

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
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Alternates

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Staff

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Facilitators

Irina Fursman
Brent Massmann
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Barb Wolff

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



HGA COMMISSION NUMBER 2064-002-00



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.



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

Total Construction Cost

\$4,052,204

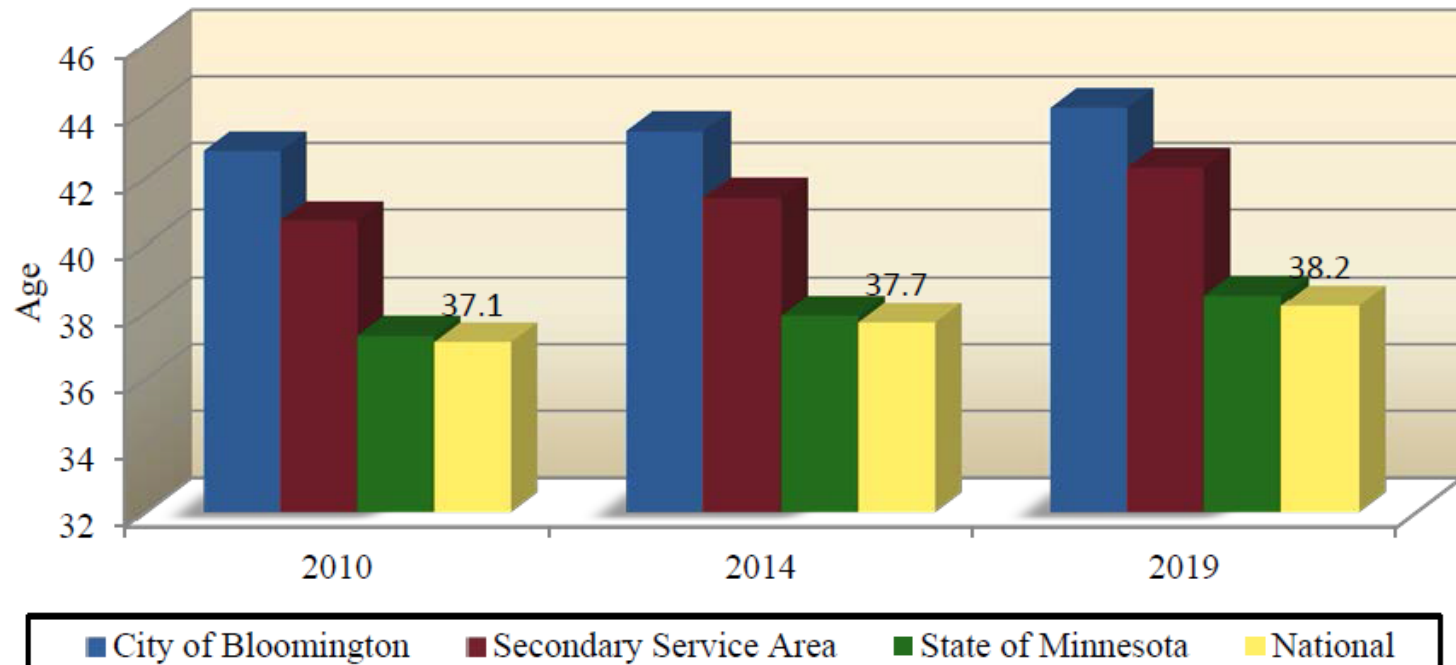
Const. Escalation to Midpoint Mar. 1, 2016 - 6%

