

Cedar-Riverside Recreation Center

Predesign Report

September, 2020



Cover Letter

SAMPLE PREDESIGN SUBMITTAL COVER LETTER

LETTERHEAD
of Agency or Organization

[insert date]

Commissioner [insert name of Commissioner of Administration]
c/o Gordon Christofferson
Real Estate and Construction Services
309 Administration Building
50 Sherburne Ave
St. Paul, MN 55155

Dear Commissioner [insert name],

RE: Predesign Submittal for [insert “a new”] or [“the remodeling of”] [insert name] building

In accordance with Minnesota Statutes §16B.335, Subdivision 3, enclosed you will find the Predesign submittal document for the [insert name of project, building & location]. This predesign outlines the [insert name of agency/political subdivision] 's capital budget request for the [insert year] state legislative session.

This project consists of the [new construction of] or [remodeling of] [insert number of square feet] of space to support [insert operational plan/goal]. The total project cost is estimated to be [insert amount]. This proposal seeks [insert “full funding”] or [“matching funds”] in the amount of [insert amount].

Sincerely,

[insert Commissioner/Authority Name]
[or head of political subdivision or other approving authority]

Enclosure

cc:

List of Participants

Minneapolis Park and Recreation Board

Community Advisory Committee

Pillsbury United Communities

YMCA of the Greater Twin Cities

Augsburg University

M Health Fairview

Consultant Team

David Dimond	Perkins&Will
John Slack	Perkins&Will
Chris Kastelic	Perkins&Will
Kathryn Watson	Perkins&Will
Teresa Jackson	Greenplay, LLC, Recreation Consulting
Pat O'Toole	Greenplay, LLC, Recreation Consulting
Cole Holmberg	Professional Project Management, Cost Estimating
Mark Duncan	Buildings Consulting Group, Inc, Structural
Tom Gunderson	Hallberg Engineering, MEP
Rhonda Pierce	Pierce Pini + Associates, Civil





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Section 1

Predesign Summary

Contents

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- 1.B Project Data Sheet - New Building
- 1.C Project Data Sheet - Existing Building

Section 1.A

Project (Executive) Summary Statement

**TO BE COMPLETED WITH
PREFERRED BUILDING
OPTION**



SCOPE

The Cedar-Riverside Recreation Center project will help fulfill the Minneapolis' Park and Recreation Board's mission to equitably "provide places and recreation opportunities for all people to gather, celebrate, contemplate, and engage in activities that promote health, well-being, community, and the environment."

The new facility will include multi-purpose space, information hub, quiet/meditation space, food shelf, teaching kitchen, maker space, computer center, child sitting, teen activity center, indoor playground, gym, indoor running/walking track, fitness space, group exercise, plyometric fitness, and a health & wellness suite. (update with preferred alternative) The recreation center is estimated to serve approximately _____ people per day.

COSTS

Capital Costs

Total Estimated Construction Cost:
\$_____including construction, escalation, and soft costs

FUNDING SOURCES

State Funding Request: \$_____

OPERATING COSTS

An anticipated \$_____ increase in operating expenses will be funded by MPRB's levy upon completion of the project in FY 2025.

SCHEDULE

Funding: Estimated July 2022
(double-check timing for approval of funding)
Site Determination: July 2022
Design: July 2022-July 2023 (13 months)
Bidding and Award: August-October 2023 (3 months)
Construction: November 2023-March 2025 (18 months)
Occupancy: May-June 2025

SITE ACQUISITION

Several sites for the new facility are under consideration.

- Site Option 1: Proposed development at the City-owned Lots A/A1 could include community-benefitting space, such as the new recreation center.
- Site Option 2: Proposed development at Lots A/A1 might be coupled with supporting development at Lot F, which could include community-benefitting space, such as the new recreation center.
- Site Option 3: The site of the existing Brian Coyle Center is already owned by MPRB, and the existing facility is leased and operated by Pillsbury United Communities. If other potential development sites fail to actualize, and if a new agreement acceptable to both MPRB and PUC can be reached, the existing facility can be renovated and expanded, or replaced with a new, larger facility.

Section 1.B

Project Data Sheet

Beginning in the 1870s when Eastern European settlers arrived to work at the mills along the Mississippi River, the Cedar-Riverside neighborhood has long been a gateway for immigrant populations arriving in Minneapolis. Concentrations of cultures have aggregated, bloomed, and then dispersed as they've settled and established new lives. Today, the neighborhood continues to serve an important role as a transitional landing spot, and it is recognized as home to the largest immigrant population in the Twin Cities. The following demographics further describe the neighborhood:

- People of Color are a significant majority of the population west of Cedar Avenue (84%). East of Cedar Avenue, People of Color comprise a much smaller percentage (46%).
- West of Cedar Avenue, there is a very high proportion of young children (18%). The rate is nearly three times the City-wide proportion (6.7%). Moreover, this proportion has been due to a rapid increase in young children since 2010. The area east of Cedar Avenue is primarily dominated by college-age people (61%).
- The neighborhood has significantly lower incomes than the City as a whole. The 2017 neighborhood median income was \$20,126, versus the 2017 median income for the City at \$55,720. This delta can be attributed, in part, to a significant student population, as well as the concentration of low-income families, many of whom have recently relocated from other countries.

Recognizing that Cedar-Riverside neighborhood is currently underserved in terms of high-quality recreation and health opportunities for its growing and diverse population of 8,000+ residents, the Minneapolis Park and Recreation Board (MPRB) joined with local partners – Pillsbury United Communities, M Health Fairview, Augsburg University, and the YMCA – to develop an equitable framework for delivery of health-related services and programs.



Name of Project

Cedar Riverside Recreation Center

Agency/Organization

Minneapolis Park and Recreation Board

Project/Building Location

West end of Cedar-Riverside Neighborhood

Building Occupancy Type

Primary Space Types:
Type of Construction:

Building Size

Number of Stories:
Square Feet per Floor:
Total Square Feet:

Site Size

Number of Acres:

Parking

(Enter information on new parking or replacement of existing; if not included indicate N/A)

Type (surface or structured):	Number of Stalls:	Total Cost
Area of Parking:	Cost per stall:	
Parking Structure SF:		
Roofing Type:		
Exterior Wall Type:		
Interior Wall Type:		
Structural System Type:		
Mechanical System Type:		
Fire Protection Description:		
Electrical System Type:		
Technology Systems:		
Life Expectancy of New Work:		
Costs: (Enter costs that are included in the project; if not included indicate N/A)		
Total Project Cost:		
Predesign Cost:		
Furniture, Fixtures, Equipment, Signage:		
Predesign Cost:		

Relocation Cost: (not bondable)
Design Cost (including B3 sustainability):
Phasing Cost:
Site Acquisition Cost:
Technology Cost:
Site Improvements Cost:
Commissioning (req'd for B3):
Parking Structure Cost:
Building Cost:
Hazardous Materials Abatement Cost:
Surface Parking Cost:
State Funding amount:
Other Funding Source(s) Amount(s):

NOTE: Cost Estimates are based upon the information above



Section 2

Project Background Narrative

Section 2

Project Background Narrative

MPRB Profile

The MRPB is an independent, semi-autonomous body responsible for maintaining and developing the Minneapolis Park system to meet the needs of citizens of Minneapolis. This unique structure allows independent decision-making so the MPRB can efficiently oversee a diverse system of land and water. Nine Park Board Commissioners are elected every four years: one from each of the six park districts within the city and three that serve at-large. The Board of Commissioners appoints the Superintendent to provide high-level oversight and leadership to the nationally renowned park system. Three Assistant Superintendents, all appointed by the Superintendent, oversee operations, planning and recreation with a staff of 400+ full-time and 1200+ part-time employees and an annual operating budget of \$60 million. The MPRB is one of five Minnesota park agencies and one of only 108 agencies in the United States that is accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA). The Minneapolis Park System consists of 182 park properties, including local and regional parks, playgrounds, triangles, golf courses, gardens, picnic areas, biking and walking paths, nature sanctuaries, and the 55-mile Grand Rounds National Scenic Byway. Together, these properties total 6,732 acres of land and water. The backbone of the park system is its full-service neighborhood recreation centers. It serves as host to approximately sixteen million visitors annually. The Park Board adopted a Comprehensive Plan (2007), after substantial public input, which will provide guidance through 2020.

Mission

The Minneapolis Park and Recreation Board shall permanently preserve, protect, maintain, improve, and enhance its natural resources, parkland, and recreational opportunities for current and future generations.

The Minneapolis Park and Recreation Board exists to provide places and recreation opportunities for all people to gather, celebrate, contemplate, and engage in activities that promote health, well-being, community, and the environment.

Vision

Our vision statement and the four vision themes will guide future development, operations, and maintenance of the Minneapolis Park System into 2020.

In 2020, the Minneapolis Park System is a premier destination that welcomes and captivates residents and visitors. The Park System and its beauty are part of daily life and shape the character of Minneapolis. Natural, cultural, artistic, historical, and recreational resources cultivate outstanding experiences, health, enjoyment, fun, and learning for all people. The Park System is sustainable, well-maintained and safe, and meets the needs of individuals, families, and communities. The focus on preserving land continues, with a strong emphasis on connecting people to the land and each other. Aware of its value to their lives, residents are proud stewards and supporters of an extraordinary park and recreation system.

As a renowned and award winning park and recreation system, the Minneapolis Park and Recreation Board delivers:

Vision Theme 1

Urban forests, natural areas, and waters that endure and captivate

Goals

Sound management techniques provide healthy, diverse, and sustainable natural resources.

Healthy boulevard trees connect all city residents to their park system.

Residents and visitors enjoy and understand the natural environment.

People and the environment benefit from the expansion and protection of natural resources.

Knowledgeable stewards and partners generously support the system's natural resources.

Vision Theme 2

Recreation that inspires personal growth, healthy lifestyles, and a sense of community

Goals

People play, learn, and develop a greater capacity to enjoy life.

Residents, visitors, and workers enjoy opportunities to improve health and fitness.

People connect through parks and recreation.

Volunteers make a vital difference to people, parks, and the community.

Parks provide a center for community living.

Vision Theme 3

Dynamic parks that shape city character and meet diverse community needs

Goals

Parks shape an evolving city.

Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.

Focused land management supports current and future generations.

Financially independent and sustainable parks prosper.

Through outreach and research, park and recreation services are relevant today and tomorrow.

Easily accessible information supports enjoyment and use of the park and recreation system.

Vision Theme 4

A safe place to play, celebrate, contemplate, and recreate

Goals

Positive recreation experiences and welcoming parks prevent crime.

Residents, park visitors, and staff make safe choices in the parks.

Intervention and communication reduces safety concerns.

Parks are safe and welcoming by design.

Communities, public and private partners, and staff cooperate to promote safety.

Values

We apply the following values to all of our work:

Sustainability

Meet current park and recreation needs without sacrificing the ability of future generations to meet their own needs by balancing environmental, economic, and equity concerns.

Visionary Leadership

Respect the vision and leadership that built the park and recreation system and recognize the need for ongoing leadership in achieving excellence.

Safety

Work safely to support a thriving work environment and an outstanding park experience for visitors.

Responsiveness and Innovation

Anticipate and thoughtfully respond to the diverse needs of the city's communities, continually seeking ways to better deliver park and recreation services.

Independence and Focus

Independence allows the Minneapolis Park and Recreation Board to focus on providing and obtaining the resources necessary to accomplish its mission and form effective, responsible partnerships.

We consider the following principles when making decisions that have a district or system-wide impact:

Identified Community Need and Demographics
Emphasis will be placed on researching community needs and demographics when considering program and facility delivery.

Quality versus Quantity

The amenities provided to meet the park and recreation needs of communities will be high quality and provided at a sustainable level. Amenities that have completed their useful life-cycle, especially those with a blighted appearance, will be removed and, as funding becomes available, replaced with new amenities.

Embracing Technology

Decision-making will embrace technology to better serve the community.

Fostering a New Face for Partnerships

Non-traditional partners that provide new opportunities for residents and are consistent with the organization's mission will be encouraged.

Focusing on the Activity, Then the Infrastructure

After evaluation of what the Park Board currently provides, the status of other service providers, and existing infrastructure, infrastructure will be provided to meet the service goals for that activity. Service goals for an activity will be based on demographics of an area, identified community need, and the identified target audience for the activity.

Sustainable Rate

A sustainable park system will be supported by decisions that provide services at a sustainable rate, such as providing infrastructure that can be reasonably maintained, setting realistic program and service delivery targets, or modifying land management techniques to increase efficiency.



Section 3

Agency/Organization Planning



Section 4

Project Description

Contents

- 4.A Architectural and Engineering Program
- 4.B Precedent Studies
- 4.C Technology Plan (not Included)
- 4.D Sustainability, Energy Conservation, Carbon Emissions
- 4.E Operations and Maintenance Requirements
- 4.F Statute Requirements (not Included)
- 4.G Specialty Requirements (not included)
- 4.H Project Procurement and Delivery
- 4.I Project Design Services and Additional Owner Costs
- 4.J Quality Control Plan

Section 4.A

Architectural Narrative

Project Program Summary

The project program is an outgrowth of an interactive, participatory process, described in the following subsection. The program will support a wide range of health and wellness activities, services and programs designed to enhance community health outcomes.

The new recreation center will co-locate and enrich existing programs and services provided by Pillsbury United Communities and other partners at the Brian Coyle Center with the additional fitness, health and recreation resources that are provided at community recreation centers in other neighborhoods throughout the City. In addition to improving the variety and quality of activities and services, the new recreation center will greatly increase the numbers of people who can be served per day, from approximately ___ to approximately ___. It will also provide much-needed space for partner organizations to operate out of a combined facility. For instance, the new recreation center will include expansion space for M Health Fairview's 'Health Commons', which, co-located with fitness and recreation space, will enable a more comprehensive approach to health education, rehabilitation, and preventive care. Thus, the spatial program for the Cedar-Riverside Recreation Center will facilitate the continuation and enhancement of existing services, while filling the gap in recreation resources for this neighborhood.

Existing Neighborhood Services and Programs

Numerous organizations operate programs and services to support the Cedar-Riverside neighborhood and surrounding areas. The Partner Organization Team for this project – MPRB, PUC, YMCA, Augsburg, and M Health Fairview – provide and/or participate in a host of programs related to health, wellness, and recreation germane to this project such as youth programs, team

sports, food and nutrition support, tutoring, and health counseling. Building upon existing successful programs, the new recreation center will significantly increase opportunities for new or enriched programs, services, and activities. The full list of existing and potential programs, services, and activities is shown on the following pages.

Spatial Program

The spatial program to support the list of existing and potential programs, services, and activities is intended to be flexible and adaptable to best serve community needs into the future. Spaces such as the multi-purpose rooms, gymnasium, and group exercise will support intensive and varied use for different groups of people throughout the day, from youth programs, to senior groups, to gender-appropriate activities. The following chart shows the list of spaces for the facility. ▸

Participatory Programming Methodology

The project program is an outgrowth of an interactive, participatory process with the Partner Organization Team, the Community Advisory Committee, neighborhood youth, community groups, and interested members of the public who participated in open-invitation meetings, discussions, and surveys.

Partner Organization Team

The Partner Organization Team (Partners) is comprised of representatives of five organizations/institutions with a shared interest in the health and wellness of the community. Prior to the initiation of the Predesign process, the Partners entered into a Memorandum of Understanding (MOU) supporting the Predesign and recognizing that their mutual goals for serving the Cedar-Riverside community through programs, activities, services, and facilities may be best accomplished through the creation of a recreation center providing efficient and effective service delivery. The Partners include:

Minneapolis Park and Recreation Board



Pillsbury United Communities

M Health Fairview

Augsburg University

YMCA of the North (formerly YMCA of the Twin Cities)

Community Advisory Committee

MPRB Community Advisory Committees (CAC) provide volunteer opportunities for stakeholders to share insight and resources and serve to build and sustain relationships between the community and the MPRB. Members of the CAC are expected to represent the views of park users and to work collaboratively with each other

and the public to provide advice to the Board about the project. The CAC for the Cedar-Riverside Recreation Center Predesign was charged with:

- Becoming knowledgeable about the project and its scope and advising MPRB staff and consultants throughout the planning process.
- Contributing to broad community engagement by acting as primary contact for the CAC's represented communities, and by enhancing the project's interaction with a wide range of stakeholders and stakeholder groups.
- Assisting with ongoing communication of



technical plan elements to the community and public.

- Reporting back to appointers, as requested, on the plan process, information presented, and possible recommendations.
- Making recommendations to the MPRB Commissioners on this Predesign including program, vision, goals, and principles created through a community-driven process.

Organizations and Groups

- Minneapolis Youth Congress
- Hennepin County Library
- Expand the list with Dan's input

The Participatory Programming Methodology included a variety of opportunities for community engagement, such as CAC meetings, a program survey, focus group discussions, a virtual community check-in, and office hours. Due to the shelter-in-place response to COVID-19 in 2020, the community engagement process extended

from a scheduled completion in June 2020 to a targeted completion in Fall 2020 to support the transition from in-person to online community engagement.

CAC Meetings

There were six CAC meetings throughout the Predesign process. While the CAC was comprised of selected representatives of stakeholders, CAC meetings were completely open to everyone, and meeting turnout included a spectrum of youth, families, political representatives, and neighborhood advocates. Translators were available.

Program Survey

The program survey, or 'Meeting-in-a-Box', was designed to function both as an online survey and an in-person meeting tool. Available in English, Somali, Oromo, and Korean, the survey was developed as:

- A resource to help vet program opportunities and community values as part of the larger programming process
- A tool to help engage more people and groups within the community and to help spur conversations about the potential new recreation center(s).
- A tool to facilitate outreach by CAC members, project Partners, and others.

The results, tallied on page ____, provide a big-picture view of initial community program preferences as a starting point for additional exploration and evaluation of the project program.

Focus Group Discussions

MPRB facilitated numerous focus group discussions to gather additional insight about community preferences and values. The list of participating groups included:

- Minneapolis Youth Congress
- Hennepin County Library representatives

Input and perspectives from the focus group discussions informed the project programming and revealed important community ideas and concerns.

Virtual Community Check-in

The virtual community check-in meeting helped fill the gap in community engagement resulting from the COVID-related project schedule extension. The meeting included a progress presentation, followed by Q&A and discussion. While not formally part of the CAC process, the questions and discussion from the community check-in meeting revealed areas of interest and/or concern in the project, including:

- Site selection
- Benefits of a new facility
- Partner involvement
- State bonding/funding process
- Operating entity/organization
- Use of the facility by age group
- Parking

Office Hours

Alternating bi-monthly with the CAC meetings, the project office hours was a designated time for community members to informally ask questions, provide feedback, and engage with the project. The office hours were held as drop-in sessions at the existing Brian Coyle Center, and several project team members from MPRB and the consultant team were typically available.

Key outcomes from the community engagement process are summarized on the following pages.

Section 4.A

Architectural Narrative



CAC Meeting #1: Orientation/Kickoff

The first Community Advisory Committee meeting included the following:

Welcome & Introductions

Project Overview

Predesign Overview

MPRB 101

Racial Equity 101

Public Comments

Wrap Up & Next Steps

MPRB facilitated a discussion regarding Hopes and Concerns about the project. Post-it notes of hopes and concerns expressed by the CAC and the meeting attendees were collected and discussed as a group. Following the meeting, the messages were distilled into categories and organized visually. Many of the hopes matched the concerns, and these were merged into a summary chart to convey the topics that were cited most often.

CAC Meeting #2: Partners, Service Providers, and Users/ Demographics

The second Community Advisory Committee meeting included the following:

Welcome & Introductions

Project Overview & Updates

Small Group Exercises: Neighborhood Amenities

Engagement tool overview

Partner Panel

Public Comments

The ice-breaker question for the CAC and other attendees, “What do you love about Cedar Riverside?” elicited a host of responses that highlighted the character and vitality of the neighborhood.

During the small group exercises, participants were asked to map their favorite neighborhood places, existing amenities/services, gaps in services or amenities and who would engage. Findings from these exercises included:

- Strong preferences and/or awareness of amenities and services at the west end of the neighborhood. (See map at right.)
- Positive acknowledgement of existing health/ recreation programs, services, and amenities and a high value placed on having more programs, greater capacity, higher quality, and more consistency to meet the demand.
- Overall gap in terms of the extent of infrastructure/resources to support health and wellness - parks, park connectivity, recreation for all, 4-season recreation, and healthy food.
- Consistent with other discussions, participants specifically mentioned their interest in having more programs/amenities for youth, elders, families, and women

The small group exercise for CAC 4 was structured to prioritize program options, understand preferred program combinations, and vet the two general locations within the neighborhood. Small group participants were given an array of program pieces and asked to select the most important ones and fit them within the provided boxes for the western location, the eastern location, and an optional ‘nearby’ location. The premise was that there were more program pieces than the boxes would hold, so participants would need to negotiate values-based decisions to fill the boxes. Findings from this exercise included the following:

There was a strong preference for placing the most important and recognizable program elements at the western location

The most commonly preferred spaces included the multi-purpose, teen technology center, gymnasium, indoor walking/running track, pool, maker space, and individual fitness

Many participants reported/experienced a small, persuasive group of advocates for the pool, who moved between different groups, so it is not clear whether the preference for a new pool is reflective of community priorities, as a whole

Section 4.A

Mechanical and Electrical Narrative

Option 1A – Mechanical Pre-Design Program

Fire Protection System:

A. A 6" dedicated fire service for a complete automatic fire protection for the building.

Plumbing System:

B. One (1) 6" sanitary sewer will be extended 5'-0" out of the building from all new plumbing fixtures.

C. One (1) 12" storm sewer will be extended 5'-0" out of the building from primary roof drains overflow roof drainage will be day lighted onto green spaces.

D. One (1) 4" domestic water service will be extended 5'-0" out of the building and serve all plumbing fixtures. Plumbing fixtures to be on flow type.

E. Two (2) high efficiency gas water heater will provide domestic hot water through a master mixing station.

Heating System:

F. Two (2) 1,000,000 BTUH condensing boilers will provide 1400 heating water for the building, second boiler to provide 100% redundancy. There will be a primary pump for each boiler and to secondary pumps that will circulate heating water to terminal devices. All offices on the exterior protection will have fin tube radiation. All other areas with glazing to have fin tube radiation. Vestibules to have cabinet unit heater. Mechanical Room and storage spaces to have unit heaters. A study will be done once a site has been selected to verify if a central plant heat pump is possible to augment the heating plant.

Cooling System:

G. A nominal 80 ton digital scroll chiller will provide chilled water for the building, no redundancy provided. One (1) primary pump and two (2) secondary pumps will circulate water to the terminal devices. A study will be done once a site has been selected to verify if a central plant heat pump is possible to accommodate the chilled water plant.

Heating, Ventilation and Conditioned Air:

H. Multipurpose Classrooms - Dedicated outdoor Air systems will deliver 100% outdoor air to active chilled beams (ACB's). ACB's will have heating and sensible cooling coils.

I. Computer Center - Will deliver 100% outdoor air to active chilled beams (ACB's). ACB's will have heating and sensible cooling coils.

J. Gymnasium - Air handler will supply five (5) air changes per hour and have variable frequency drive and CO2 control.

K. Fitness - Air handler will supply five (5) air changes per hour and have variable frequency drive and CO2 control.

L. Health and Wellness Center - Dedicated outdoor Air systems will deliver 100% outdoor air to active chilled beams (ACB's). ACB's will have heating and sensible cooling coils.

Building Automation System

A. A web based temperature control system will be provided throughout the building.

B3/Sustainability

M. Once a final building site is selected a geo thermal assessment is to be conducted to determine the feasibility of geothermal central plant heat pump that would supplement heating and cooling demands in the building.

Option 1A – Electrical Pre-Design Program

Electrical Service:

N. The anticipated electrical service size for Option 1A is 1000 amps at 208/120 volt, 3 phase, 4, wire.

O. It is assumed the building will be fed underground by the Utility and that a Utility pad mount transformer will be located adjacent to the building. Provide a connection cabinet located adjacent to the Utility transformer that is constructed per the Utility requirements, with space for metering transformers.

P. Provide a 1000 amp, 208/120, 3 phase, 4 wire, switchboard with main breaker (with adjustable settings) and circuit breaker distribution. Locate the switchboard in the main electrical room (preferably on an exterior wall close to the location of the Utility transformer).

Power Distribution:

A. Provide an electrical distribution panel mounted in the mechanical room to feed all of the small and medium sized mechanical equipment loads.

1. Feed the large mechanical equipment loads directly out of the main switchboard.

B. Provide an electrical branch circuit panelboard located in the main electrical room, the west half of the building, and the east half of the building to feed the lighting and receptacles in the respective areas.

C. Size branch circuit conductors to provide a maximum of 3% voltage drop from circuit breaker to last outlet or light fixture on each circuit. Provide a minimum wire size of #12 AWG copper for all branch circuit wiring.



Provide a separate neutral conductor for all single phase branch circuits. Install all branch circuit wiring in EMT conduit. Provide a minimum conduit size of 3/4" for all homerun conduits. Install a maximum of three phase conductors in each homerun. Provide a maximum of six general purpose duplex receptacles per each 20 amp branch circuit.

Lighting & Lighting Control:

A. Provide LED light fixtures for all interior and exterior lighting (parking lot, walkway, façade, etc.). Lighting levels to be in accordance with the IES recommended standards for their respective spaces/areas.

B. Following are the initial lighting concepts for the specialty spaces/areas associated with Option 1A:

1. Multi-purpose Classrooms - 2' X 4' recessed LED fixtures

2. Computer Center - LED linear direct/indirect

pendant fixtures

3. Gymnasium - high performance, high output LED fixtures

4. Fitness spaces - 2' X 4' recessed LED fixtures

5. Health & Wellness Spaces - 2' X 4' recessed LED fixtures

6. Lobby - combination of decorative LED linear direct/indirect pendant fixtures and recessed LED fixtures.

7. Locker rooms - vandal-resistant, fiberglass, lensed LED fixtures

8. Administrative Staff Areas - LED linear direct/indirect pendant fixtures

C. Use area light fixtures with integral battery drivers to provide emergency lighting at all required egress paths and in common areas, and other strategic locations.

Provide an intensity of not less than 1.0 footcandle at the floor level along the path of egress.



D. Provide LED exit signs at designated exits and exit pathways throughout the building.

E. Provide complete digital network lighting control system to control all interior and exterior lighting (parking lot, walkway, façade, etc.) via distributed networked room controllers including the following components: local/stand-alone room controller(s) for each space/area, occupancy sensors, interior daylight sensors, exterior photocells, web based network manager “head end” for remote access and whole-system programming of all room control, and interface cabling between all room controllers and the network manager “head end”.

B3/Sustainability:

A. Once a final building site is selected, a solar/photovoltaic assessment is to be conducted to determine the feasibility of providing a photovoltaic array on the roof of the building in order to offset a portion of the

building’s electrical demand.

1. A battery storage system associated with a photovoltaic array is not anticipated to be part of the initial electrical program.

Fire Alarm System:

A. Provide a new complete operational intelligent addressable fire alarm system throughout the building with full voice capabilities including the following components: Main control panel complete with microphone annunciator, central processing unit, communications cards, initiating loop cards, indicating zone cards, power supplies and backup batteries; remote annunciators with alarm silence and reset capability; remote microphone for all call announcements, remote intelligent detectors; interfaces to HVAC fans, combination smoke/fire dampers and sprinkler systems; audible and visual indicating devices; monitor and control modules;

communication devices; raceway system, boxes, wiring, grounding and the associated labor, programming, setup and testing.

Option 1B – Mechanical Pre-Design Program

Fire Protection System:

B. A 6” dedicated fire service for a complete automatic fire protection for the building.

Plumbing System:

C. One (1) 8” sanitary sewer will be extended 5’-0” out of the building from all new plumbing fixtures.

D. One (1) 12” storm sewer will be extended 5’-0” out of the building from primary roof drains overflow roof drainage will be day lighted onto green spaces.

E. One (1) 6” domestic water service will be extended 5’-0” out of the building and serve all plumbing fixtures. Plumbing fixtures to be ow flow type.

F. One (1) Instantaneous Smart Plate domestic water heater will provide domestic hot water utilizing boiler heating water.

Heating System:

G. Two (2) 1,000,000 BTUH and one (1) 500,000 BTUH condensing boilers will provide 1400 heating water for the building, second boiler to provide 100% redundancy. These boilers will also provide heating water for domestic hot water and pool hot water. There will be a primary pump for each boiler and to secondary pumps that will circulate heating water to terminal devices. All offices on the exterior protection will have fin tube radiation. All other areas with glazing to have fin tube radiation. Vestibules to have cabinet unit heater. Mechanical Room and storage spaces to have unit heaters. A study will be done on a site has been selected to verify if a central plant heat pump is possible to accommodate the heating plant.

Cooling System:

H. A nominal 200 ton VFD screw type chiller will provide chilled water for the building and pool Natatorium unit, no redundancy provided. One (1) primary pump and two (2) secondary pumps will circulate water to the terminal devices. A study will be done once a site has been selected to verify if a central plant heat pump is possible to accommodate the chilled water plant.

Heating, Ventilation and Conditioned Air:

I. Multipurpose Classrooms - Dedicated outdoor Air systems will deliver 100% outdoor air to active chilled beams (ACB’s). ACB’s will have heating and sensible cooling coils.

J. Computer Center - Will deliver 100% outdoor air to

active chilled beams (ACB’s). ACB’s will have heating and sensible cooling coils.

K. Gymnasium – Air handler will supply five (5) air changes per hour and have variable frequency drive and CO2 control.

L. Fitness - Air handler will supply five (5) air changes per hour and have variable frequency drive and CO2 control.

M. Health and Wellness Center - Dedicated outdoor Air systems will deliver 100% outdoor air to active chilled beams (ACB’s). ACB’s will have heating and sensible cooling coils.

N. Pool area will be heated, ventilated and De-humidified by a Notarium unit.

Building Automation System

A. A web based temperature control system will be provided throughout the building.

B3/Sustainability

O. Once a final building site is selected a geo thermal assessment is to be conducted to determine the feasibility of geothermal central plant heat pump that would supplement heating and cooling demands in the building.

Option 1B – Electrical Pre-Design Program

Electrical Service:

A. The anticipated electrical service size for Option 1B is 1200 amps at 208/120 volt, 3 phase, 4, wire.

Note: The square footage associated with Option 1B is less than the square footage associated with Option 1A. However, the electrical connections associated with the pool equipment and pool HVAC system under Option 1B increase the anticipated electrical service size.

B. It is assumed the building will be fed underground by the Utility and that a Utility pad mount transformer will be located adjacent to the building. Provide a connection cabinet located adjacent to the Utility transformer that is constructed per the Utility requirements, with space for metering transformers.

C. Provide a 1200 amp, 208/120, 3 phase, 4 wire, switchboard with main breaker (with adjustable settings) and circuit breaker distribution. Locate the switchboard in the main electrical room (preferably on an exterior wall close to the location of the Utility transformer).

Power Distribution:

A. Provide an electrical distribution panel mounted in the mechanical room to feed all of the small and medium sized mechanical equipment loads.

1. Feed the large mechanical equipment loads directly out of the main switchboard.

Section 4.A

Mechanical and Electrical Narrative



B. Provide an electrical distribution panel mounted in a room adjacent to the pool equipment room to feed all of the small and medium sized pool equipment loads.

1. Feed the large pool equipment loads directly out of the main switchboard.

C. Provide an electrical branch circuit panelboard located in the main electrical room, the west half of the building, and the east half of the building to feed the lighting and receptacles in the respective areas.

D. Size branch circuit conductors to provide a maximum of 3% voltage drop from circuit breaker to last outlet or light fixture on each circuit. Provide a minimum wire size of #12 AWG copper for all branch circuit wiring. Provide a separate neutral conductor for all single phase branch circuits. Install all branch circuit wiring in EMT conduit. Provide a minimum conduit size of 3/4" for all homerun conduits. Install a maximum of three phase conductors in each homerun. Provide a maximum of six general purpose duplex receptacles per each 20 amp branch circuit.

Lighting & Lighting Control:

A. Provide LED light fixtures for all interior and exterior lighting (parking lot, walkway, façade, etc.). Lighting levels to be in accordance with the IES recommended standards for their respective spaces/areas.

