



# BLOOMINGTON COMMUNITY CENTER NEEDS ASSESSMENT

CREEKSIDE COMMUNITY CENTER | BLOOMINGTON, MINNESOTA | APRIL 27, 2015

- ▶ Stakeholders and Design Team
- ▶ Needs Assessment Process
- ▶ Creekside Evaluation
- ▶ Market Analysis
- ▶ Recommended program
- ▶ Cost estimate
- ▶ Next steps

## City of Bloomington

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

## Design/Consultants

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

# Community Input Stakeholders

- ▶ Loaves and Fishes
- ▶ Senior Community Services
- ▶ Motor Vehicles
- ▶ Bloomington United for Youth
- ▶ Midwest Pickleball
- ▶ Fastpitch
- ▶ Bloomington Athletic Association
- ▶ Bloomington Youth Soccer
- ▶ Traveling Baseball
- ▶ Bloomington Public Schools
- ▶ Youth Lacrosse
- ▶ Creekside senior leaders

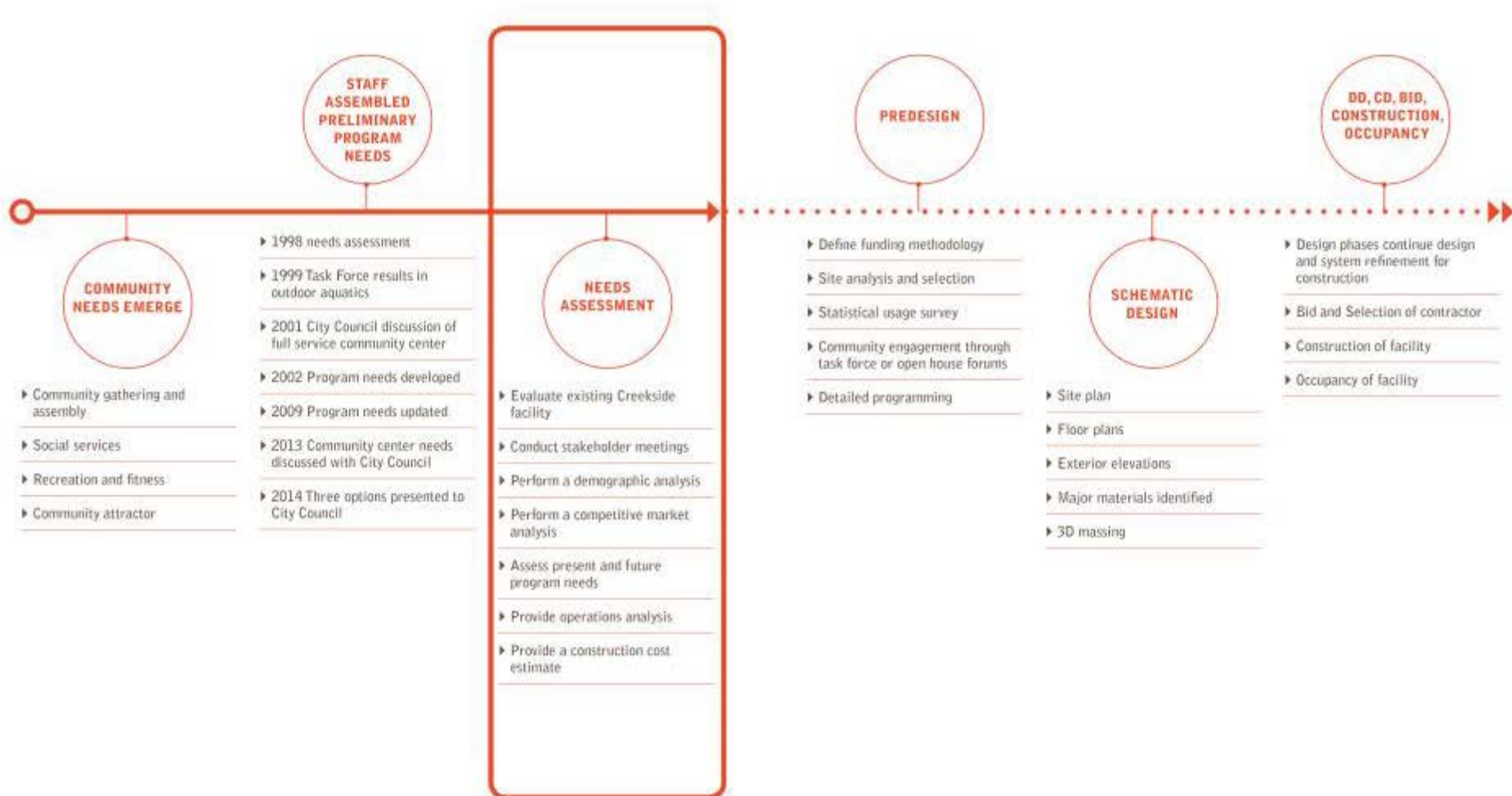
# Community Input Stakeholders

- ▶ Cathy Maes, Loaves & Fishes
- ▶ Deb Hoyer, Senior Community Services
- ▶ Kim Griffith, Motor Vehicles
- ▶ Janet Lewis, Motor Vehicles
- ▶ Jing Jing Zeng, Bloomington United for Youth
- ▶ Michael Reinhardt, 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, Creekside Community Center
- ▶ Roger Koland, Creekside Community Center
- ▶ Mack Sirois, Creekside Community Center
- ▶ Lenn Lacher, Creekside Community Center
- ▶ Diane Riley, Creekside Community Center
- ▶ Alice Olson, Creekside Community Center
- ▶ Sandy Lundeen, Creekside Community Center
- ▶ Marylou Nilson, Creekside Community Center
- ▶ Michelle Kissinger, Creekside Community Center
- ▶ Arline Jakeman, Creekside Community Center
- ▶ Linda Nelson, Creekside Community Center
- ▶ Jerry Olson, Creekside Community Center
- ▶ Mary Wentz, Creekside Community Center
- ▶ Beverley Tschumper, Creekside Community Center
- ▶ Sharon Beckler, Creekside Community Center
- ▶ Glenn Nelson, Creekside Community Center
- ▶ Jack Witherby, Creekside Community Center



# Needs Assessment Process







TRENDS IN HEALTH AND WELLNESS





COMMUNITY ATTRACTORS

- ▶ To build and renew community by providing services, promoting renewal and guiding growth
- ▶ Promote the fun and vitality of community life
- ▶ Shape future rather than reacting
- ▶ Provide our children with opportunities



## ▶ **A Bloomington Community Center is...**

- ▶ A place for gathering
- ▶ Comfortable and welcoming
- ▶ Human services focused
- ▶ Integrates communities
- ▶ For multi-economic users
- ▶ For multi-generational users
- ▶ For multi-cultural users



# Existing Creekside Evaluation



# EXISTING CREEKSIDE COMMUNITY CENTER





EXISTING CREEKSIDE COMMUNITY CENTER

## ▶ **What's working well**

- ▶ Thriving social opportunities for seniors
- ▶ Volunteer led program offers ways to give back

## ▶ **What needs improvement**

- ▶ Inadequate space to conduct programs
- ▶ Minimal flexibility to modify rooms
- ▶ Significant cost to meet code and still not meet needs

