
Community Center Update



City Council Study Session

April 8, 2019

Facility Amenities



- Pool - medium or large
- Fitness - medium or large
- Multi-purpose rooms
- 250 seat multi-purpose space with kitchen
- Café – small
- Indoor playground – with birthday party space
- Drop off childcare
- Gyms
- Walking track

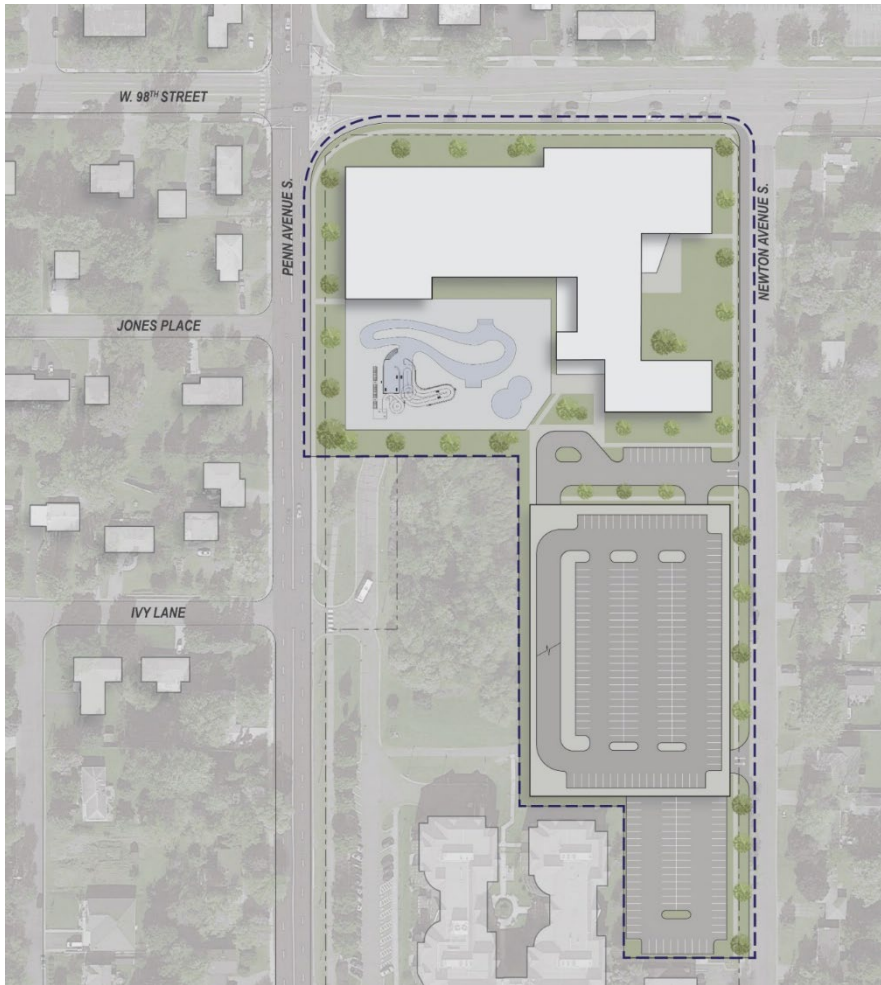
Possible considerations:

- Outdoor pool
- Parks & Recreation offices & Public Health offices and clinic

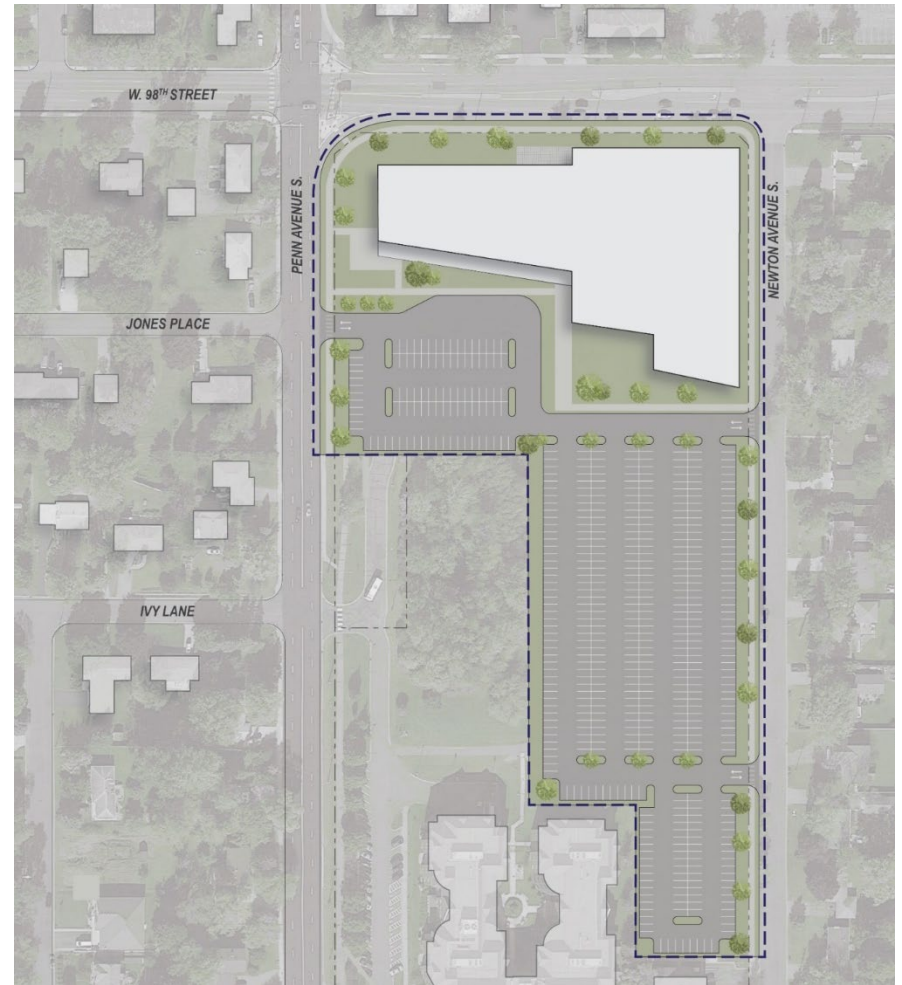
Proposed Facility Comparison



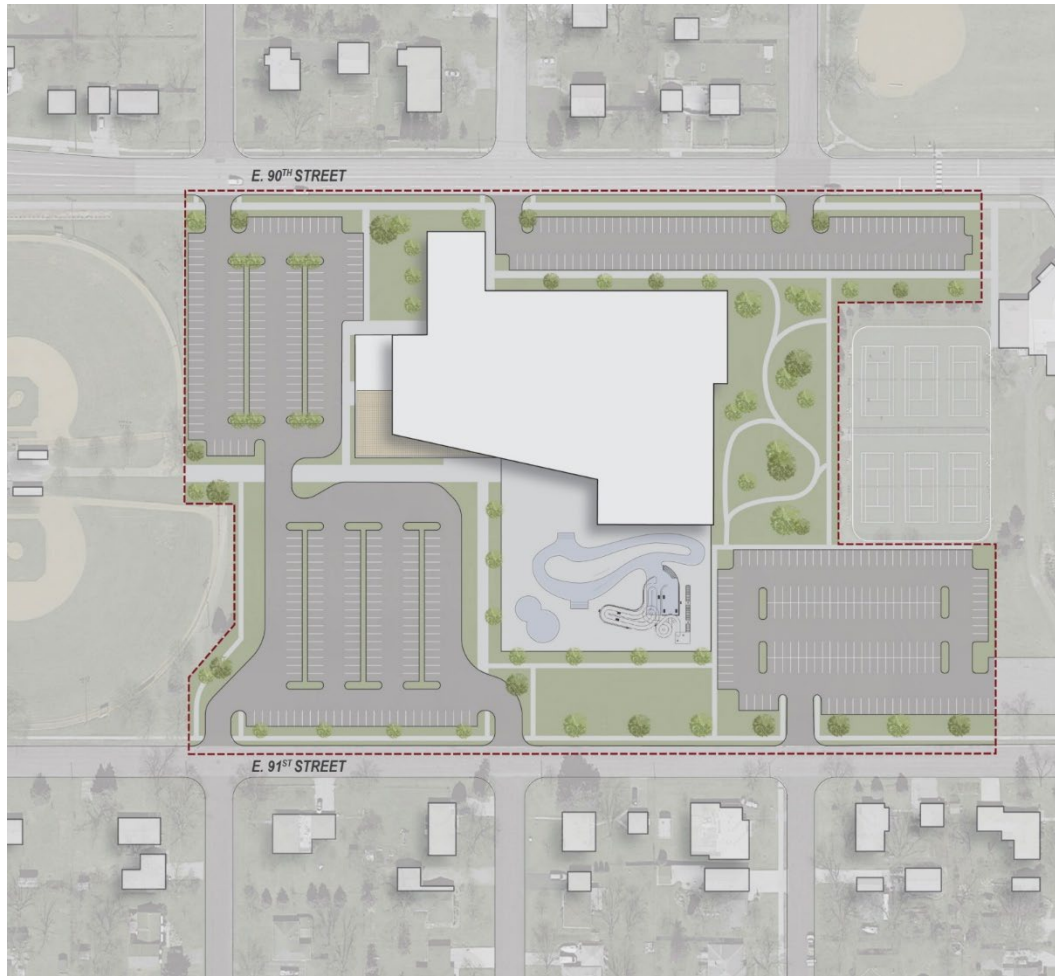
	<u>Medium</u>	<u>Large</u>
Gymnasium and Indoor Playground	30,800 SF	30,800 SF
Indoor Aquatics Programs	16,650 SF	25,140 SF
Common Areas	14,500 SF	14,560 SF
Fitness Programs	7,920 SF	12,420 SF
Child Care	1,500 SF	1,850 SF
Parks and Recreation Offices	3,070 SF	3,070 SF
Public Health Offices and Clinic	13,878 SF	13,878 SF
Building Support	<u>7,140 SF</u>	<u>8,060 SF</u>
Assignable Square Feet Total	95,458 SF	109,778 SF
Non Assignable Square Feet	<u>40,911 SF</u>	<u>47,048 SF</u>
GSF - Public Health & Parks & Rec.	136,369 SF	156,826 SF
GSF - Without Public Health	117,000 SF	137,457 SF



Creekside Large



Creekside Large (no outdoor pool)



Valley View Large



COMMON AREAS

- 1 Lobby / Reception
- 2 Cafe
- 3 Fireside Commons
- 4 Multi-Purpose Activity Room
- 5 Large Multi-Purpose Event Space
- 6 Activity Room Storage
- 7 Catering Kitchen

AQUATICS PROGRAMS

- 1 Natatorium / Pool Storage / Office
- 2 Locker Room
- 3 Outdoor Aquatics Programs

GYMNASIUM / INDOOR PLAY

- 1 Gymnasium
- 2 Gymnasium Storage
- 3 Walking / Jogging Track
- 4 Indoor Playground

FITNESS PROGRAMS

- 1 Training Space / Fitness Studios
- 2 Reception / Offices / Storage

KIDS CLUB

- 1 Drop-Off / Activity Area / Support

PUBLIC HEALTH PROGRAMS

- 1 Reception / Offices / Support

PARKS / REC. PROGRAMS

- 1 Reception / Offices / Support

PARKING

On Grade	230
Parking Structure (each level)	160
Total On-Site Parking	550



Creekside Large | Ground Floor Plan



- COMMON AREAS**
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- FITNESS PROGRAMS**
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- PUBLIC HEALTH PROGRAMS**
- 1 Reception / Offices / Support

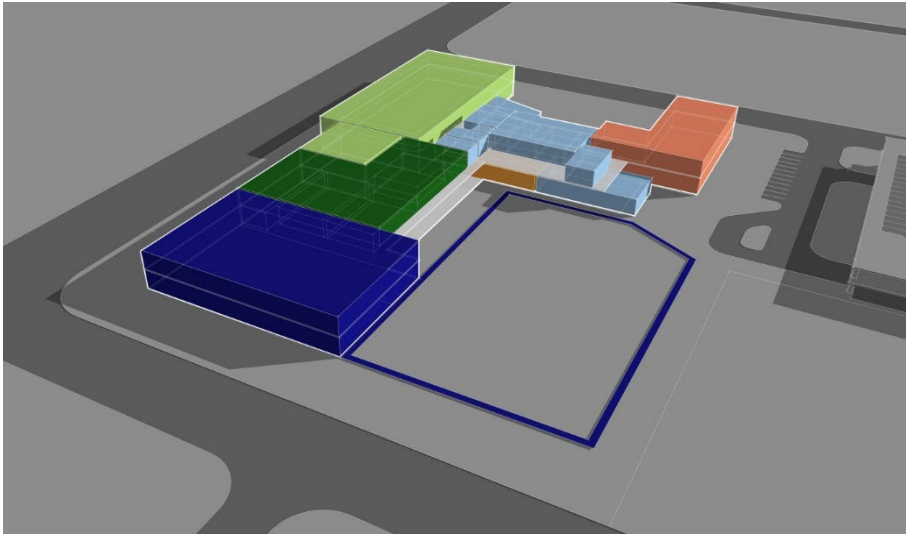
- PARKS / REC. PROGRAMS**
- 1 Reception / Offices / Support

PARKING

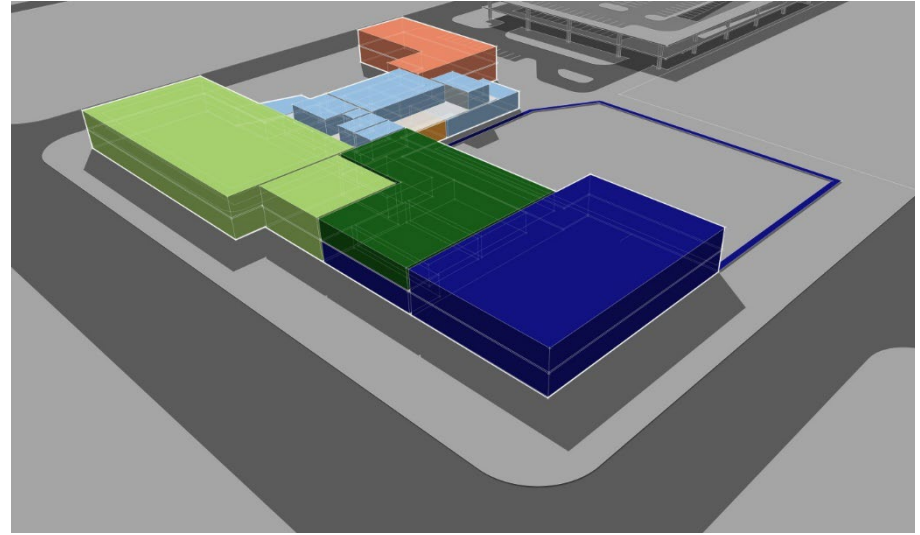
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Creekside Large | Second Floor Plan