B. Following are the initial lighting concepts for the specialty spaces/areas associated with Option 1B:

1. Multi-purpose Classrooms – 2' X 4' recessed LED fixtures

2. Aquatic Center/Pool Space – high performance, indirect LED fixtures in a custom truss system routed around the perimeter of the pool space

3. Health & Wellness Spaces – 2' X 4' recessed LED fixtures

4. Lobby – combination of decorative LED linear direct/indirect pendant fixtures and recessed LED fixtures.

5. Locker rooms – vandal-resistant, fiberglass, lensed LED fixtures

6. Administrative Staff Areas – LED linear direct/indirect pendant fixtures

C. Use area light fixtures with integral battery drivers to provide emergency lighting at all required egress paths and in common areas, and other strategic locations. Provide an intensity of not less than 1.0 footcandle at the floor level along the path of egress.

D. Provide LED exit signs at designated exits and exit pathways throughout the building.

E. Provide complete digital network lighting control system to control all interior and exterior lighting (parking lot, walkway, façade, etc.) via distributed networked room controllers including the following components: local/

stand-alone room controller(s) for each space/area, occupancy sensors, interior daylight sensors, exterior photocells, web based network manager "head end" for remote access and whole-system programming of all room control, and interface cabling between all room controllers and the network manager "head end".

B3/Sustainability:

A. Once a final building site is selected, a solar/photovoltaic assessment is to be conducted to determine the feasibility of providing a photovoltaic array on the roof of the building in order to offset a portion of the building's electrical demand.

1. A battery storage system associated with a photovoltaic array is not anticipated to be part of the initial electrical program.

Fire Alarm System:

A. Provide a new complete operational intelligent addressable fire alarm system throughout the building with full voice capabilities including the following components: Main control panel complete with microphone annunciator, central processing unit, communications cards, initiating loop cards, indicating zone cards, power supplies and backup batteries; remote annunciators with alarm silence and reset capability; remote microphone for all call announcements, remote intelligent detectors; interfaces to HVAC fans, combination smoke/fire dampers and sprinkler systems; audible and visual indicating devices; monitor and control modules; communication devices; raceway system, boxes, wiring, grounding and the associated labor, programming, setup and testing.

Option 2 – Mechanical Pre-Design Program

Fire Protection System:

B. A 6" dedicated fire service for a complete automatic fire protection for the building.

Plumbing System:

C. One (1) 8" sanitary sewer will be extended 5'-0" out of the building from all new plumbing fixtures.

D. One (1) 15" storm sewer will be extended 5'-0" out of the building from primary roof drains overflow roof drainage will be day lighted onto green spaces.

E. One (1) 6" domestic water service will be extended 5'-0" out of the building and serve all plumbing fixtures. Plumbing fixtures to be ow flow type.

F. Two (2) high efficiency gas water heater will provide domestic hot water through a master mixing station.

Heating System:

G. Two (2) 2,000,000 BTUH condensing boilers will provide 1400 heating water for the building, second boiler to provide 100% redundancy. There will be a primary pump for each boiler and to secondary pumps that will circulate heating water to terminal devices. All offices on the exterior protection will have fin tube radiation. All other areas with glazing to have fin tube radiation. Vestibules to have cabinet unit heater. Mechanical Room and storage spaces to have unit heaters. A study will be done on a site has been selected to verify if a central plant heat pump is possible to accommodate the heating plant.

Cooling System:

H. A nominal 150 ton digital scroll chiller will provide chilled water for the building, no redundancy provided. One (1) primary pump and two (2) secondary pumps will circulate water to the terminal devices. A study will be done once a site has been selected to verify if a central plant heat pump is possible to accommodate the chilled water plant.

Heating, Ventilation and Conditioned Air:

I. Multipurpose Classrooms - Dedicated outdoor Air systems will deliver 100% outdoor air to active chilled beams (ACB's). ACB's will have heating and sensible cooling coils.

J. Computer Center - Will deliver 100% outdoor air to active chilled beams (ACB's). ACB's will have heating and sensible cooling coils.

K. Gymnasium - Air handler will supply five (5) air changes per hour and have variable frequency drive and CO2 control.

L. Fitness - Air handler will supply five (5) air changes per hour and have variable frequency drive and CO2 control.

M. Heating and Wellness Center - Dedicated outdoor Air systems will deliver 100% outdoor air to active chilled beams (ACB's). ACB's will have heating and sensible cooling coils.

Building Automation System

A. A web based temperature control system will be provided throughout the building.

B3/Sustainability

N. Once a final building site is selected a geo thermal assessment is to be conducted to determine the feasibility of geothermal central plant heat pump that would supplement heating and cooling demands in the building.

Option 2 – Electrical Pre-Design Program**Electrical Service:**

A. The anticipated electrical service size for Option 2 is 1600 amps at 208/120 volt, 3 phase, 4, wire.

B. It is assumed the building will be fed underground by the Utility and that a Utility pad mount transformer will be located adjacent to the building. Provide a connection cabinet located adjacent to the Utility transformer that is constructed per the Utility requirements, with space for metering transformers.

C. Provide a 1600 amp, 208/120, 3 phase, 4 wire, switchboard with 100% rated main breaker (with adjustable settings) and circuit breaker distribution. Locate the switchboard in the main electrical room (preferably on an exterior wall close to the location of the Utility transformer).

Power Distribution:

A. Provide an electrical distribution panel mounted in each mechanical room to feed all of the small and medium sized mechanical equipment loads.

1. Feed the large mechanical equipment loads directly out of the main switchboard.

B. Provide an electrical branch circuit panelboard located in the main electrical room. Provide an electrical branch circuit panelboard located in the catering kitchen. Provide multiple electrical branch circuit panelboards located on the west half of the building and the east half of the building to feed the lighting and receptacles in the respective areas.

C. Size branch circuit conductors to provide a maximum of 3% voltage drop from circuit breaker to last outlet or light fixture on each circuit. Provide a minimum wire size of #12 AWG copper for all branch circuit wiring. Provide a separate neutral conductor for all single phase branch circuits. Install all branch circuit wiring in EMT conduit. Provide a minimum conduit size of 3/4" for all homerun conduits. Install a maximum of three phase conductors in each homerun. Provide a maximum of six general purpose duplex receptacles per each 20 amp branch circuit.

Lighting & Lighting Control:

A. Provide LED light fixtures for all interior and exterior lighting (parking lot, walkway, façade, etc.). Lighting levels to be in accordance with the IES recommended standards for their respective spaces/areas.

B. Following are the initial lighting concepts for the

specialty spaces/areas associated with Option 2:

1. Multi-purpose Classrooms – 2' X 4' recessed LED fixtures
 2. Food shelf & catering kitchen areas – recessed lensed LED fixtures
 3. Computer Center – LED linear direct/indirect pendant fixtures
 4. Indoor playground – combination of overhead and perimeter mounted high-abuse LED fixtures
 5. Gymnasium – high performance, high output LED fixtures
 6. Fitness spaces – 2' X 4' recessed LED fixtures
 7. Health & Wellness Spaces – 2' X 4' recessed LED fixtures
 8. Lobby – combination of decorative LED linear direct/indirect pendant fixtures and recessed LED fixtures.
 9. Locker rooms – vandal-resistant, fiberglass, lensed LED fixtures
 10. Administrative Staff Areas – LED linear direct/indirect pendant fixtures
- C. Use area light fixtures with integral battery drivers to provide emergency lighting at all required egress paths and in common areas, and other strategic locations. Provide an intensity of not less than 1.0 footcandle at the floor level along the path of egress.
- D. Provide LED exit signs at designated exits and exit pathways throughout the building.
- E. Provide complete digital network lighting control system to control all interior and exterior lighting (parking lot, walkway, façade, etc.) via distributed networked room controllers including the following components: local/stand-alone room controller(s) for each space/area, occupancy sensors, interior daylight sensors, exterior photocells, web based network manager "head end" for remote access and whole-system programming of all room control, and interface cabling between all room controllers and the network manager "head end".

B3/Sustainability:

A. Once a final building site is selected, a solar/ photovoltaic assessment is to be conducted to determine the feasibility of providing a photovoltaic array on the roof of the building in order to offset a portion of the building's electrical demand.

1. A battery storage system associated with a photovoltaic array is not anticipated to be part of the initial electrical program.

Fire Alarm System:

A. Provide a new complete operational intelligent addressable fire alarm system throughout the building with full voice capabilities including the following components: Main control panel complete with

microphone annunciator, central processing unit, communications cards, initiating loop cards, indicating zone cards, power supplies and backup batteries; remote annunciators with alarm silence and reset capability; remote microphone for all call announcements, remote intelligent detectors; interfaces to HVAC fans, combination smoke/fire dampers and sprinkler systems; audible and visual indicating devices; monitor and control modules; communication devices; raceway system, boxes, wiring,

Section 4.A

Structural Narrative

PROJECT DESCRIPTION AND STRUCTURAL FRAMING OVERVIEW:

The Cedar Riverside Recreation Center generally consists of a new recreation centers within the Cedar-Riverside neighborhood likely located within the vicinity of the existing Brian Coyle Center. Three options were briefly reviewed, Options 1A, 1B, and 2 as briefly summarized below:

- Option 1A: Build new 26,000 SF recreation center at Lot A/F. Keep existing Brian Coyle Center.
- Option 1B: Build new 22,000 SF recreation center at Lot A/F including a pool. Keep existing Brian Coyle Center.
- Option 2: Build a new 46,000 SF recreation center at Lot A/F. Demolish existing Brian Coyle Center.

The total recreation center space is planned to be approximately 46,000 to 47,000 square feet. The building is assumed to be Occupancy Group A-3 (Community Centers/ Pools), and Risk Category II for construction design requirements.

New Building(s) Schematic Design:

Overview:

The building layouts and types will depend highly on the architectural layout, but assuming standard layouts, we have assumed that the proposed recreation center will be a 1 or 2 story building with concrete footings, concrete and masonry walls, steel columns, steel bar joists and steel roof decking. Grid spacing is estimated at 30' x 30'.

Foundation Systems:

The foundation systems are assumed to be conventionally reinforced concrete spread footings. The concrete is assumed to be placed around 3'-6" to 5'-0" below finished floor elevation and stepped lower to accommodate the pool structure. Footings will be designed to support 1 level of structured building plus the roof level as needed. Estimated allowable footing pressure is estimated at about 3,000 lbs. per square feet. For a typical design perimeter footings can be estimated as: 2'-6" wide x 1'-0" deep continuous footings with (3) - #5 longitudinal bars, and interior footings can be estimated as: 6'-0" x 6'-0" x 1'-3" footings with #6 bottom bars at 12" on center each way.

Foundation Walls and Typical Wall System:

Perimeter walls below grade (foundation walls) are assumed to be cast-in-place concrete foundation walls. Perimeter walls above grade are assumed to be CMU masonry walls which will provide the main lateral force resistant system (shear walls). Concrete foundation walls are estimated to be 8" wide with a single mat of reinforcing (#5 at 12" on center each way). Above grade CMU masonry walls are estimated as 8" thick (nominal) and reinforced with #4 verticals at 32" on center. Construction joints should be provided every 25' to 30' on center.

Typical Primary Columns:

Typically, wide flange columns or steel tube columns. Weight of columns is estimated about 40 lbs. per linear foot (W8x40, or sim.). Typical grid spacing is estimated as 30'-0" x 30'-0" or as needed by architectural layouts.

Structural Framing Systems - Slab on Grade:

Cast-in-place, concrete slab on grade is estimated to be 5" thick with #5 bars at 12" on center each way spacing (26,000 SF, 22,000 SF, or 46,000 SF respectively). Control joints shall be provided at 20'-0" on center in both directions.

Structural Framing Systems – 2nd Level Framing:

Any structured level will likely consist of precast flat plank decking or steel deck framing supported by steel beams. Members estimated to be 6" to 12" deep depending on span lengths.

Structural Framing Systems – Roof Level Framing:

Roof level decking will likely consist of 1 1/2" deep by 20 gage wide ribbed roof decking. Steel deck supported by steel bar joists at spacing of around 4'-0" to 5'-0" on center. Steel bar joists will be supported by wide flange steel beams. Steel beams will vary in size depending on span length and tributary support area. Beams estimated at about 40 lbs. per linear feet (W16x40, or sim.).

REFERENCED CODES AND STANDARDS

The following codes and standards, including all specifications referenced within, will apply to the design, construction, quality control, and safety of all work performed on the project.

1. "Minnesota Building Code – 2020" (MBC 2020), Minnesota State Building Code
2. "International Building Code – 2018" (IBC 2018), International Code Council, Inc.
3. "Minimum Design Loads for Buildings and Other Structures" (ASCE 7-15), American Society of Civil Engineers.
4. "Building Code Requirements for Structural

Concrete (ACI 318-14)", American Concrete Institute.

5. "ACI Manual of Concrete Practice – Parts 1 through 5" (2017 Edition), American Concrete Institute.

6. "Building Code Requirements and Specification for Masonry Structures and Related Commentary (2016 Edition)". The Masonry Society, American Concrete Institute, and American Society of Civil Engineers.

7. "Specification for Structural Steel Buildings (2016 Edition)". American Institute of Steel Construction.

8. "Structural Welding Code AWS D1.1/D1.1M (2018 edition)", American Welding Society.

9. "SDI Code of Standard Practice", Steel Deck Institute.

10. "Code of Standard Practice for Steel Joists and Joists Girders", Steel Joist Institute.

11. "North American Specification for the Design of Cold-Formed Steel Structural Members, 2016 Edition"

12. "PCI Design Handbook, Precast and Prestressed Concrete, Eighth Edition". Precast/Prestressed Concrete Institute.

13. "NAFS - North American Fenestration Standard/ Specification for windows, doors and skylights" 2017 Edition.

STRUCTURAL LOADS

Structural loads include both gravity and lateral systems, and will be analyzed based on MBC 2020, IBC 2018, and ASCE 7-16.



Dead Loads:	
1st Story Level: PSF misc. allowance	Self-Weight + 10
2nd Story Level: Weight + 10 PSF misc. allowance	Self-
Roof Level: PSF misc. allowance	Self-Weight + 10
Live Loads:	
Roof:	20 PSF
Office:	80 PSF (reducible)
Assembly and Public Space	100 PSF (non-reducible)
Stairs and Exit Corridors:	100 PSF (non-reducible)
Mechanical:	150 PSF
Storage:	150 PSF

Snow Loads:
Roof Snow Load: 42 PSF + ALLOWANCE FOR DRIFT LOADING

Wind loads:
Basic Wind Speed: 135 mph (Risk Category II Buildings)
Site Exposure Category: B (Open terrain with scattered obstructions)
Wind Importance Factor: 1.0
Internal Pressure Coefficient (GC_{pi}), Main Wind Force Resisting Systems and Components and Cladding will be designed in accordance with Section 6 of ASCE 7.

Seismic Loads:
Not applicable per Minnesota State Building Code

MATERIALS SUMMARY

The following ASTM standards and design stresses will be used for the appropriate materials used in the construction of this project

Foundations - Allowable Bearing Capacity
1. Conventional Spread Footings: 3,000 PSF

Concrete

- Required Strength (f'_c in PSI at 28 days) by application:
 - Footings: f'_c = 3,000 PSI, Normal Weight Concrete Typical U.N.O.
 - Slab-On-Grade: f'_c = 4,000 PSI
 - Shear Walls: f'_c = 5,000 PSI
 - Structural Slabs: f'_c = 6,000 PSI
 - Exterior Concrete (sidewalk and stoop slabs): f'_c = 5,000 PSI, Air Content 6% +/- 1 1/2%.
- Cement: ASTM C150; Type I or III
- Blended Hydraulic Cement (Cement Substitutes): ASTM C595, Type IS (limit to 40% max of cementitious content by weight)
- Aggregates:
 - ASTM C33 (normal weight)
- Admixtures:
 - Air Entraining Admixtures: ASTM C260
 - Chemical Admixtures: ASTM C494
- Concrete: Air-entrained all exposed concrete, and concrete slab-on-grade exposed to vehicle traffic to 6% +/- 1 1/2% by volume unless otherwise noted.

Masonry Walls:

- Concrete Masonry Units: Hollow -ASTM C90
- Mortar: ASTM C270 - Type S
- Grout: ASTM C476: Minimum Compressive Strength at 28 Days = 3,000 psi
- Masonry Design Strength: f'_m = 1,500 psi

Reinforcing Steel:

- Deformed Reinforcing Bars (Interior Areas): ASTM A615, Grade 60.
- Deformed Reinforcing Bars (Exterior Areas): A775 Grade 60 (Epoxy Coated).
- Fibermesh: ASTM C1116

Structural Steel:

- Wide Flange and Channel Shapes: ASTM A992, F_y = 50 KSI
- Structural Tubing: ASTM A500, Grade B, F_y = 46 KSI
- Other Structural Shapes: ASTM A36, F_y = 36 KSI
- Plates: ASTM A36
- High Strength Bolts: ASTM A325 - N

- Anchor Bolts: ASTM A307
- Headed Shear Studs: ASTM A108
- Welding Electrodes: AWS A5.1 or A5.5, E70XX
- Galvanized Steel/Floor Deck: ASTM A525, G-90
- Cold Formed Steel Framing: ASTM 522, Grade 60



Section 4.A

Civic Narrative



Existing Site Description

There are three potential sites for this project. All on within a three block area of each other. Descriptions of each area as follows:

Existing Parking Conditions

Existing Topography

Existing Soil Conditions

Watermain

Sanitary Sewer

Storm Sewer

Gas

Electrical Utilities

Telecommunications

Stormwater Management Requirements

The existing parcels are xx, xx and xx acres, respectively. There currently is no stormwater management for the existing sites. The site surface drains to city sewer uncontrolled and untreated. The project will disturb approximately xx acres with the new building and site improvements.

The City of Minneapolis is the governing unit for the stormwater management practices. Minnesota Pollution Control Agency requirements apply to all projects in the state and the funding source will require the project to meet B3.

The following are requirements of each regulatory agency.

City of Minneapolis

The City of Minneapolis stormwater management rule applies to any site that disturbs more than one acre. If this project connects to the city's storm sewer infrastructure, it will need to comply with the city's stormwater requirements. Site development/redevelopment projects are required to meet the following standards:

- Rate Control – Proposed runoff shall not exceed existing runoff rates for the 2-yr, 10-yr and 100-yr 24-hour storm events.
- Water Quality – 70% total suspended solids is required.

Minnesota Pollution Control Agency (MPCA)

The Minnesota Pollution Control Agency (MPCA) requires permanent stormwater management to meet their requirements is if the amount of new impervious area will be 1.0 acre or more. The MPCA stormwater management rule need to meet the following standards:

- Rate Control – Proposed runoff shall not exceed existing 5.66 cubic feet per second for the 100-yr 24-hour storm event.
- Water Quality – 80% total suspended solids removal is required.
- Water Quality Volume Control – 1" abstracted from the impervious areas on site.
- Drawdown Time – All infiltration systems require the system to drawdown within 48 hours of the peak rain event.

Since the project will need to adhere to multiple regulatory requirements, the most stringent shall govern.

B3 Requirements

The project will need to meet the Minnesota B3 requirements. B3 recently modified their rules and this project would fall under Version 3.2. Through Guideline S.2, B3 Version 3.2 greatly expanded the requirements for infiltration and water reuse on project sites. The following is a summary of the requirements and considerations for compliance:

Guideline S.2: Site and Water Quality and Efficiency

1. Stormwater quantity and watershed connections. Water leaving the project site is subject to the following:
 - a. Site water cycle requirements: The project site shall manage stormwater to meet the required percentage of site infiltration, evapotranspiration, and runoff according to its soil types, as evaluated using the Minnesota Impact Design Standard (MIDS) calculator and based on an annual evaluation. Additional requirements for A and B soils located in the uplands and lowlands of the watershed are listed under Part 2 below

Hydrological Soil Groups	Infiltration at Least:	Evapotranspiration at Least:	Onsite Reuse:	Runoff Not to Exceed:	Total Onsite Managed
A Soils: 1.5-0.5 in./hr.	100%	1%	1%	0%	100%
B Soils: 0.15-0.5 in./hr.	50%	40%	5%	5%	95%
C Soils: 0.2 in./hr.	30%	55%	7%	8%	97%
D Soils: 0.06 in./hr.	0%	60%	25%	15%	85%

Project sites:

2. Onsite roof-collected rainwater may be used to offset infiltration requirements at a rate of 1 to 1, subject to the guidance below:
 - a. Roof-collected rainwater can be employed without treatment when first-flush technology is utilized. Ensure compliance with local plumbing codes.
 - b. Roof-collected rainwater shall be prioritized to supplement the site's water holding requirements and used for one of the onsite designated uses in the following order (some of these may require additional purification). Ensure compliance with local plumbing codes.
 - c. For animal habitat per S.1 and S.5: Water should be held in locations to which site animals can have continual water access.
 - d. For subsurface irrigation of the site planting.
 - e. For evaporative cooling on flat roofs (roof-collected rainwater only, from "blue roofs").
 - f. For cooling towers (roof-collected rainwater only).
 - g. For nonpotable water usage (depending on use may be rainwater only).
 - h. For toilet flushing (roof-collected rainwater cleaned to a potable standard).

Project sites:

3. Watershed connections:
 - a. For projects located in the uplands of the watershed and in Hydrologic Soil Group A: High Infiltration or in Hydrologic Soil Group B: Moderate Infiltration, infiltration of all rainfall events should be planned for a 25-year, 24-hour rain event for project area.
 - b. For projects located in the lowlands and Hydrologic Soil Group A: High Infiltration or in Hydrologic Soil Group B: Moderate Infiltration, infiltration of all rainfall events should be planned for a 10-year, 24-hour rain event for project area.
- Project sites:
4. Flood prevention: If required by building program to construct within a flood plain, the project shall follow the Federal Emergency Management Agency's (FEMA) regulatory flood protection elevation requirements. Building in a floodplain is prohibited unless essential to the program of the project.

Project sites: The project site is not located in a floodplain.
5. Runoff rate: The site shall be designed to not exceed the pre-settlement runoff rate for native soil and vegetation conditions, as evaluated by achieving compliant curve numbers (CN) per Natural Resources

Conversation Service (NRCS) TR-55 below those of the pre-settlement condition.

Project sites:

6. Stormwater quality:
 - a. Provide treatment systems designed to remove 80% of the post-development Total Suspended Solids (TSS) and 60% of the post-development Total Phosphorus (TP). The design of the retention of TSS and TP shall be accomplished with best management practices and calculated using the MIDS calculator.
 - b. The reduction of chlorides shall be accomplished by:
 - i. Reducing the area of ongrade impervious surfaces requiring chlorides by 20%.
 - ii. Reducing the amount of chlorides on the remaining impervious surfaces by employing the Minnesota Pollution Control Agency (MPCA) Winter Maintenance Assessment tool as operational practice.
 - iii. Developing a chloride management plan for site operations to ensure ongoing chloride-use limits.
 - iv. Inclusion of planning of alternative measures to de-ice (e.g. utilization of sand, incorporation of snow-melt systems).

Project sites:

Stormwater Management System Evaluation

To meet the stormwater management requirements, various techniques have been considered. There are some opportunities for several small infiltration basins or gardens located within the parking lot islands or along the drop off lane of the parking lot. There is multiple locations on site were an underground infiltration system could be implemented.

The primary system for stormwater management will need to have an outlet connect to the city storm sewer infrastructure. The two following options may be feasible for use on the site:

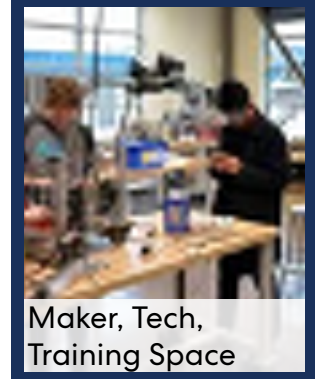
- Technique 1:
- Technique 2:
- Technique 3:
- Technique 4:

Stormwater Management System Design Approximate Sizing

Preliminary estimates for stormwater management for each site area:

Key Program Spaces

Community Spaces



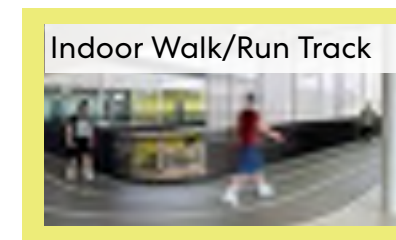
Fitness Spaces



Youth Spaces



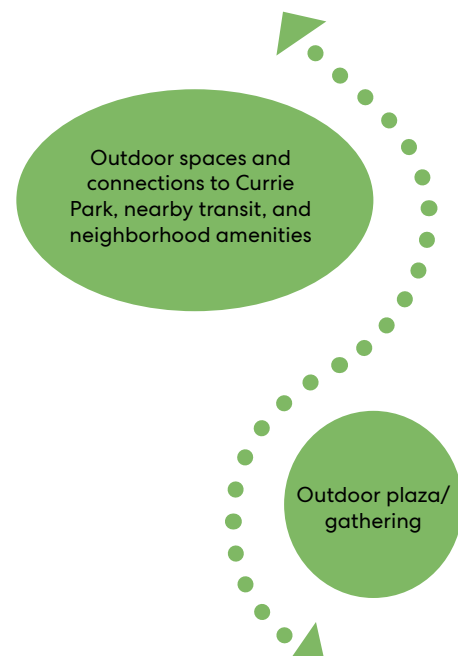
Gymnasium + Indoor Sports Spaces



Aquatics



Outdoor Spaces (size/scale varies)



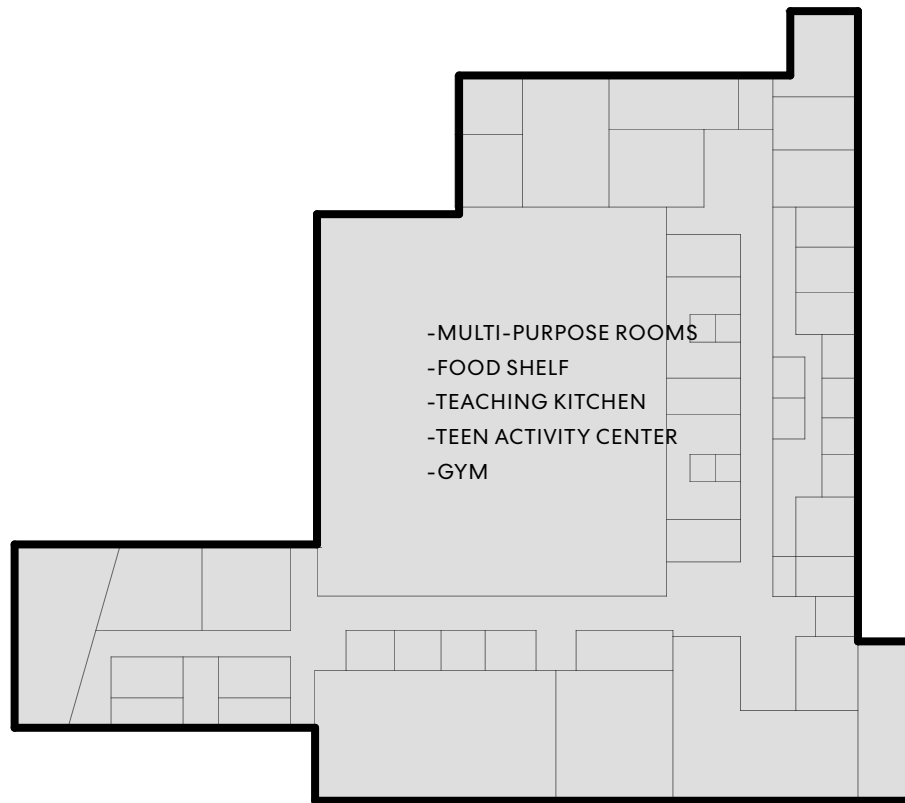
Cedar-Riverside Recreation Center Program Options

Option 1A

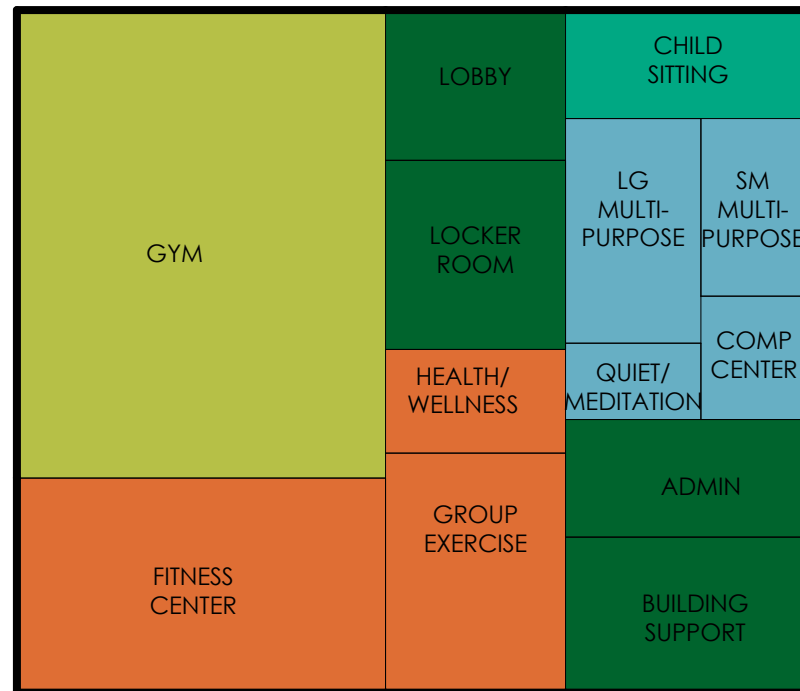
Build a new, 26K SF recreation center at Lot A/F (as part of a mixed-use development); keep existing Brian Coyle Center.

New Recreation Center at Lot A/F	26,000
Existing Brian Coyle Center	21,000
	47,000 GSF Total

EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



Program Spaces

1A

Community Spaces

Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Large	
Multi-purpose - Large	
Information Hub	
Quiet/Meditation Space	
Food Shelf	
Teaching Kitchen	
Maker Space - small	
Computer Center - Small	

Youth Spaces

Child Sitting	
Teen Activity Center	
Indoor Playground	

Gymnasium + Indoor Sports Spaces

Multi-Activity Gymnasium (1-court)	
Multi-Activity Gymnasium (1-court)	
Elevated Running Track	

Aquatics Spaces

Teaching Pool	
---------------	--

Fitness Spaces

Fitness Center - Small	
Group Exercise Studio - Medium	
Plyometric / Cross Training Fitness Area	

Health & Wellness Spaces

Health and Wellness Suite	
---------------------------	--

Support Spaces

Lobby Spaces - Small/Large	S
Locker Rooms - Small/Large	S
Administrative Staff Areas - Small/Large	S
Building Support - Small/Large	S

Potential to Expand Outdoor Park / Rec.

Per Currie Park Master Plan	
-----------------------------	--

Average People Served Per Day

550-600

Notes:

Colored cells indicate spaces included for each Option.

Gray cells indicate spaces included

'S' and 'L' indicate small or large spaces, respectively.

