoors.
215.	Marcos Vila Gomez De Segura	barcelona, Spain	
216.	Rosanne Miller	Richfield, MN	
217.	Erica Busta-Loken	Bloomington, MN	
218.	Jennifer Drobinski	Bloomington, MN	
219.	Maria renata	Jakarta, Indonesia	
220.	Rob Brandwick	Bloomington, MN	
221.	jean thomlinson	bloomington, MN	
222.	Kimberly Moren	Bloomington, MN	

	Name	From	Comments
223.	Craig swanson	bloomington, MN	It would be a great boost to the city of Bloomington to have an indoor facility that would impact so many sports.
224.	Michelle Vodovnik	Bloomington, MN	
225.	Tracy Nelson	Bloomington, MN	
226.	Matt F	Bloomington, MN	
227.	Laura Carlson	Bloomington, MN	Please make all year availability for the youth playing soccer in Bloomington. We should represent all sports in the new arena, especially since soccer is a huge sport at our both of our high schools!
228.	Ross Larson	Bloomington, MN	
229.	Andrew Larson	Saint Paul, MN	I grew up in Bloomington and coached there. This is something that the community needs, instead of out sourcing the business (indoor turf time) to other communities.
230.	greg wallace	bloomington, MN	
231.	Kris Seitz	Bloomington, MN	I am in support of indoor turf.
232.	Ryan Goodermont	Bloomington, MN	
233.	Dan Bickett	Bloomington, MN	
235.	Jason Kapsner	Bloomington, MN	
236.	Tammy Kapsner	Bloomington, MN	
237.	kathy johnson	bloomington, MN	
238.	John Cobb	Bloomington, MN	Can you please allow funding for Bloomington, MN to have indoor turf? We need it!
239.	Sarah Streitz	Bloomington, MN	
240.	Rafael Fuster Brea	Madrid, Spain	
241.	Rebecca Thornburg	Bloomington, MN	
242.	Bryan Nemzek	BLOOMINGTON, MN	
243.	Patricia Harris	THOMPSON, MO	
244.	Scott Cater	Bloomington, Turks And Caicos Islands	Our community needs an indoor turf facility, numerous neighboring communities have them and make a lot of money off of us.
245.	Tanya Sabini	Hertfordshire, United Kingdom	
246.	Don Prellwitz	Bloomington, MN	
247.	Michelle Sether	Bloomington, MN	
248.	Todd Hauch	Bloomington, MN	
249.	Matthew Kalkman	Bloomington, MN	

	Name	From	Comments
250.	Kael Brown	Bloomington, MN	I have two young children who I hope will play soccer and/or lacrosse IN Bloomington! We need to get on board with our neighboring cities and provide a turf covered area for this! If we want to keep the younger generation in Bloomington I would highly suggest we revisit this turf issue.
251.	Tonja Alvarado	Bloomington, MN	Bloomington needs to catch up with neighboring communities. Our family has lived here since 1993 and we've been driving to West St Paul, Savage, Edina and many more communities, spending thousands of dollars to rent their turfs, for over a decade now. Pathetic.
252.	Ally Larson	LONDON, United Kingdom	I want my cousins to have a new field!!
253.	Brian Johnson	Bloomington, MN	
254.	cary johnson	bloomington, MN	Bloomington has steadily fallen behind neighboring communities with regard to its sports facilities. An indoor turf facility would move us closer to parity with adjacent cities.
255.	Lisa Christensen	Bloomington, MN	
256.	Tammy Workman	Bloomington, MN	Please consider an indoor turf. It would add a lot of value to our community and it could be a deal breaker when young families are considering a place to buy a home. Sports are very important to the health and well being of children. My kids have benefited immensely from playing sports in Bloomington. I am proud that I live here and we are blessed by all the wonderful people our family has met from playing sports in Bloomington. Don't let this opportunity to enhance our community pass you by. This is a win win situation.
257.	Melissa Kamp	Bloomington, MN	
258.	Craig Trenary	Bloomington, MN	I would sincerely love to see Bloomington make this investment in youth athletics in our city. We are in desperate need of an indoor turf practice facility.
259.	David Hofstad	Bloomington, MN	I support adding indoor turf to the new proposed community center in Bloomington. Artificial turf provides opportunities for various sports teams and individuals to practice and develop their skills when outside training and games are not an option. Also, having been involved with sports in some capacity for 40+ years, know that this is what it takes to keep athletics strong in number and competitive for local schools and communities. Bloomington has fallen behind other similar cities with regard to this and if built, may be one of the considerations of young families considering Bloomington as a place to live and raise their families.
260.	Amy Orr	Bloomington, MN	
261.	Emily Voelker	Bloomington, MN	