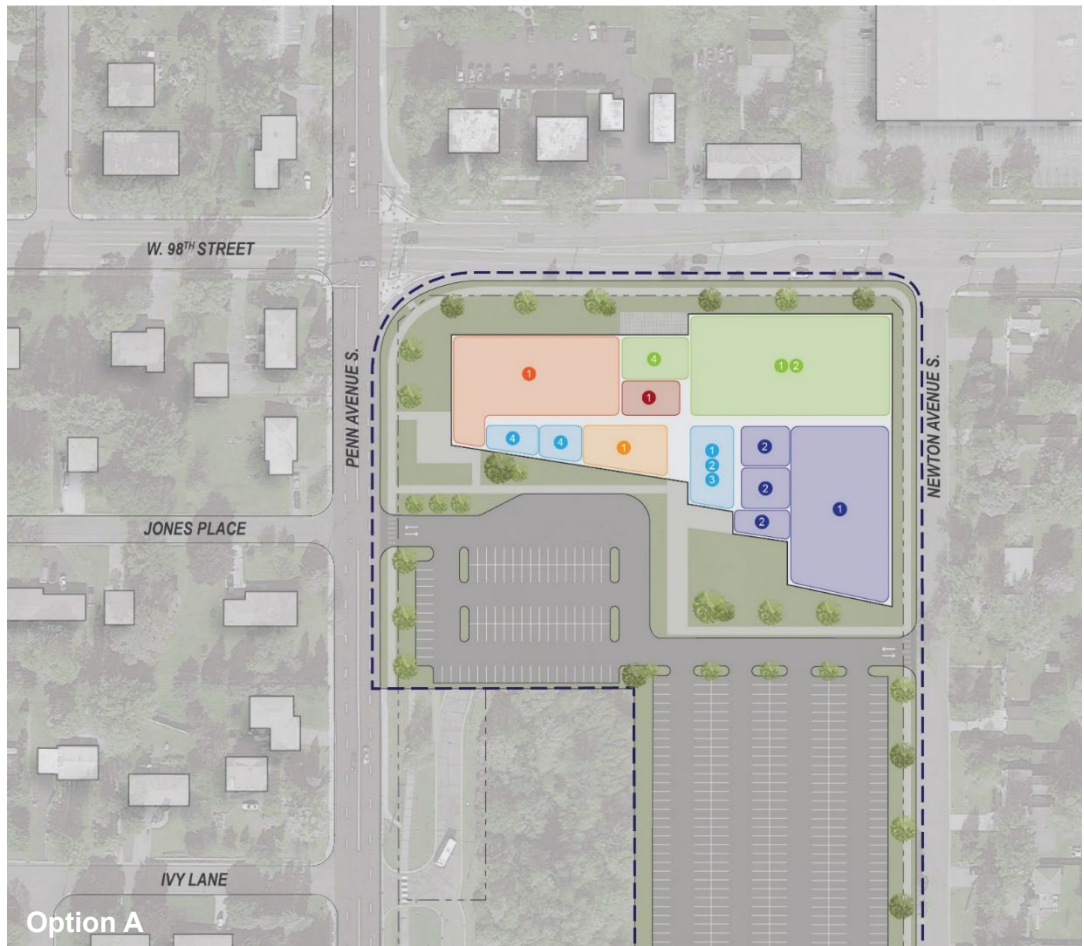
View from Southwest



View from Northwest



Creekside Large – 3D Massing



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KIDS CLUB

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PUBLIC HEALTH PROGRAMS

- 1 Reception / Offices / Support

PARKS / REC. PROGRAMS

- 1 Reception / Offices / Support

PARKING

North Lot	90
South Lot	410
Total On-Site Parking	500

0' 50' 100' 200'

Creekside Large | Ground Floor Plan (no outdoor pool)



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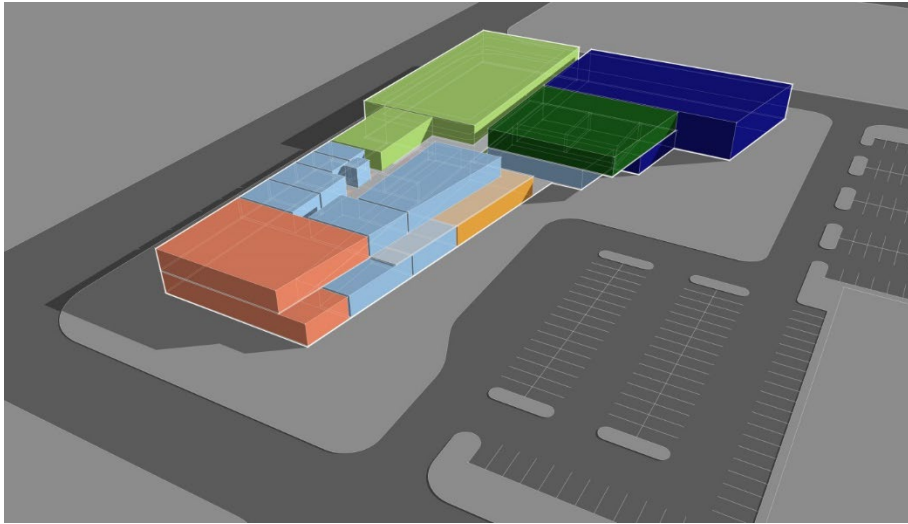
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PARKING

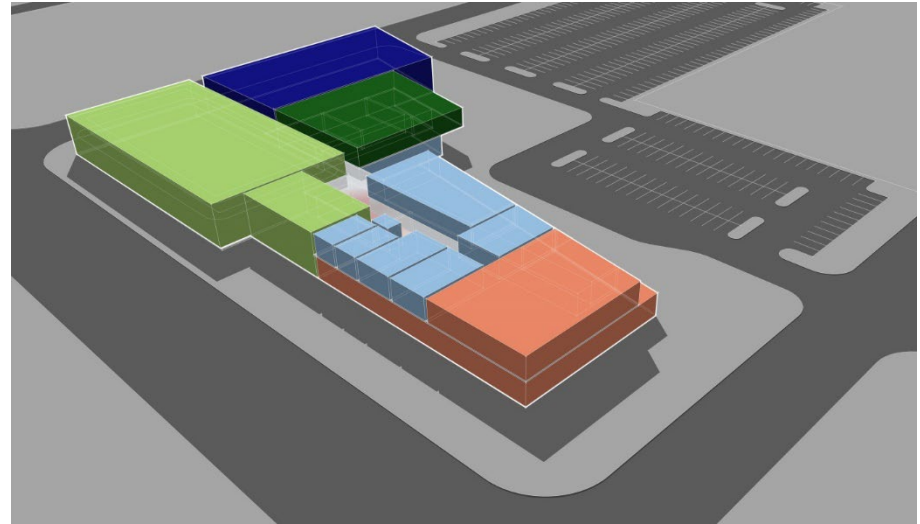
North Lot	90
South Lot	410
Total On-Site Parking	500



Creekside Large | Second Floor Plan (no outdoor pool)