Program Tabulation - Option 1A

Space	Net Area (SF)	No. of Spaces	GSF
COMMUNITY SPACES			
Multipurpose Classroom (Small)			
Multipurpose classroom (20 ppl)	500		
Storage	150		
Mechanical, walls, structural, etc.	163		
Total Multipurpose Classrooms (Small)	813	1	813
Multipurpose Classroom (Large)			
Multipurpose classroom (40 ppl)	1,000		
Storage	200		
Mechanical, walls, structural, etc.	300		
Total Multipurpose Classrooms (Large)	1,500	1	1,500
Quiet/Meditation Space			
Quiet/Meditation Space	250		
Storage	50		
Mechanical, walls, structural, etc.	75		
Total Quiet/Meditation Space	375	1	375
Computer Center (Small)			
Digital Lab	300		
Print/Production area	100		
Storage	50		
Mechanical, walls, structural, etc.	113		
Total Computer Center	563	1	563
YOUTH SPACES			
Child Sitting			
Child Sitting Activity Space (20 children)	900		
Youth Restroom	40		
Storage	150		
Mechanical, walls, structural, etc.	273		
Total Child Sitting	1,363	1	1,363

Space	Net Area (SF)	No. of Spaces	GSF
GYMNASIUM + INDOOR SPORTS SPACE			
Multi-Activity Gymnasium (1 court)			
Gymnasium (1- 50 ft. x 84 ft.)	6,864		
Gymnasium storage (shared with main gym)			
Mechanical, walls, structural, etc.	1,716		
Total Gymnasium	8,580	1	8,580
FITNESS SPACES			
Fitness Center-Small			
Strength training (10 stations)	1,000		
Circuit training (12 stations)	900		
Cardiovascular training (25 stations)	1,250		
Mechanical, walls, structural, etc.	788		
Total Fitness Center	3,938	1	3,938
Group Exercise Studio -Medium			
Aerobics/Dance Studio (25 persons)	1,400		
Seating/queuing area	150		
Storage	250		
Mechanical, walls, structural, etc.	450		
Total Medium Group Exercise Studio	2,250	1	2,250
HEALTH & WELLNESS SPACES			
Health and Wellness Suite			
Entry/recreation area	150		
Evaluation/consultation rooms (2)	200		
Small conference/classroom for 10-12	240		
Evaluation Equipment area	300		
Mechanical, walls, structural, etc.	185		
Total Health and Wellness Suite	925	1	925

Space	Net Area (SF)	No. of Spaces	GSF
SUPPORT SPACES			
Lobby Spaces (Small)			
Entry hall, lobby, vestibule	600		
Casual activity lounge	150		
Reception, access control desk	75		
Public restrooms	250		
Mechanical, walls, structural, etc.	269		
Total Lobby Spaces	1,344	1	1,344
Locker Rooms (Small - no pool)			
Fitness locker room - men	400		
Fitness locker room - women	400		
Family change dressing area	250		
Family change dressing stalls (4)	140		
Family changing rms (2 w/ toilets, shower, etc.)	160		
Mechanical, walls, structural, etc.	338		
Total Locker Rooms	1,688	1	1,688
Administrative Staff Areas (Smaller)			
Director's office	175		
Private offices (2 @ 120 sf)	240		
Open workstations (2@ 100 sf)	200		
Count room	100		
Office storage	50		
Work/copy room	150		
Mechanical, walls, structural, etc.	229		
Total Staff Areas	1,144	1	1,144
Building Support (Smaller)			
Laundry closet	50		
Maintenance/receiving area (incl. workstation)	200		
Main custodial room	150		
General building storage	200		
Main mechanical room	250		
Main electrical room	200		
Water entry/riser room	60		
Mechanical, walls, structural, etc.	150		
Total Building Support	1,260	1	1,260
			25,740

Cedar-Riverside Recreation Center Program Options

Option 1B

Build a new, 22K SF recreation center at Lot A/F (as part of a mixed-use development), **including a pool**; keep existing Brian Coyle Center.

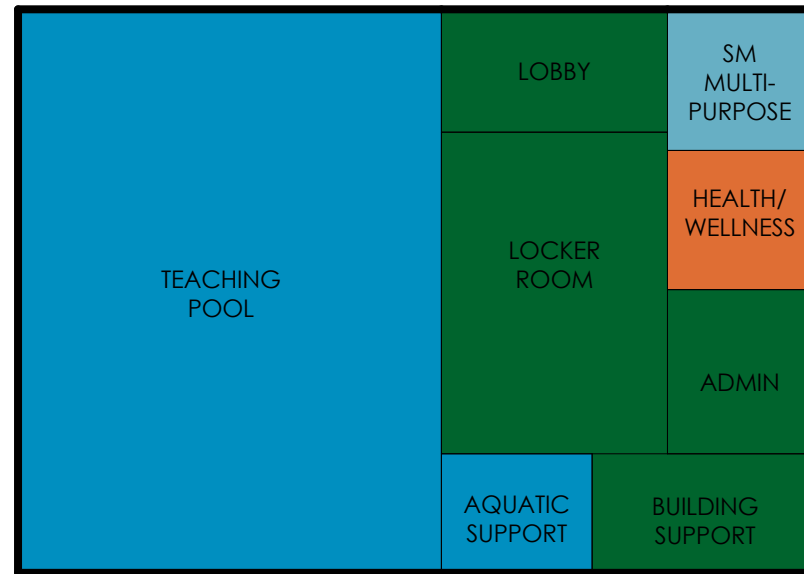
New Recreation Center at Lot A/F	22,000
Existing Brian Coyle Center	21,000
Total	43,000 GSF Total

This option has been configured to maintain a similar capital and O&M investment as Option 1A, while including a teaching pool. A teaching pool would **primarily** support educational aquatics programming, such as lessons, water safety, and women-only swim opportunities, with **secondary** opportunities for open swim sessions.

EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



Program Spaces

1B

Community Spaces

Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Large	
Multi-purpose - Large	
Information Hub	
Quiet/Meditation Space	
Food Shelf	
Teaching Kitchen	
Maker Space - small	
Computer Center - Small	

Youth Spaces

Child Sitting	
Teen Activity Center	
Indoor Playground	

Gymnasium + Indoor Sports Spaces

Multi-Activity Gymnasium (1-court)	
Multi-Activity Gymnasium (1-court)	
Elevated Running Track	

Aquatics Spaces

Teaching Pool	
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Fitness Spaces

Fitness Center - Small	
Group Exercise Studio - Medium	
Plyometric / Cross Training Fitness Area	

Health & Wellness Spaces

Health and Wellness Suite	
---------------------------	--

Support Spaces

Lobby Spaces - Small/Large	S
Locker Rooms - Small/Large	L
Administrative Staff Areas - Small/Large	S
Building Support - Small/Large	S

Potential to Expand Outdoor Park / Rec.

Per Currie Park Master Plan	
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Average People Served Per Day

350-375

Program Tabulation - Option 1B

Space	Net Area (SF)	No. of Spaces	GSF
COMMUNITY SPACES			
Multipurpose Classroom (Small)			
Multipurpose classroom (20 ppl)	500		
Storage	150		
Mechanical, walls, structural, etc.	163		
Total Multipurpose Classrooms (Small)	813	1	813
AQUATIC SPACES			
Aquatic Support			
Aquatic manager's office	150		
Lifeguard, first aid, pool support	350		
Pool office storage	50		
Pool staff change area	100		
Mechanical, walls, structural, etc.	138		
Total Aquatic Support	788	1	788
Teaching Pool			
Lap pool natatorium (incl. 3,700 SF pool area)	9,450		
Access equipment, starting blocks, bench seating, jets			
Lap Pool storage	185		
Lap Pool mechanical room area	925		
Mechanical, walls, structural, etc.	1,203		
Total Lap Pool	11,763	1	11,763
HEALTH & WELLNESS SPACES			
Health and Wellness Suite			
Entry/recreation area	150		
Evaluation/consultation rooms (2)	200		
Small conference/classroom for 10-12	240		
Evaluation Equipment area	300		
Mechanical, walls, structural, etc.	185		
Total Health and Wellness Suite	925	1	925

Space	Net Area (SF)	No. of Spaces	GSF
SUPPORT SPACES			
Lobby Spaces (Small)			
Entry hall, lobby, vestibule	600		
Casual activity lounge	150		
Reception, access control desk	75		
Public restrooms	250		
Mechanical, walls, structural, etc.	269		
Total Lobby Spaces	1,344	1	1,344
Locker Rooms (Large)			
Fitness and aquatic locker room - men	1,000		
Fitness and aquatic locker room - women	1,000		
Family change dressing area	250		
Family change dressing stalls (6)	210		
Family changing rooms (4 full-service: toilets, shower, etc.)	320		
Mechanical, walls, structural, etc.	695		
Total Locker Rooms	3,475	1	3,475
Administrative Staff Areas (Smaller)			
Director's office	175		
Private offices (2 @ 120 sf)	240		
Open workstations (2@100 sf)	200		
Count room	100		
Office storage	50		
Work/copy room	150		
Mechanical, walls, structural, etc.	229		
Total Staff Areas	1,144	1	1,144
Building Support (Smaller)			
Laundry closet	50		
Maintenance/receiving area (incl. workstation)	200		
Main custodial room	150		
General building storage	200		
Main mechanical room	250		
Main electrical room	200		
Water entry/riser room	60		
Mechanical, walls, structural, etc.	150		
Total Building Support	1,260	1	1,260
			21,511

Cedar-Riverside Recreation Center Program Options

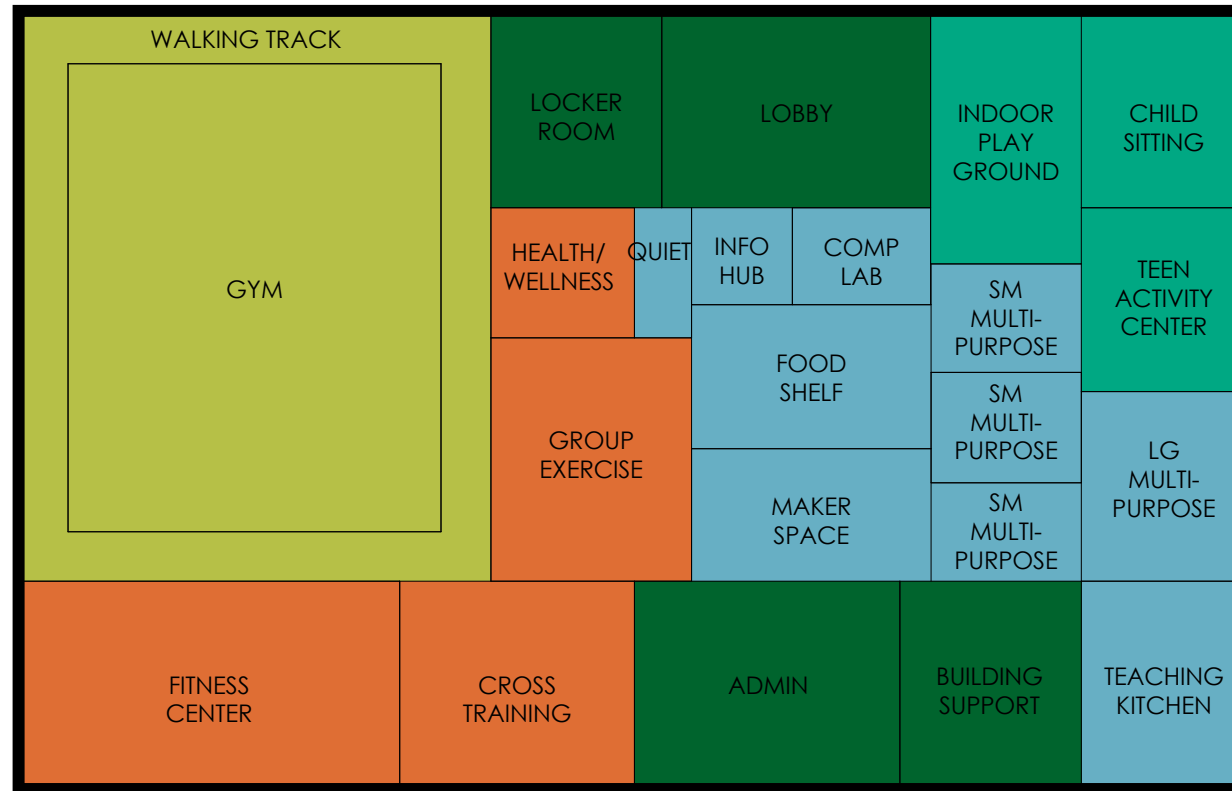
Option 2

Build a new, 46K SF recreation center at Lot A/F (as part of a mixed-use development), demo existing Brian Coyle Center and co-locate programs. Expand Currie Park.

New Recreation Center at Lot A/F	46,000
Existing Brian Coyle Center	(Demolish)
	46,000 GSF Total

The new recreation center would replace existing spaces/programs at the existing Brian Coyle Center, and existing programs would remain operational throughout construction.

NEW RECREATION CENTER



Program Spaces

2

Community Spaces

Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Large	
Multi-purpose - Large	
Information Hub	
Quiet/Meditation Space	
Food Shelf	
Teaching Kitchen	
Maker Space - small	
Computer Center - Small	

Youth Spaces

Child Sitting	
Teen Activity Center	
Indoor Playground	

Gymnasium + Indoor Sports Spaces

Multi-Activity Gymnasium (1-court)	
Multi-Activity Gymnasium (1-court)	
Elevated Running Track	

Aquatics Spaces

Teaching Pool	
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Fitness Spaces

Fitness Center - Small	
Group Exercise Studio - Medium	
Plyometric / Cross Training Fitness Area	

Health & Wellness Spaces

Health and Wellness Suite	
---------------------------	--

Support Spaces

Lobby Spaces - Small/Large	L
Locker Rooms - Small/Large	S
Administrative Staff Areas - Small/Large	L
Building Support - Small/Large	L

Potential to Expand Outdoor Park / Rec.

Per Currie Park Master Plan	
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575-625

Notes:

Colored cells indicate spaces included for each Option. 'At B.C.' indicates an existing space at Brian Coyle Center that will remain. 'S' and 'L' indicate small or large spaces, respectively.

Program Tabulation - Option C

Space	Net Area (SF)	No. of Spaces	GSF
COMMUNITY SPACES			
Multipurpose Classroom (Small)			
Multipurpose classroom (20 ppl)	500		
Storage	150		
Mechanical, walls, structural, etc.	163		
Total Multipurpose Classrooms (Small)	813	3	2,438
Multipurpose Classroom (Large)			
Multipurpose classroom (40 ppl)	1,000		
Storage	200		
Mechanical, walls, structural, etc.	300		
Total Multipurpose Classrooms (Large)	1,500	1	1,500
Information Hub			
Information Hub	200		
Storage	50		
Mechanical, walls, structural, etc.	63		
Total Information Hub	313	1	313
Quiet/Meditation Space			
Quiet/Meditation Space	250		
Storage	50		
Mechanical, walls, structural, etc.	75		
Total Quiet/Meditation Space	375	1	375
Food Shelf			
Food Shelf	500		
Food Storage Room	250		
Walk-in Cooler	150		
Mechanical, walls, structural, etc.	225		
Total Food Shelf	1,125	1	1,125
Demonstration/Teaching/Catering Kitchen			
Kitchen Catering/Prep Area	550		
Demonstration and learning seating area	600		
Kitchen equipment allowance			
Storage	300		
Mechanical, walls, structural, etc.	225		
Total Kitchen	1,675	1	1,675
Maker Space (small)			
Design/Study Area	500		
Digital Lab	250		
Storage	100		
Mechanical, walls, structural, etc.	213		
Total Maker Space (small)	1,063	1	1,063
Computer Center (Small)			
Digital Lab	300		
Print/Production area	100		
Storage	50		
Mechanical, walls, structural, etc.	113		
Total Computer Center	563	1	563

Space	Net Area (SF)	No. of Spaces	GSF
YOUTH SPACES			
Child Sitting			
Child Sitting Activity Space (20 children)	900		
Youth Restroom	40		
Storage	150		
Mechanical, walls, structural, etc.	273		
Total Child Sitting	1,363	1	1,363
Teen Activity Center			
Multi-purpose Activity, game, lounge space	900		
Storage	200		
Mechanical, walls, structural, etc.	275		
Total Teen Activity Center	1,375	1	1,375
Indoor Playground			
Playground Space	1,000		
Equipment Allowance			
Seating/Gathering area for parents	300		
Mechanical, walls, structural, etc.	325		
Total Indoor Playground	1,625	1	1,625
GYMNASIUM + INDOOR SPORTS SPACE			
Multi-Activity Gymnasium (1 court)			
Gymnasium (1- 50 ft. x 84 ft.)	6,864		
Gymnasium storage (shared with main gym)			
Mechanical, walls, structural, etc.	1,716		
Total Gymnasium	8,580	1	8,580
Elevated Running Track			
Running track (3-lane, 1/10 mile)	4,752		
Mechanical, walls, structural, etc.			
Total Running Track	4,752	1	4,752
FITNESS SPACES			
Fitness Center-Small			
Strength training (10 stations)	1,000		
Circuit training (12 stations)	900		
Cardiovascular training (25 stations)	1,250		
Mechanical, walls, structural, etc.	788		
Total Fitness Center	3,938	1	3,938
Group Exercise Studio -Medium			
Aerobics/Dance Studio (25 persons)	1,400		
Seating/queuing area	150		
Storage	250		
Mechanical, walls, structural, etc.	450		
Total Medium Group Exercise Studio	2,250	1	2,250
Plyometric and Cross Training Fitness Area			
Open Fitness Floor	1,000		
Specialized Training area	500		
Equipment area	400		
Mechanical, walls, structural, etc.	475		
Total Plyometric Fitness	2,375	1	2,375

Space	Net Area (SF)	No. of Spaces	GSF
HEALTH & WELLNESS SPACES			
Health and Wellness Suite			
Entry/recreation area	150		
Evaluation/consultation rooms (2)	200		
Small conference/classroom for 10-12	240		
Evaluation Equipment area	300		
Mechanical, walls, structural, etc.	185		
Total Health and Wellness Suite	925	1	925
SUPPORT SPACES			
Lobby Spaces (Large)			
Entry hall, lobby, vestibule	1,200		
Casual activity lounge	600		
Reception, access control desk	300		
Public restrooms (2)	400		
Mechanical, walls, structural, etc.	625		
Total Lobby Spaces	3,125	1	3,125
Locker Rooms (Small - no pool)			
Fitness locker room - men	400		
Fitness locker room - women	400		
Family change dressing area	250		
Family change dressing stalls (4)	140		
Family changing rms (2 w/ toilets, shower, etc.)	160		
Mechanical, walls, structural, etc.	338		
Total Locker Rooms	1,688	1	1,688
Administrative Staff Areas (Larger)			
Director's office	175		
Private offices (6 @ 120 sf)	720		
Open workstations (4@ 80 sf)	320		
Conference rooms (2 @ 20-24 ppl)	880		
Count room	100		
Office storage	50		
Staff break room	150		
Work/copy room	150		
Mechanical, walls, structural, etc.	636		
Total Staff Areas	3,181	1	3,181
Building Support (Larger)			
Laundry room	100		
Maintenance/receiving area (incl. workstation)	400		
Main custodial room	150		
General building storage	400		
Main mechanical room	400		
Main electrical room	200		
Water entry/riser room	60		
Mechanical, walls, structural, etc.	263		
Total Building Support	1,973	1	1,973
			46,198

Program & Site Options Comparison

Option 1A

New Recreation Center at Lot A/F	26K
<u>Existing Brian Coyle Center</u>	21K
	47K GSF Total

Option 1B

New Recreation Center at Lot A/F	22K
<u>Existing Brian Coyle Center</u>	21K
	43K GSF Total

Option 2

New Recreation Center at Lot A/F	46K
<u>Existing Brian Coyle Center</u>	0K (Demolish)
	46K GSF Total

Notes regarding chart (at right):

Colored cells indicate spaces included for each Option.
 'at B.C.' indicates an existing space at Brian Coyle Center that will remain.
 'S' and 'L' indicate small or large spaces, respectively.

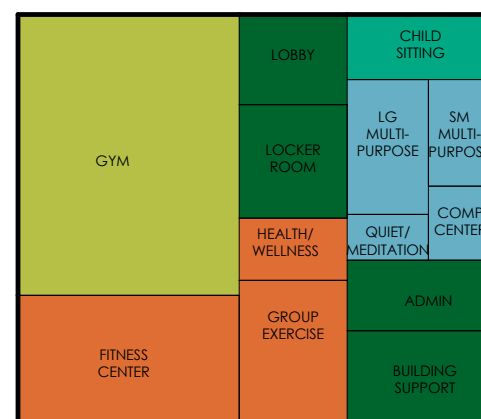
Program Spaces by Option

	1A	1B	2
Community Spaces			
Multi-purpose - Small			
Multi-purpose - Small	at B.C.	at B.C.	
Multi-purpose - Small	at B.C.	at B.C.	
Multi-purpose - Large			
Multi-purpose - Large	at B.C.	at B.C.	
Information Hub			
Quiet/Meditation Space			
Food Shelf	at B.C.	at B.C.	
Teaching Kitchen	at B.C.	at B.C.	
Maker Space - small			
Computer Center - Small			
Youth Spaces			
Child Sitting			
Teen Activity Center	at B.C.	at B.C.	
Indoor Playground			
Gymnasium + Indoor Sports Spaces			
Multi-Activity Gymnasium (1-court)			
Multi-Activity Gymnasium (1-court)	at B.C.	at B.C.	
Elevated Running Track			
Aquatics Spaces			
Teaching Pool			
Fitness Spaces			
Fitness Center - Small			
Group Exercise Studio - Medium			
Plyometric / Cross Training Fitness Area			
Health & Wellness Spaces			
Health and Wellness Suite			
Support Spaces			
Lobby Spaces - Small/Large	S	S	L
Locker Rooms - Small/Large	S	L	S
Administrative Staff Areas - Small/Large	S	S	L
Building Support - Small/Large	S	S	L
Potential to Expand Outdoor Park / Rec.			
Per Currie Park Master Plan			
Average People Served Per Day	550-600	350-375	575-625

Option 1A COMMUNITY SERVICES



21,000 GSF



26,000 GSF



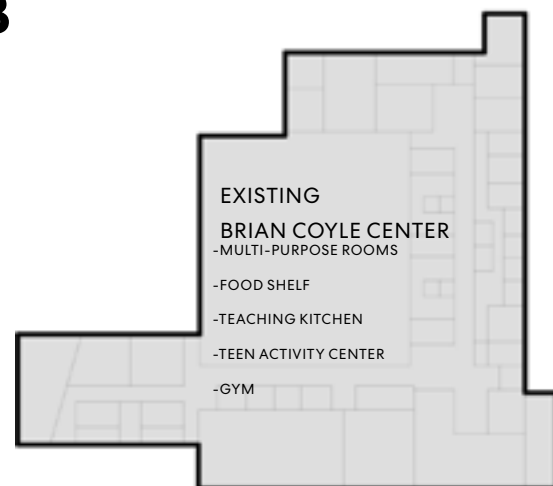
SHUTTLE TO
PHILLIPS AQUATIC
CENTER



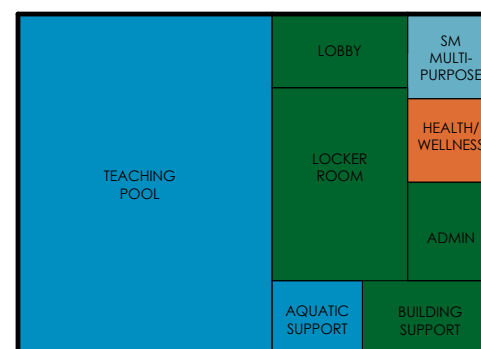
TOTAL PEOPLE SERVED PER DAY
550-600
TOTAL RECREATION SPACE
47,000 GSF

COST OF OPERATION
\$2.64
COST PER PERSON/PER DAY
\$20.36
COST PER SQ. FT./PER YEAR

Option 1B TEACHING POOL



21,000 GSF



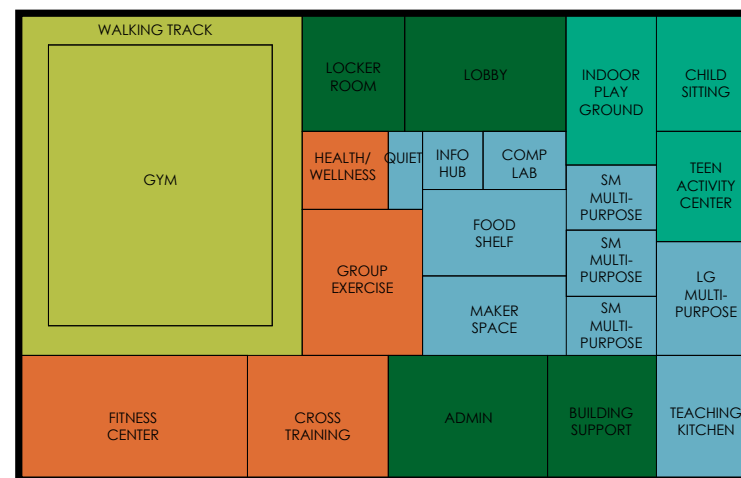
22,000 GSF



TOTAL PEOPLE SERVED PER DAY
350-375
TOTAL RECREATION SPACE
43,000 GSF

COST OF OPERATION
\$3.24
COST PER PERSON/PER DAY
\$18.83
COST PER SQ. FT./PER YEAR

Option 2 FULL SERVICE



46,000 GSF



SHUTTLE TO
PHILLIPS AQUATIC
CENTER



TOTAL PEOPLE SERVED PER DAY
575-625
TOTAL RECREATION SPACE
46,000 GSF

COST OF OPERATION
\$2.92
COST PER PERSON/PER DAY
\$13.64
COST PER SQ. FT./PER YEAR

Participatory Programming Methodology



Community Engagement Process

Goals of Community Engagement for the Minneapolis Park and Recreation Board

1. Establish a culture of openness and learning in which consistent outreach and research methods increase community interest, knowledge, and participation.
2. Develop and sustain relationships that encourage the MPRB and the community to work together to advance the common good.
3. Purposefully seek the participation of a broad representation of stakeholders to ensure diverse community needs, interests and resources inform project decisions.
4. Enhance communication and outreach methods using available and emerging technology, including social media.
5. Create sustainable, transparent and effective standards for participation of staff, elected officials and stakeholders in community engagement processes.
6. Establish consistent practices in community engagement across the MPRB as an agency.
7. Continually involve Minneapolis residents and park users in processes that inform and shape park projects, programs and initiatives when appropriate.
8. Ensure Minneapolis residents view the MPRB as an effective and inclusive agency that engages all communities.

Community Advisory Committee (CAC)

MPRB Community Advisory Committees provide volunteer opportunities for stakeholders to share insight and resources and serve to build and sustain relationships between the community and the MPRB. Members of the CAC are expected to represent the views of park users and to work collaboratively with each other and the public to provide advice to the Board about the project.

Responsibilities of CAC members include:

Become knowledgeable about the MPRB Comprehensive Plan and process,
Understand and represent the park and recreation needs of the community and park visitors,
Act as community liaisons for the project,
Help identify communities, organizations, user groups, populations and others that should be consulted in the engagement process,
Provide feedback on a draft plan,
Help identify values, strengths and needs within the Minneapolis Park system and within their communities,
Provide insight on the long-term policy direction of MPRB,
Report back to appointers or appointing bodies, as requested, on the plan process, information presented, and possible recommendations, and
Engage in working groups and subcommittees as needed.
CAC members are expected to attend and participate in public CAC meetings and a Parks for All Summit.

The MPRB will work with the CAC and stakeholders for advice and innovation in formulating solutions and will incorporate suggestions on the process and plan to the maximum extent possible. Transportation and childcare reimbursements are available upon request for public meeting attendance.

Community Advisory Committee Predesign Guiding Principles

- accessible and welcoming for all
- programming for all ages and stages
- a space that feels safe
- celebrates cultural diversity
- equitable investment in community
- a place to have fun and learn
- community pride and belonging

Community Advisory Committee Meetings

CAC Mtg. 1	July 16, 2019	Orientation / Kickoff
CAC Mtg. 2	September 17, 2019	Partners, Service Providers, and Users/Demographics
CAC Mtg. 3	November 19, 2019	Programs, Activities, and Services
CAC Mtg. 4	January 21, 2020	Program & Site Planning Scenarios
CAC Mtg. 5	September 22, 2020	Draft Predesign
CAC Mtg. 6	October 20, 2020	CAC Predesign Recommendation / Project Celebration!

Community Advisory Committee Meeting #1



Community Advisory Committee Meeting #1 Summary

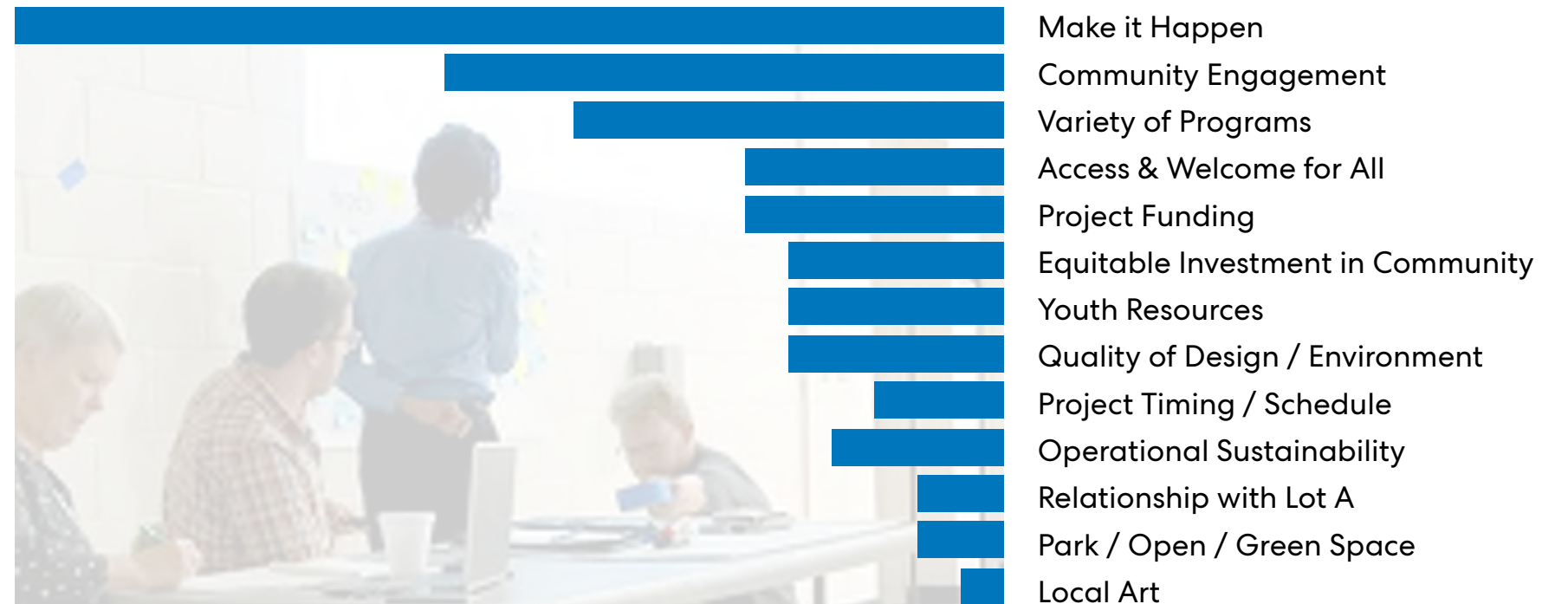
Hopes:

- Make it Happen
- Variety of Programs
- Access & Welcome for All
- Community Engagement
- Youth Resources
- Quality of Design / Environment
- Equitable Investment in Community
- Lot A
- Park / Open / Green Space
- Project Funding
- Local Art

Concerns:

- Make it Happen
- Community Engagement
- Project Funding
- Operational Sustainability
- Project Timing
- Equitable Investment in Community
- Access & Welcome for All
- Variety of Programs
- Youth Resources

Hopes & Concerns Combined and Ranked by Instance



Community Advisory Committee Meeting #2 Summary



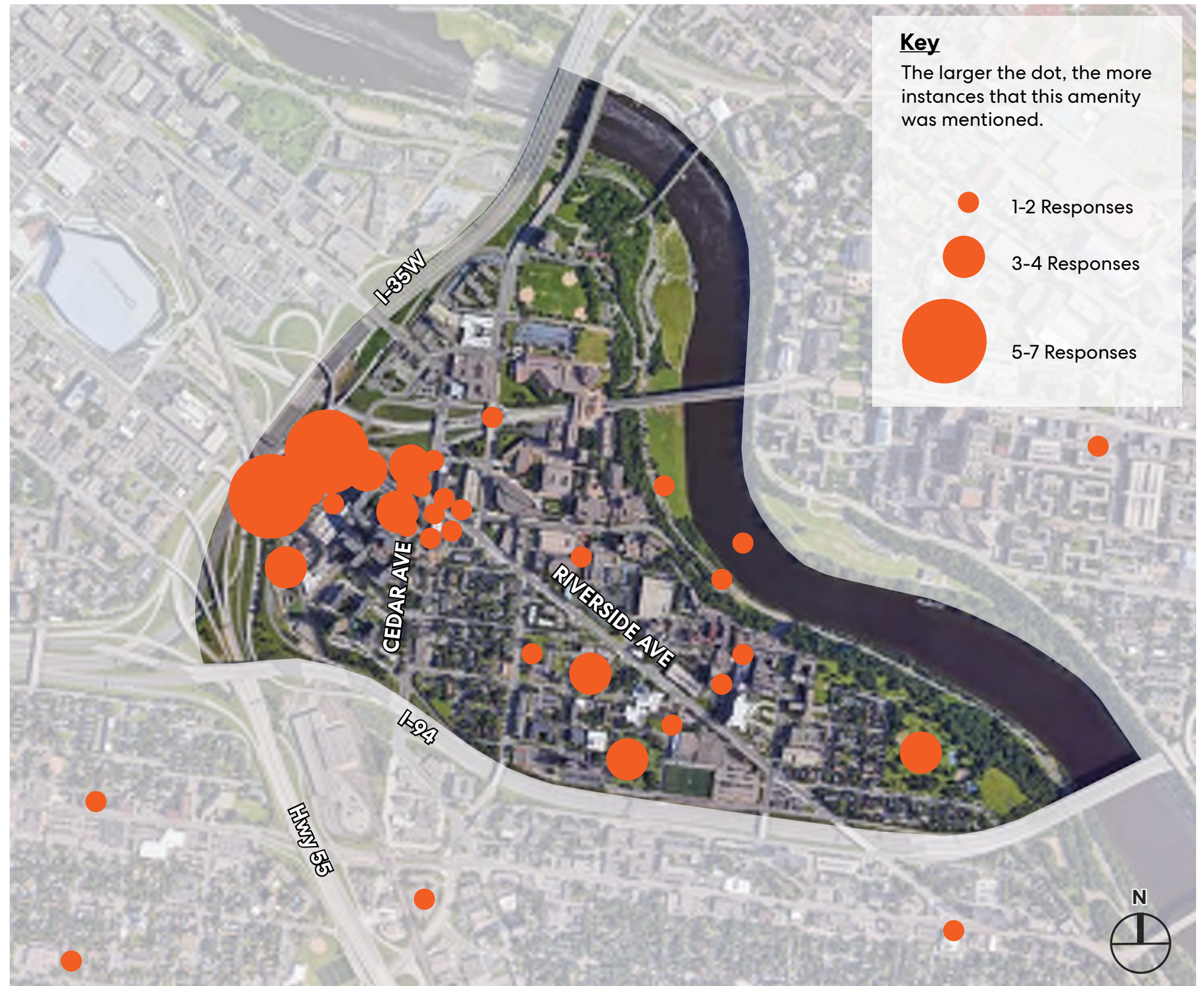
“What do you love about Cedar-Riverside?”