	Name	From	Comments
262.	Carin Lunneborg	Bloomington, MN	
263.	Barry LeBlanc	Richfield, MN	
264.	Niki Nenovich	Bloomington, MN	
265.	Matt Crane	Bloomington, MN	Please add indoor turf
266.	Mary Copouls	Bloomington, MN	Please keep the indoor turf!
267.	Andrew Ruppert	Bloomington, MN	We need to support our youth!
268.	Jay Dosan	Bloomington, MN	
269.	Carly Prellwitz	Bloomington, MN	
270.	Kara Nelson	Bloomington, MN	
271.	Beth Ringquist	Bloomington, MN	
272.	Sheryl Long	Bloomington, MN	
273.	Adam Nedry	Bloomington, MN	
274.	Lauri Mickelson	Bloomington, MN	
275.	Scott Goedderz	Bloomington, MN	
276.	Rob Copouls	Bloomington, MN	
277.	Bob Countryman	Bloomington, MN	In order to create a vibrant and active community Bloomington needs to upgrade facilities for youth sports. A covered turf facility will help support the many youth teams already in Bloomington who currently have to travel to other cities in order to practice indoors in the winter. Upgrading facilities will also be draw for new families to move to Bloomington.
278.	Steve Rosenberg	Bloomington, MN	Please reconsider your decision! It makes no sense to build this facility without a covered turf, making it unusable for 4-6 months of the year.
279.	Sylvia Johnson	Bloomington, MN	
281.	Dayna Bassett	Bloomington, MN	
282.	Chad Peterson	Bloomington, MN	
283.	Thomas Tisdell	Bloomington, MN	It would be great to have so I don't need to got Savage or beyond to watch Lacrosse indoors
284.	Kim Gehant	Bloomington, MN	Adding a turf would not only enhance our youth's athleticism, enjoyment and opportunities, but it will draw new families to our city. Keep the turf!
285.	Allan Dosan	Bloomington, MN	I believe indoor turf would help the Bloomington schools be more competitive, attract more events to the school and provide kids and experience that will make them successful in their goals to reach the next level.
286.	Michelle Larson	Bloomington, MN	
287.	Brent Jensen	Bloomington, MN	
288.	LuAnn Hajduk	Bloomington, MN	
289.	Hillary Plank	Bloomington, MN	

	Name	From	Comments
290.	jason barker	bloomington, MN	
291.	Margaret Brandt	Bloomington, MN	
292.	Andrea Kittelson	Bloomington, MN	Please add an indoor field to the new community center.
293.	Sheila Johnson-mindermann	Bloomington, MN	
294.	Lisa Brandt	Bloomington, MN	
295.	Sarah Olson	Bloomington, MN	
296.	Sarah Arnold	Bloomington, MN	
297.	Cindy Elmquist	Bloomington, MN	We need to keep up with our neighboring communities. Smith Field is terrible. The bleachers are wrecked. It looks terrible compared to other communities.
298.	Shannon Van Brunt	Bloomington, MN	
299.	QQ Tisdell	Bloomington, MN	
300.	Jodie Opstad	Bloomington, MN	
301.	Casey G	Minneapolis, MN	
302.	Julie Oss	Bloomington, MN	
303.	Frank Norberg	Bloomington, MN	Bloomington is falling behind so many other surrounding communities that are growing and thriving. We need to keep pace with the direction communities are going. Indoor turf is just one way to keep Bloomington healthy, relevant and prosperous. Property values depend on smart development like this.
304.	Celena Rea	Bloomington, MN	Would be sick
305.	Jasmine Rouzegar	Bloomington, MN	
307.	Stasia Nelson	Bloomington, MN	
308.	Ed Krammer	Bloomington, MN	
309.	Natalie Pearson	Bloomington, MN	
310.	chloe lafond	Richfield, MN	
311.	Isabelle Johnson	Minneapolis, MN	
312.	Sarah Doner	Bloomington, MN	
313.	Brian Monssen	Bloomington, MN	Bloomington needs a dome run it like Champions hall in EP Will be profit center
314.	Rachel Geist	bloomington, MN	
315.	Jerrold Brandt	Bloomington, MN	
316.	Cyndi McDurmott	Bloomington, MN	
317.	Jodi Miller	Bloomington, MN	

	Name	From	Comments
318.	Francisco caballero	Bloomington, MN	We have been part of the community for 16 years. During winter time our daughter and us have not been able to enjoy a soccer facility in Bloomington. It is about time that our taxes are used for such facility. Thanks,
319.	John Mckeand	Bloomington, MN	
320.	Deborah Borrell	Bloomington, MN	I think this would generate a lot of revenue for our community
321.	Magnus Skold	Bloomington, MN	
322.	Anthony Sinner	Bloomington, MN	
323.	Mary Winkels	Bloomington, MN	We need an indoor venue for our kids to engage in their sports during winter months. I've often thought that some of our closed big box stores could be converted!!
324.	Sonia Vega	Bloomington, MN	
325.	Veronica Gomez	Barcelona, Spain	
326.	LORRI KREUSCHER	BLOOMINGTON, MN	
327.	Vicki Trecker	Bloomington, MN	I support this as I am no longer interested in supporting other cities domes with my money. With a city as big and strong supposedly as Bloomington is (was) why should we be forced to go to EP, Edina, St Paul, Savage for sports domes for our teams.
328.	Amy Belisle-Keith	Bloomington, MN	
329.	Raquel Jarabek	Bloomington, MN	
330.	Kara Pederson	Bloomington, MN	
331.	Matthew Long	Bloomington, MN	I think this would be a great benefit to our city, both monetarily and for convenience for several different sports programs in the city.
332.	Brenda Haag	Bloomington, MN	Bloomington needs an indoor turf facility to help keep our kids active and keep Bloomington competitive with surrounding communities.
333.	Jill Oldenburg	Minneapolis, MN	
334.	Joule Oldenburg	Bloomington, MN	
335.	jennifer zarth	Bloomington, MN	
336.	Erin Evans	Bloomington, MN	
337.	Justin Evans	bloomington, MN	
338.	Aimee J.	Bloomington, MN	I am tired of driving 3 children to West St. Paul's dome. We need to have an indoor venue for soccer and other sports that need indoor training in the winter.
339.	Sara Remsbottom	Bloomington, MN	

	Name	From	Comments
340.	Patrick Howard	Richfield, MN	Yes, please consider an indoor practice space to be included with a new community center. It would benefit both the City of Bloomington as well as all the families that live there and that will visit the city to use the space.