## ▶ Construction Cost to improve Creekside

\$4,295,336

### ▶ Key upgrades:

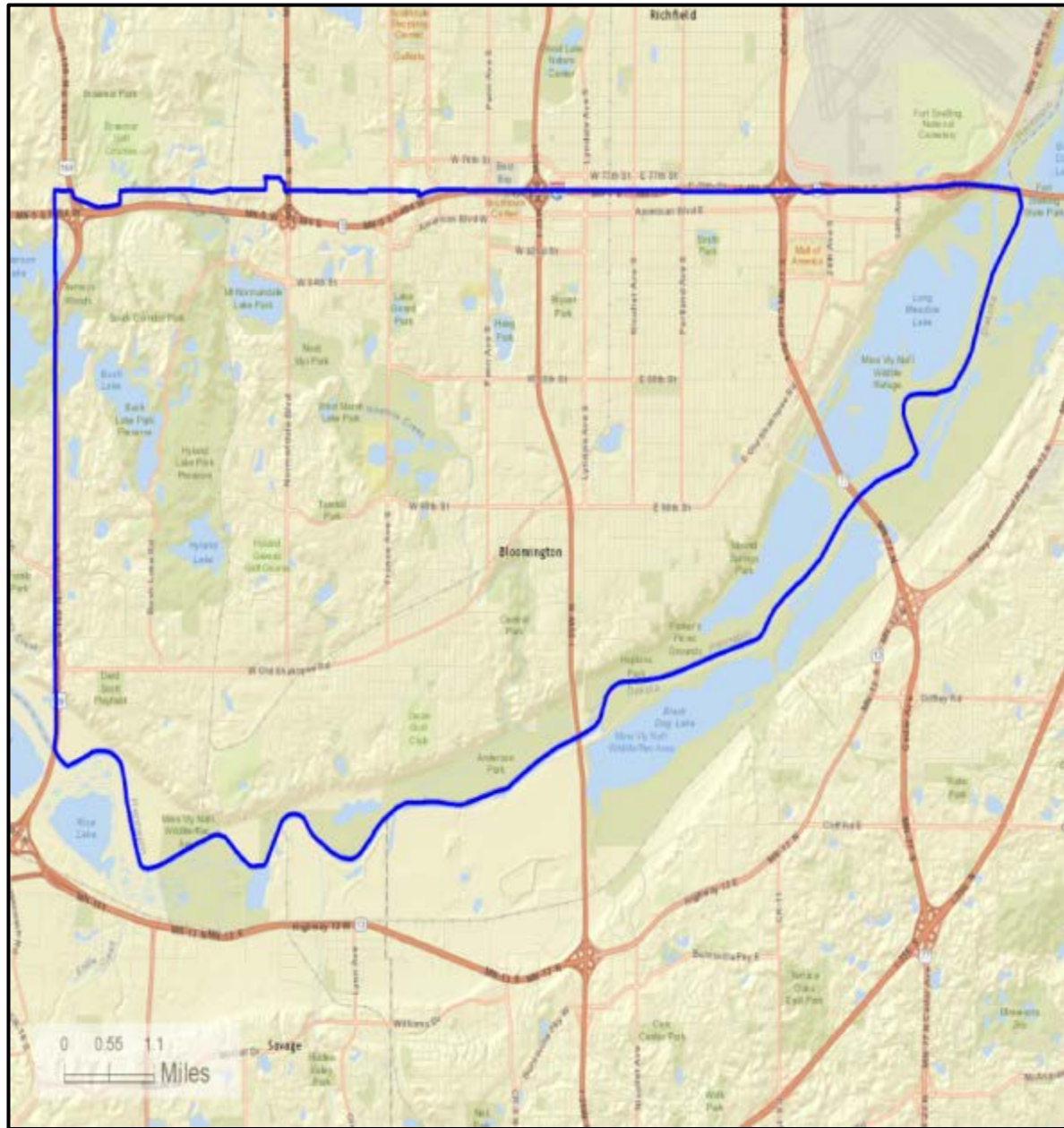
- ▶ New HVAC
- ▶ Window replacement
- ▶ Restroom addition
- ▶ New electrical distribution panel
- ▶ New parking lot and curbs



# Market Analysis



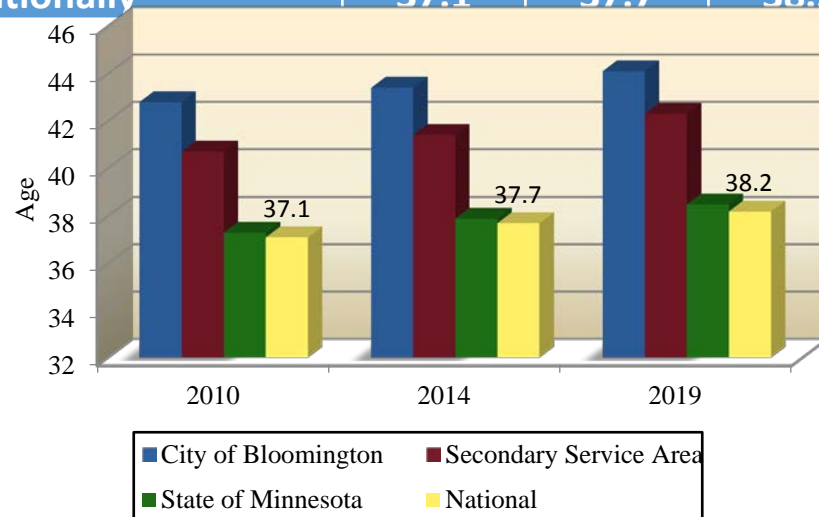
# Service Area





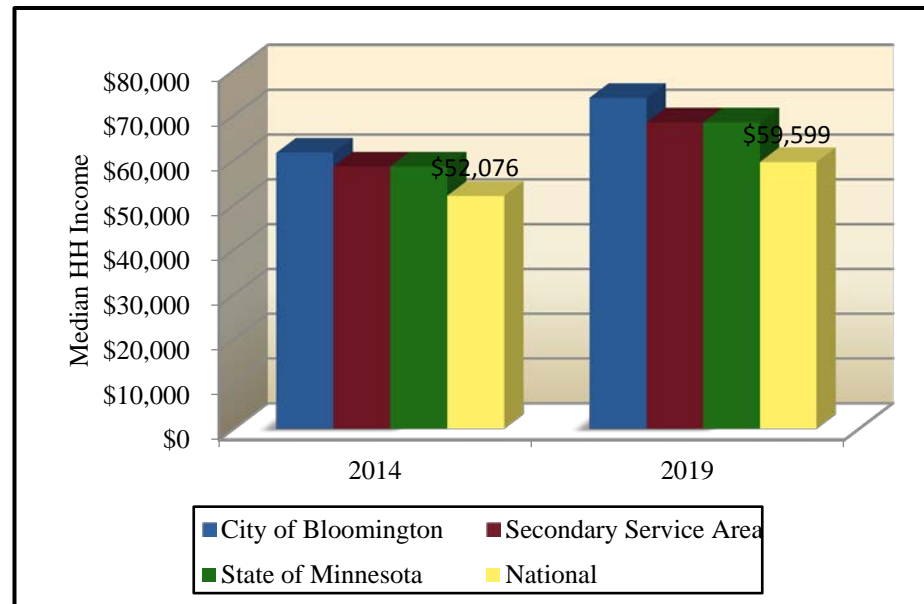
# Median Age

	2010 Census	2014 Projectio n	2019 Projectio n
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



# Median HH 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



# Cost Of Housing Index

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%

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%

# Age Distribution

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%

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%

# Participation Estimates

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



# Activity Ranking

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

# Activity Trend

Sport/Activity	2013 Participation	2004 Participation	Percent Change
Yoga	25.9	6.3	+311.1%
Wrestling	3.1	1.3	+138.5%
Lacrosse	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	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%

# Alternative Service Providers

## **Fitness - Direct**

- Lifetime Fitness
- LA Fitness
- Health Fitness
- Welcyon
- Anytime Fitness
- Snap Fitness
- Planet Fitness
- C M's Fitness
- Bloomington SD