The ice-breaker question for the CAC and other attendees, “What do you love about Cedar Riverside?” elicited a host of responses that highlighted the character and vitality of the neighborhood. The word cloud, below, illustrates key words that were commonly mentioned in the responses.



Community Advisory Committee Meeting #2 Summary

Cedar Riverside Neighborhood Amenities



Community Advisory Committee Meetings #3-4 Summary



CAC Meeting #3: Programs, Activities, and Services CAC Meeting #4: Program & Site Planning Scenarios

The third and fourth Community Advisory Committee meetings focused on prioritizing and grouping major program elements and determining preferences for potential siting within the neighborhood.

Meeting 3 Agenda Items:

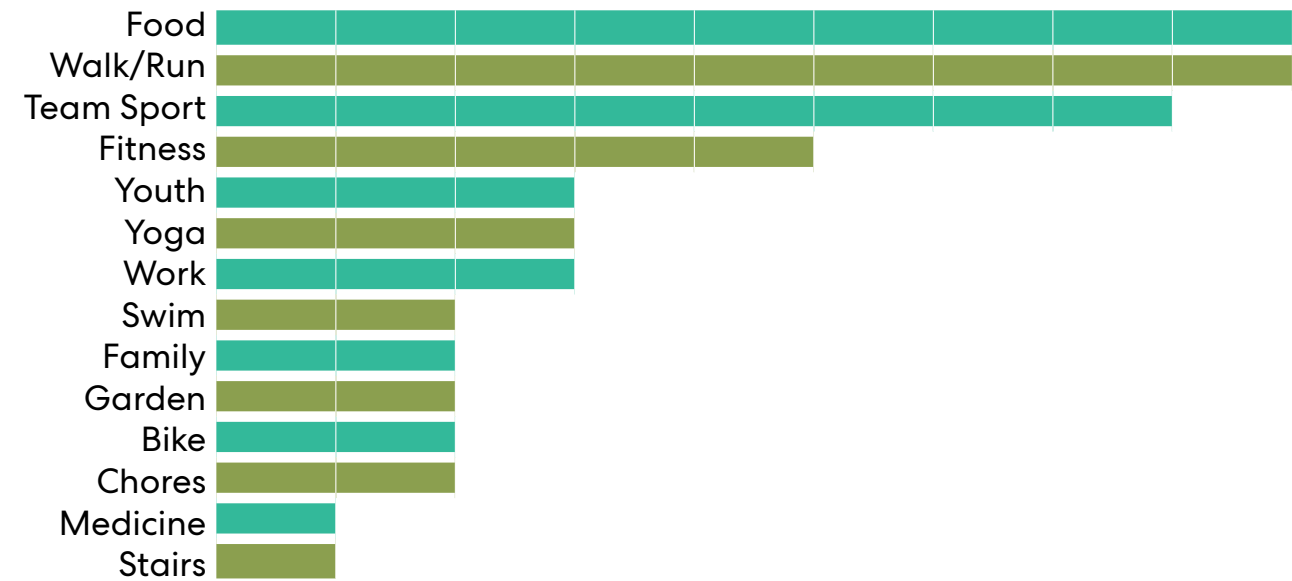
- Welcome & Introductions
- Project Overview & Updates
- Summary of previous CAC meetings and community input
- Spatial program overview
- 'Meeting-In-A-Box' programming survey
- Small Group Exercises: Program Priorities
- CAC Q/A
- Public Comments

Meeting 4 Agenda Items

- Welcome
- Project Updates
- Summary of previous CAC meetings and community input
- Spatial program summary
- 'Meeting-In-A-Box' programming survey
- Small Group Exercises: Program Priorities
- CAC Q/A
- Public Comments

Existing Health and Wellness Activities

As an ice-breaker to CAC #4, meeting participants were asked, "What do you do to stay active?" and "What do you do to stay healthy?" The combined responses illustrated in the graph, below, indicate a spectrum of approaches and interests encompassing healthy food, daily routines, and both individual and group fitness practices.



Community Advisory Committee Meetings #3-4 Summary

Recreation Center Study Areas - C-R West + C-R East

C-R West and C-R East spaces were prioritized by at least 3 out of the 4 groups - shown at most common location. Spaces within the 'Use Nearby Facility' box did not require a majority, and some groups did not place anything at a nearby location.

C-R West

Multi-Purpose Spaces: Classes, Meetings, Crafts, Activities, Clubs, Rentals

Indoor Walk/Run Track

Teen Tech. Center

Standard, 1-court gym

Teaching Pool

QUESTIONS:

- Who will this center serve?
- Is there a focus or theme for this center?

Use Nearby Facility

Health & Wellness

Early Childhood Ed.

Informal Gathering

Multi-Purpose Spaces: Classes, Crafts, Activities, Clubs, Rentals

Indoor Play Space

Large Event/Gathering Space

C-R East

Maker, Tech, Training Space

the most important into this EAST box until it

Fitness: Individual Exercise & Equip.

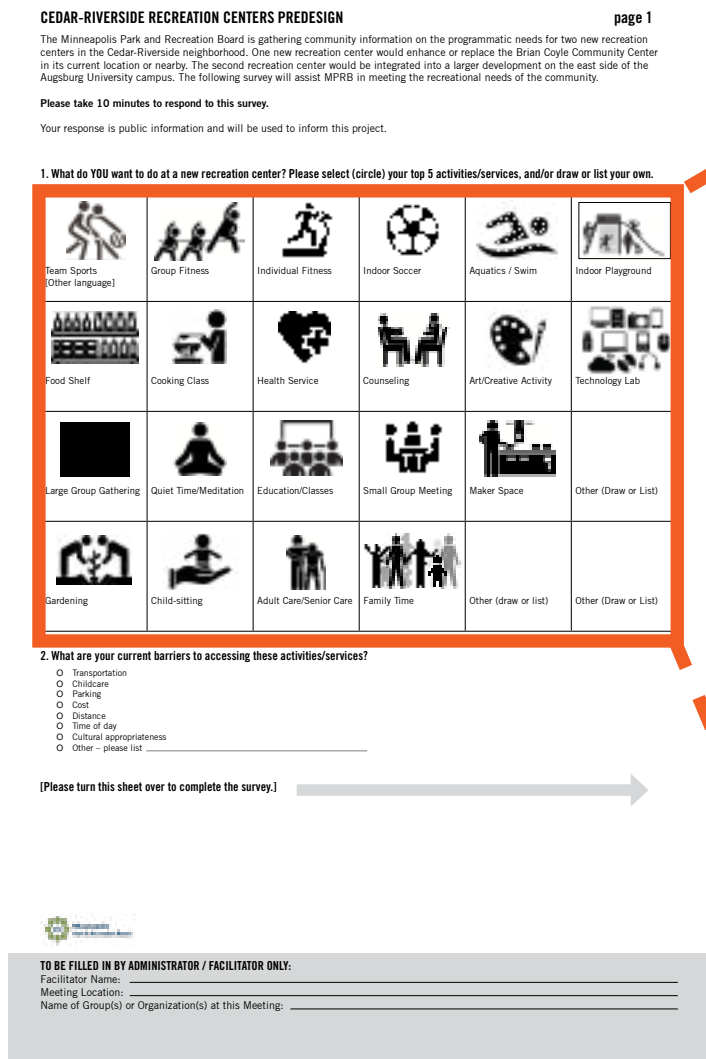
QUESTIONS:



- Who will this center serve?
- Is there a focus or theme for this center?

Program Survey / Engagement Tool Overview - 'Meeting-In-A-Box'

The 'Meeting-In-A-Box' engagement tool was conducted in-person during CAC 3, was made available by MPRB, PUC, and CAC members as printed copies for individuals or groups, and was posted online. Participants were asked to complete the programming survey twice - once from their own perspective, and once from the perspective of someone else. Key results from all formats are combined and illustrated on the following page.

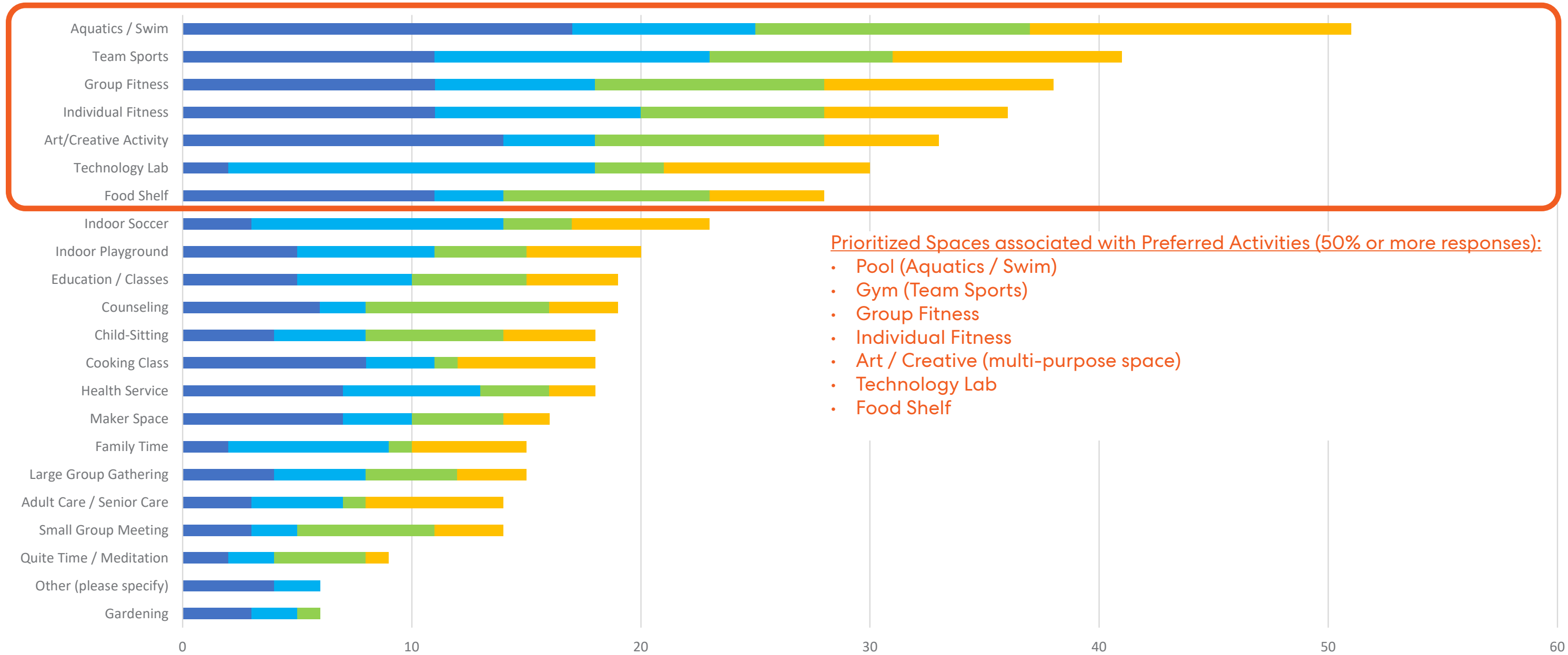
What do you want to do at a new recreation center? Please select (circle) your top 5 activities/services, and/or draw or list your own.



 Team Sports [Other language]	 Group Fitness	 Individual Fitness	 Indoor Soccer	 Aquatics / Swim	 Indoor Playground
 Food Shelf	 Cooking Class	 Health Service	 Counseling	 Art/Creative Activity	 Technology Lab
 Large Group Gathering	 Quiet Time/Meditation	 Education/Classes	 Small Group Meeting	 Maker Space	Other (Draw or List)
 Gardening	 Child-sitting	 Adult Care/Senior Care	 Family Time	Other (draw or list)	Other (Draw or List)

Meeting-In-A-Box Responses from CAC 3, Printed Copies, and Online Survey

Meeting-in-a-Box - Preliminary Responses



Prioritized Spaces associated with Preferred Activities (50% or more responses):

- Pool (Aquatics / Swim)
- Gym (Team Sports)
- Group Fitness
- Individual Fitness
- Art / Creative (multi-purpose space)
- Technology Lab
- Food Shelf

KEY

- Preferred Activities from Online Survey - for survey participant
- Preferred Activities from CAC 3 activity and printed copies - for survey participant
- Preferred Activities from Survey - for someone else
- Preferred Activities from CAC 3 activity and printed copies - for someone else

Program Priorities - Summary from CAC 3, CAC 4, and 'Meeting-In-A-Box'/Online Engagement Tool

Community Spaces



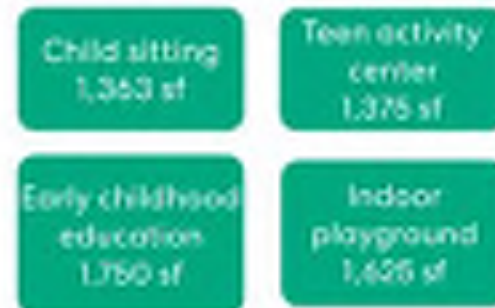
Fitness Spaces



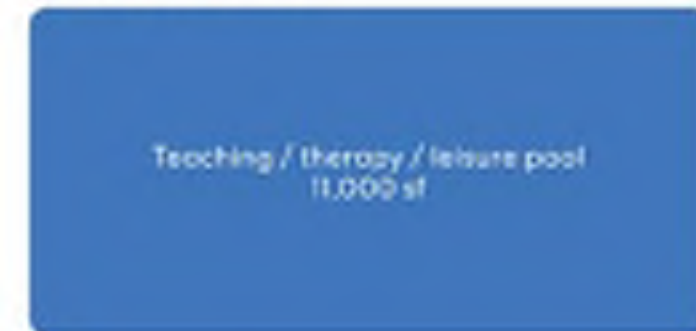
Gymnasium + Indoor Sports Spaces



Youth Spaces



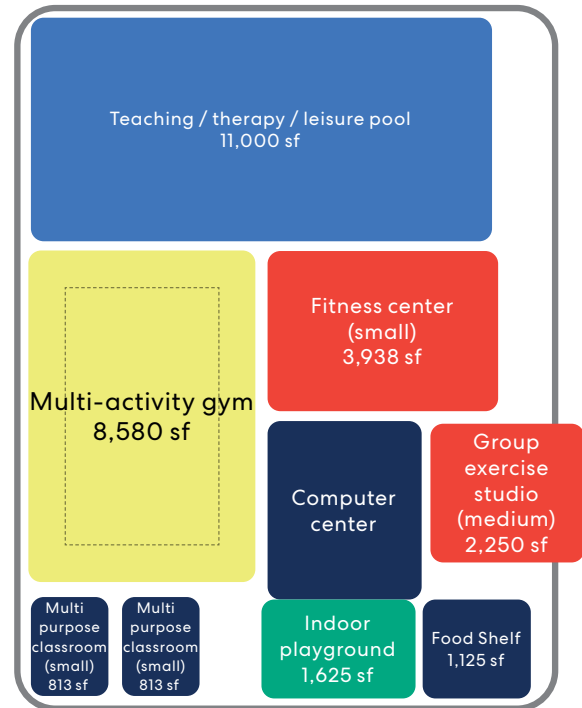
Aquatics



Program Priorities - Summary from CAC 3, CAC 4, and 'Meeting-In-A-Box'/Online Engagement Tool

The diagrams, below, depict the outcomes from several methods of evaluating program priorities with the community. Prioritized Program Spaces from the 'Meeting-in-a-Box'/online survey, CAC 3, and CAC 4 are shown in each diagram, respectively. Numbers associated with the results from CAC 3 and CAC 4 indicate how many small groups (out of 4 possible) chose each space.

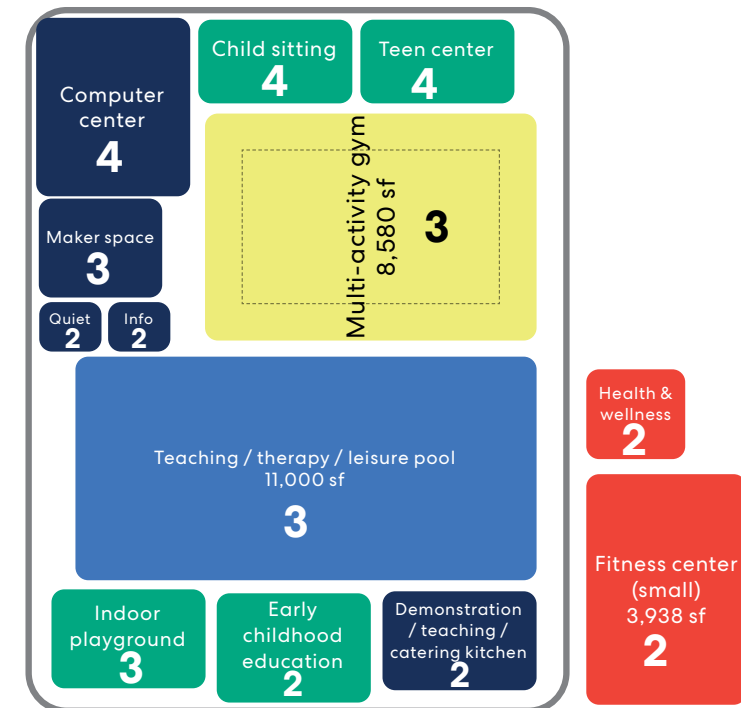
Prioritized Spaces - Survey [Meeting-in-a-Box]



Prioritization:

- Pool**
- Gym**
- Group Fitness**
- Individual Fitness**
- Art / Creative (Multi-Purpose)**
- Computer Center**
- Food Shelf
- Indoor Soccer / Futsal
- Indoor Playground**
- Education / Classes (Multi-Purpose)**

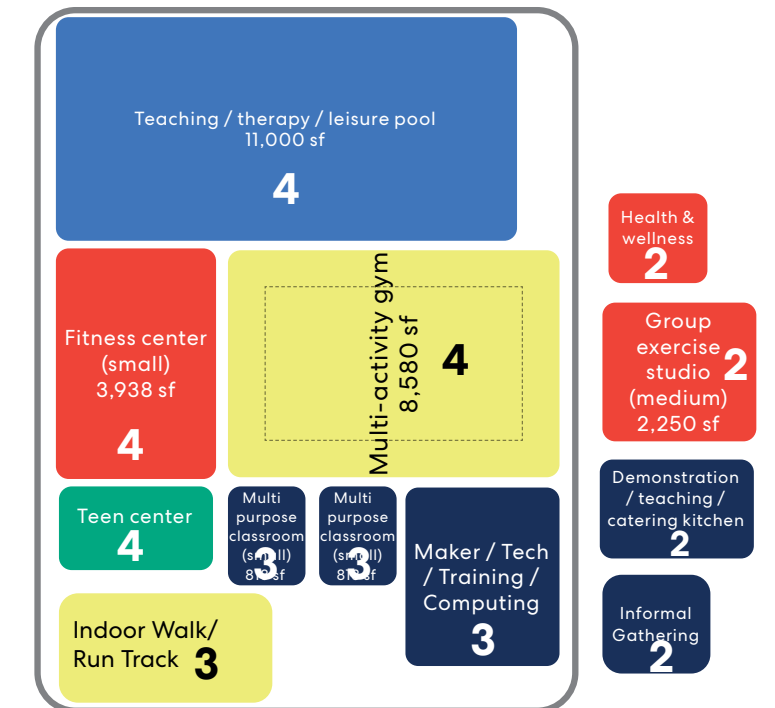
Prioritized Spaces - CAC 3 Small Groups



Prioritization:

- Computer Center**
- Child Sitting
- Teen Center**
- Maker Space**
- Gym**
- Pool**
- Indoor Playground**
- Quiet Space
- Info Hub
- Early Childhood Ed.
- Kitchen (teach/cater)**
- Individual Fitness**
- Health & Wellness**

Prioritized Spaces - CAC 4 Small Groups



Prioritization:

- Pool**
- Gym**
- Individual Fitness**
- Teen Center**
- Maker / Tech / Training / Computing**
- Indoor Walking / Running Track
- Multi-purpose spaces**
- Health & Wellness**
- Group Exercise Studio**
- Kitchen (teach/cater)**
- Informal Gathering

Key
Orange = Highest Priority
Bold = High Priority
 Standard = Priority

Minneapolis Youth Congress Discussions

A series of discussions with neighborhood youth were conducted as part of the participatory programming process. Youth-focused programs, services, and activities have consistently been determined as being of primary importance during previous studies/conversations, as well as community engagement conversations associated with this project. Participants were asked a series of questions, and their responses were organized into several categories and summarized on the following pages.

Questions

- What do you love about Cedar-Riverside?
- Where do you hang out with your friends, and why?
- Do you participate in programs at the Coyle Center? Why or why not?
- What are your favorite activities at recreation and community centers? If you don't currently attend any community centers, what would make you attend?
- If a recreation center is built in Cedar-Riverside, what do you hope will be included?
- How do you get around Cedar-Riverside (e.g. bike, walk, transit, car)?

Themes and Values

- Some of the most commonly expressed values throughout the engagement discussions, including the discussions with youth, was the appreciation of 'people' and 'community'.
- People greatly appreciate the strong social network within C-R, and they are interested in more opportunities that continue to promote social cohesion, cultural diversity, and well-being.
- They recognize that there are competing demands on existing social spaces to support activities and programs, particularly at Currie Park and the Brian Coyle Center, and they are advocating for more options for underserved groups, higher quality spaces, and more consistent availability.
- Notably, most of the discussions with the neighborhood centered on fundamental recreational, educational, and social opportunities, such as sports, classes, tutoring, and flexible space. With limited exceptions, the community did not express strong interest in fringe or signature activities/programs, such as a climbing wall or an elaborate water park. Rather, they expressed interest in an expanded

concept of the 'third place', to help supplement home resources ('first place'), and to provide a bridge to work/vocational opportunities ('second place'). Resources for studying/learning were mentioned as often as recreational options, followed by opportunities to linger and connect with others, a 'living room' for the community.

Programs, Activities, and Services

- Youth-friendly space/programs, including 18+
- Elder-friendly space/programs
- Gender-specific space/programs
- Places to socialize, study/learn, and play
- Homework and tutoring
- Career/job training
- More gym/sport space, particularly after school - kids, youth 18+, and girls
- Creative/club space - poetry, music, drama, book club, open mic
- Technology, games, STEAM
- Social services - food shelf, health/hygiene shelf, ESL, physical and mental health support



Minneapolis Youth Congress Discussions

Location

Most of the discussion participants were from the west side of Cedar-Riverside, and, accordingly, there was a strong sentiment that most/all of the recreation center spaces should be located at the western end of the neighborhood. The youth expressed reservations about the perceived feasibility of traveling from one end of the neighborhood to the other, based on safety and cultural concerns. A couple spaces/activities that the participants said might entice them to travel to Augsburg included a swimming pool and special games/tournaments.

Safety

Although there was some dissent about actual safety versus perceived safety, many participants in the youth discussions expressed strong concerns about the safety of walking around Cedar-Riverside after dark, due to instances of violent crime and drug abuse. Based, at least in part, on lack of alternative social space, people gather informally in parking lots and on the streets, which are also reportedly places where crime occurs. The youth are interested in having safe places to play, learn, and relax, without fear.

The vitality, visibility, and transparency of a new recreation center that is readily available to a wider range of age groups into the evening hours could provide a relatively safe haven for youth, in particular, while generating more 'eyes on the street', as people come and go. A recreation center with expanded evening/ weekend hours would also provide healthy opportunities to socialize, particularly for youth, counteracting potential boredom that can lead to the formation of unhealthy, illegal, or thrill-seeking habits.

Mobility

Youth reported moving around the neighborhood in a variety of standard ways, including cars, transit, bikes, and walking.

- They reported a high demand for parking.
- There was discussion about the frequent public transportation service to/from and throughout the neighborhood - light rail and bus.
- The distance across the Cedar-Riverside neighborhood is 2/3 mile from one end of the neighborhood to the other (12-15 minutes walk).



Discussion with Hennepin County Library Representatives

Library Services at Cedar-Riverside

One of the common themes we heard from the CAC, youth, project Partners, and other group discussions was the importance of providing services that the library system is accustomed to providing, such as tutoring, career counseling, resume assistance, youth programming, technology, and job training. The Opportunity Center, located across the street from the Brian Coyle Center, provides space for to conduct some of these services, while larger groups use the Brian Coyle Center. A new recreation center located within the vicinity of the Opportunity Center would provide additional spaces to support library-run programs, classes, and services.

Key Input

- HC Library resource center located within the Opportunity Center
- Non-traditional library, focused on tutoring, career, technology, education
- Often full during available hours
- Strong relationships and success with small group of people who frequent the library
- Serve the whole family - tutor kids and educate/support parents
- A new recreation center could provide space for programs like storytime, but library wouldn't be a source of revenue
- See strong demand for K-12 programs, activities, and services
 - » More homework help
 - » Culturally-appropriate story-telling
 - » Early childhood education
 - » Connecting youth with employment opportunities



Partner Organization Team

Mission, Interests, and Benefits of the C-R Recreation Center project to each Partner

	MISSION	INTERESTS	BENEFITS
MINNEAPOLIS PARK AND RECREATION BOARD	The Minneapolis Park and Recreation Board shall permanently preserve, protect, maintain, improve, and enhance its natural resources, parkland, and recreational opportunities for current and future generations.	The MPRB provides services to the Cedar-Riverside neighborhood through its programs, activities, and facilities, but recognizes the needs of the neighborhood exceed its capacity to deliver at a level that addresses needs through its current programs, activities, and facilities. The MPRB brings expertise in developing facilities supporting the delivery of programs and activities targeted to Minneapolis residents and communities, and by its mission and charter delivers services to residents of and visitors to the City of Minneapolis. The MPRB, by its ordinance, is mandated to deliver facilities in Minneapolis equitably, including in the Cedar-Riverside neighborhood which ranks as a high priority for the delivery of facilities supporting program and service needs.	The Cedar-Riverside Recreation Center project presents MPRB with a significant opportunity to enhance recreational, health, and wellness activities and programs offered to the community within a currently underserved neighborhood. The development of a new facility would provide high quality spaces and resources that would support a range of health and wellness-related programs and activities, and together with the project Partners, will enable MPRB to expand services for the community, especially women, youth, and elders.
PILLSBURY UNITED COMMUNITIES	OUR MISSION IS CREATING CHOICE, CHANGE AND CONNECTION. Pillsbury United Communities works with underestimated populations across Minneapolis to foster the resilience and self-sufficiency of individuals, families and community as a whole.	PUC provides services to the Cedar-Riverside neighborhood through the Coyle Community Center in a facility owned by the MPRB and leased to PUC but recognizes a need to improve and expand its facilities in order to serve the growing needs of the Cedar-Riverside neighborhood. PUC brings expertise in providing community services through an interconnected network of community centers and social enterprises; experience operating culturally-specific programs, education, and recreation at neighborhood community centers, and experience in delivering efficient and impactful services to diverse and underserved communities throughout Minneapolis. The Coyle Community Center provides services aimed specifically at the needs of Cedar-Riverside residents—largely of East African descent—including youth mentoring, STEAM education programs, family health and wellness services, including youth and senior citizen programming, and basic needs services including health education and a food shelf.	The Cedar-Riverside Recreation Centers project presents Pillsbury United Communities with an opportunity to enhance and expand services offered to the community through Partnering. In addition, the development of a new facility would update the spaces and resources that support the services and activities, offering a greater range of health and wellness-related programs and activities for currently underserved sectors of the community, such as women, youth, and elders.
YMCA OF THE GREATER TWIN CITIES	The Y's mission is to put Christian principles into practice through programs that build healthy spirit, mind and body for all.	The YMCA brings expertise in the promotion of healthy living, youth development, and social responsibility; experience in fundraising and strategic real estate development related to recreation and social service facilities; and experience in delivering efficient and effective programming and services. The YMCA would be a programmatic and /or operational partner.	Through partnering, the Cedar-Riverside Recreation Centers project presents the YMCA with a low-risk opportunity to promote “healthy living, youth development, and social responsibility” within the C-R neighborhood by offering programs and services that the YMCA is particularly equipped/experienced to provide.
AUGSBURG UNIVERSITY	Augsburg University educates students to be informed citizens, thoughtful stewards, critical thinkers, and responsible leaders. The Augsburg experience is supported by an engaged community that is committed to intentional diversity in its life and work. An Augsburg education is defined by excellence in the liberal arts and professional studies, guided by the faith and values of the Lutheran church, and shaped by its urban and global settings.	As an anchor institution in the Cedar-Riverside neighborhood, Augsburg has a strong interest in partnering with others to enhance the safety, economic vitality, and health of the neighborhood. Augsburg is interested in exploring the feasibility of partnering to develop a recreation facility on a site that is prominent in the neighborhood and on its campus that would serve community residents, employees of neighboring businesses and institutions, and the campus community. Augsburg brings expertise in engaging faculty, staff, and students in programs and initiatives that address needs in the Cedar Riverside neighborhood through course-based experiential education, student internships, volunteerism, and community based research; and has expertise in fundraising and facilities management.	Updated and expanded recreation center facilities serving the Cedar Riverside neighborhood offer increased opportunities for student, faculty, and staff engagement to support needed programs and services for community residents, thereby strengthening connections between the University and the community.
M HEALTH FAIRVIEW	Driven to heal, discover and educate for longer, healthier lives. Fairview is a nonprofit organization, here for every health care need and every Minnesotan.	Fairview has a long history of working in and partnering with our communities to improve health. From clinical care to community programs, we reach out and engage with people in our communities, develop new programs and partnerships while expanding current ones, and bring data research to address local health and health equity priorities. Together with people in our communities, we're driving a healthier future.	M Health Fairview recognizes the potential for improved resources regarding health and wellness to enhance positive health outcomes for the Cedar-Riverside neighborhood. The C-R recreation centers project offers a significant opportunity for Fairview to continue to demonstrate leadership in supporting and delivering a healthier future for the community through partnering to provide health-related services and scholarship funding to ensure equitable access.