View from Southwest



View from Northwest



Creekside Large (no outdoor pool) 3D Massing



VALLEY VIEW PARK

EXISTING FACILITIES

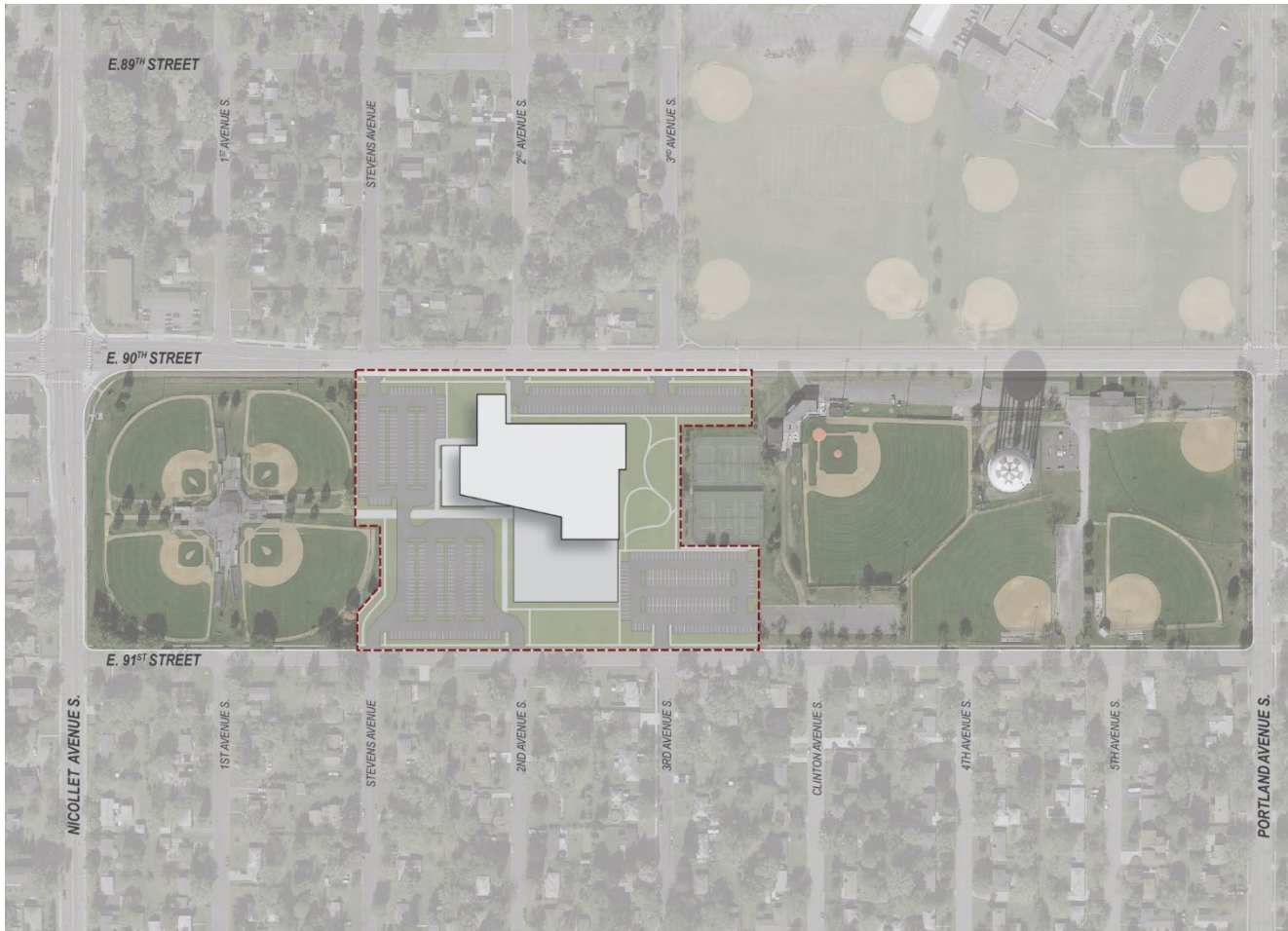
- 1 Hrbek Youth Baseball Fields
- 2 Bloomington Family Aquatics Center
- 3 Horseshoe Pits
- 4 Bocce Ball Courts
- 5 Basketball Courts
- 6 Playground
- 7 Tennis Courts
- 8 Red Haddock Baseball Field
- 9 Arnie Johnson Field House
- 10 Softball Fields

EXISTING PARKING CAPACITY

A	Bloomington Family Aquatics Center / Hrbek Fields	270
B	Bloomington Family Aquatics Center / Bocce Ball / Horseshoe	130
C	Red Haddock Field / Basketball Courts / Tennis Courts	70
D	Softball Fields	50
E	Red Haddock Field / Field House / Softball Fields	90
F	Field House / Softball Fields	40
Total Parking Capacity		650



Valley View Park | Existing Facilities & Parking



VALLEY VIEW PARK

EXISTING FACILITIES

- 1 Hrbek Youth Baseball Fields
- 2 Bloomington Family Aquatics Center
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A Bloomington Family Aquatics Center / Hrbek Fields	270
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C Red Haddock Field / Basketball Courts / Tennis Courts	70
D Softball Fields	50
E Red Haddock Field / Field House / Softball Fields	90
F Field House / Softball Fields	40
Total Parking Capacity	650

PROPOSED SCOPE OF WORK

- - - Scope of Community Center Work
- Remove existing Bloomington Family Aquatics Center, Horseshoe Pits, Bocce Ball Courts, Playground
- Replace existing parking **550 stalls**