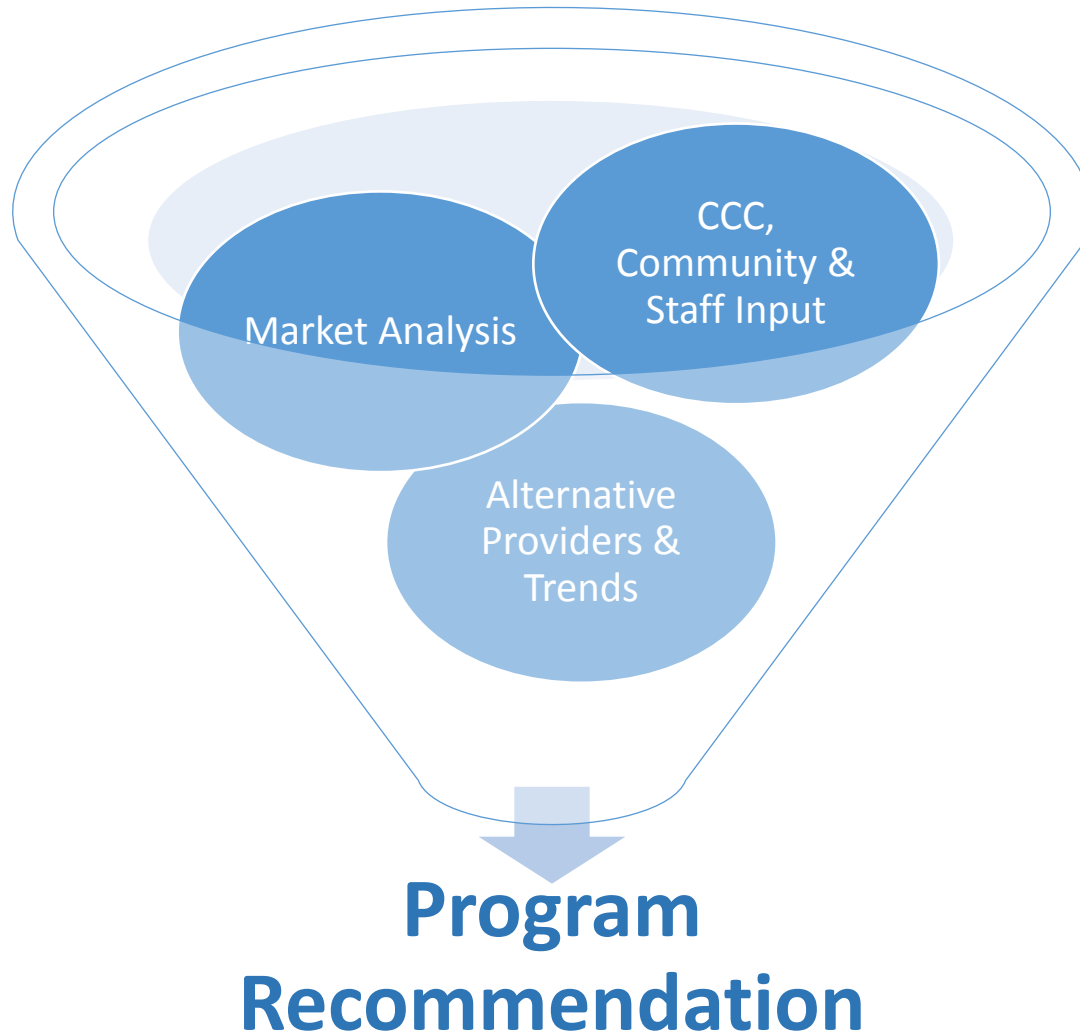
## **Other - Indirect**

- Arboretum
- Plymouth Creek
- Maple Grove
- Chaska
- Richfield (City Hall)
- Savage
- Shoreview
- Waterpark of aMERICA

# Community Input

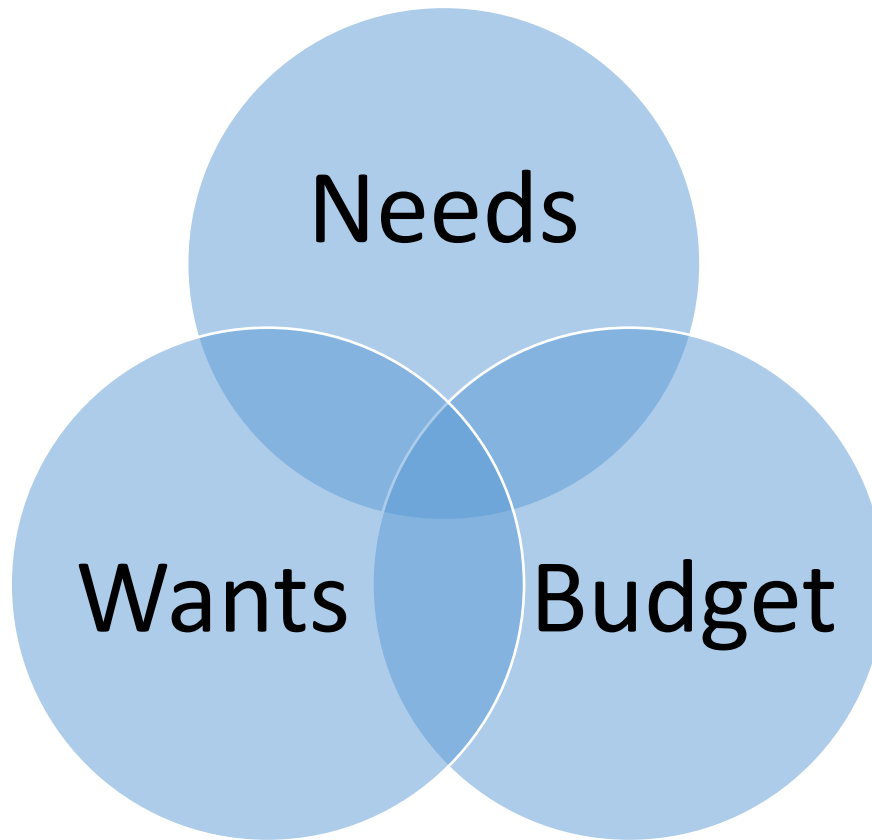
- Bloomington United for Youth
- Senior Program Leaders
- Human Services
- Loaves and Fishes
- Department of Motor Vehicle
- Public Health Department
- Senior Community Services
- Midwest Pickelball
- Youth Soccer
- Youth Lacrosse
- Bloomington School District
- Traveling Baseball
- Athletic Association
- Fast Pitch Softball

# Balancing Act





# Program Development



## Recreation Amenities versus Revenue Production

### Potential High Revenues

- Leisure Pools
- Weight/Cardiovascular
- Aerobics/Dance Areas
- Gym/Track
- Concessions
- Ice Arena

### Potential Medium Revenues

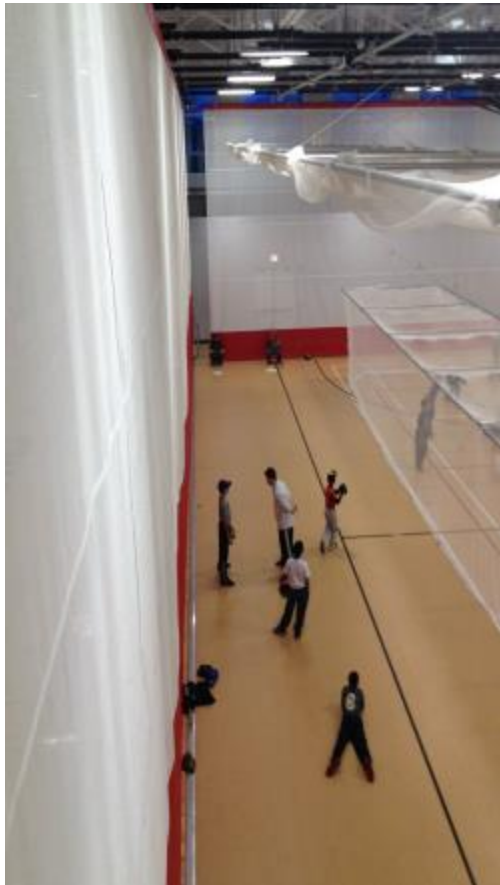
- Arts & Crafts Area
- Racquetball
- Sports Medicine Clinic
- Tot Program Areas
- Game Rooms
- Gymnastics Areas
- Climbing Wall
- Competitive Pools (25 yard/meter)

### Potential Low Revenues

- Seniors Area
- Administrative/Support
- Teen Lounge
- Babysitting
- Kitchen
- Locker Rooms
- Theatre
- Meeting Rooms
- Tennis Courts
- Competitive Pools (50 meter)