Partner Roles

MINNEAPOLIS PARK AND RECREATION BOARD

ROLE: OPERATOR

As the Operator, MPRB will assume primary responsibility for all activities associated with the routine, day-to-day operations and maintenance of the building; inclusive of administration, maintenance, custodial services, grounds care, trash-recycle removal, security services, service contracts, lease agreements, utilities, and insurance. This role also includes recreation programming such as camps, leagues and special interest classes.

PILLSBURY UNITED COMMUNITIES

ROLE: PRIMARY FACILITY USE AGREEMENT (IN-KIND SERVICE PROVIDER)

A no-fee, primary facility use agreement between PUC and MPRB would guarantee PUC space for programs and services focused on community health and wellness, youth intervention, senior support services, global services, and social services. The agreement articulates specifics regarding room use, days and hours. However, the agreement does not provide dedicated space.

YMCA OF THE GREATER TWIN CITIES

ROLE: FEE FOR SERVICE AGREEMENT (FITNESS)

A fee-for-service agreement between the YMCA and MPRB could be arranged wherein the YMCA could be responsible for fitness floor management, group fitness coordination, personal training opportunities, and drop-in childcare.

AUGSBURG UNIVERSITY

ROLE: PARTNERSHIP AGREEMENT

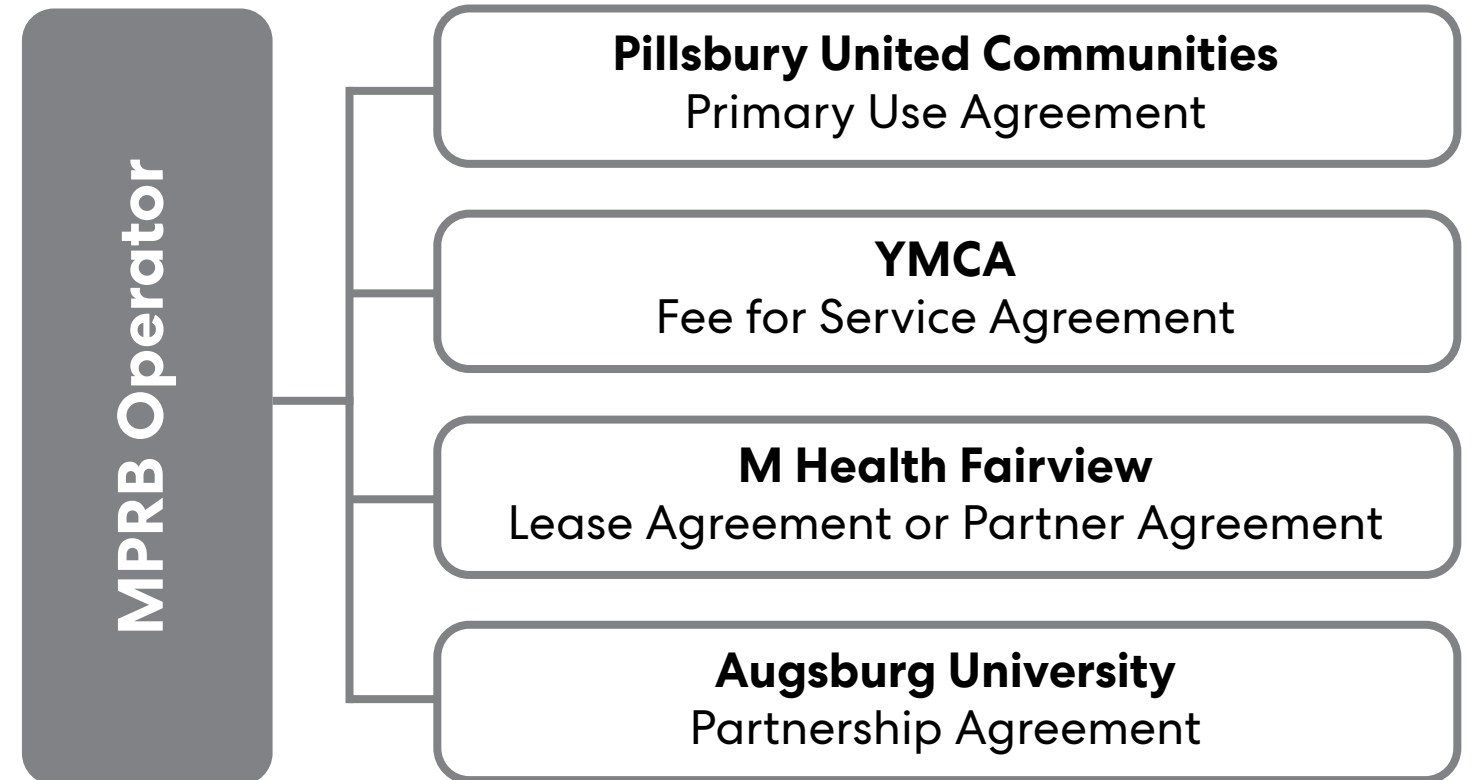
As a project Partner, Augsburg University would enter into an agreement that would define their engagement with the recreation center as a source of student interns, volunteers, course-based experiential education projects, and faculty-led research intended to support on-going programs and services.

M HEALTH FAIRVIEW

ROLE: LEASE AGREEMENT OR PARTNERSHIP AGREEMENT

As a project Partner, M Health Fairview would enter into an agreement that would define their relationship to the recreation center to operate the health and wellness suite, and as a sustained source of funding for subsidized programs, services, and/or scholarships enabling equitable access for the whole community.

Agreement Structure



Section 4.B

Project Precedents

Mount Pleasant Centre
Vancouver, British Columbia, Canada

Client: City of Vancouver — Size: Est. 135,500 sf — Completion Date: October 2009 — Project Cost: \$35 million CAD



In 2002, the Vancouver Parks Board decided to replace and relocate the Mount Pleasant community centre, moving it to an urban site at the geographic heart of Vancouver's historic uptown. The new facility houses a community centre, library, childcare centre, rental housing and retail. Given its size and significance, the development has been a catalyst for the neighbourhood's renewal.

The Mount Pleasant Centre is a precedent-setting sustainable building for the City of Vancouver, and although a LEED Silver status was mandated, a LEED-NC Gold certification was achieved. One of the first exercises undertaken by Perkins+Will was a one-day seminar for the entire project team and client groups, including building maintenance staff, on LEED and the uses related to green buildings. Overall, compared to the Canadian Model National Energy Code reference building, the Centre consumes 57% less energy, saving 379 tonnes of CO₂ and about \$70,000 in energy costs a year.

In addition to full building design services, Vancouver's Director of Planning asked Perkins+Will to do an urban design review of the Mount Pleasant district and make recommendations for changes to the current zoning. During the review process, view studies within and around the area were conducted and recommendations regarding the street edge and building massing, height and occupancy were made.

The building design process involved an iterative sequence of meetings with the client user groups, community groups and the City, leading to a consensus on the priorities for the project and the resulting final design. On several occasions public open houses were held to involve the broader community and seek their input during the design process.



Johnston Community YMCA Johnstown, Colorado

Client: Town of Johnstown — Size: Est. 59,000 square feet — Completion Date: July 2020 — Project Cost: \$29 million



After a process that involved site evaluation of potential locations for the new center, the City of Johnstown decided to locate the new home for community recreation along the civic corridor, across from Town hall and the main Library. The building creates a bridge between the civic corridor, and the park and fields that adjoin the site.

With nearly 55,000 square feet of recreational space, the building boasts a lap and leisure pool, a two-court gymnasium, a large fitness center and track and group fitness areas. For the community of users, there are also large meeting rooms, and 4 preschool classrooms, along with a child sitting center. The building is characterized by a sense of openness between spaces and ample daylight and color to enhance the recreational experience.

Although the site and building are owned by the Town, the building is operated and maintained by the YMCA. An integral partner in the design and planning of the building, the relationship between the Town of Johnstown and the YMCA demonstrates the mutual benefits of this relationship.

Section 4.D

Sustainability, Energy Conservation and Carbon Emissions

1. Since 2000, Minnesota has developed and refined its requirements for energy conservation and sustainability to be applied to design and construction. Minimum requirements which are mandated by legislation and required to be addressed in the predesign are:

a. Sustainability and High Performance. Minnesota Statute § 16B.325 requires that the State's Sustainable Building Guidelines be applied. Include a summary of sustainable design and construction goals in accordance with the "The State of Minnesota Sustainable Building Guidelines" (available at <http://www.b3mn.org/guidelines/index.html>)

b. Solar Heating and Cooling Systems (Minnesota Statute 16B.326). The project proposer must include a study for geothermal and solar thermal applications as possible uses for heating or cooling for all building projects subject to a predesign reviewthat receive any state funding for replacement of heating or cooling systems. When practicable, geothermal and solar thermal heating and cooling systems must be considered when designing, planning, or letting bids for necessary replacement or initial installation of cooling or heating systems in new or existing buildings that are constructed or maintained with state funds. The predesign must include a written plan for compliance with this section from a project proposer. Definition: "solar thermal" means a flat plate or evacuated tube with a fixed orientation that collects the sun's radiant energy and transfers it to a storage medium for distribution as energy for heating and cooling.

The predesign must include a written plan for compliance from the project proposer.

Geothermal (16B.326)
Enter information
Enter Cost/Benefit calculation:
Provide a summary of why/why not a geothermal system will/will not be incorporated into the project.

Solarthermal (16B.326)
Enter information
Enter Cost/Benefit calculation:
Summary: Provide a summary of why/why not a solarthermal system will/will not be incorporated into the project.

c. 2% Solar or Wind (Minnesota Statute 16B.32)
-Note: Also required for B3 -Minnesota Sustainable Building Guidelines
New construction or a renovation of 50 percent or more of an existing building or its energy systems must include designs which use active and passive solar energy systems, earth sheltered construction, and other alternative energy sources where feasible.
Subdivision 2: A state agency that prepares a predesign for a new building must consider meeting at least two percent of the energy needs of the building from renewable sources located on the building site. For purposes of this subdivision, "renewable sources" are limited to wind and the sun. The predesign must include an explicit cost and price analysis of complying with the two-percent requirement compared with the present and future costs of energy supplied by a public utility from a location away from the building site and the present and future costs of

controlling carbon emissions. If the analysis concludes that the building should not meet at least

two percent of its energy needs from renewable sources located on the building site, the analysis must provide explicit reasons why not.

The building may not receive further state appropriations for design or construction unless at least two percent of its energy needs are designed to be met from renewable sources, unless the commissioner finds that the reasons given by the agency for not meeting the two-percent requirement were supported by evidence in the record.

Solar
Enter information
Enter Cost/Benefit calculation: Calculations should analyze pay-back (return on investment) for the best scenario up to 2%
Summary: Provide a summary of why/why not a PV Solar system will/will not be incorporated into the project.

Wind
Enter information
Enter Cost/Benefit calculation:
Summary: Provide a summary of why/why not a wind generation system will/will not be incorporated into the project.

d. 5% Made in Minnesota PV Solar (Minnesota Statute 16B.323)
A project for the construction or major renovation of a state building, after the completion of a cost-benefit analysis, may include installation of "Made in Minnesota" solar energy systems of 40 kilowatts capacity on, adjacent, or in proximity to the state building (a state building is defined as one that receives state bond proceed funding). The cost of the solar system must not exceed 5% of the appropriation.

40 KW Photovoltaic Solar System

Enter information

Enter Cost/Benefit calculation:

Summary: Provide a summary of why/why not a PV Solar system will/will not be incorporated into the project.

**TO BE COMPLETED WITH
PREFERRED BUILDING
OPTION**

Section 4.E

Operations and Maintenance

1. This section is for the purpose of identifying:

- The impact of the project on the agency/organization operations and budget. Input on space and operational needs should be provided by staff who will operate and maintain the building.
- Documenting and incorporating maintenance requirements

2. Include changes in staffing levels, anticipated expenses for salaries, operations, maintenance, and utilities as a result of the project. These estimates should be amounts that are anticipated over present levels of funding. The predesign should indicate whether the maintenance and operational services are expected to be performed by agency staff or private sector vendors. Use Appendix E to record operating costs.

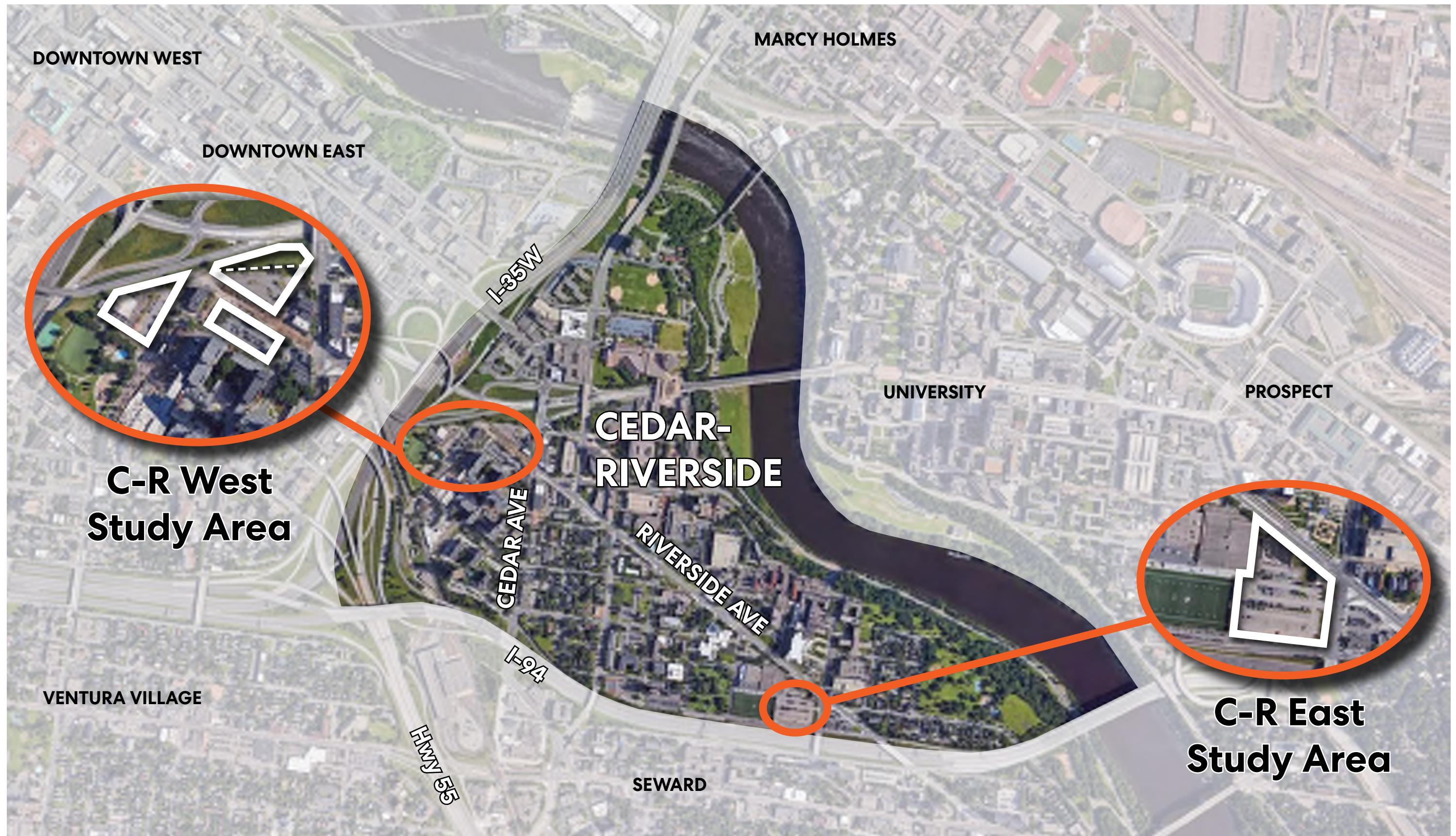
**TO BE COMPLETED WITH
PREFERRED BUILDING
OPTION**



Section 5

Site Selection and Analysis

Site Study Areas - C-R West + C-R East



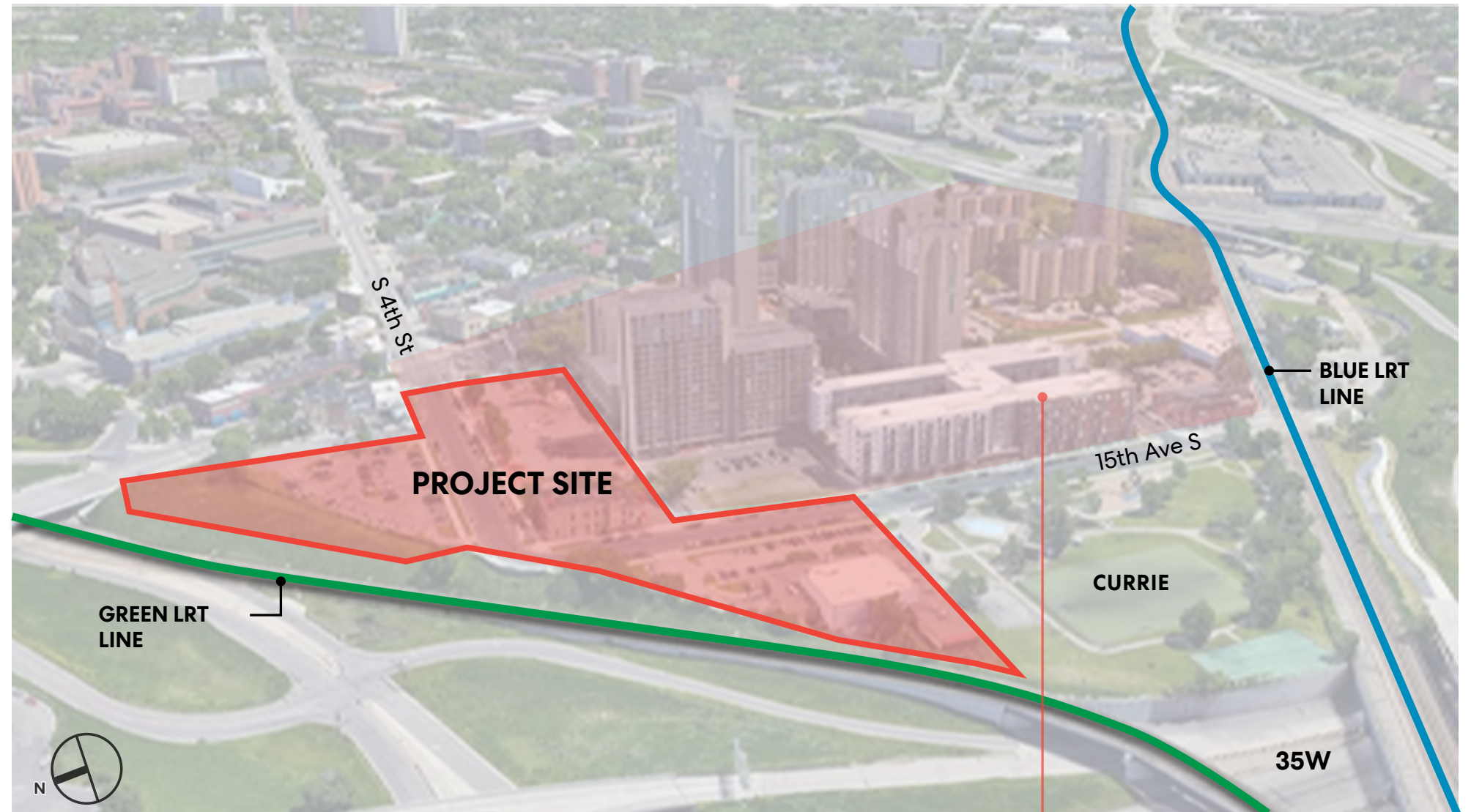
Project Site

Site Overview

The Cedar-Riverside Recreation Center Predesign Study considers the potential development of two new recreation centers within the Cedar-Riverside neighborhood – one within the western portion of the neighborhood within the vicinity of the existing Brian Coyle Center (C-R West), and one within the eastern portion of the neighborhood within a mixed-use development on the Augsburg campus (C-R East).

The viability of a new recreation center at both C-R West and C-R East has been thoughtfully considered. Findings from the exploration of numerous project variables have resulted in an emerging consensus by project Partners to focus efforts on the western site(s). Key factors supporting the determination that a new recreation center at C-R East is likely to be dismissed include:

- Clear agreement by project Partners and the community that the western location is perceived as a greater priority than the eastern location;
- Consensus by project Partners that building two new recreation centers in the near term would not be financially or operationally feasible;
- Consideration of the low likelihood that the State would fund two new recreation centers at the same time, or in the near future;
- Understanding that the longer-term development horizon for a recreation center at C-R East would be misaligned with the expected near-term timing for Augsburg's development opportunity.

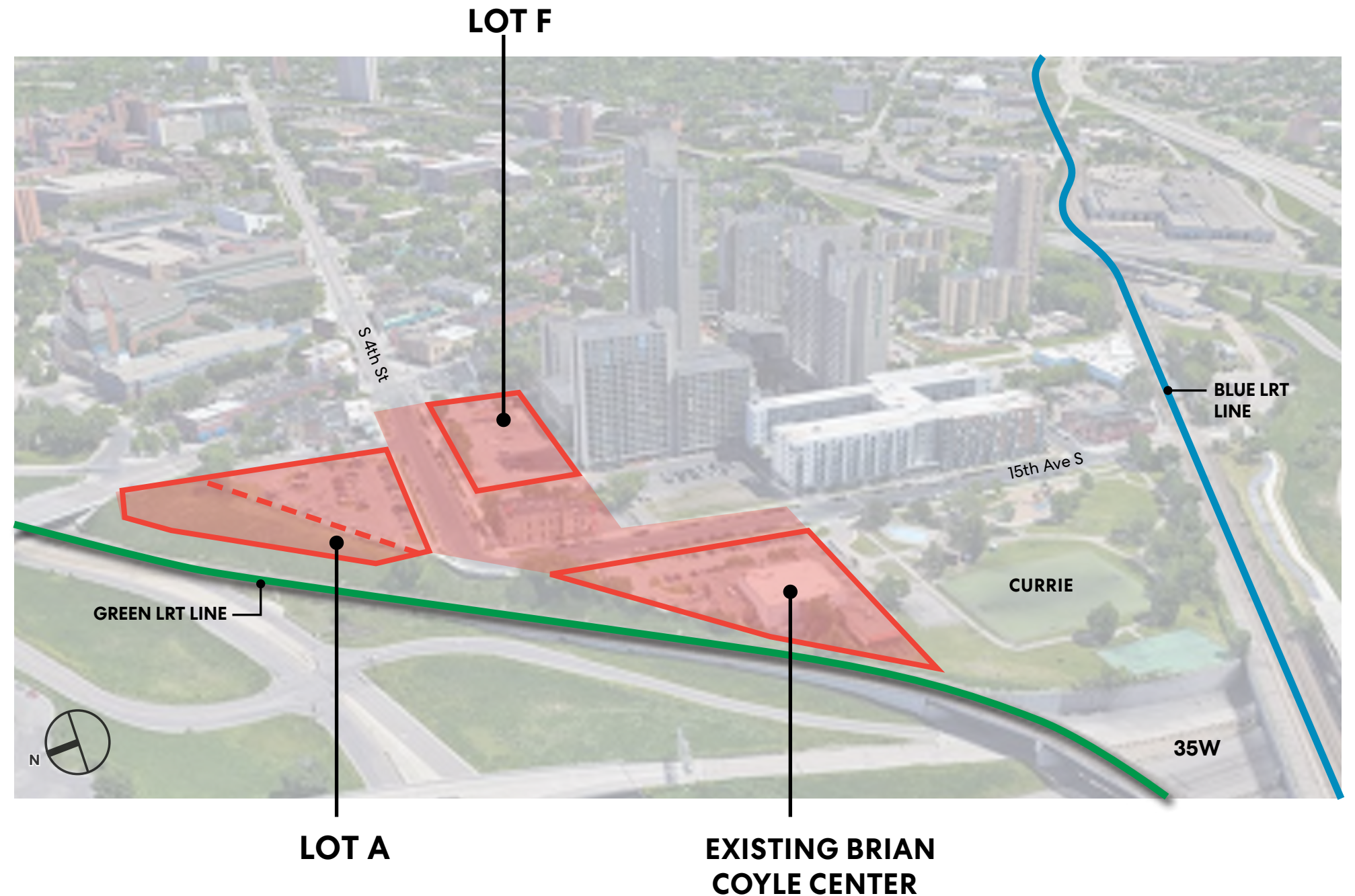


Other development opportunities may arise as the project moves forward; the project is not dependent upon integration with development at Lots A/F.

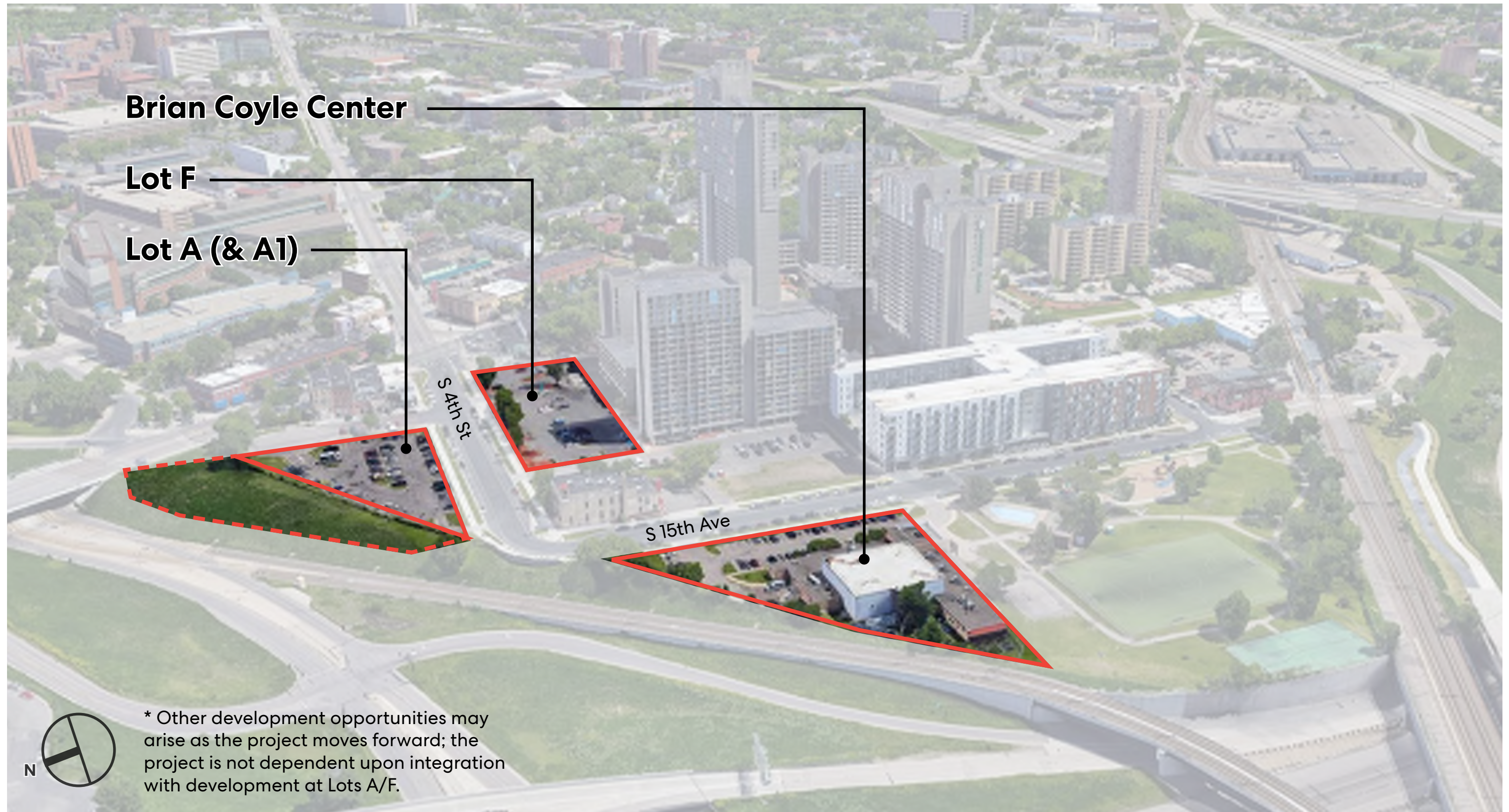
Project Site Options

Several sites for the new facility are under consideration:

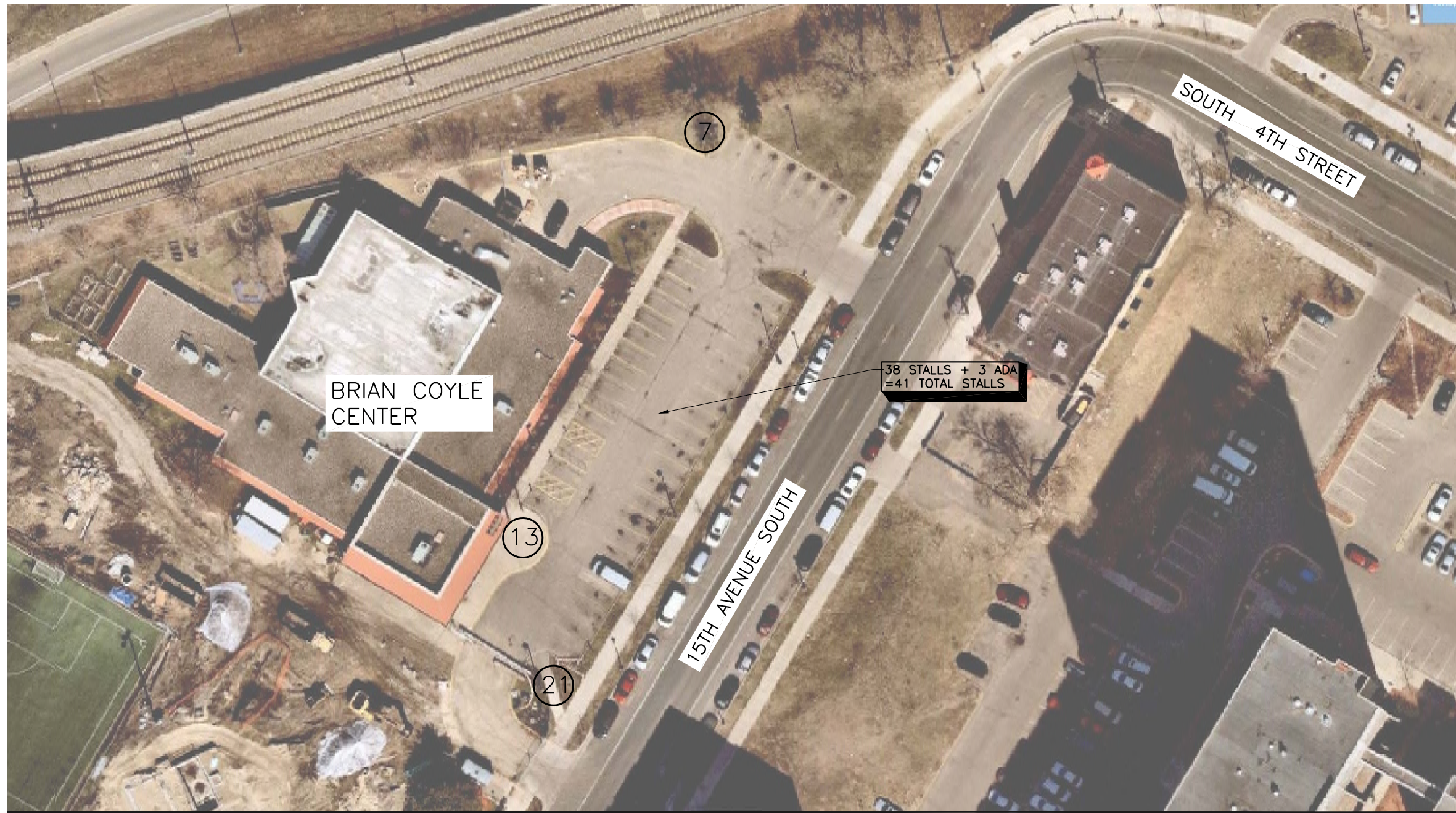
- Lots A/A1: Proposed mixed-use development at the City-owned/County-owned Lots A/A1 could include community-benefitting space, such as the new recreation center.
- Lot F: Proposed mixed-use development at Lots A/A1 might be coupled with supporting development at Lot F, which could include community-benefitting space, such as the new recreation center.
- Existing Brian Coyle Center site: The site of the existing Brian Coyle Center within Currie Park is already owned by MPRB, and the existing facility is leased and operated by Pillsbury United Communities. If other potential development sites fail to actualize, and if a new agreement acceptable to both MPRB and PUC can be reached, the existing facility can be renovated and expanded, or replaced with a new, larger facility.