Valley View Park | Proposed Scope of Work



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PUBLIC HEALTH PROGRAMS

- 1 Reception / Offices / Support

PARKS / REC. PROGRAMS

- 1 Reception / Offices / Support

PARKING

North Lot	90
South Lot	190
West Lots	270
Total On-Site Parking	550



Valley View Large | Ground Floor Plan



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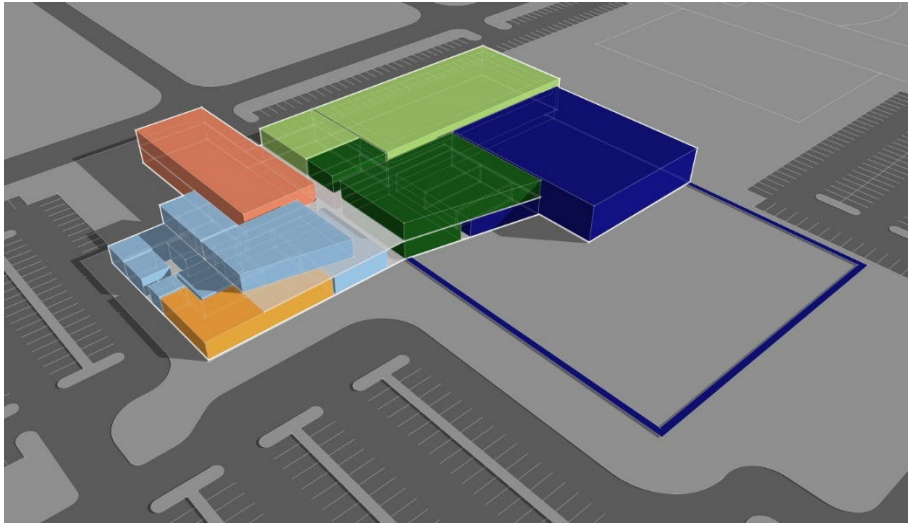
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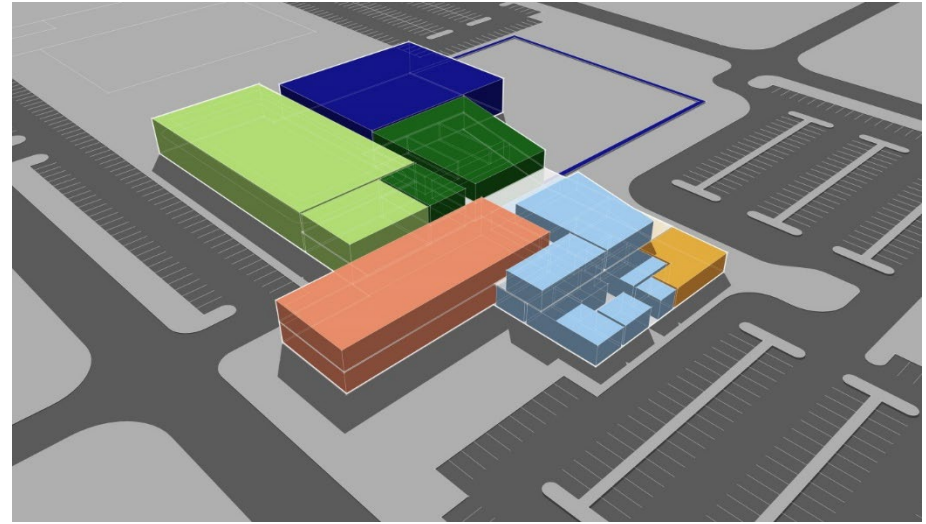
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Valley View Large | Second Floor Plan



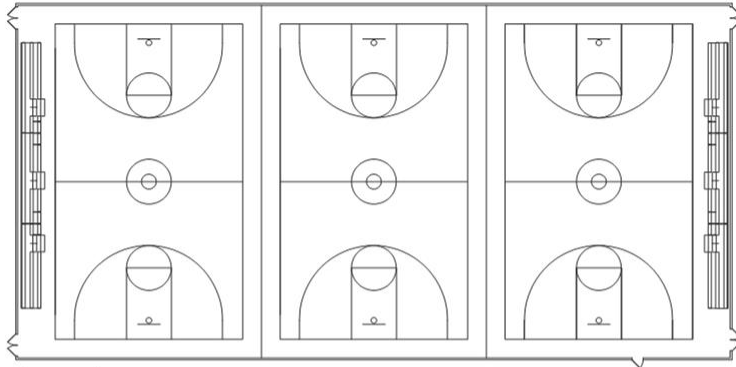
View from Southwest



View from Northwest



Valley View Large – 3D Massing



Gymnasiums



Storage

SPACE ALLOCATION | GYMNASIUMS

Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Gymnasium	3	7,000	21,000	bleacher seating for 150 @ 2 courts; perimeter space allows for suspended walking track
Gymnasium Storage	2	300	600	

* net area only

PROGRAMMING

Program / User Group	Daily Utilization: Wkday					Daily Utilization: Wkend				
	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM
Gymnasium										
Gymnasium	LOW	LOW	MED	MED	HIGH	LOW	LOW	MED	MED	HIGH
Basketball Leagues	LOW	LOW	LOW	LOW	HIGH	LOW	LOW	LOW	LOW	LOW
Volleyball Leagues	LOW	LOW	LOW	LOW	HIGH	LOW	LOW	LOW	LOW	LOW
Open Gym Programs	LOW	MED	MED	MED	HIGH	LOW	HIGH	HIGH	HIGH	HIGH
Youth Athletic Associations Usage	MED	LOW	LOW	LOW	HIGH	LOW	MED	MED	MED	MED
Rentals/Tournaments	MED	LOW	LOW	LOW	HIGH	LOW	MED	MED	MED	MED
Pickleball	LOW	LOW	HIGH	HIGH	MED	LOW	MED	MED	MED	MED
Tot-Open Gym	LOW	MED	MED	HIGH	HIGH	LOW	HIGH	HIGH	HIGH	HIGH

GYMNASIUMS

ROOM DATA SHEET

Capital Construction Costs



	Creekside Medium	Creekside Large	Creekside Large No Out. Pool	Valley View Large
	136,369 GSF	156,826 GSF	156,826 GSF	156,826 GSF
New Community Center				
Hazardous material Abatement	\$300,000	\$300,000	\$300,000	\$0
Site I Building Demolition	\$848,125	\$848,125	\$848,125	\$794,794
New Community Center	\$44,319,925	\$50,968,450	\$50,968,450	\$50,968,450
Design I Construction Contingency	\$6,820,208	\$7,817,486	\$7,817,486	\$7,764,487
Total Construction Cost	\$52,288,258	\$59,934,061	\$59,934,061	\$59,527,730
Owners Soft Costs	\$15,686,477	\$17,980,218	\$17,980,218	\$17,858,319
Total Project Cost	\$67,974,735	\$77,914,280	\$77,914,280	\$77,386,049
Outdoor Pool Amenity				
Direct Construction Cost Outdoor Aquatics	\$0	\$3,636,875	\$0	\$3,636,875
Design I Construction Contingency	\$0	\$545,531	\$0	\$545,531.25
Total Construction Cost	\$0	\$4,182,406	\$0	\$4,182,406
Owners Soft Costs	\$0	\$836,481	\$0	\$836,481
Total Project Cost	\$0	\$5,018,888	\$0	\$5,018,888
Parking Structure				
Direct Construction Cost	\$0	\$4,800,000	\$0	\$0
Design I Construction Contingency	\$0	\$720,000	\$0	\$0.00
Total Construction Cost	\$0	\$5,520,000	\$0	\$0
Owners Soft Costs	\$0	\$1,104,000	\$0	\$0
Total Project Cost	\$0	\$6,624,000	\$0	\$0
Grand Total Project Costs	\$67,974,735	\$89,557,167	\$77,914,280	\$82,404,937

Operating Pro Forma



	Creekside Medium	Creekside Large	Creekside Large No Outdoor Pool	Valley View Large
Personnel - Including Benefits	\$1,728,508	\$2,251,607	\$2,189,411	\$2,251,607
Facility Expense	\$1,019,500	\$1,215,000	\$1,171,000	\$1,215,000
Building Replacement Fund*	\$0	\$0	\$0	\$0
Total Expenses	\$2,748,008	\$3,466,607	\$3,360,411	\$3,466,607
Less Revenues	\$1,039,930	\$1,816,800	\$1,676,400	\$1,816,800
Operating Loss	\$1,708,078	\$1,649,807	\$1,684,011	\$1,649,807
Less Creekside Operating Expense	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Additional New Community Center Expense	\$708,078	\$649,807	\$684,011	\$649,807

Proposed Timeline



Task	Timeline
Program/Amenities Development	Present – April 30, 2019
Community Engagement	Present – May 1, 2021
Architect Selection/RFP Process	May – August 30, 2019
Park Amenity Relocation Plan (if needed)	May – December, 2019
City Council Authorize Reimbursement Resolution	September, 2019
Pre Design	September 1 – Dec 30, 2019
Funding & Financing Plan Development	August – November, 2019
City Council Decision Re: Bond Referendum	November, 2019