\$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

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



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

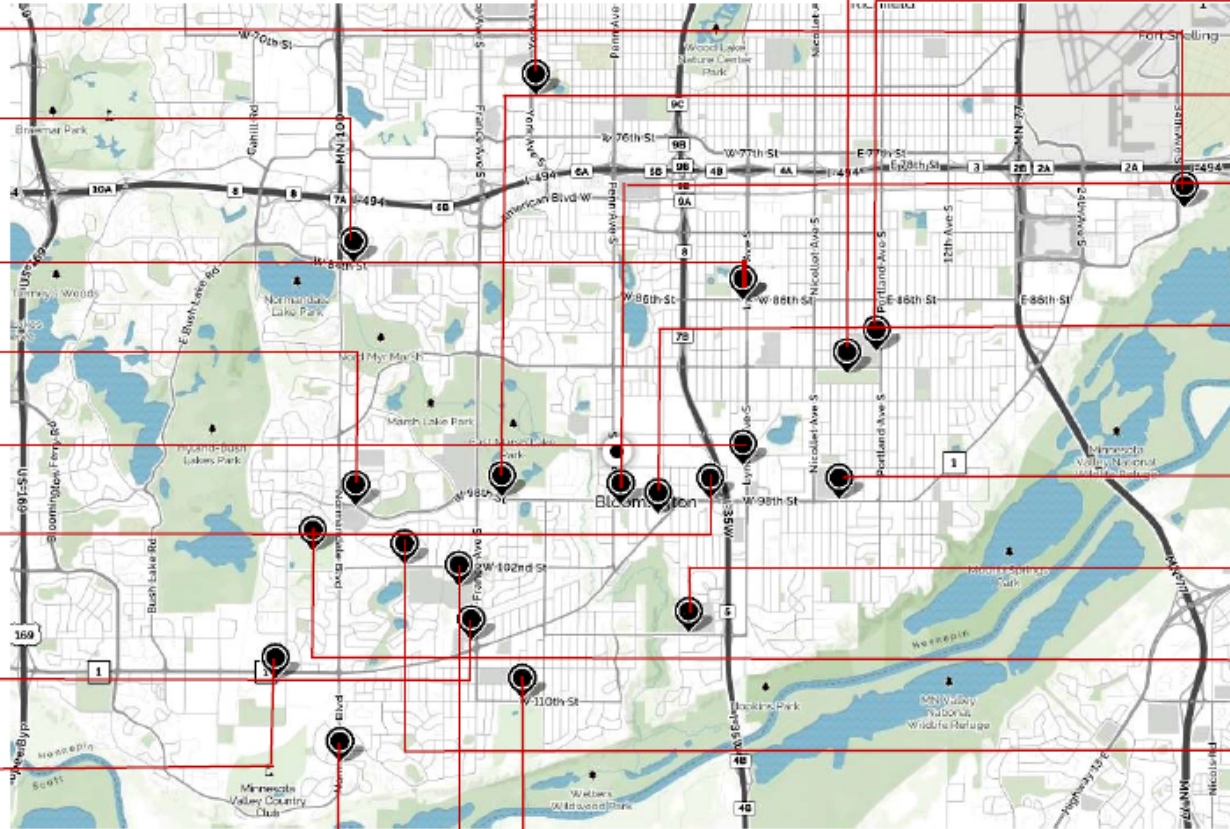
Snap Fitness
9505 Lyndale Ave S
Cardio, weights

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 |
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| 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