Source: BALLARD\*KING and ASSOCIATES

# Expense Estimates

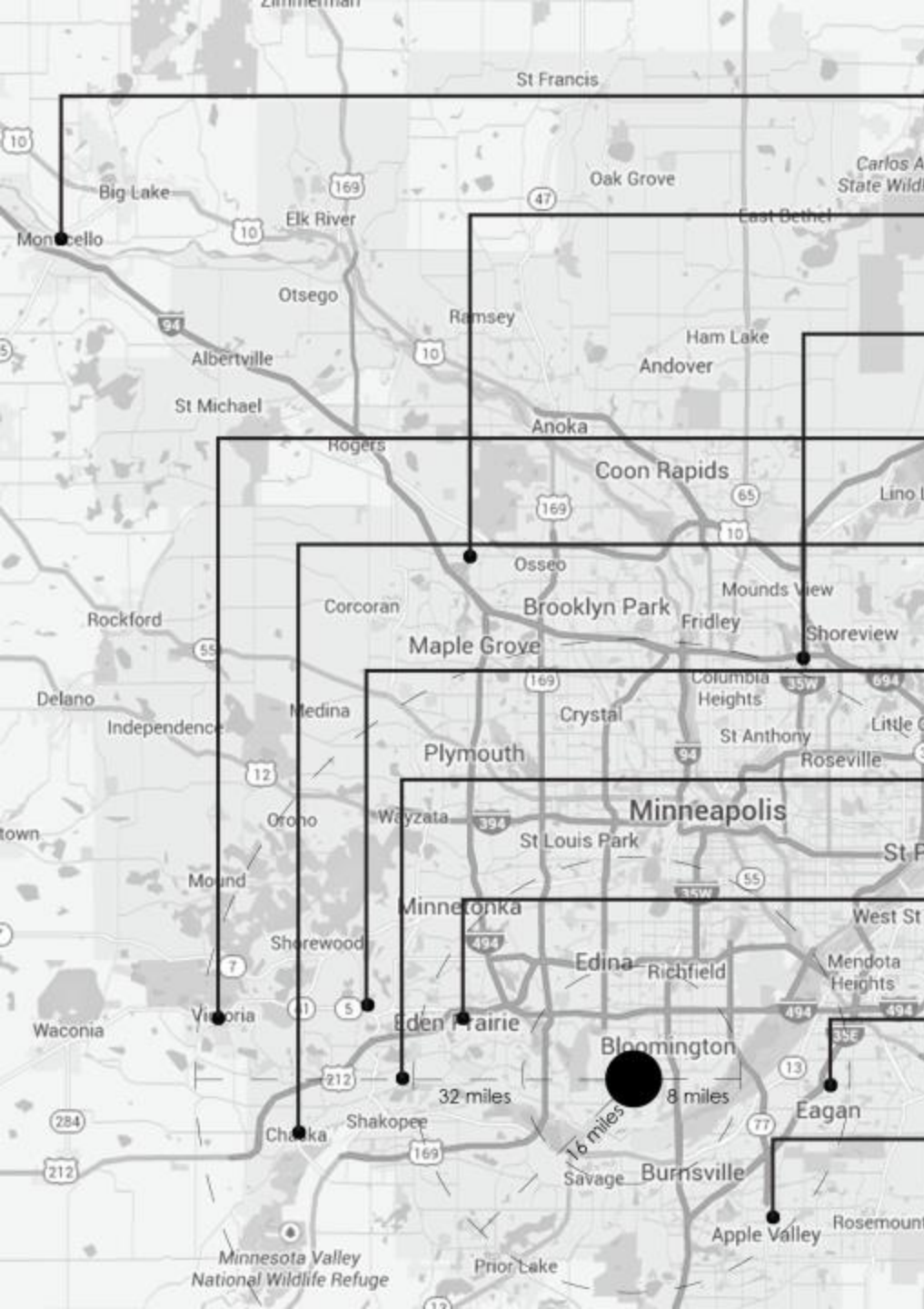


Full Time Staff	773,230
Part Time Staff	503,811
Equipment Maintenance	8,500
Mobile Devices	6,500
Mileage	500
Training and Education	3,500
IS System Maintenance	62,000
IS Replacement	30,000
Web Access	1,500
Space and Occupancy	253,500
Building Replacement	350,000
Postage	5,000
Telephone	12,500
Printing	9,000
Office Supplies	12,500
Merchandise for Sale	3,000
Recreation Supplies	20,000
Other	2,500

# Revenue Estimates

Daily Admissions	154,800
Annual Passes	156,180
Rentals	145,960
General Programs	44,460
Fitness	92,160
Sports	32,800
Merchandise for Sale	7,500
Special Events	5,000
Vending	4,000
Babysitting	21,750
Birthday Parties	45,000

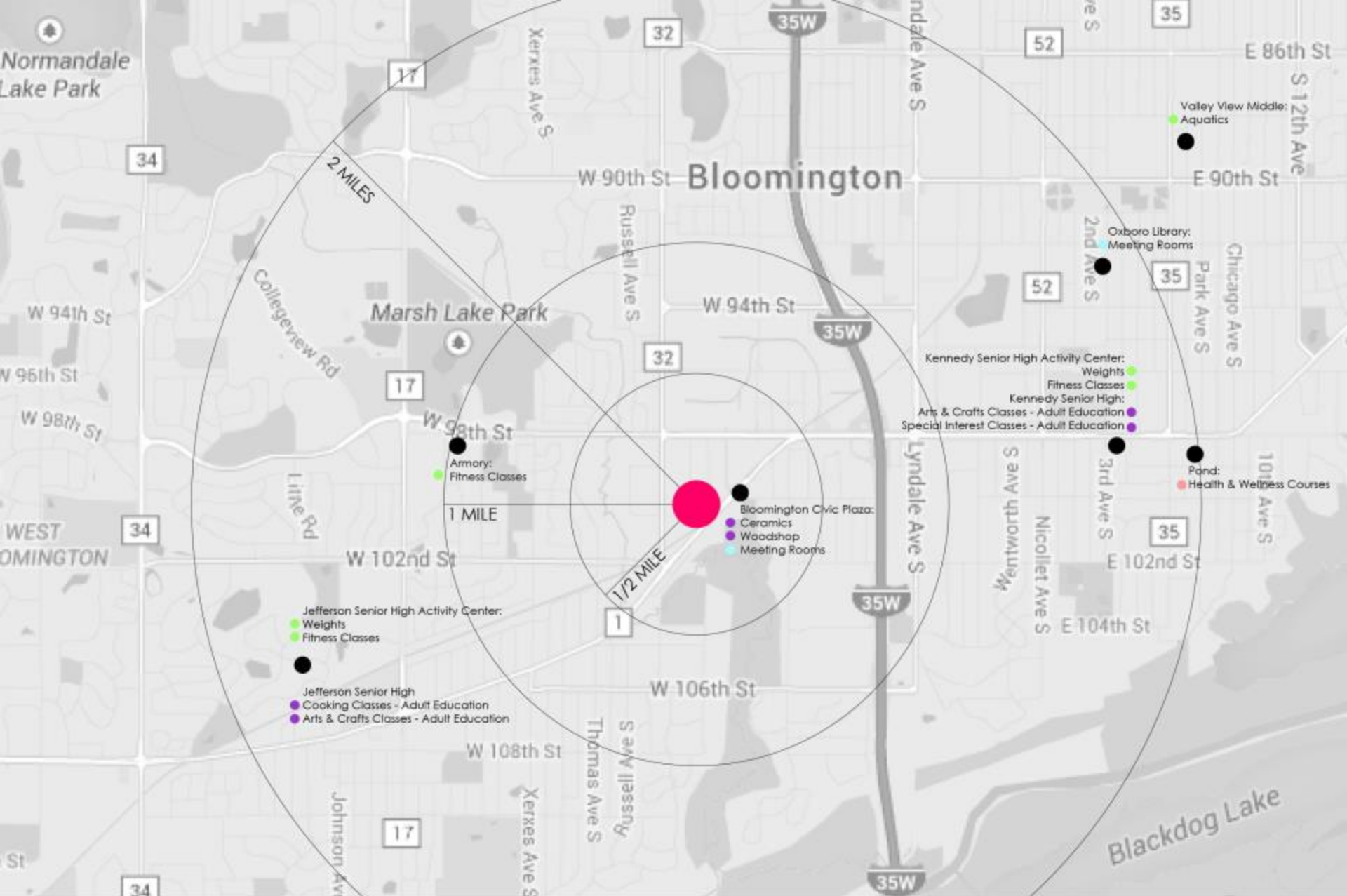




- MONTICELLO:**  
90,000 sq.ft.  
gymnasium, fitness center, walking track, climbing wall, exercise room, banquet facilities, indoor playground, aquatics, lap pool, meeting rooms
- MAPLE GROVE**  
162,000 sq.ft.  
gymnasium, basketball courts, two ice rinks, banquet facilities, indoor playground, teen center, concessions, senior center, lap pool, leisure pool
- NEW BRIGHTON**  
70,000 sq.ft.  
gymnasium, fitness center, walking track, banquet facilities, indoor playground, meeting rooms, senior room, library
- VICTORIA**  
112,000 sq.ft.  
gymnasium, fitness center, walking track, multipurpose room, meeting rooms, two ice rinks
- CHASKA**  
200,000 sq.ft.  
gymnasium, fitness center, lap pool, leisure pool, senior center, two ice rinks, artificial turf, auditorium, art gallery
- CHANHASSEN**  
23,000 sq.ft.  
gymnasium, meeting rooms, fitness center, aerobic studio
- SHAKOPEE**  
76,500 sq.ft.  
gymnasiums, walking track, fitness center, teen center, aerobic studio, meeting rooms, ice arena
- EDEN PRAIRIE**  
175,000 sq.ft.  
gymnasium, fitness center, walking/running track, indoor playground, meeting rooms, three ice rinks, lap pool, diving pool
- EAGAN**  
70,000 sq.ft.  
gymnasium, fitness center, walking/running track, banquet facilities, indoor playground, meeting rooms, senior center, coffee shop
- APPLE VALLEY**  
45,000 sq.ft.  
gymnasium, badminton court, basketball court, playground, banquet/event center, pickleball court, meeting rooms