Project Site Options



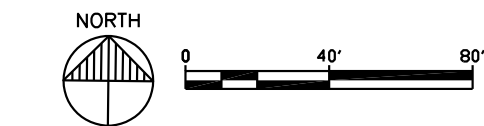
Existing Site Parking



BRIAN COYLE CENTER EXISTING PARKING STALLS SEPTEMBER 2, 2020

EXISTING PARKING STALLS	
STANDARD	38
ADA	3
TOTAL	41

PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVE NE,
 SUITE 312
 BLAINE, MN 55434
 TEL 763.537.1311
 FAX 763.537.1354

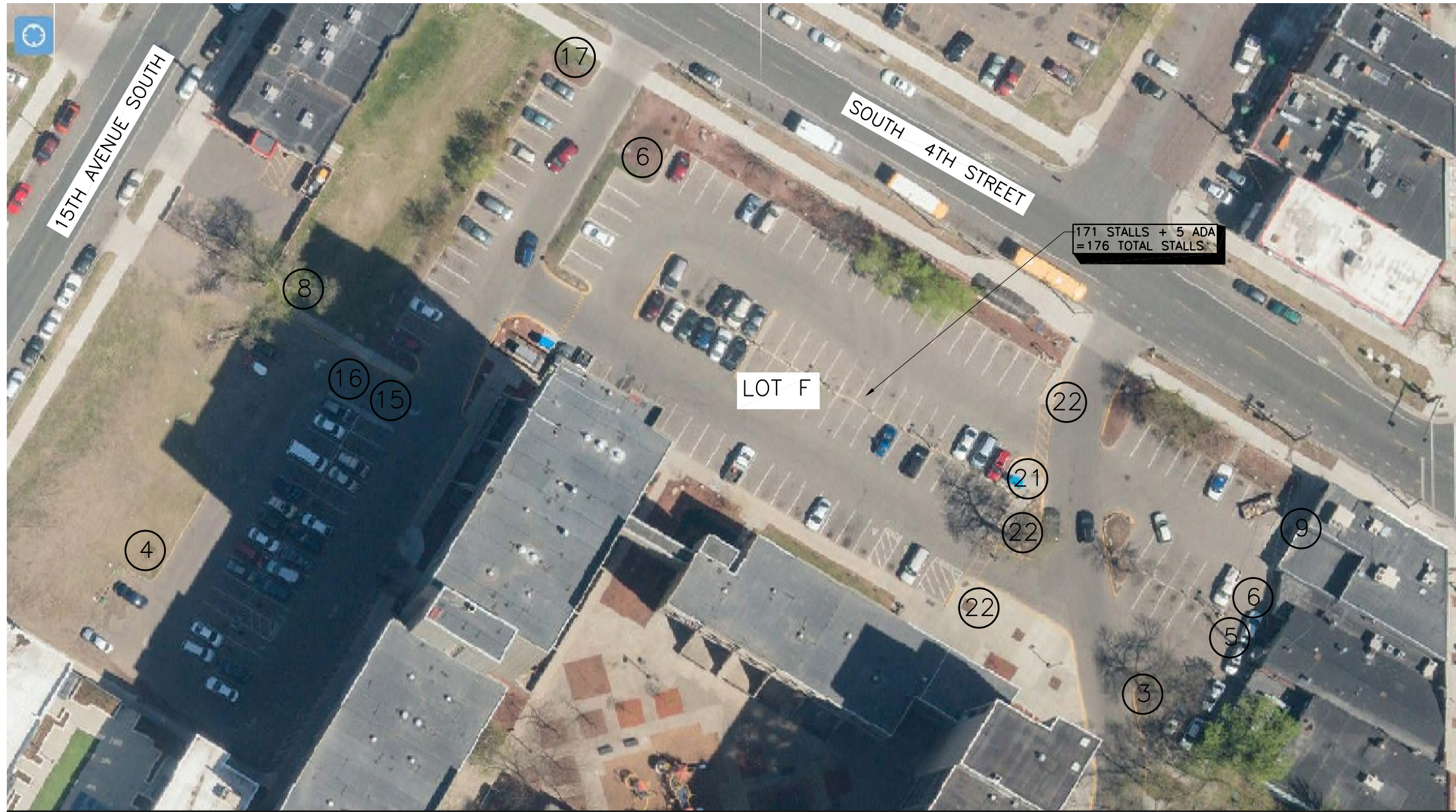


**LOT A AND LOT A1
EXISTING PARKING STALLS
SEPTEMBER 2, 2020**

EXISTING PARKING STALLS	
STANDARD	88
ADA	3
TOTAL	91

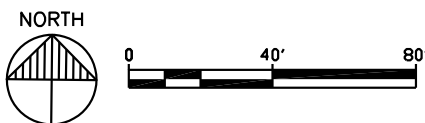
PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVE NE,
 SUITE 312
 BLAINE, MN 55434
 TEL 763.537.1311
 FAX 763.537.1354

Existing Site Parking



171 STALLS + 5 ADA
= 176 TOTAL STALLS

LOT F



**LOT F
EXISTING PARKING STALLS
SEPTEMBER 2, 2020**

EXISTING PARKING STALLS	
STANDARD	171
ADA	5
TOTAL	176

PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVE NE,
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 BLAINE, MN 55434
 TEL 763.537.1311
 FAX 763.537.1354



Section 6

Financial Information

Area, Cost, and O&M Summary

Facility Size and Capital Costs

FACILITY	C-R WEST - Option 1A	C-R WEST - Option 1B	C-R WEST - Option 2
Facility Area - New & Existing	~26,000 GSF New + 21,000 GSF Existing	~22,000 GSF New + 21,000 GSF Existing	~46,000 GSF New
Total Facility Area	~47,000 GSF	~43,000 GSF	~46,000 GSF
New Construction Cost (CC)	\$ 15.4M, incl. pkg.	\$ 16.1M, incl. pkg.	\$ 23M, incl. pkg.
CC + Escalation (E)	\$ 18.6M	\$ 19.5M	\$ 28M
CC + E + Soft Costs (30%)	\$ 24.2M	\$ 25.4M	\$ 36.4M
Variation*	+/- \$ 1-2M*	+/- \$ 1-2M*	+/- \$ 2.5M*

**Capital
Budget**

Operations & Maintenance

FACILITY	C-R WEST - Option 1	C-R WEST - Option 1B	C-R WEST - Option 2
Brian Coyle Center O&M Cost to PUC **	\$ 256,000**	\$ 256,000**	N/A
MPRB Subsidy for Existing Brian Coyle **	\$ 111,000**	\$ 111,000**	N/A
O&M Expense - Staff, Contract, Commodities	\$ 520,789	\$ 451,746	\$ 608,694
O&M Expense - YMCA Fitness & Childcare	\$ 78,882	N/A	\$ 78,882
O&M Expense - TOTAL	\$ 710,671	\$ 562,746	\$ 687,576
O&M Revenue	\$ 105,296***	\$ 72,425***	\$ 108,869***
O&M Net	-\$ 605,375***	-\$ 490,321***	-\$ 578,707***
Cost Recovery %	15%	13%	16%
People Served / Day****	550-600	375-425	575-625

O&M Net

**People
Served/Day**

* Costs may vary - plus or minus - depending on parking, site development, building systems, contingencies, and other unknowns.

** Expenses for the existing Brian Coyle Center include MPRB's operational subsidy to PUC, as well as PUC's facility expenses.

*** Includes a potential \$35,000 +/- annual contribution by M Health Fairview. This commitment, and the amount, is not confirmed.

**** The average numbers of people served per day at the existing Brian Coyle Center is approximately 250; Options 1A and 1B include this existing amount of people.

Operational Considerations - Costs + Recovery

Possible Partner Role	Capital Cost	Operating Cost	Cost Recovery
Childcare/Preschool	\$\$	\$\$	\$\$\$
Youth Education and Leadership	\$	\$	\$
Senior Fitness	\$\$	\$\$	\$\$
Nutrition / Meals / Food Shelf	\$\$	\$\$	\$
Youth Sports and Play	\$	\$\$	\$\$
Day Camps / School Release Activities	\$	\$\$	\$\$\$
Senior Social Activities	\$	\$	\$
Parent Child Programs	\$	\$	\$
Community Health and Wellnes Services	\$\$	\$	\$
Mental Health Services	\$	\$	\$
Community Outreach	\$	\$	\$
Newcomer/Immigrants - Resettlement Services	\$	\$	\$
Maker Spaces - Teen Tech Center	\$\$	\$	\$\$
Collegiate Academic	\$	\$	\$
Youth Fitness	\$\$	\$\$	\$
Employment/Vocational Training	\$	\$	\$
Senior Support Services	\$	\$	\$
Room Rentals	\$	\$	\$\$\$
Arts and Humanities	\$	\$	\$
Open Gym	\$\$	\$	\$
Youth Intervention Services	\$	\$	\$

Possible Partner Role	Capital Cost	Operating Cost	Cost Recovery
Childcare for children of faculty and staff	\$	\$	\$
Outdoor Recreation	\$	\$	\$
Adaptive Recreation	\$	\$\$	\$
Events	\$	\$\$	\$
Open Swim	\$\$\$	\$\$\$	\$
Swim Lessons	\$\$\$	\$\$\$	\$\$
Water Fitness	\$\$\$	\$\$\$	\$
Adult Team Sports and League	\$	\$	\$\$
Adult Life-long Learning	\$	\$	\$
Training / Certifications	\$	\$	\$
International Education	\$	\$	\$
Nature / Environmental Education	\$	\$	\$
Overnight Camps	\$	\$	\$
Fall prevention	\$	\$	\$
International Network	\$	\$	\$
Aqua Therapy	\$\$\$	\$\$\$	\$
Adult Clubs	\$	\$	\$
Senior Life-long Learning	\$	\$	\$
Varsity Swim Practice and Competitions	\$\$\$	\$\$\$	\$
Competitive / Advanced Swimming (non-Varsity)	\$\$\$	\$\$\$	\$
Outdoor Recreation	\$	\$	\$

SECTION 6 – APPENDIX 6a

PROJECT COST FORM
Fiscal Years 2018-2023
Dollars in Thousands (\$137,500 = \$138 thousand)

TOTAL PROJECT COSTS All Years and All Funding Sources	Project Costs All Prior Years	Project Costs FY 2018-19	Project Costs FY 2020-21	Project Costs FY 2022-23	Project Costs All Years	Project Start (Month/ Year)	Project Finish (Month/ Year)
1. Property Acquisition							
Land, Land and Easements, Options							
Buildings and Land							
Other Costs							
SUBTOTAL							
2. Predesign							
SUBTOTAL							
3. Design Fees							
Schematic							
Design Development							
Contract Documents							
Construction Administration							
Other Costs							
SUBTOTAL							
4. Project Management							
State Staff Project Management							
Non-State Project Management							
Other Costs							
SUBTOTAL							
5. Construction Costs							
Site & Building Preparation							
Demolition/Decommissioning							
Construction							
Infrastructure/Roads/Utilities							
Hazardous Material Abatement							
Construction Contingency							
Other Costs							
SUBTOTAL							
6. Art							
SUBTOTAL							
7. Occupancy							
Furniture, Fixtures and Equipment							
Telecommunications (voice & data)							
Security Equipment							
Commissioning							
Other Costs (i.e. relocation)							
SUBTOTAL							
8. Inflation							
Midpoint of Construction						Midpoint Date:	
Inflation Multiplier							
Inflation Cost							
SUBTOTAL							
9. Other							
SUBTOTAL							
GRAND TOTAL							

SECTION 6 – APPENDIX 6c**CAPITAL BUDGET REQUEST****OPERATING COSTS FORM (This form can be edited as needed or other format can be used)**

CHANGES IN STATE OPERATING COSTS	Current Cost	Projected Cost (Without Inflation)			
	F.Y 2010-11	F.Y. 2012-13	F.Y. 2014-15	F.Y. 2016-17	F.Y. 2018-19
Compensation (Program and Building Operation)					
Other Program Related Expenses					
Building Operating Expenses					
State-Owned Lease Expenses					
Nonstate-Owned Leased Expenses					
Other Expenses: (specify):					
Revenue Offsets					
TOTAL					
No. of FTE* Personnel					

*FTE= Full Time Equivalent

NARRATIVE: Insert a narrative that illustrates the impact of the proposed project, by comparing costs that are anticipated over or under present levels of funding for operations and maintenance and staffing.

SECTION 6 - APPENDIX 6 WORKSHEET FOR DESIGN AND OWNER COSTS

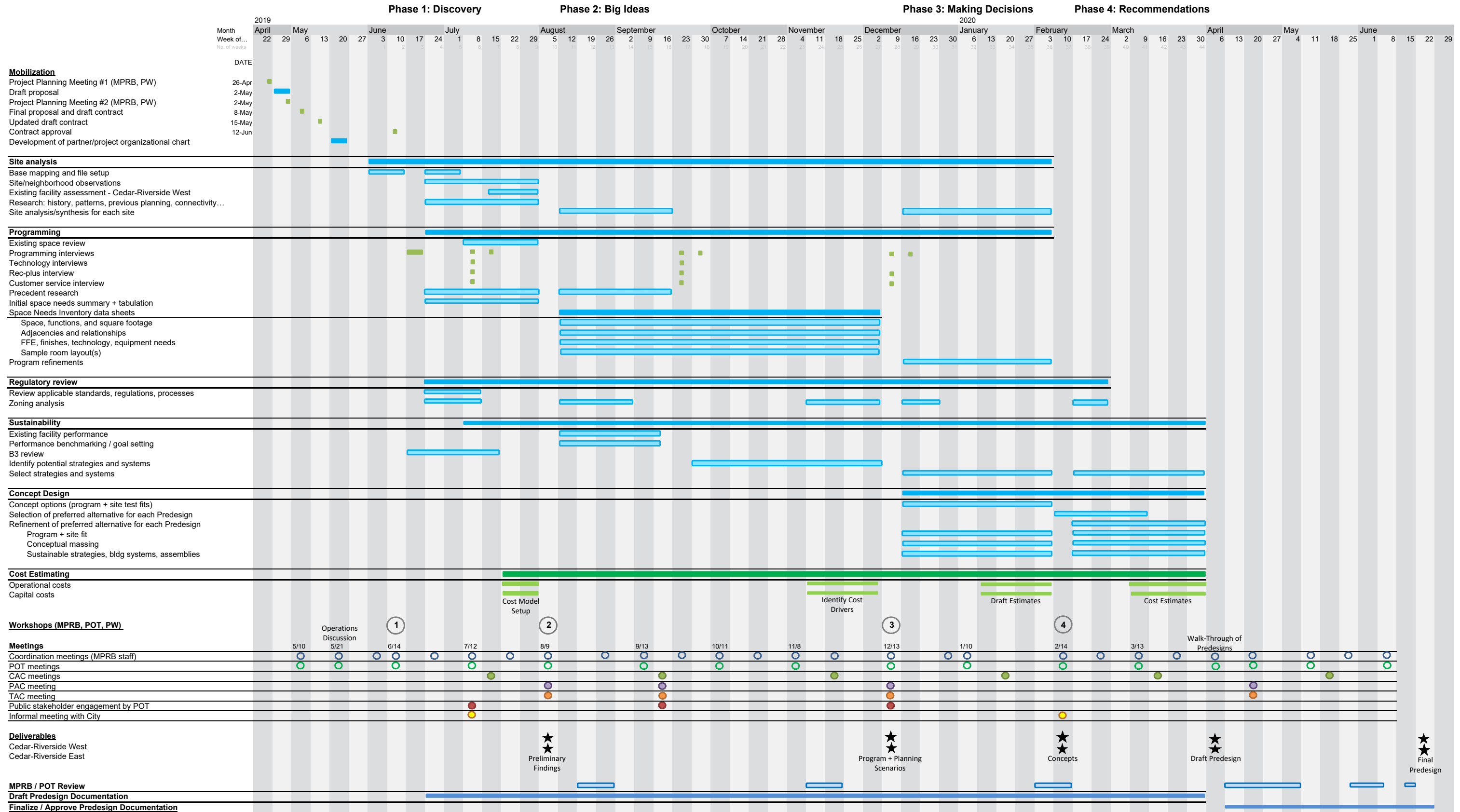
Item	Scope of Work	Fee/Cost
DESIGN COSTS		
	<u>Basic Services</u>	
	Architectural	
	Civil	
	Landscape	
	Structural	
	MEP (Mechanical, Electrical, Plumbing)	
	Hazardous material survey, design, air monitoring, abatement	
	<u>Additional Services</u>	
	1. Specialty Design	
	Security design	
	Food service	
	Technology	
	Fire protection	
	Full time site observation	
	Historical	
	Other	
	2. Interior & Furniture, Fixtures & Equipment (FF&E) bid package(s)	
	3. Minnesota Sustainable Building Guidelines & SB2030	
	4. Building Information Modeling (BIM) *	
	5. Move/Occupancy consultant & moving Company	
	6. Environmental Assessment Worksheet - Impact of selected site	
	7. Phase I & II Environmental Assessments	
	8. Presentation model of building	
	9. Presentation sketches/renderings of building	
	10. Presentation to Legislature, Agency Management, others	
	11. Exterior utility costs	
OWNER COSTS		
	1. Owner's project representative (1-2% of construction)	
	2. CM-at-Risk preconstruction fees (0.5% of construction)	
	3. Other State project management costs (0.75% of construction)	
	4. Construction costs auditor - (for CM-Risk & Design Build)	
	5. Building abatement design and removal (Renovation & Demo)	
	6. Topographic (ALTA) survey of selected site	
	7. Geotechnical investigation of selected site	
	8. Phase I and II Environmental Site Assessment (for contaminants)	
	9. Environmental Assessment Worksheet-Impact Statement (if required)	
	10. HVAC and electrical systems commissioning (B3 requirement)	
	11. Building envelope commissioning	
	12. Construction testing and curtainwall testing services	
	13. Permit costs	
	14. Sewer Access Cost (SAC) and Water Access Cost (WAC)	
	15. Wetlands delineation and design & mitigation	
	16. Utility service upgrades (water, sewer, gas, electric) & construction	
	17. Traffic studies	
	18. Historic structures report (Historic preservation consultant fee)	



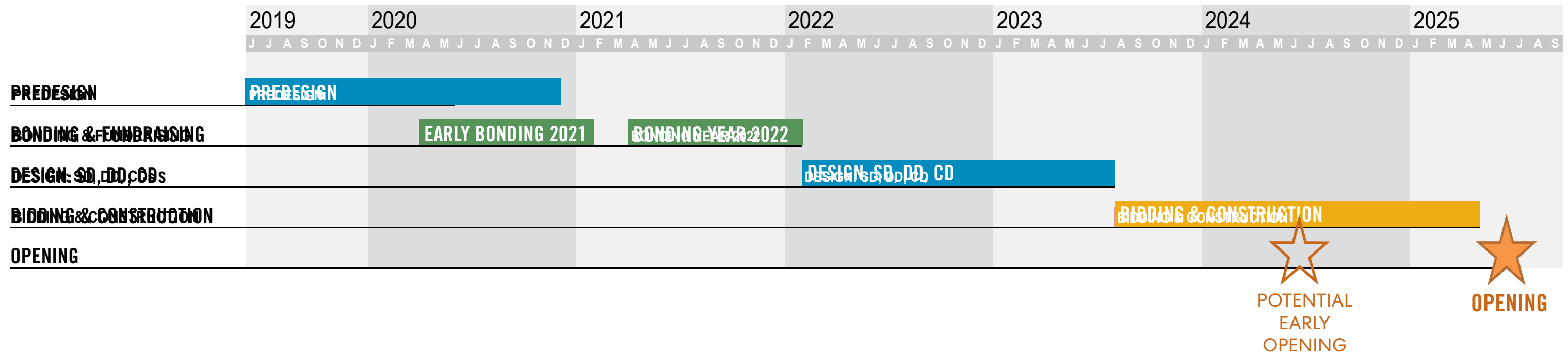
Section 7

Schedule

Predesign Workplan



Project Schedule



The 2020 State Bonding Bill has not been approved by the current legislature and is still held up over the Governor’s Emergency Executive Order regarding the State’s response to the COVID-19 pandemic. The likelihood that the 2020 Bonding Bill moves forward in its current form this year is low.

Due to this low likelihood, the off-year 2021 Bonding Bill will either be a reduced version of the 2020 Bonding Bill already published, or it will not exist at all.

This makes the 2022 standard Bonding year (or after) the most likely source of funding for a new Recreation Center in Cedar-Riverside.

Through this project and at CAC Meeting No. 6, we will asking the CAC to make a recommendation to the MPRB Board of Commissioners on the draft Predesign and that this project be added to the Park Board’s legislative agenda.



Section 8

Predesign Checklist

PREDESIGN CHECKLIST - continued

Complete this checklist, sign, and submit with the predesign document.

Complete	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	1. Review the Contents of a <i>Predesign Submittal</i> in the State's <i>Predesign Manual</i> . weblink: http://mn.gov/admin/government/construction-projects/manuals-guidelines-forms/index.jsp
<input type="checkbox"/>	<input type="checkbox"/>	2. Structure the format of your Predesign submittal to contain the Components of Predesign. Include component tabs to readily identify and access each component. The components are: <ol style="list-style-type: none"> Predesign Summary Statement Basis for Need – Project Background Agency/Organization Planning Project Description <ol style="list-style-type: none"> Architectural/Engineering Program Precedent Studies Technology Plan Sustainability, Energy Conservation, and Carbon Emissions Operations and Maintenance Requirements Statute Requirements Specialty Requirements Project Procurement and Delivery Quality Control Plan Site Analysis and Selection Financial Information Schedule Information
<input type="checkbox"/>	<input type="checkbox"/>	3. Section 1 – Predesign Summary Statement. Work with the user agency to develop the executive summary. Be brief, with a two or three paragraph scope description of the project. Below the description include costs, funding sources and schedule.
<input type="checkbox"/>	<input type="checkbox"/>	4. Section 1 Predesign Summary Statement: Complete the " <i>Building/Project Data Sheet</i> " to tabulate the pertinent data upon which the cost estimates are based. Include this sheet as a second page to the Section 1 – Predesign Summary Statement.
<input type="checkbox"/>	<input type="checkbox"/>	5. Section 1 Predesign Summary Statement: If the project involves remodeling of an existing building, use the " <i>Building Audit Sheet</i> " to perform an audit/survey of the building's major components, systems and their conditions. Use and amend the " <i>Building/Project Data Sheet</i> " to indicate the scope of work for the proposed project. Insert behind the Summary Statement.
<input type="checkbox"/>	<input type="checkbox"/>	6. Section 2 Basis For Need-Project Background: Gather the Section 3 planning information from the Agency/Organization and synthesize it into the format shown in the example. Detailing the Mission, Strategic Plan, Operational Plan and Basis for Need for the project. At the back of this include any additional background information on the project from your work with the agency.

PREDESIGN - continued

Complete N/A

Complete	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	7. Section 2 Basis For Need-Project Background: Verify that the scope of the predesign complies with the language of the appropriation. (For projects that have already received a legislative appropriation).
<input type="checkbox"/>	<input type="checkbox"/>	8. Section 3 Agency/Organization Planning: This Section supports the <i>Basis for Need-Project Background</i> . Obtain the following from the user agency/organization: <ol style="list-style-type: none"> Planning documents such as org charts, mission statement, Strategic plan, and Operational plan for the project. This information would include any supporting data, analysis or studies which support the proposed project and demonstrates the need for the project by linking it to the agency's mission, strategic and operational plans; which, in turn were used to prepare Section 2.
<input type="checkbox"/>	<input type="checkbox"/>	9. Section 3 Agency/Organization Planning: Included a list and narrative regarding the stakeholders involved and affected by the project (i.e. other agencies, organizations, and entities). Also include issues that remain to be resolved among stakeholders along with budget and schedule impacts upon the project.
<input type="checkbox"/>	<input type="checkbox"/>	10. Section 3 Agency/Organization Planning: Impacts on Operations, Budget and Facility Staff are detailed.
<input type="checkbox"/>	<input type="checkbox"/>	11. Section 4.A Architectural /Engineering Program: (For State Agency projects) Obtain and coordinate space planning standards with the Department of Administration. Then, include a review sign-off from The Department of Administration's Real Estate and Construction Services Division. Focus on job related functional needs and the State's <i>Space Guidelines</i> when developing the square foot areas of spaces. (<i>Space Guidelines</i> are located at http://mn.gov/admin/government/construction-projects/).
<input type="checkbox"/>	<input type="checkbox"/>	12. Section 4.A Architectural/Engineering Program. Work with the user/owner to develop the space program. Employ a participatory programming methodology similar to the example) to analyze operations and activities. <ol style="list-style-type: none"> Your methodology should consider Post-Occupancy Evaluation (POE).
<input type="checkbox"/>	<input type="checkbox"/>	13. Section 4.A Architectural/Engineering Program.: Complete the <i>Space Needs Inventory</i> sheet for each room of the project. Include these sheets in the predesign document. The <i>Space Needs</i> sheet should also identify special Mechanical or Electrical needs or upgrades for the space. For instance, you would state the need for special humidification for wood instrument storage in a music classroom.
<input type="checkbox"/>	<input type="checkbox"/>	14. Section 4.A Architectural/Engineering Program.: Prepare and include a detailed architectural space program with a Table of Spaces and their respective areas (square footages) with a total of assignable and gross square feet.

PREDESIGN - continued

Complete N/A

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Section 4.A Architectural/Engineering Program.: Provide adjacency diagrams of all spaces and a diagrammatic/conceptual layout of spaces. Superimpose these diagrams onto the Site Plan to show building/site fit and site relationships. |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Section 4.A Architectural/Engineering Program.: On state agency projects, identify potential MINNCOR Industries www.minncor.com and Minnesota State Industries products http://stateindustries.org for the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Section 4.A Architectural/Engineering Program. (for State Agency Projects): If applicable to the agency, work with the user agency to incorporate a <i>Telecommuting Plan</i> for this project. Include the <i>Telecommuting Plan</i> with the Predesign submittal document. Obtain review & response letter from MN.IT. |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Section 4.A Architectural/Engineering Program. Develop the Furniture, Fixtures and Equipment (FF&E) needs and include the associated costs as a line item in the project cost estimate. Consider Interior/Exterior Signage Exterior landscaping and fixtures, Telecommunication devices, Security Camera System, Lockers, Trash compactor, Window washing equipment, phasing costs, and Moving costs. (Note: moving costs are not bondable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Section 4.B Precedent Studies: Research the project. Visit similar building types and include <i>precedent</i> projects into the predesign document and how the precedent affects the proposed project. Include information on the facilities (name, location, size, design features); Then indicate any features that will be incorporated into the proposed project. Special attention should be paid to design features that result in efficiency of program operations and ability to reduce long term operating costs. |
| <input type="checkbox"/> | <input type="checkbox"/> | 20. Section 4.C Technology Program (for State Agency Projects): Identify and document the technology needs for the project. Develop a Technology Plan for the project using the State's Technology agency (MN.IT) guidelines (" <i>Building Infrastructure Guidelines for State Owned Buildings</i> ") located at: http://mn.gov/admin/government/construction-projects/ . Technology plan is to be reviewed by MN.IT. |
| <input type="checkbox"/> | <input type="checkbox"/> | 21. Section 4.C Technology Plan (for State Agency Projects): Forward the Technology Plan to MN.IT (The State's Information Technology Agency) for review; and obtain a written letter from MN.IT. Incorporate any changes requested by MN.IT. |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Section 4.D Sustainability, Energy Conservation and Carbon Emissions: In accordance with Minnesota Statute §16B.235 identify Sustainable and High Performance goals for the project using " <i>The State of Minnesota Sustainable Building Guidelines</i> " at http://www.b3mn.org/guidelines/index.html . Include a summary table of goals & strategies. Also include the B3-MSBG project submittal report for the Predesign Phase that is generated by use of the B3-MSBG Tracking Tool at http://www.b3mn.org/guidelines/index.html . This requirement applies when the project is new building, addition, or major |

PREDESIGN - continued

Complete N/A

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 23. Section 4.D Sustainability, Energy Conservation and Carbon Emissions: Include a table of strategies to comply with Sustainable Building (SB) 2030 requirements. For SB2030 requirements, see: http://www.mn2030.umn.edu |
| <input type="checkbox"/> | <input type="checkbox"/> | 24. For the Section 4.D Sustainability, Energy Conservation and Carbon Emissions: In accordance with MN Statute § 16B.32, a identify alternative energy uses and associated systems. This applies to a new building or for a renovation of 50 percent or more of an existing building or its energy systems. Anticipate future designs which use active and passive solar energy systems, earth sheltered construction, and other alternative energy sources where feasible. |
| <input type="checkbox"/> | <input type="checkbox"/> | 25. Section 4.D Sustainability, Energy Conservation and Carbon Emissions When the project is for a State Agency, provide a cost-benefit analysis for
a) including alternative energy (wind and/or solar) sources to provide 2% of the proposed building's energy consumption. An example of an analysis is located at: http://mn.gov/admin/business/vendor-info/construction-projects/Guidelines/predesign.jsp
b) a 40 Kw "Made in Minnesota" photovoltaic solar system |
| <input type="checkbox"/> | <input type="checkbox"/> | 26. Section 4.D Sustainability, Energy Conservation and Carbon Emissions: For compliance with MN Statute 16B.326, provide a written plan in the predesign to consider providing Geothermal and Solar Energy Heating & Cooling Systems on new or replacement HVAC systems. An example of an analysis is located at the weblink above. |
| <input type="checkbox"/> | <input type="checkbox"/> | 27. Section 4.D Sustainability, Energy Conservation and Carbon Emissions: Include a narrative in the predesign that the project specifications are to include requirements for the contractor to submit a "Waste Management and Recycling Program Plan" for both demolition and construction. |
| <input type="checkbox"/> | <input type="checkbox"/> | 28. Section 4.D Sustainability, Energy Conservation and Carbon Emissions: Estimated yearly energy consumption and associated costs are included. |
| <input type="checkbox"/> | <input type="checkbox"/> | 29. Section 4.E Operations and Maintenance Requirements: Conduct information gathering and program meetings with operations and maintenance staff. Document and include these needs into the predesign. |
| <input type="checkbox"/> | <input type="checkbox"/> | 30. Section 4.E Operations and Maintenance Requirements: For Projects located on the Capitol Complex, obtain " <i>Plant Management Preferred Equipment List</i> ", " <i>Capitol Complex Guidelines</i> ", and " <i>Signage Guidelines</i> ". (available at http://mn.gov/admin/government/construction-projects/manuals-guidelines-forms/index.jsp). Include these documents in the Predesign document as instructions for the future design team. |