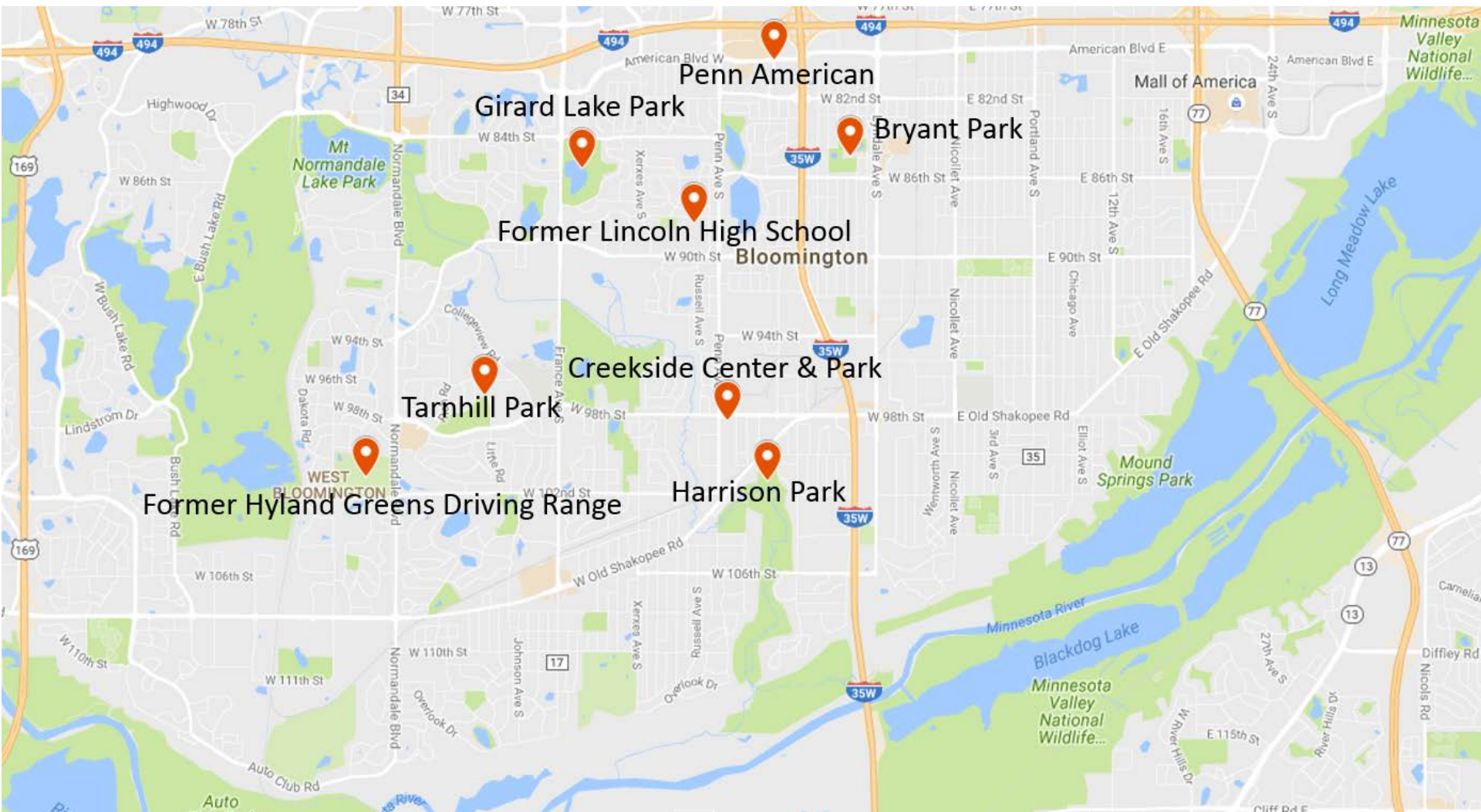
Established “three pillars” for new community center and previewed potential sites