## AMENITIES IN METRO AREA





# AMENITIES IN BLOOMINGTON

- Creekside Community Center
- Fitness Courses
- Adult Education Courses
- Health & Wellness Courses
- Meeting Rooms for Public Use



# Recommended Program

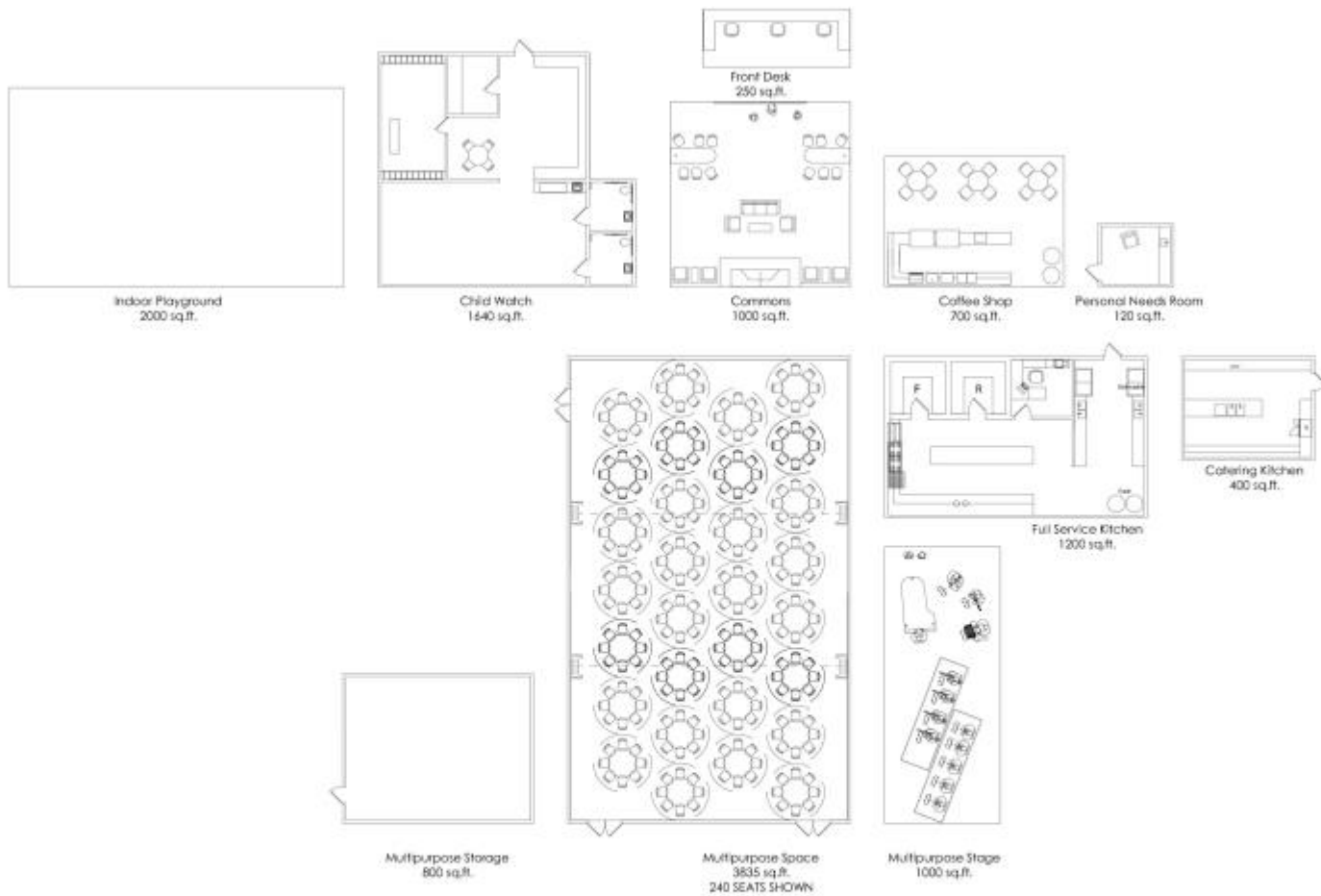
## Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Common Spaces</b>					<b>12,945</b>	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

## COMMON SPACES







# COMMON SPACES

## Bloomington Community Center Needs Assessment

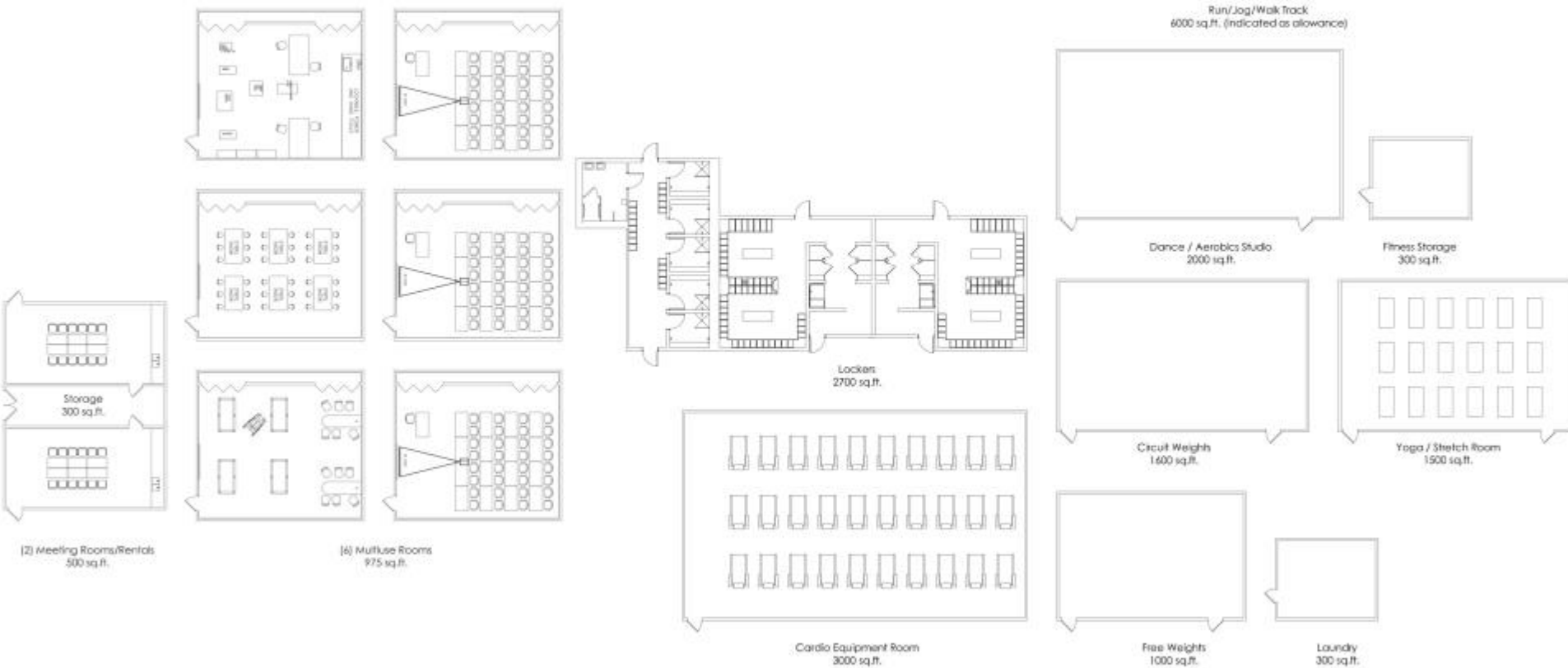
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Recreation</b>					<b>7,150</b>	12%
Multiuse rooms	6	30	975	5,850		flexible for a variety of programs, (specific use to be determined)
Meeting Rooms/Rental	2	12	500	1,000		adjacent to gymnasium or indoor playground; movable partitions; casework; sink
Meeting Rooms/Rental Storage	1		300	300		

## Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Fitness</b>					<b>18,400</b>	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		



RECREATION & FITNESS



## RECREATION & FITNESS

## Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Gymnasium</b>					<b>18,800</b>	31%
Gymnasium	3		6,000	18,000		three basketball courts with fixed seating at ends
Gym Storage	1		800	800		

## Bloomington Community Center Needs Assessment

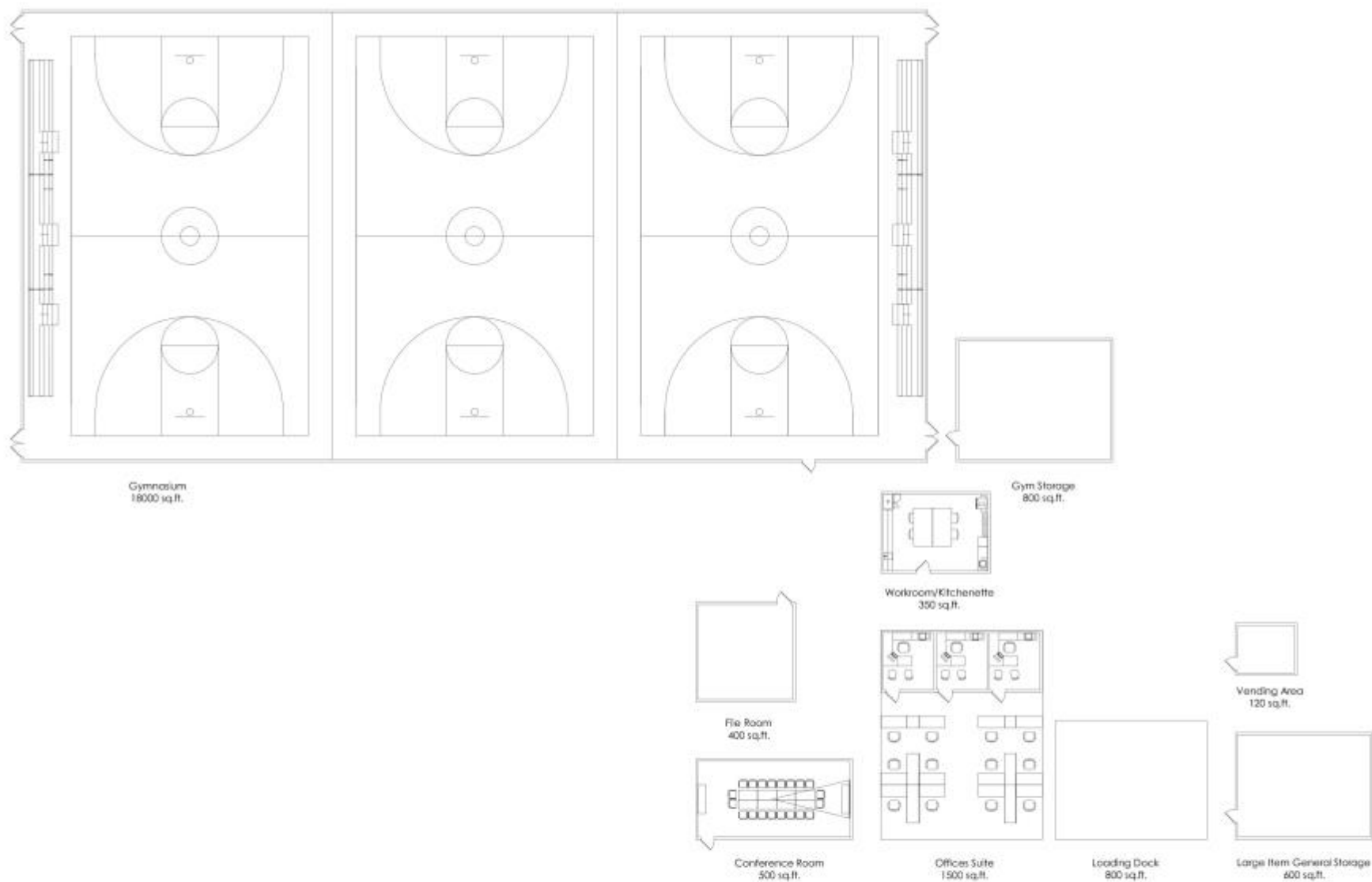
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Community Center Offices &amp; Program Support</b>					<b>2,750</b>	4%
Office Suite				1,500		
Conference Room	1	20	500	500		
Workroom/Kitchenette	1		350	350		copy, mail, refrigerator, sink
File Room	1		400	400		

## Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Building Support</b>					<b>1,520</b>	2%
Loading Dock	1		800	800		
Vending Area	1		120	120		
Large Item General Storage	1		600	600		