Proposed Timeline



Bond Referendum	May 2020
Park Amenity Construction (if needed)	May – September 2020
Design: If CC is located at BFAC	May 2020 – May 2021
If CC is located on Creekside	May 2020 – January 2021
Bidding Process & Contracts:	
If CC is located at BFAC	May – July, 2021
If CC is located at Creekside	January 2021 – March 2021
Construction (18 months)	
If CC is located at BFAC	September 2021 – March 2023
If CC is located at Creekside	April 2021 – October 2022

Council Action Requested

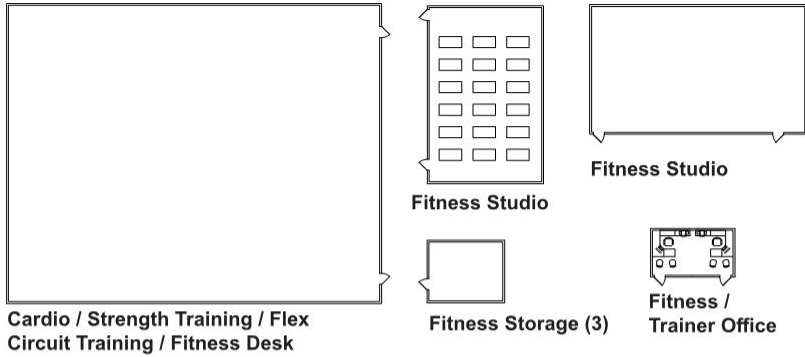


Staff requests the following:

- Approval in concept of a large or medium community center
- Selection of the Creekside site or the Valley View site
- Determine if the community center will include Parks & Recreation offices and Public Health Division clinic and office spaces or only to include the Parks & Recreation offices.

Questions??





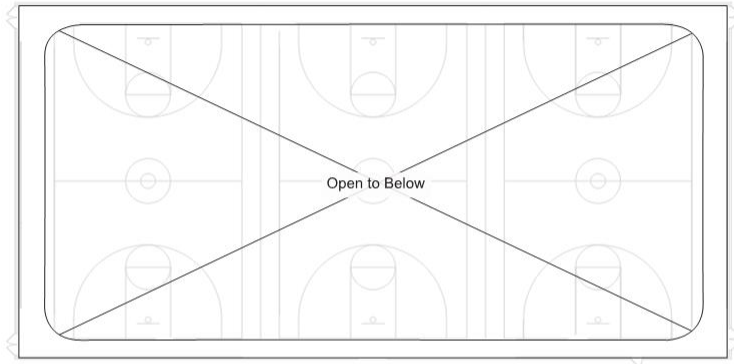
SPACE ALLOCATION FITNESS PROGRAMS				
Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Cardio	1	8,000	8,000	
Strength Training	1	0	0	Included in above
Flex Circuit Training Space	1	0	0	Included in above
Fitness Desk	1	0	0	Included in above
Fitness / Trainer Office	1	180	180	accommodates two (2) workstations
Fitness Storage	3	200	600	
Fitness Studio	1	1,500	1,500	
Fitness Studio	1	2,000	2,000	
Toilets	2	70	140	

* net area only

FITNESS (RETAIL MODEL)

ROOM DATA SHEET

PROGRAMMING										
Program / User Group	Daily Utilization: Wkday					Daily Utilization: Wkend				
	5 AM - 8 AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM	5 AM - 8 AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM
Fitness										
Group Fitness	HIGH	LOW	HIGH	LOW	HIGH	HIGH	HIGH	MED	MED	LOW
Exercise w/ Equipment	HIGH	LOW	HIGH	LOW	HIGH	HIGH	HIGH	MED	MED	LOW
Bone Builders (Current Creekside Program)	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Low Impact Aerobics (Current Creekside Program)	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Chair Yoga (Current Creekside Program)	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Gentle Mat Yoga (Current Creekside Program)	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Silver Sneakers (Current Creekside Program)	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Line Dancing (Current Creekside Program)	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Preschool Movement Programs (Ex. Gymnastics, Dance, Soccer, etc)	LOW	LOW	MED	MED	HIGH	LOW	MED	HIGH	HIGH	HIGH
50+ Fitness (Currently at BIG)	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Employee Wellness Programs	LOW	LOW	HIGH	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Personal Training	HIGH	LOW	HIGH	LOW	HIGH	HIGH	LOW	MED	MED	HIGH



Walking / Running Track (suspended at gym level)

SPACE ALLOCATION WALKING / RUNNING TRACK				
Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Walking / Running Track	1	5,400	5,400	assumes 8'-6" wide track suspended within, and encircling, three gymnasiums; 9 laps/mile.

* net area only

PROGRAMMING										
Program / User Group	Daily Utilization: Wkday					Daily Utilization: Wkend				
	5 AM - 8 AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM	5 AM - 8 AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM
Walking/Running Track	HIGH	MED	HIGH	LOW	HIGH	HIGH	LOW	MED	MED	HIGH
Senior Walking Club	HIGH	MED	MED	LOW	LOW	HIGH	MED	MED	LOW	LOW

WALKING / RUNNING TRACK

ROOM DATA SHEET



Indoor Playground

SPACE ALLOCATION | INDOOR PLAYGROUND

Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Indoor Playground	1	3,500	3,500	provide play equipment for children age 12 and under

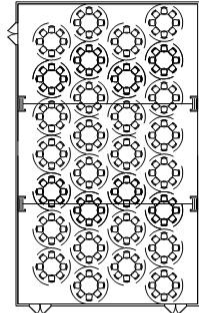
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PROGRAMMING

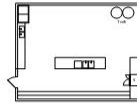
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Indoor Playground										
Indoor Playground	LOW	HIGH	HIGH	HIGH	HIGH	LOW	HIGH	HIGH	HIGH	MED
Birthday Party Rental Packages	LOW	LOW	LOW	LOW	HIGH	LOW	HIGH	HIGH	HIGH	MED
Open Drop-in Play	LOW	HIGH	HIGH	HIGH	HIGH	LOW	HIGH	HIGH	HIGH	HIGH
Daycare Rentals	LOW	HIGH	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW
Parent/Child Groups	LOW	MED	MED	MED	MED	LOW	HIGH	HIGH	HIGH	MED
Parks and Recreation Youth Program Usage	LOW	LOW	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW

INDOOR PLAYGROUND

ROOM DATA SHEET



Multipurpose Event Space



Catering Kitchen



Storage & A/V Control

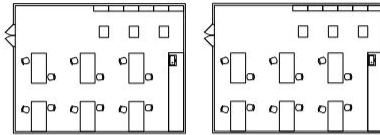
SPACE ALLOCATION MULTIPURPOSE EVENT SPACE				
Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Multipurpose Event Space	1	4,200	4,200	banquet seating for 250; lecture seating for 500
Table / Chair Storage	1	600	600	
A / V Control & Storage	1	100	100	
Catering Kitchen	1	750	750	

* net area only

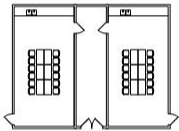
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Large Multi-Purpose Event Space										
General Rentals (Weddings, Receptions, Events)	LOW	LOW	LOW	MED	HIGH	LOW	LOW	HIGH	HIGH	HIGH
Business Rentals/Meetings	MED	HIGH	HIGH	HIGH	MED	LOW	LOW	LOW	LOW	LOW
Senior Special Events (monthly lunches)	LOW	LOW	HIGH	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Country Jammers	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW
City Special Events (Ex. Town hall forums, State of the City, etc.)	LOW	MED	MED	MED	MED	LOW	MED	MED	MED	LOW
Conferences/Education Sessions	LOW	MED	MED	MED	LOW	LOW	MED	MED	MED	LOW
Rehearsal Space for Art Groups	LOW	LOW	MED	MED	HIGH	LOW	LOW	MED	MED	HIGH