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

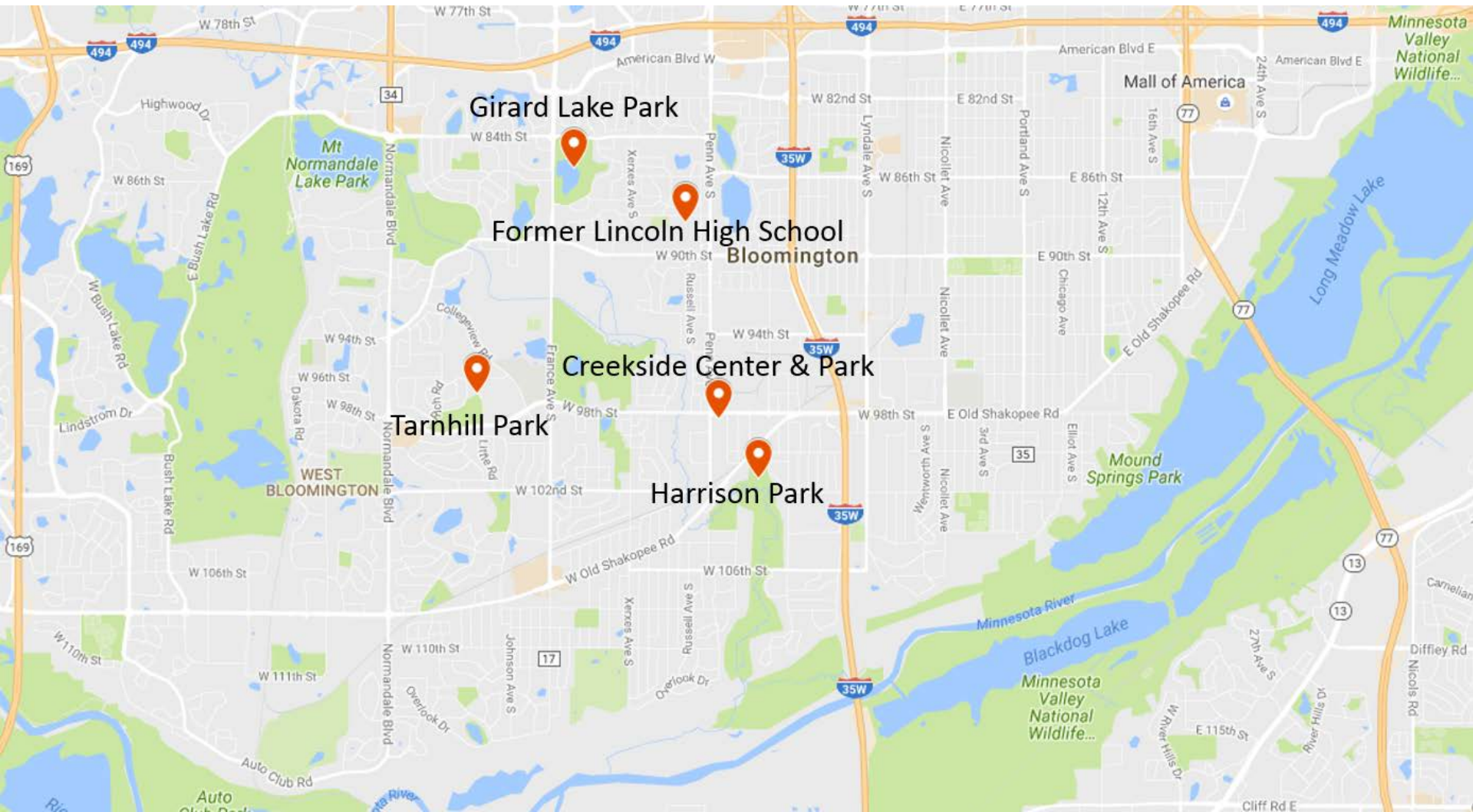
Recommendation 3: Potential Site Alternatives

“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

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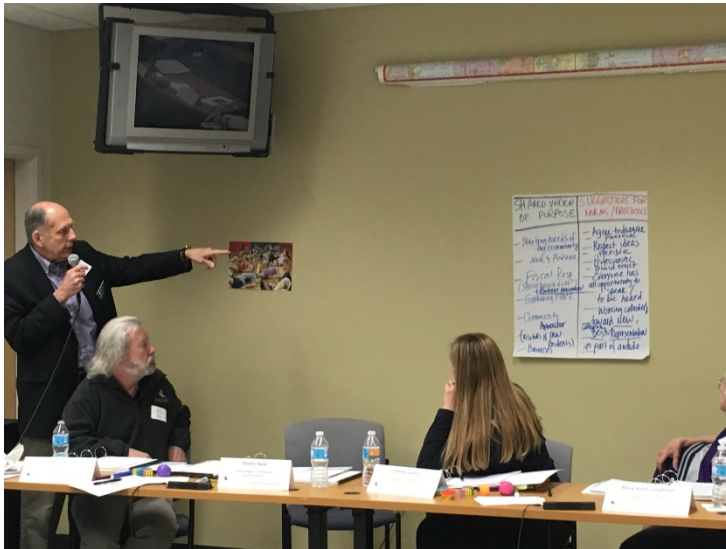
Recommendation 5: Fiscal Implications

- 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?