GYMNASIUM, OFFICES, SUPPORT



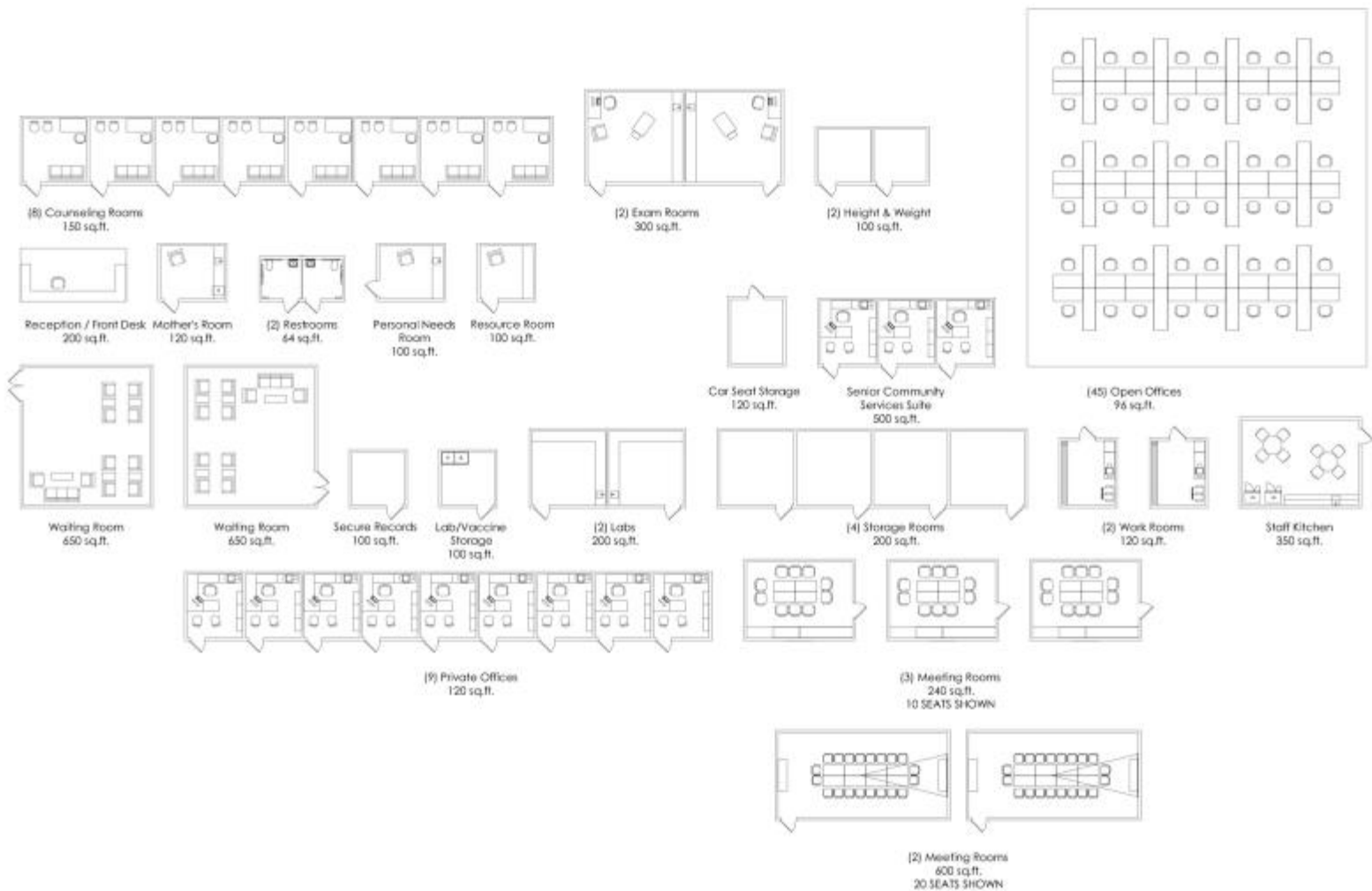
# GYMNASIUM, OFFICES, SUPPORT

# Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Public Health (currently 9,403 sf)</b>					<b>13,878</b>	
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

## OPTION ONE: PUBLIC HEALTH





## OPTION ONE: PUBLIC HEALTH



## Bloomington Community Center Needs Assessment

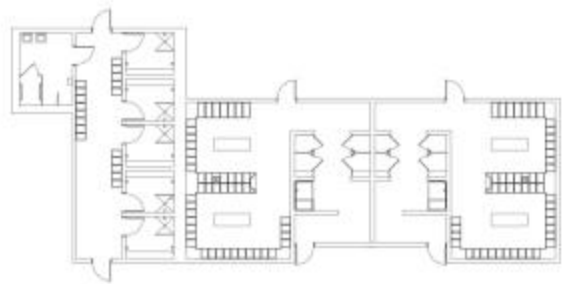
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Aquatics</b>					<b>20,500</b>	
Indoor Pools	1		15,000	15,000		flexible for water aerobics, assisted exercise, family recreation, lap pool
Pool Mechanical Room	1		800	800		
Pool Chemical Room	1		200	200		
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)

## Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
<b>Motor Vehicle (currently about 2,700 sf)</b>					<b>2,120</b>	
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		

OPTION TWO & THREE: AQUATICS  
& MOTOR VEHICLE





Aquatic Locker Room (3)  
900 sq.ft.



Pool Mechanical  
800 sq.ft.



Aquatic Storage  
800 sq.ft.



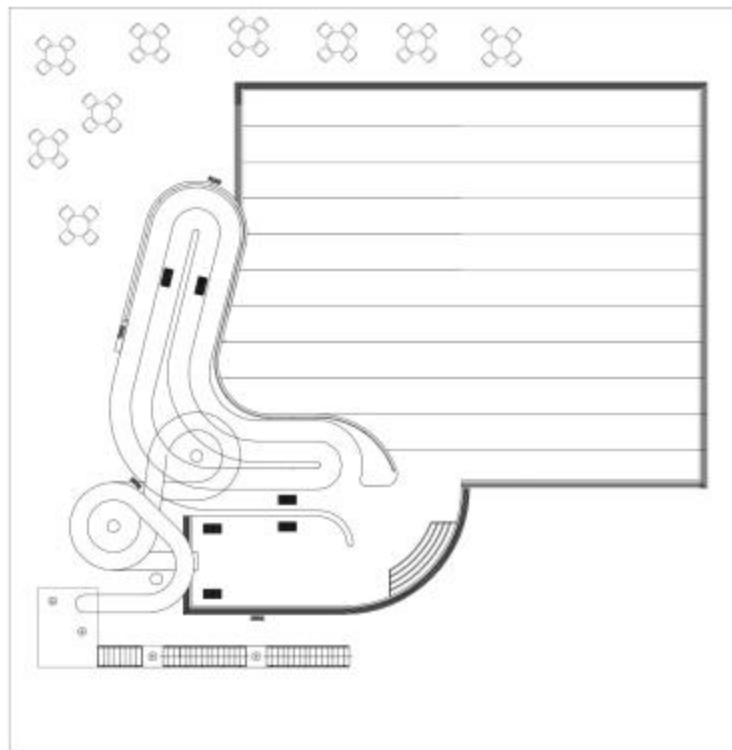
Chemical Storage  
200 sq.ft.



Aquatic Office  
200 sq.ft.



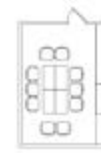
Aquatic Viewing/Concessions  
800 sq.ft.



Aquatic Center  
15000 sq.ft.



Secure Storage  
120 sq.ft.



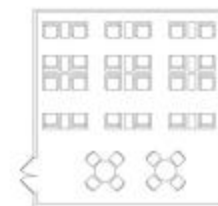
Meeting Room  
200 sq.ft.  
10 SEATS SHOWN



Front Desk  
200 sq.ft.



(4) Offices  
150 sq.ft.



Waiting Room  
1000 sq.ft.

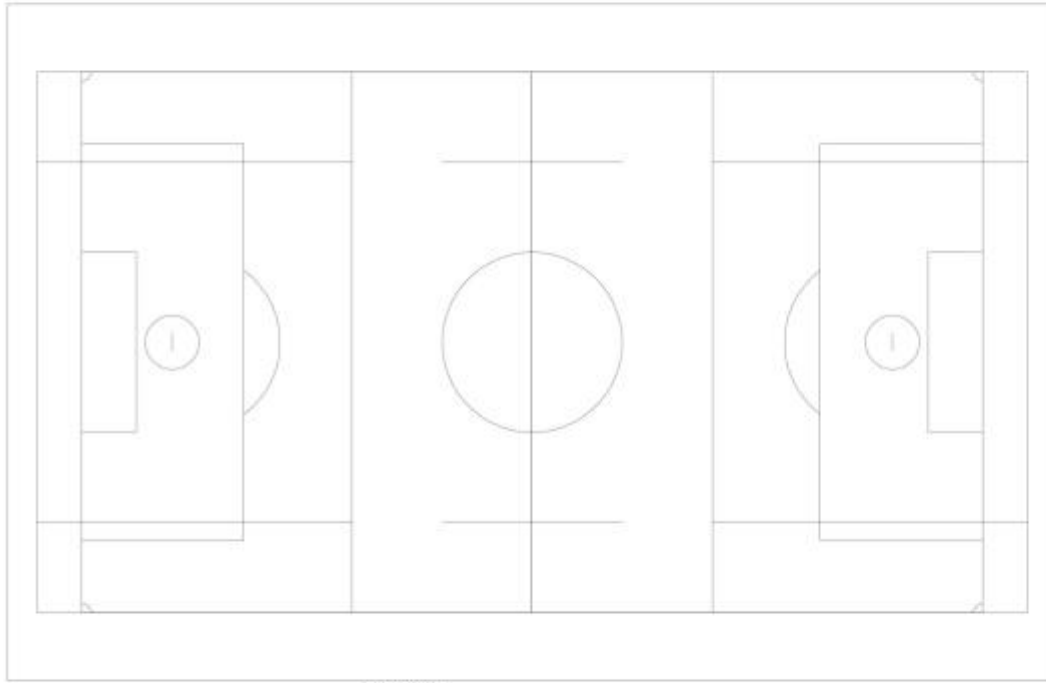
## OPTION TWO & THREE: AQUATICS & MOTOR VEHICLE

## Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM					NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL	SUBTOTAL	
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

FUTURE EXTERIOR SPACES

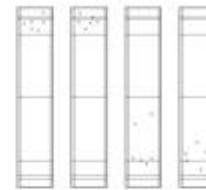




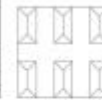
Indoor Dome  
80000 sq.ft.



Splash Pad  
2500 sq.ft.



Bocce Ball  
3420 sq.ft.



Picnic Shelters  
900 sq.ft.



Community Garden Plots  
20000 sq.ft.