MULTIPURPOSE EVENT SPACE

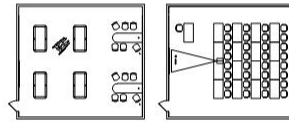
ROOM DATA SHEET



Large Multipurpose Rooms (2)



Small Multipurpose Rooms (2)
Storage (1)



Medium Multipurpose Rooms (2)

SPACE ALLOCATION | MULTIPURPOSE ROOMS

Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Small Multipurpose Rooms	2	500	1,000	conference / meeting room finishes
Medium Multipurpose Rooms	2	900	1,800	conference / meeting room finishes
Large Multipurpose Rooms	2	1,200	2,400	wet room finishes suitable for arts and crafts
Storage	2	150	300	

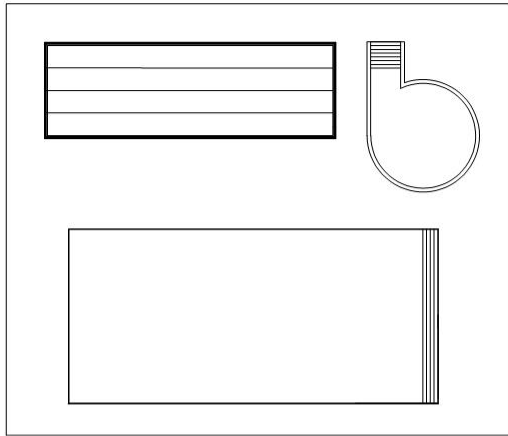
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PROGRAMMING

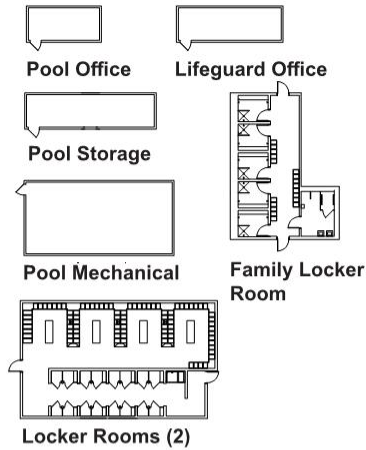
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	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM
Multi-Purpose Rooms										
Meeting Rooms	LOW	MED	MED	MED	MED	MED	HIGH	HIGH	HIGH	MED
Business Meeting Rentals	MED	HIGH	HIGH	HIGH	MED	LOW	LOW	LOW	LOW	LOW
Birthday Party Package Room Rentals	LOW	LOW	LOW	LOW	HIGH	LOW	HIGH	HIGH	HIGH	MED
Community Meeting Space Rentals	LOW	MED	MED	MED	MED	MED	HIGH	HIGH	HIGH	MED
Daily Lunch Program	LOW	LOW	HIGH	LOW	LOW	LOW	LOW	HIGH	LOW	LOW
Summer Youth Programming Space	LOW	HIGH	HIGH	HIGH	LOW	LOW	LOW	LOW	LOW	LOW
City Meetings	LOW	MED	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW
Art Classes/Studio Space	LOW	MED	MED	MED	LOW	LOW	MED	MED	MED	LOW
Education Classes/Workshops	LOW	MED	MED	MED	MED	LOW	MED	MED	MED	LOW
Rehearsal Space for Art Groups	LOW	LOW	MED	MED	HIGH	LOW	LOW	MED	MED	HIGH
Senior Card Groups (bridge, 500, cribbage, etc)	LOW	MED	MED	MED	LOW	LOW	MED	MED	MED	LOW
Senior Arts & Craft Programs (needle workers, crafts, quilting, etc)	LOW	MED	MED	MED	LOW	LOW	MED	MED	MED	LOW

MULTIPURPOSE ROOMS

ROOM DATA SHEET



Natorium



Locker Rooms (2)

SPACE ALLOCATION AQUATICS PROGRAMS				
Room Name	No. Spaces	ASF / Room	ASF Total *	Notes
Natorium	1	16,000	16,000	assumes zero-depth entry recreational pool w/ assorted play features; 6 lane lap pool; vortex pool
Pool Storage	1	400	400	
Pool Office	1	240	240	
Lifeguard Office	1	360	360	shared among all lifeguard staff
Pool Mechanical	1	800	800	
Locker Room	2	2,800	5,600	locker room program serves all building programs. Assume 130 12" x 12" locker modules per locker room.
Family Locker Room	1	1,600	1,600	assumes two (2) rooms w/ changing, shower, toilet; three (3) rooms w/ shower and changing only; thirty-four (34) 12" x 12" locker modules
Toilet Room	2	70	140	access directly from pool deck

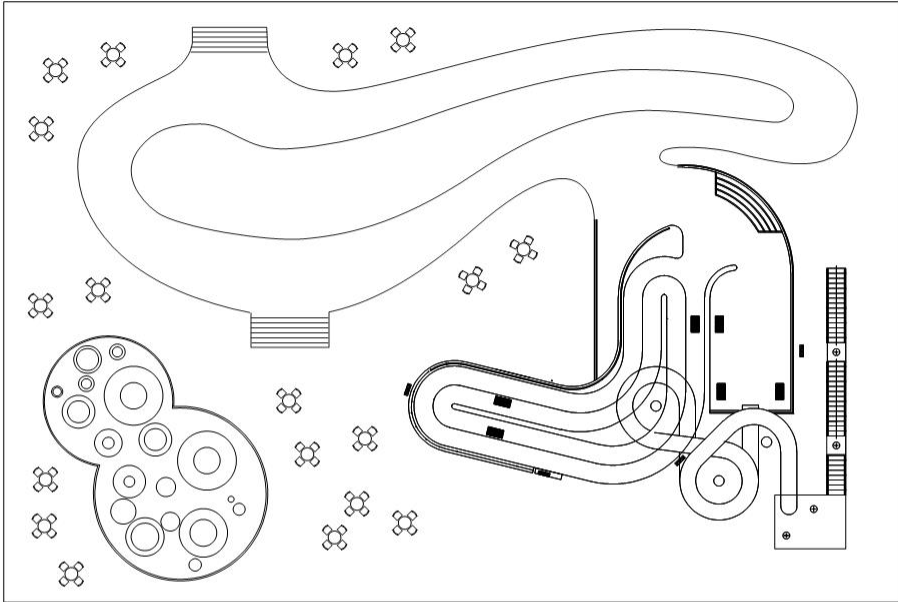
* net area only

INDOOR AQUATICS PROGRAMS

ROOM DATA SHEET

PROGRAMMING

Program / User Group	Daily Utilization: Wkday					Daily Utilization: Wkend				
	5 AM - 8 AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM	5 AM - 8 AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM
Aquatics										
Competitive Pool	HIGH	LOW	LOW	LOW	HIGH	HIGH	LOW	MED	MED	HIGH
Leisure Pool	LOW	LOW	MED	LOW	HIGH	LOW	HIGH	HIGH	HIGH	MED
Aqua Exercise Classes	HIGH	LOW	HIGH	LOW	HIGH	LOW	LOW	MED	MED	MED
Swim Lessons	LOW	LOW	LOW	LOW	MED	LOW	MED	LOW	LOW	LOW
Swim Team - Lap Lane Rentals	LOW	MED	MED	MED	HIGH	LOW	HIGH	MED	MED	HIGH
Swim Team - Meets	LOW	LOW	LOW	LOW	LOW	LOW	HIGH	HIGH	HIGH	MED
Tot-Time Open Swim	LOW	MED	MED	MED	HIGH	LOW	HIGH	HIGH	HIGH	LOW
Youth Summer Field Trips	LOW	MED	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW
Senior Fitness	LOW	MED	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Lap Swim	HIGH	LOW	HIGH	LOW	HIGH	LOW	MED	MED	MED	MED
Lifeguard Training	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Parks and Recreation Youth Programming	LOW	MED	MED	MED	LOW	LOW	LOW	LOW	LOW	LOW