PREDESIGN - continued

Complete N/A

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 31. Section 4.F Statute Requirements: See Appendix 4c for statute requirements related to all projects receiving any amount of state funding. Enter information on how the project will comply with each statute and include in the final predesign document. |
| <input type="checkbox"/> | <input type="checkbox"/> | 32. Section 4.F Statute Requirements,: Review the table of statutes contained in this manual. Identify the statutory requirements for the project. These are to be included in the final Predesign Document. |
| <input type="checkbox"/> | <input type="checkbox"/> | 33. Section 4.F Statute Requirements: Include any design requirements or other mandated requirements. <ul style="list-style-type: none"> a. The statute that gives authority for the operational program b. Licensing requirements. (i.e. Department of Health or other authority) c. Design requirements (i.e.. American Correctional Association standards). d. Operating Standards (required State, Federal, & Industry standards) e. Federal Statutes/Laws/Requirements. f. Significant Building Code or land use/ zoning requirements. |
| <input type="checkbox"/> | <input type="checkbox"/> | 34. Section 4.G Specialty Requirements: Review the need to conduct a security and/or vulnerability assessment for the project. Include the study in the predesign document along with associated costs. |
| <input type="checkbox"/> | <input type="checkbox"/> | 35. Section 4.G Specialty Requirements: Include any unique requirements that are applicable to the specific project. i.e. performance requirements, unique testing requirements, environmental reports, assessments, impact statements, facility condition audits that may have been done, hazardous materials surveys, unique construction, restrictions. |
| <input type="checkbox"/> | <input type="checkbox"/> | 36. Section 4.G Specialty Requirements: For renovations and demolitions, verify if the building or structure or amenity is on the register of historic places and/or within a historic district. Meet with the State Historic Preservation Office (SHPO) to determine requirements. Include all SHPO requirements in the predesign as well as all specialty consultants (historic preservationist, archeologist) required for the future design team. |
| <input type="checkbox"/> | <input type="checkbox"/> | 37. Section 4.H Project Procurement and Delivery: Provide a written statement and recommendation of the proposed construction delivery method to be used on the project. Include the reasons for this selection. Options include: Design-Bid-Build, Best Value, Construction Manager at Risk, Design-Build. |
| <input type="checkbox"/> | <input type="checkbox"/> | 38. Section 4.I- Project Design Services and other Owner Costs: Provide a listing of all costs that will be incurred in order to build the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | 39. Section 4.J- Quality Control Plan: Provide a listing of all quality control services and costs that are needed and will be incurred in order to building the project. |

PREDESIGN - continued

Complete N/A

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 40. Section 5 Site Analysis and Selection: Provide a narrative on why the preferred site was selected for the project based on the locations that best meet pre-identified site criteria. For State-owned buildings/State Agency projects, coordinate this effort with the Department of Administration, Real Estate and Construction Services. |
| <input type="checkbox"/> | <input type="checkbox"/> | 41. Section 5 Site Analysis and Selection: When locating or relocating or when proposing a new building or renovation, the Predesign Document must include an analysis of the agency's location(s) using "Criteria for Locating State Offices and Agencies" located at: http://mn.gov/admin/government/construction-projects/ |
| <input type="checkbox"/> | <input type="checkbox"/> | 42. Section 5 Site Analysis and Selection: If the proposed project is a new building that will be in a campus setting (i.e. school, university, prison, extended care); review location options on the campus in regards to efficient operation and programs provided on the campus. (i.e. Agency masterplanning of a campus should occur in order to give direction as to future growth and organization - Note: Masterplanning is not a bondable activity). |
| <input type="checkbox"/> | <input type="checkbox"/> | 43. Section 5 Site Analysis and Selection: Verify if the project will be required to undergo a State Environmental Review. To determine this, go to: http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm . If required the predesign will need to include all applicable information and direction to the future design team to provide assistance to the owner and responsible government unit in conducting an environmental assessment (EAW) and environmental impact statement (EIS).
Note: If the project includes federal dollars, determine the need to complete an Environmental Assessment in accordance with the National Environmental Protection Act (NEPA).
Include all applicable guidelines for EAWs and EISs into the predesign submittal document if available; if not include costs for these in the project budget. Identify required timelines in the project schedule. |
| <input type="checkbox"/> | <input type="checkbox"/> | 44. Section 6 Financial Information: Compile the project costs using the Department of Minnesota Management and Budget's <i>Capital Budget Request</i> spreadsheet form (this form is included in this manual). Complete this form and include it in the submitted Predesign document. |
| <input type="checkbox"/> | <input type="checkbox"/> | 45. Section 6 Financial Information: Compile the projected operating costs using the <i>State Operating Costs</i> form (this form is included in this manual). Other formats/forms are also acceptable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 46. Section 6 Financial Information, review the Project Delivery Method (single prime, multiple prime, design/build)for impact on the <i>Cost Plan</i> for the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | 47. Section 6 Financial Information, include design fees for special consultants in the project costs (i.e. food service, acoustical, security, etc.). |

PREDESIGN - continued

Complete N/A

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 48. Section 6 Financial Information: verify existing utility infrastructures for adequate capacity needed to support the proposed building/facility or renovation. Incorporate costs for upgrades into the budget. |
| <input type="checkbox"/> | <input type="checkbox"/> | 49. Section 6 Financial Information: If applicable and/or desired, include percent for Art in the project cost. Statute 16B.35 Subdivision 1 applies [up to 1% of the appropriation can be allocated to art in public buildings – Detention facilities and non-public buildings are exempt.] |
| <input type="checkbox"/> | <input type="checkbox"/> | 50. Section 6 Financial Information: Assist the user agency in identifying and incorporating contingency phasing and funding plans into the predesign to anticipate questions during legislative hearings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 51. Section 6 Financial Information: When the proposed project is for an existing correctional facility, obtain the contractor security requirements for the facility and include appropriate cost and schedule adjustments. (Working in a secure facility will add approximately 15-20% cost to the project). |
| <input type="checkbox"/> | <input type="checkbox"/> | 52. Section 6 Financial Information: On major building projects, use the predesign to develop an options based strategy for the agency to use in approaching the governor and legislature when requesting funding. The predesign should anticipate possible questions by presenting options for varying scopes and costs. Examples are:
1) It may make sense to break out options (and costs) to spread the funding over several capital bonding sessions.
2) Phasing of the project |
| <input type="checkbox"/> | <input type="checkbox"/> | 53. Section 6 Financial Information: For renovations, a Facility Condition Assessment has been conducted on the existing building and associated upgrade costs are included in the estimate. |
| <input type="checkbox"/> | <input type="checkbox"/> | 54. Section 6 Financial Information: Conduct an industrial hygiene investigation to determine if there are any hazardous material/asbestos abatement clean-up costs, fuel tank removal and/or contaminated soils clean-up costs for the proposed project or site. |
| <input type="checkbox"/> | <input type="checkbox"/> | 55. Section 6 Financial Information: Provide the Life Expectancy of the major building components and building as a whole and included in the predesign document. Show comparison costs of varying construction systems/components and their life span. Indicate the selected system that was used to prepare the cost estimates. |
| <input type="checkbox"/> | <input type="checkbox"/> | 56. Section 6 Financial Information: (For State Agency projects) State's Design Guidelines were reviewed and associated costs accounted for. |

PREDESIGN - continued

Complete N/A

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 57. Section 7 Schedule Information: Include a schedule narrative and bar chart in the submittal document. Include time for hazardous material abatement, site clean-up, fuel tank removal and soils replacement costs, project schedule phasing time, relocation/move time, and any potential long-lead material deliveries. |
| <input type="checkbox"/> | <input type="checkbox"/> | 58. Section 7 Schedule Information: Include a quality control/coordination review of the construction documents by a third party. Include the cost cost of this in the design budget. Indicate a minimum of 2 months in the schedule for this review. |
| <input type="checkbox"/> | <input type="checkbox"/> | 59. For State Agency projects: Complete the Technology Checklist. Insert the MN.IT letter indicating they have reviewed and approved the Technology and Telecommuting Plans. |
| <input type="checkbox"/> | <input type="checkbox"/> | 60. This predesign document contains all the necessary requirements and costs for:
a. The owner to confidently pursue funding based on the cost estimates contained.
b. The owner to advertise for design services and structure their contract with a design firm as to the design scope of work and fee; and,
c. The future design team for all project requirements in order to carry out the proposed design.
d. All owner costs required to deliver the proposed project. |
| <input type="checkbox"/> | <input type="checkbox"/> | 61. Include the SIGNATURE sheet, with signature of the ARCHITECT (see page 1). |

PREDESIGN CHECKLIST – continued
TECHNOLOGY & TELECOMMUNICATIONS
 Complete N/A

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Obtain a copy of MN.IT’s “ <i>Building Infrastructure Guidelines For State-Owned Buildings</i> ” and review the requirements for costs to be included in the project. For future design use, should the project be funded, include the Technology Plan and guidelines in the predesign submittal. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. In coordination with MN.IT, determine the need for and develop a Technology & Telecommunications Plan for the project. Form and convene a Predesign meeting to determine the agency’s technology needs, goals, timelines and objectives. The Predesign Team will consist of, but will not be limited to:
<input type="checkbox"/> Agency/customer
<input type="checkbox"/> Real Estate and Construction Services’ (RECS) Project Manager
<input type="checkbox"/> Telecommunications Analyst (S)/Designer (if required for predesign)
Note: The State’s (RECS) Project Manager will provide the MN.IT contact name. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. For remodeling projects, verify existing technology infrastructures for adequate capacity. Include upgrade costs in the Cost Estimate. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Identify the user agency’s short and long range plans for technology needs. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Identify if the project is or will be a single building or campus configuration. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Identify existing distribution rooms and their capacity. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Identify requirements for new distribution rooms. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Identify Fiber Optic requirements, existing locations, new fiber lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Identify copper-wiring requirements, existing and new. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. If information technology work is to be within an existing building, identify existing conditions; i.e. floor & ceiling heights & conditions, piping and duct conditions, water problems, feeder cable limitations, equipment room limitations. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Identify existing telecommunications infrastructure service to the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Identify types of existing cable trays and requirements for new cable trays. |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. For projects in existing buildings, identify available communications “pairs” coming into the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Identify MPOP (Main Point of Presence), APOP (Alternate Point of Presence), Internet Point of Presence locations and needs. |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Forward a copy of the project Technology Plan and Telecommuting Plan to MN.IT. |

PREDESIGN CHECKLIST – continued
TECHNOLOGY & TELECOMMUNICATIONS
 Complete N/A

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Obtain a written letter from MN.IT indicating acceptance of the Technology Plan and Telecommuting Plan for the project. Incorporate MN.IT’s letter into the Predesign Document. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Incorporate any changes into the Technology Plan as requested by MN.IT (resulting from review of agency’s technology plan for the project). |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Verify existing utility infrastructures for adequate capacity and cost upgrades needed to support the proposed building/facility or renovation. |

PREDESIGN CHECKLIST

Check off the above items as they are completed and include this checklist with your final submittal document. Completion of this checklist is **MANDATORY**.

CONSULTANT SIGNATURE:

Signature: _____

Name of Project: _____

Printed Name: _____

Agency: _____

Title: _____

Facility: _____

Company: _____

State Project No. _____



Section 9

Appendix

Program Space Detail

1.01 Gymnasium-Single Court

Program Area: 6,000

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses

Single court multi-purpose gymnasium for a range of uses including sports, community events, rentals and other assembly uses. Flexible area with convertible dividers and moveable seating.

Gym accommodates (1) 50' x 84' basketball court and (1)-30'x60' volleyball court

03 Finishes:

Flooring: Resilient maple sport flooring
Ceiling: Exposed painted structure
Walls: Painted CMU
Doors: Full-lite alum entrance doors. Tempered glass
Other: Type/Requirements

05 Mechanical / Plumbing Requirements:

Heating: Yes, constant volume
Ventilation: Yes, demand control
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: YEs, drinking fountain
Special Requirements: Destratifying fans

07 Spatial Description

Ceiling height: 25' clear to structure
Natural Light Tolerance: Yes, controlled
Acoustical Requirements: Yes, sound baffles
Clear Span: Yes
Security Requirements: Alarmed exits
Views: Yes
Other: Xxx

02 Functional Requirements / Adjacencies

Describe the specific functional requirements of the space such as:

- Drop-in sports-basketball, volleyball, badminton, dodgeball.
- Community Events-banquets, meetings, dances, trade shows, Rentals-weddings, parties
- Provide adjacent storage and viewing.
- Suspended running track above gym space.
- Ample moveable seating for viewing
- Ideally should be located on the ground floor.
- Directly adjacent to gymnasium storage

04 Equipment / Fixture Requirements:

- Ceiling-hung retractable divider curtain
- Retractable glass basketball backstops (4)
- Volleyball standards/nets (1)
- Badminton standards (1)
- Scoreboards (1)
- Wall impact mats
- Destratifying fans

06 Electrical Requirements:





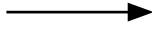
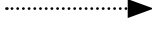
Power: 120v
Lighting: LED High Bay, 65 fc
Specialty Lighting: Description
Sound: PA
IT: wireless, data
AV: Sound System
Scoring/Timing: Scoreboards (2)
Other: Description
Camera/broadcast: NA

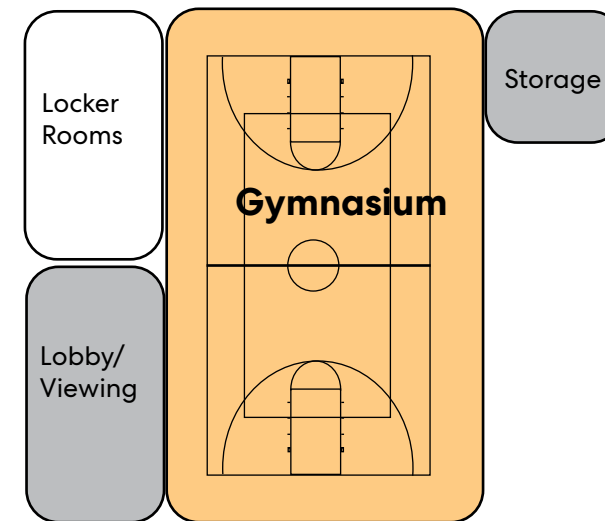
08 Occupancy Requirements:

Seating: Retractable bleachers
Fixed Seating: Retractable bleachers
Moveable Seating: Tip-n-roll bleachers
Specialty Seating: NA
Occupant Capacity: 700 (1:15)

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection



10 Precedent Images



Program Space Detail

1.02 Gymnasium-Two-Court

Program Area: 11,000

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses

Two court multi-purpose gymnasium for a range of uses including sports, community events, rentals and other assembly uses. Flexible area with convertible dividers and moveable seating.

Gym accommodates 2-50' x 74' basketball courts and 2-30'x60'volleyball courts





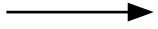
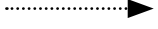
Ability to be separated into men's and women's gym spaces

02 Functional Requirements / Adjacencies

- Drop-in sports-basketball, volleyball, badminton, dodgeball.
- Community Events-banquets, meetings, dances, trade shows, Rentals-weddings, parties
- Provide adjacent storage and viewing.
- Suspended running track above gym space.
- Ample moveable seating for viewing
- Ability to be separated into men's and women's gym spaces
- Ideally should be located on the ground floor.
- Directly adjacent to gymnasium storage

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient maple sport flooring
Ceiling: Exposed painted structure
Walls: Painted CMU
Doors: Full-lite alum entrance doors. Tempered glass
Other: Type/Requirements

04 Equipment / Fixture Requirements:

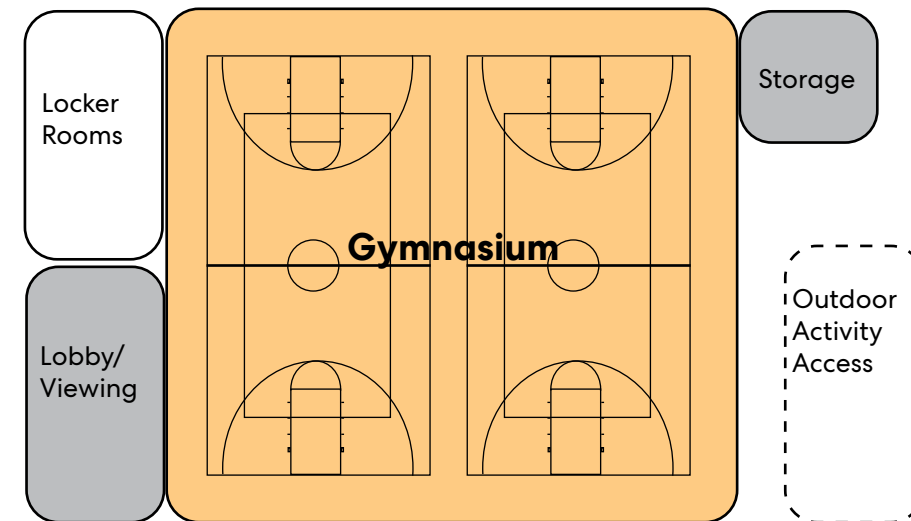
- Ceiling-hung retractable divider curtain
- Retractable glass basketball backstops (6)
- Volleyball standards/nets (2)
- Badminton standards (8)
- Scoreboards (2)
- Wall impact mats
- Destratifying fans

05 Mechanical / Plumbing Requirements:

Heating: Yes, constant volume
Ventilation: Yes, demand control
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: YEs, drinking fountain
Special Requirements: Destratifying fans

06 Electrical Requirements:

Power: 120v
Lighting: LED High Bay, 65 fc
Specialty Lighting: Description
Sound: PA
IT: wireless, data
AV: Sound System
Scoring/Timing: Scoreboards (2)
Other: Description
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 25' clear to structure
Natural Light Tolerance: Yes, controlled
Acoustical Requirements: Yes, sound baffles
Clear Span: Yes
Security Requirements: Alarmed exits
Views: Yes
Other: Xxx

08 Occupancy Requirements:

Seating: Retractable bleachers
Fixed Seating: Retractable bleachers
Moveable Seating: Tip-n-roll bleachers
Specialty Seating: NA
Occupant Capacity: 700 (1:15)

10 Precedent Images



Program Space Detail

1.03 Running Track

Program Area: 3,950 nsf

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses

Indoor walking and jogging track for workout, training and warm-up for sport activities. The track will be open to the gymnasium below.

02 Functional Requirements / Adjacencies

Track suspended within the volume of the gymnasium space.



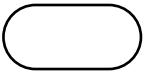



Access should be from the main corridor or any adjacent fitness space.

The track should be 3 lanes or 36" width to allow joggers to pass walkers.

The track will require 2 means of exit to grade.

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient rubber track surface
Ceiling: Exposed painted structure
Walls: Painted CMU
Doors: Aluminum storefront. Tempered glass

Other: Painted guardrail

04 Equipment / Fixture Requirements:

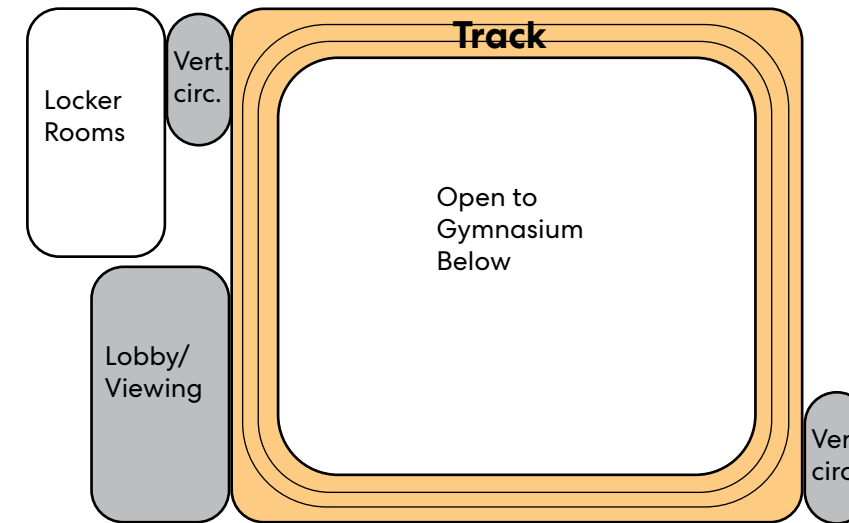
- Lap timer/clock

05 Mechanical / Plumbing Requirements:

Heating: Yes, constant volume
Ventilation: Yes, demand control
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: No
Special Requirements: Sprinkler required under track delay action

06 Electrical Requirements:

Power: 120v
Lighting: LED High Bay, 65 fc
Specialty Lighting: Description
Sound: PA
IT: wireless, data
AV: Sound System
Scoring/Timing: Lap Clock/Timer
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 9' clear to structure
Natural Light Tolerance: Yes, controlled
Acoustical Requirements: Yes, sound baffles
Clear Span: Yes
Security Requirements: Alarmed exits
Views: Yes
Other: Xxx

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: 80 (1:50)

10 Precedent Images



Program Space Detail

1.04 Program Pool

Program Area: 11,763 nsf

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses

Indoor recreational pool focused on instruction, lap swimming, aqua fitness and water sport. Includes all supporting spaces for and aquatic program including offices, storage, filtration and mechanical space.

02 Functional Requirements / Adjacencies

6 lane, 25 yard lap pool with easy access

Ample deck space and gathering areas for various programs

Directly adjacent to locker and change rooms

Includes aquatic offices

Pool mechanical and storage directly adjacent

Visible from main lobby and/or circulation/viewing areas

03 Finishes:

Flooring: Broom finish concrete
Ceiling: Exposed painted structure
Walls: Painted CMU
Doors: Aluminum storefront. Tempered glass

Other: All doors, rames, railing and euipment shall be corrosion resistant

04 Equipment / Fixture Requirements:

- Instructional equipment: kicj baords, noodles, life vests
- ADA lift
- Safety equipment: spine board, rescue equip, defibrulator
- Maintenance and cleaning equipment: vacuum, nets, poles
- Rules signage
- Deck furniture: Tables, chairs, loungers

05 Mechanical / Plumbing Requirements:

Heating: Yes, constant volume
Ventilation: Yes, dehumidification
Filtration.: NA
Cooling: Yes
Temperature: 75-80
System Isolation: Yes,nsulation and vapor control
Water: Yes
Special Requirements:

06 Electrical Requirements:

Power: 120v
Lighting: LED High Bay, 65 fc, not above water
Specialty Lighting: Direct/indirect
Sound: PA
IT: wireless, data
AV: Sound System
Scoring/Timing: Lap Clock/Timer
Other: NA
Camera/broadcast: NA

07 Spatial Description



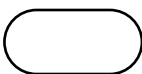
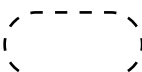
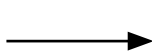

Ceiling height: 20' clear to structure
Natural Light Tolerance: Yes, controlled
Acoustical Requirements: Yes, sound baffles
Clear Span: Yes
Security Requirements: Alarmed exits
Views: Yes
Other: Good visibility to entire pool

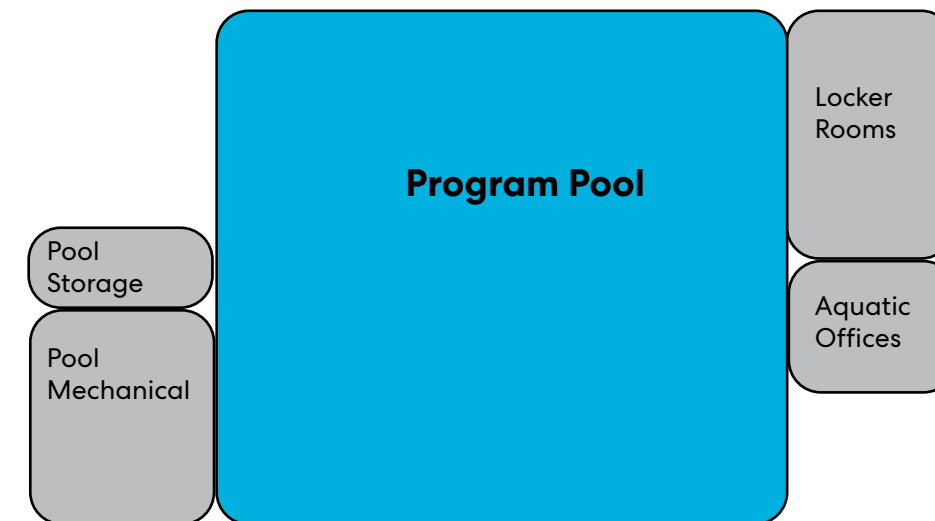
08 Occupancy Requirements:

Seating: Moveable
Fixed Seating: NA
Moveable Seating: Tables, chairs, deck loungers
Specialty Seating: NA
Occupant Capacity: 320 (1:15 deck, 1:50 water area)

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection



10 Precedent Images



Program Space Detail

2.01 Multi-Use Classroom (large)

Program Area: 1,250 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

Multipurpose classroom space for enrichment classes, small to medium size meetings, arts & crafts, and other instructional uses.

02 Functional Requirements / Adjacencies





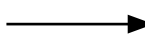
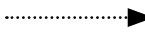
Describe the specific functional requirements of the space such as:

- Should seat 30-35 people in meeting format
- Meetings with moveable chairs and tables
- Classes with tables and chairs
- Ability to show presentations
- Ample storage for a variety of equipment

09 Adjacency and Functional Diagram

- NA

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Sheet rubber or linoleum flooring
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Plastic Laminate Cabinets

04 Equipment / Fixture Requirements:

- Upper and Lower storage cabinets
- Sink and disposal
- Television monitor
- Projector and retractable screen
- Tables and chairs with storage carts

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, sink
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Television, projector
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 10' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: Yes
Fixed Seating: NA
Moveable Seating: Moveable, stackable chairs
Specialty Seating: NA
Occupant Capacity: 40 (1:15)

10 Representative Images



Program Space Detail

2.02 Multi-Use Classroom (small)

Program Area: 813 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

Multipurpose classroom space for enrichment classes, small to medium size meetings, arts & crafts, and other instructional uses.

02 Functional Requirements / Adjacencies





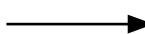
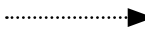
Describe the specific functional requirements of the space such as:

- Should seat 30-35 people in meeting format
- Meetings with moveable chairs and tables
- Classes with tables and chairs
- Ability to show presentations
- Ample storage for a variety of equipment

09 Adjacency and Functional Diagram

- NA

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Sheet rubber or linoleum flooring
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Plastic Laminate Cabinets

04 Equipment / Fixture Requirements:

- Upper and Lower storage cabinets
- Sink and disposal
- Television monitor
- Projector and retractable screen
- Tables and chairs with storage carts

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, sink
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Television, projector
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA

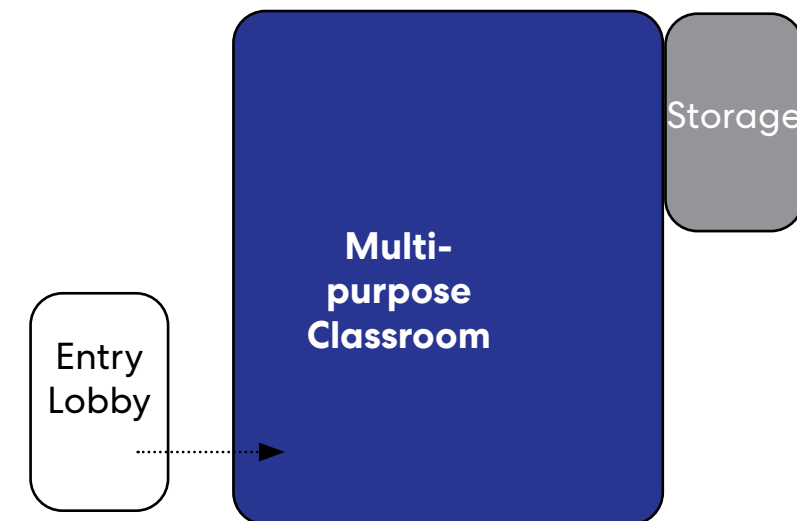
07 Spatial Description

Ceiling height: 10' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: Yes
Fixed Seating: NA
Moveable Seating: Moveable, stackable chairs
Specialty Seating: NA
Occupant Capacity: 40 (1:15)

10 Representative Images



Program Space Detail

2.03 Demonstration Kitchen

Program Area: 1,675 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

Kitchen used for food service, catering, and demonstration cooking and nutrition classes.






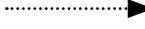
02 Functional Requirements / Adjacencies

The kitchen should be located proximate to the multi-purpose rooms

- Access to exterior loading and trash dumpster
- Operable partition opens to multi-purpose room
- Includes dry storage and cooler
- Modular, moveable kitchen equipment
- Seating for cooking classes

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Quarry tile or poured acrylic
Ceiling: Suspended vinyl tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: NA

04 Equipment / Fixture Requirements:

- Moveable warming drawer tables
- Moveable stainless tables (2)
- Reach-in beverage coolers
- Rangtop cooking surface and oven
- 3-compartment sink
- Commercial dishwasher
- Hand sinks (2)
- Mop sink

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, 3-compartment sink, Mop sink, hand sinks (2)
Special Requirements: Ample 240v appliance power

06 Electrical Requirements:

Power: 120v, 240v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: NA
IT: wireless, data
AV: NA
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA

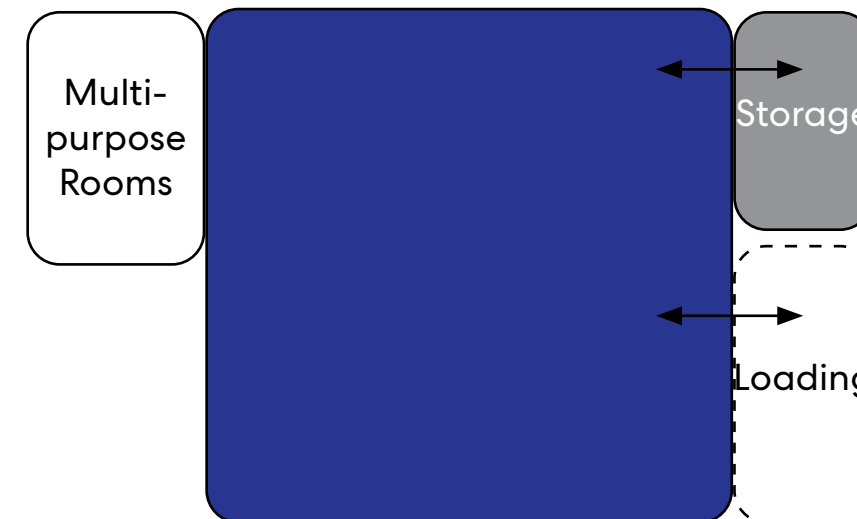
07 Spatial Description

Ceiling height: 9' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: No
Other: Access to exterior loading

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: 17 (1:100)

10 Representative Images



Program Space Detail

2.04 Food Shelf

Program Area: 1,125 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

Food donation distribution center for community users. Includes a variety of food distribution options



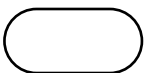

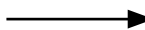
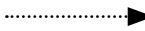
02 Functional Requirements / Adjacencies

Food donation and pick-up location.

- Includes dry goods, fresh produce for distribution
- Check-out area
- Food storage shelving area
- Loading area for deliveries

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Sheet rubber or linoleum flooring
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: NA

04 Equipment / Fixture Requirements:

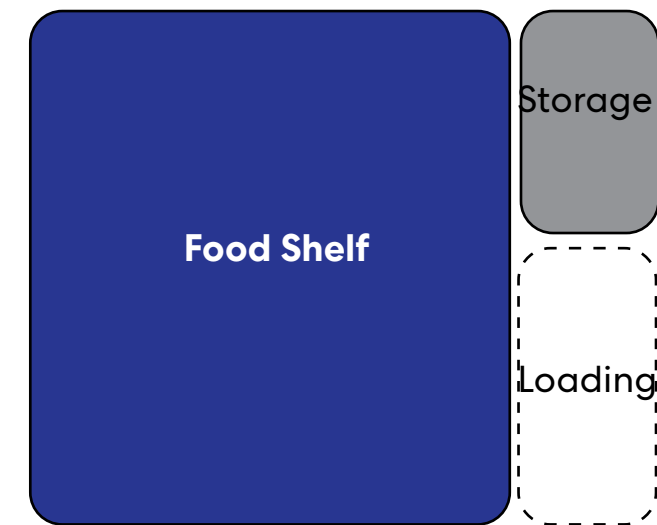
- Check-out desk with computer
- Food shelving units
- Food bins and storage units
- Delivery equipment-dollies, pallet jacks.