FUTURE EXTERIOR SPACES

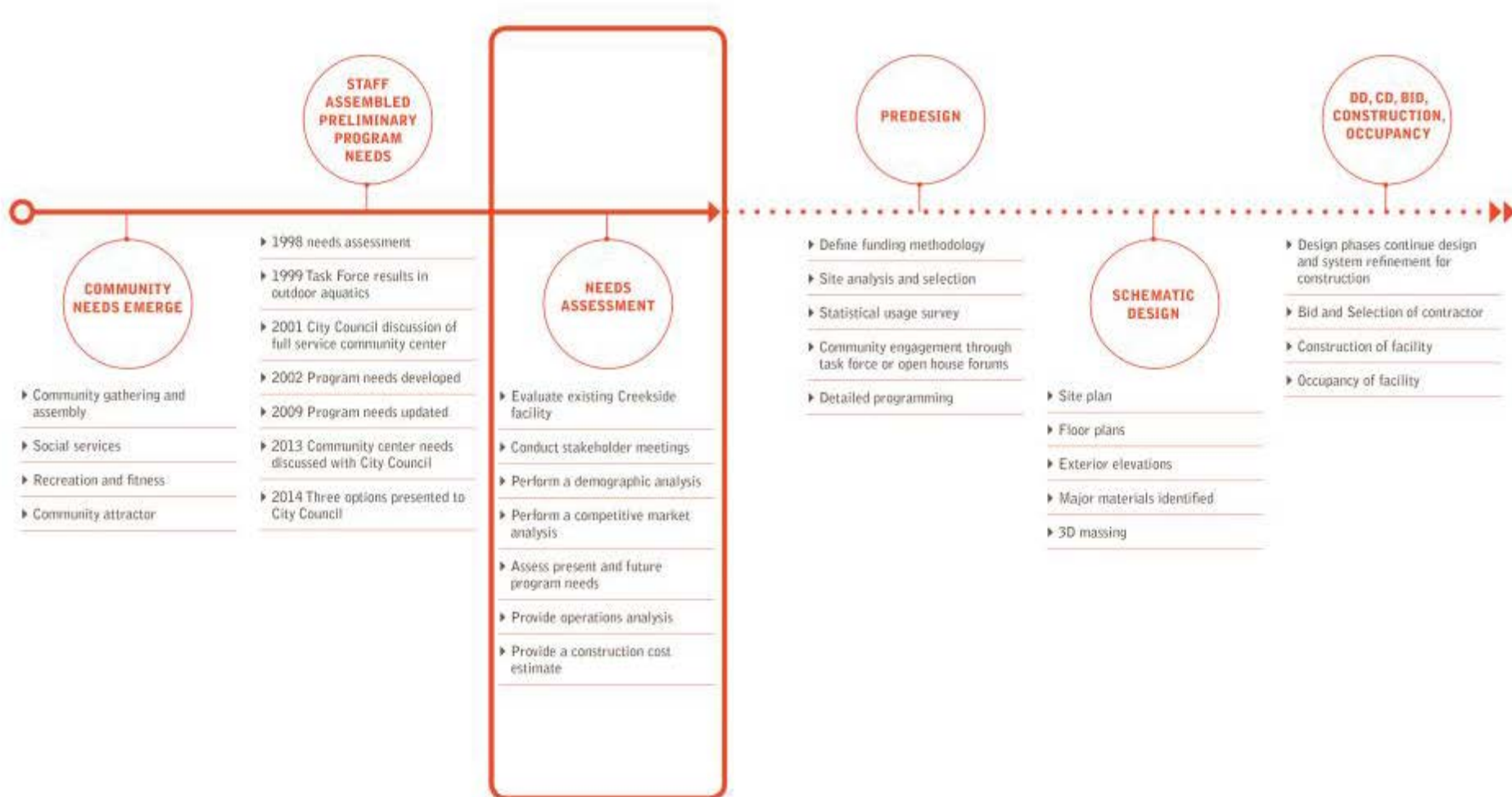
- ▶ **Priorities remain true to goals**
  - ▶ Maintain social/recreational opportunities and expand fitness
- ▶ Large Multipurpose Room
- ▶ Gymnasiums
- ▶ Run/Jog/Walk Track
- ▶ Multiuse classrooms



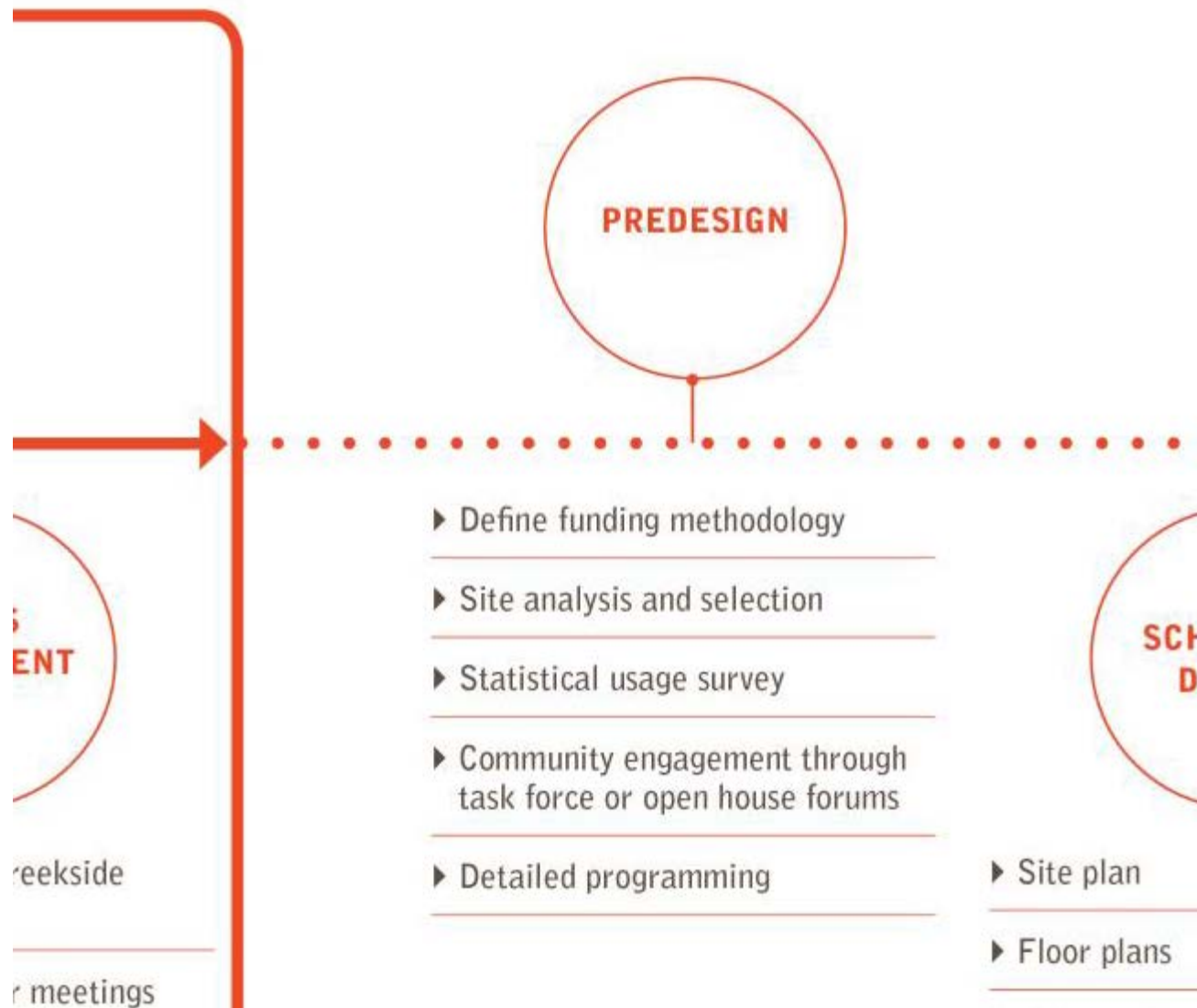
# Cost Estimating

- ▶ 94,715 gross square feet
- ▶ Construction Costs      \$31,888,251
  - ▶ Includes escalation to 2016
  - ▶ \$337/sq ft
- ▶ Soft Costs                      \$9,566,475
  - ▶ 30% allowance
- ▶ Total Project Costs      \$41,454,726





NEXT STEPS



NEXT STEPS



THANK YOU