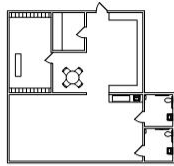
Outdoor Aquatics Programs

SPACE ALLOCATION OUTDOOR AQUATICS PROGRAMS				
Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Outdoor Aquatics Programs	1	38,000	38,000	includes splash pad, lazy river, two large water slides

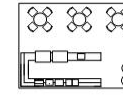
* net area only

OUTDOOR AQUATICS PROGRAMS

ROOM DATA SHEET



Kids Club (all)



Cafe



Prep / Storage

SPACE ALLOCATION | KIDS CLUB

Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Drop-Off / Cubbies	1	100	100	
Activity Area	1	1,200	1,200	
Office	1	100	100	
Storage	1	80	80	
Children's Toilet	1	60	60	

* net area only

PROGRAMMING

Program / User Group	Daily Utilization: Wkday					Daily Utilization: Wkend				
	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM
Kids Club	HIGH	MED	MED	MED	HIGH	MED	HIGH	HIGH	MED	HIGH

SPACE ALLOCATION | CAFÉ / COFFEE SHOP

Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Café Serving / Seating	1	1,000	1,000	
Prep / Storage	1	200	200	

* net area only

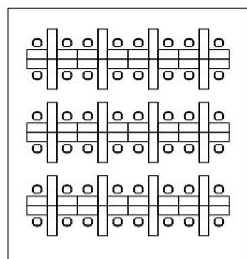
PROGRAMMING

Program / User Group	Daily Utilization: Wkday					Daily Utilization: Wkend				
	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM	5 AM - 8AM	8 AM - Noon	Noon - 1 PM	1 PM - 5 PM	5 PM - 9 PM
Café/Coffee Shop										
Non-Programmed Space	HIGH	LOW	MED	MED	HIGH	HIGH	LOW	MED	MED	HIGH
Open Space for Card Groups/Board Games	LOW	MED	MED	MED	MED	LOW	LOW	MED	MED	MED
Special Events	LOW	MED	MED	MED	MED	LOW	MED	MED	MED	MED
Informal Public Gatherings	LOW	MED	MED	MED	HIGH	MED	HIGH	HIGH	HIGH	HIGH
Catering for Meetings/Events	HIGH	HIGH	HIGH	MED	MED	LOW	LOW	HIGH	HIGH	HIGH

KIDS CLUB

CAFE / COFFEE SHOP

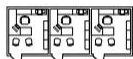
ROOM DATA SHEET



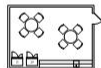
Cubicles (45)



Storage Rooms



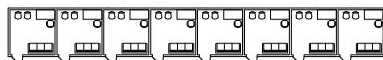
Senior Community Services Suite



Staff Kitchen



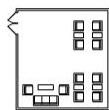
Offices (9)



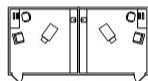
Counseling Rooms (8)



Reception / Cashier



Waiting Rooms (2)



Exam Rooms



Small Conference Rooms (3)



Mother's Room



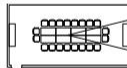
Personal Needs Room



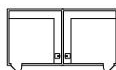
Secure Records



Car Seat Storage



Large Conference Rooms (2)



Labs (2)



Restrooms



Workrooms (2)



Height & Weight Rooms



Resource Room



Lab / Vaccine Storage

SPACE ALLOCATION | PUBLIC HEALTH PROGRAMS

Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
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	includes refrigerator, 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	120	1,080	each accommodates one (1) employee
Cubicles	45	96	4,320	
Conference Room (small)	3	240	720	
Conference Room (large)	2	600	1,200	
Workroom	2	120	240	includes mail, copiers, paper supplies
Staff Kitchen	1	350	350	kitchenette including seating
Car Seat Storage	1	120	120	room for two (2) pallets
Senior Community Services Suite	1	500	500	

* net area only

PUBLIC HEALTH DEPARTMENT

ROOM DATA SHEET



Conference Room



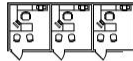
Office Work Room



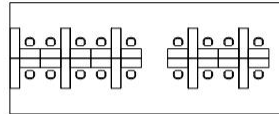
Storage



Waiting / Reception



Offices (all)



Open Office

SPACE ALLOCATION | PARKS AND RECREATION PROGRAMS

Room Name	No. Spaces	ASF/ Room	ASF Total *	Notes
Waiting / Reception	1	300	300	
Open Office Work Area (FT Staff)	12	80	960	
Open Office Work Area (PT Staff)	6	60	360	
Director Office	1	180	180	
Assistant Director Offices	2	120	240	
Office Work Room	1	150	150	
Conference Room	1	300	300	
Supply Storage	1	80	80	

* net area only

PROGRAMMING

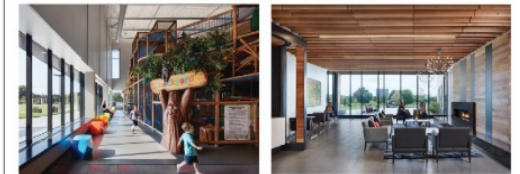
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Parks and Rec. Offices										
Staff Office & Program Registration Desk	LOW	HIGH	HIGH	HIGH	LOW	LOW	LOW	LOW	LOW	LOW

PARKS & RECREATION DEPARTMENT

ROOM DATA SHEET

Fit and Finish Comparison

PROJECT	Forest Lake YMCA	City of Andover Community Center & YMCA	Golden Valley Brookview Community Center
EXTERIOR MATERIALS	<i>Precast Concrete Panel, Limited Metal Panel Accents</i>	<i>Precast Concrete Panel with Custom Formliner, Glass Curtain Wall, Translucent Panels, Brick</i>	<i>Metal Panel, Brick, Wood, Steel Accents</i>
INTERIOR MATERIALS	<i>Precast Concrete Panel, Concrete Block, Painted Gyp Bd.</i>	<i>Precast Concrete Panel, Burnished Concrete Block, Painted Gyp Bd., Glulam Wood Structure</i>	<i>Painted Gyp Bd., Wood Panels</i>
KEY SPACES	<i>Lobby, Gymnasiums, Fitness Studios, Aquatics Center</i>	<i>Lobby, Gymnasiums, Fitness Studios, Aquatics Center, Ice Arena</i>	<i>Cafe, Classrooms, Indoor Playground, Event Venue, Rooftop Terrace</i>
YEAR OF COMPLETION	2015	2004	2016
GROSS SQUARE FOOTAGE	53,000 SF	102,000 SF	36,000 SF
CONSTRUCTION COST \$/ SF : Q1 2019	\$258 / SF	\$295 / SF	\$383 / SF
CONSTRUCTION COST \$/ SF : Q3 2021	\$284 / SF	\$325 / SF	\$421 / SF



Aquatic Facilities