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration.: NA
Cooling: Yes
Temperature: Below 68 degrees
System Isolation: NA
Water: Yes, sink
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: NA
Scoring/Timing: NA
Other: NA
Camera/broadcast: Security Cam.



07 Spatial Description

Ceiling height: 10' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: No
Other: NA

08 Occupancy Requirements:

Seating: Yes
Fixed Seating: NA
Moveable Seating: Moveable, stackable chairs
Specialty Seating: NA
Occupant Capacity: 22 (1:50)

10 Representative Images



Program Space Detail

2.05 Computer Center

Program Area: 563 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

Room for drop-in computer use, including small classes. Also includes computer resources, printing services, etc.



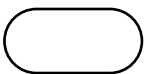
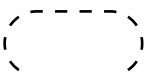


02 Functional Requirements / Adjacencies

Describe the specific functional requirements of the space such as:

- Should seat 12-15 people in small desks or carrels
- Ability to show presentations
- Small storage for a variety of equipment

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Sheet rubber or linoleum flooring
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Type/Requirements

04 Equipment / Fixture Requirements:

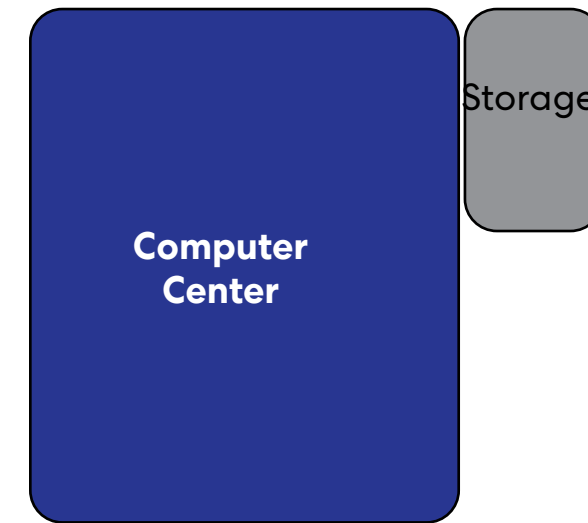
- Computer workstations (15) (each with computer, monitor, keyboard)
- Network server
- Moveable desks and chairs
- Study carrels
- Television monitor
- Printer/copier/scanner
- Plotter

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: NA
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data, ample outlets
AV: Television
Scoring/Timing: NA
Other: Laser Printer, dedicated outlet
Camera/broadcast: Security cam.



07 Spatial Description

Ceiling height: 9' nominal
Natural Light Tolerance: Controlled
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: No
Other: NA

08 Occupancy Requirements:

Seating: Yes
Fixed Seating: NA
Moveable Seating: Moveable, stackable chairs
Specialty Seating: NA
Occupant Capacity: 18 (1:30)

10 Representative Images



Program Space Detail

2.06 Maker Space

Program Area: ## nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses



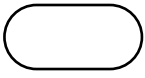

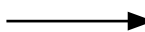
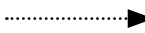
Open workshop areas for building, creating, and testing or projects in modeling, woodworking, machining, programming, robotics, and other types of invention. Also can be used for enrichment classes and vocational training.

02 Functional Requirements / Adjacencies

- Adjacent equipment storage
- Adjacent to exterior for loading
- Storage area for materials and projects
- Could have operable garage door to exterior

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Sealed concrete flooring
Ceiling: Open to structure
Walls: Painted drywall
Doors: metal doors, metal frames

Other: Type/Requirements

04 Equipment / Fixture Requirements:

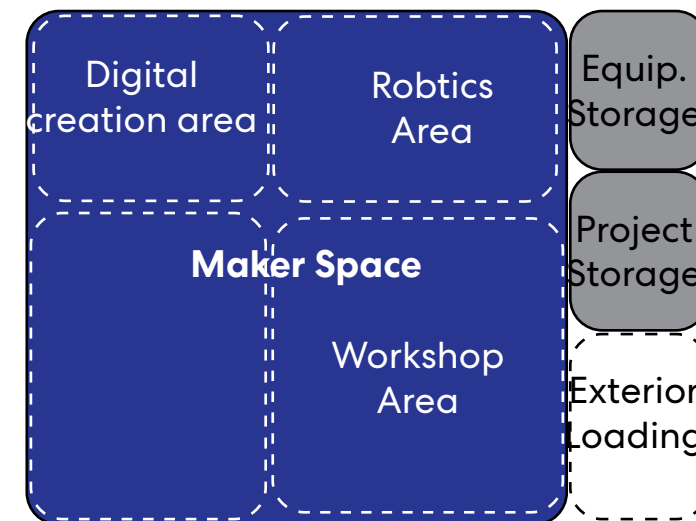
- Work benches on casters (6)
- Stools (16)
- Industrial steel shelving
- Computer terminals (4)
- 3D scanner
- 3D Printer
- Scroll saw
- Robotics equipment lab

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes, dust exhaust/capture system
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: NA
Special Requirements: NA

06 Electrical Requirements:

Power: 120v, 240v dedicated
Lighting: pendant mount LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data, ample outlets
AV: Television
Scoring/Timing: NA
Other: dedicated outlets for equipment
Camera/broadcast: Security cam.



07 Spatial Description

Ceiling height: 12' clear
Natural Light Tolerance: Yes
Acoustical Requirements: Yes
Clear Span: No
Security Requirements: No
Views: No
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: work stools
Specialty Seating: NA
Occupant Capacity: ##

10 Representative Images



Program Space Detail

3.01 Fitness Center

Program Area: 6,625 nsf

Category: Health & Fitness
Location: Cedar Riverside West

01 Description and Uses

Indoor fitness center for drop-in workout and training. Includes area for cardio equipment, free weight strength training and weight machines.



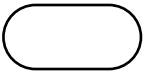

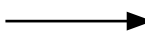
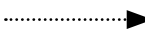
02 Functional Requirements / Adjacencies

Open floor area with access to all training areas.

- Open floor area with zones designated for different types of fitness.
- Adjacent access to the running track is preferred but not mandatory.

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient rubber sports flooring and 12" base
Ceiling: Suspended acoustic tile, or exposed to struct.
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Continuous wall-mounted mirrors
Plastic laminate casework

04 Equipment / Fixture Requirements:

- Cardio fitness equipment-treadmills, stationary bikes, stair climbers, elliptical, rowers. (Approx 40 stations)
- Strength equipment-racks w/barbells, dumbbells, benches (approx. 15 stations)
- Selectorized equipment-2 circuits of full-body workout equipment (approx. 24 stations)
- Television monitors (6-8)
- Check-in/info station with barstools (10)
- Mirrors
- Water bottle fillers
- Towel receptacle

05 Mechanical / Plumbing Requirements:

Heating: Yes
Ventilation: Yes, destratifying fans
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, water coolers w/ bottle fillers
Special Requirements: NA

06 Electrical Requirements:

Power: 120v, dedicated 20a for treadmills
Lighting: Pendant or recessed LED
Specialty Lighting: NA
Sound: Sound system
IT: wireless, data
AV: Televisions, cardio theater
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA

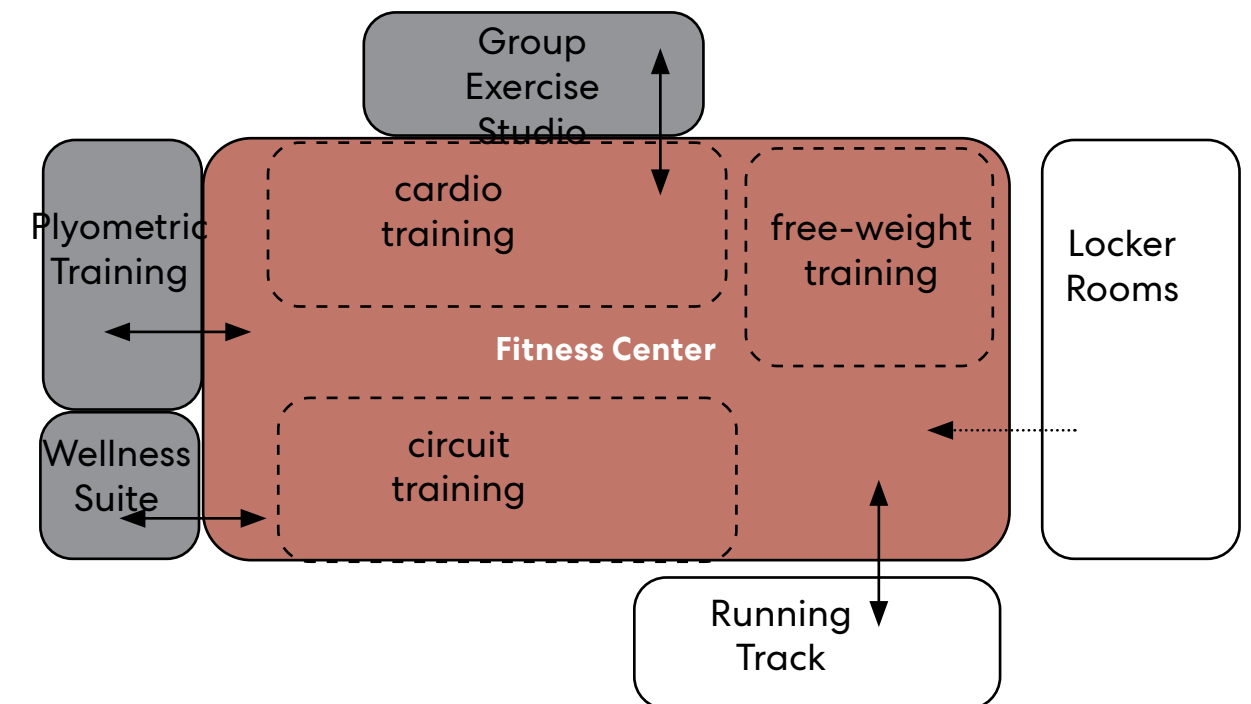
07 Spatial Description

Ceiling height: 12' minimum
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: 133 (1:50)

10 Representative Images



Program Space Detail

3.02 Group Exercise Studio (small)

Program Area: 2,250 nsf

Category: Health & Fitness
Location: Cedar Riverside West

01 Description and Uses

Multipurpose fitness classroom space for exercise classes including aerobics, dance, yoga, martial arts, etc.

02 Functional Requirements / Adjacencies





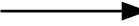
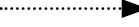
Multi-purpose exercise studio

- Should accommodate 25-30 people for exercise class
- Access to running track should be nearby
- Adjacent to the fitness center and wellness suite
- Ample storage for a variety of fitness equipment
- Views and access to outdoor fitness space is a positive

09 Adjacency and Functional Diagram

- NA

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient maple wood floor
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Continuous wall mirrors

04 Equipment / Fixture Requirements:

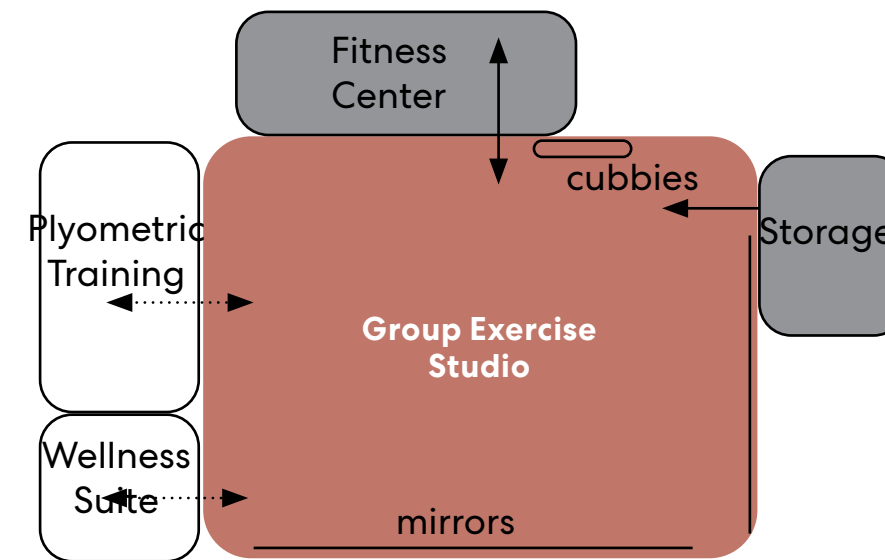
- Storage cubbies
- Benches
- drinking fountain w/ bottle filler
- Television monitor
- Projector and retractable screen
- Exercise equipment-fit balls, steps, mats, hand weights, resistance bands, etc.
- Storage shelves and bins
- Ceiling or wall mount oscillating fans

05 Mechanical / Plumbing Requirements:

Heating: Yes
Ventilation: Yes, oscillating fans
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, drinking fountain
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Television, projector
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 12' minimum
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: 45 (1:50)

10 Representative Images



Program Space Detail

3.03 Group Exercise Studio (large)

Program Area: 2,875 nsf

Category: Health & Fitness
Location: Cedar Riverside West

01 Description and Uses

Multipurpose fitness classroom space for exercise classes including aerobics, dance, yoga, martial arts, etc.

02 Functional Requirements / Adjacencies






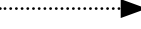
Multi-purpose exercise studio

- Should accommodate 30-35 people for exercise class
- Access to running track should be nearby
- Adjacent to the fitness center and wellness suite
- Ample storage for a variety of fitness equipment
- Views and access to outdoor fitness space is a positive

09 Adjacency and Functional Diagram

- NA

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient maple wood floor
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Continuous wall mirrors

04 Equipment / Fixture Requirements:

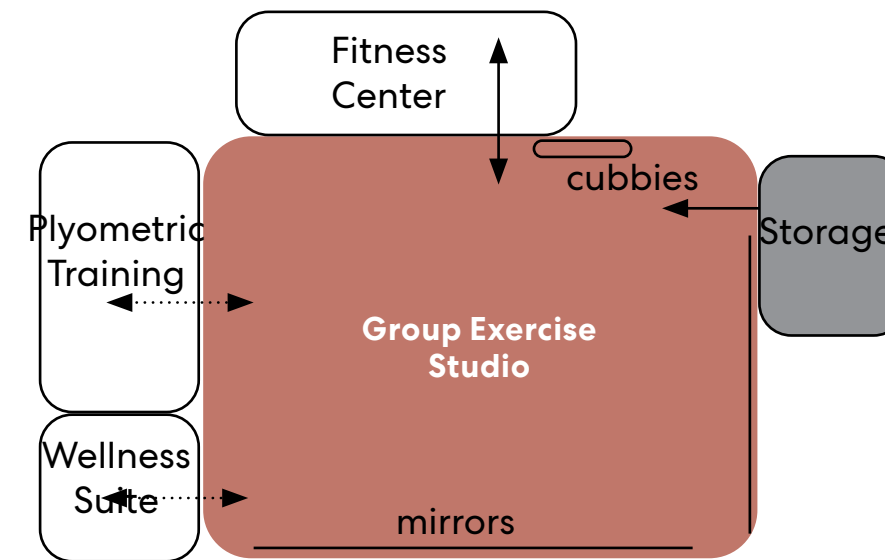
- Storage cubbies
- Benches
- drinking fountain w/ bottle filler
- Television monitor
- Projector and retractable screen
- Exercise equipment-fit balls, steps, mats, hand weights, resistance bands, etc.
- Storage shelves and bins
- Ceiling or wall mount oscillating fans

05 Mechanical / Plumbing Requirements:

Heating: Yes
Ventilation: Yes, oscillating fans
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, drinking fountain
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Television, projector
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 12' minimum
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: 58 (1:50)

10 Representative Images



Program Space Detail

3.05 Health & Wellness Suite

Program Area: 925 nsf

Category: Health and Fitness
Location: Cedar Riverside West

01 Description and Uses

Suite of health services spaces for evaluation, consultation and informational classes. Uses range from personal training and fitness evaluation, health services screening, health and nutrition classes, and resource center for health and wellness information and services.

Should have ability to screen areas separately for men and women.



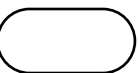
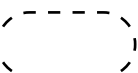
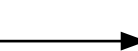

02 Functional Requirements / Adjacencies

The space includes the following areas:

- Check-in reception area
- Staff office
- (2) Private evaluation/consultation rooms
- Small conference meeting room for 10-12
- Open fitness floor area with evaluation, stretching and cardio equipment
- Access should be near other fitness uses.

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: REsilient rubber sports flooring in fitness assessment areas, carpet in check-in, office and meeting room.
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame
Other: NA

04 Equipment / Fixture Requirements:

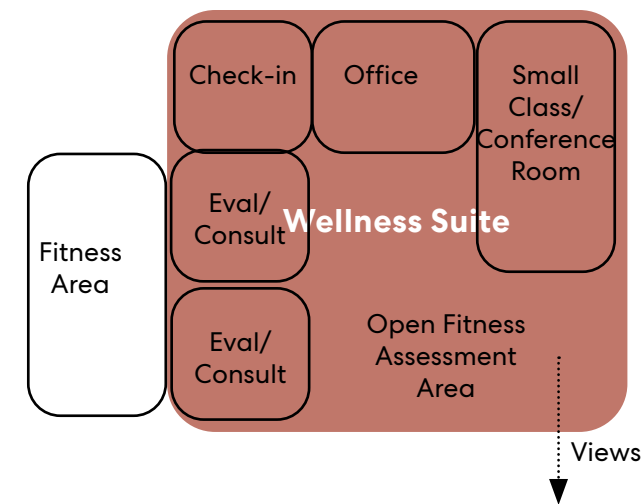
- Upper and Lower storage cabinets
- Sink in eval. rooms
- Television monitor
- Tables and chairs
- Projector and retractable screen in conference
- Fitness equipment (treadmill, stationary bike, stretching machine, fitness mats)

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, sink
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Television, projector
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 9' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: 10-12 in conference
Specialty Seating: NA
Occupant Capacity: 10 (1:100)

10 Representative Images



Program Space Detail

3.04 Plyometric Training

Program Area: 2,375 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

An open floor fitness area for self-directed or boot camp style classes, plyometric, cross-fit and TRX training to complement the fitness center.



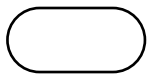


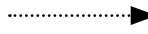
02 Functional Requirements / Adjacencies

Open workout floor area

- TRX training area with overhead rack
- Open cross-training area with fitness equipment
- Adjacent to the other fitness areas including the fitness center, group exercise studio, wellness suite and running track.

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient rubber sports flooring
Ceiling: Suspended acoustic tile or exposed structure
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Continuous mirror on at least one wall

04 Equipment / Fixture Requirements:

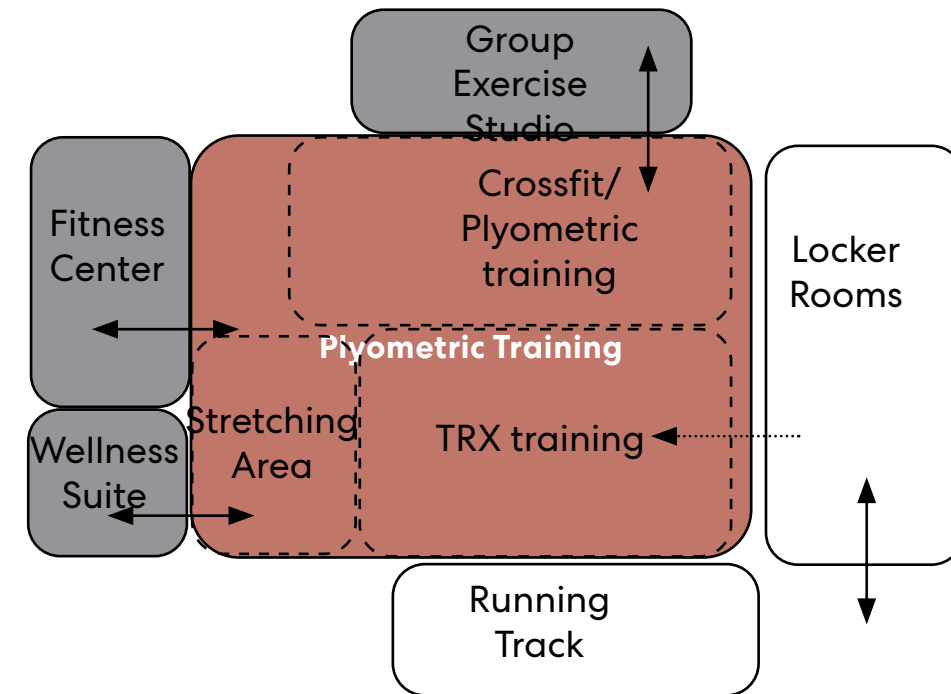
- Workout equipment on modular storage racks including fit balls, resistance bands, hand weights, kettle bells, medicine balls, and other loose equipment.
- TRX workout racks for resistance training.
- Television monitors (2)

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Drinking fountain w/ bottle filler
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Televisions
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 10' minimum
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: Moveable, stackable chairs
Specialty Seating: NA
Occupant Capacity: 48 (1:50)

10 Representative Images



Program Space Detail

4.01 Child Sitting

Program Area: 1,363 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

Enclosed child activity room for watching children on-site while parents are participating in other activities. Multiple activities can occur within the space, including access to an outdoor play area.



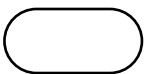
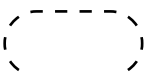
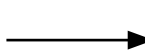

02 Functional Requirements / Adjacencies

Drop-in child watch area for 20-24 children. Check-in area with secured access, and ideally visible from the lobby and admin office area.

- Adjacent access to fenced outdoor play area
- Staff office within the space
- Restroom within the space with child sized fixtures.
- Ample storage for a variety of play equipment

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Sheet rubber or linoleum flooring, carpet tiles
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frame

Other: Type/Requirements

04 Equipment / Fixture Requirements:

- Bookshelves
- Toys and play equipment
- Sink and disposal
- Dishwasher
- Television monitor
- Child sized tables and chairs with storage carts

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, sink, drinking fountain, restrooms fixtures
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Television
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA

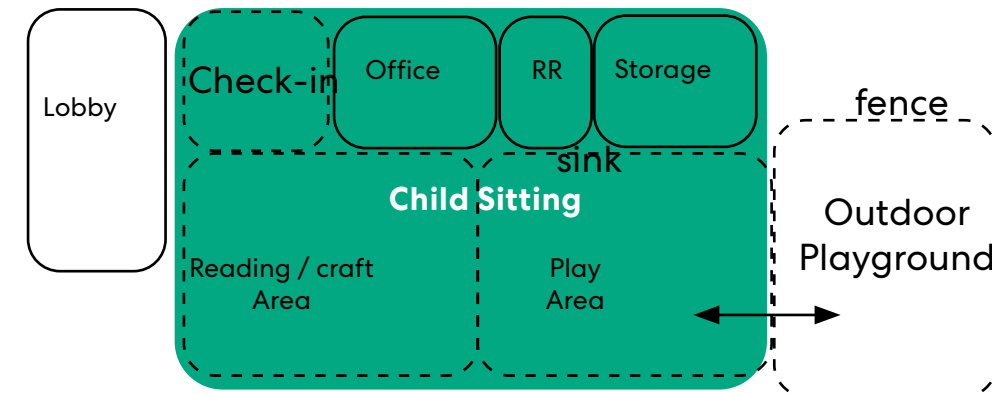
07 Spatial Description

Ceiling height: 9' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: Moveable, stackable chairs
Specialty Seating: NA
Occupant Capacity: 28 (1:50)

10 Representative Images



Program Space Detail

4.02 Teen Activity Center

Program Area: 1,375 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses



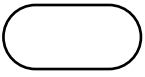

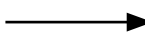
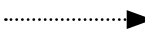
Flexible activity space for youth ranging from 10-17 years. Includes space for casual socialization, group activities games, studying and collaboration.

02 Functional Requirements / Adjacencies

- Should accommodate 30-40 users
- Moveable soft lounge seating
- Flexible layout to rearrange in a variety of layouts
- Should have a check-in area off the lobby or circulation network
- Could be adjacent to other activity areas such as the computer lab, maker space and the gymnasium.

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Linoleum and carpet tile
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Full-lite alum entrance doors

Other: Type/Requirements

04 Equipment / Fixture Requirements:

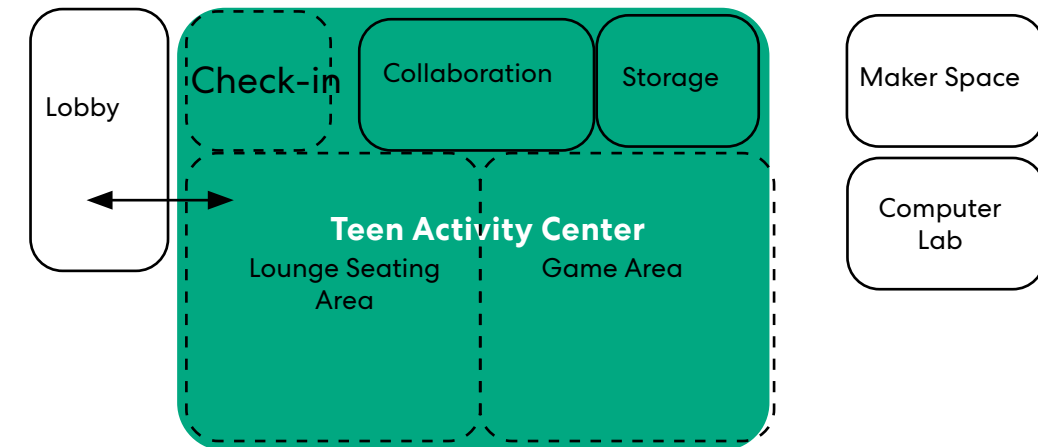
- Upper and Lower storage cabinets
- Sink and disposal
- Television monitor
- Tables and chairs
- Lounge seating
- Game equipment including billiards, foosball, air hockey, gaming consoles and monitors.
- Storage shelving

05 Mechanical / Plumbing Requirements:

Heating: Yes, local control
Ventilation: Yes
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, sink
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Televisions (2)
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 10' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: Yes
Fixed Seating: NA
Moveable Seating: Moveable tables, chairs, lounge furn.
Specialty Seating: NA
Occupant Capacity: 45 (1:30)

10 Representative Images



Program Space Detail

4.03 Indoor Playground

Program Area: 1,625 nsf

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses





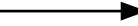
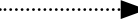
Indoor play area with playground equipment and seating/viewing area.

02 Functional Requirements / Adjacencies

- Open play area for climbable equipment.
- Adjacent viewing area for parents
- Ideally near the child sitting area.
- Taller ceilings and natural light are positives

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient rubber over fall cushioning sublayer
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Full-lite alum entrance doors

04 Equipment / Fixture Requirements:

- Playground equipment
- Soft seating
- Sanitizing liquid dispenser

Other: Type/Requirements

05 Mechanical / Plumbing Requirements:

Heating: Yes
Ventilation: Yes
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, drinking fountain
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: NA
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 14' minimum
Natural Light Tolerance: Yes
Acoustical Requirements: Yes, ceiling
Clear Span: No
Security Requirements: No
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: Yes
Fixed Seating: NA
Moveable Seating: Moveable soft seating
Specialty Seating: NA
Occupant Capacity: 32 (1:50)

10 Representative Images



Program Space Detail

1.01 Entry Lobby

Program Area: ###

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses



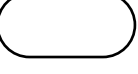
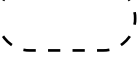


Main entry lobby with check-in desk, access control, seating area and public restrooms.

02 Functional Requirements / Adjacencies

- Entry vestibule leading to main entry lobby.
- Reception check-in desk with access control
- Adjacent to administrative offices
- Gathering space
- Access to public restrooms
- Visibility into larger activity spaces such as the gymnasium, fitness areas and gathering spaces.
- Close to exterior drop-off and parking

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Resilient maple sport flooring
Ceiling: Exposed painted structure
Walls: Painted CMU
Doors: Hollow metal or aluminum storefront.
Tempered glass

Other: Type/Requirements

04 Equipment / Fixture Requirements:

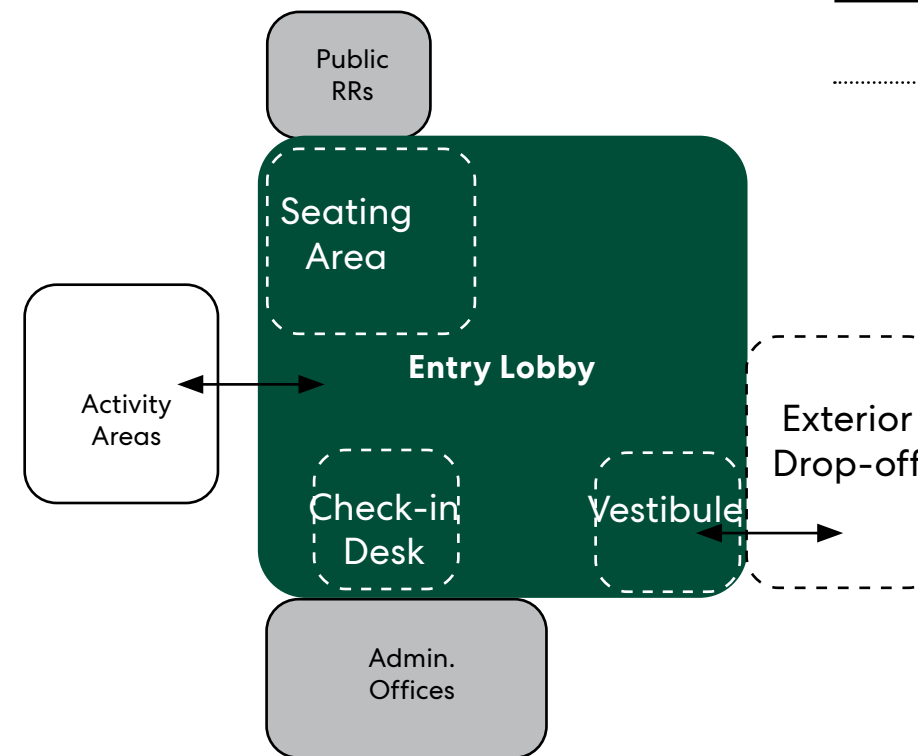
- Ceiling-hung retractable divider curtain
- Retractable glass basketball backstops (6)
- Volleyball standards/nets (2)
- Badminton standards (8)
- Scoreboards (2)
- Wall impact mats
- Destratifying fans

05 Mechanical / Plumbing Requirements:

Heating: Yes, constant volume
Ventilation: Yes, demand control
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: YEs, drinking fountain
Special Requirements: Destratifying fans

06 Electrical Requirements:

Power: 120v
Lighting: LED High Bay, 65 fc
Specialty Lighting: Description
Sound: PA
IT: wireless, data
AV: Sound System
Scoring/Timing: Scoreboards (2)
Other: Description
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 25' clear to structure
Natural Light Tolerance: Yes, controlled
Acoustical Requirements: Yes, sound baffles
Clear Span: Yes
Security Requirements: Alarmed exits
Views: Yes
Other: Xxx

08 Occupancy Requirements:

Seating:
Fixed Seating: Retractable bleachers
Moveable Seating: Tip-n-roll bleachers
Specialty Seating: NA
Occupant Capacity: 700 (1:15)

10 Precedent Images



Program Space Detail

1.02 Locker Rooms

Program Area: 1,688

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses

Locker rooms with toilet, shower and change facilities for men, women and family and gender equitable change rooms.

02 Functional Requirements / Adjacencies

- Includes separate men's and women's locker rooms with toilets, and shower/drying areas.
- Family and gender equitable change areas will have private rooms with sink, toilet and shower. Lockers and benches are located in a nearby area.
- Should be located proximate to the main entry and circulation
- Easy access to larger activity areas such as the gymnasium and fitness areas

09 Adjacency and Functional Diagram

Diagram Key

- Primary Space (color coded)
- Adjacent Space
- Proximate Spaces
- Outdoor Space/Access
- Direct/Adjacent Connection
- Secondary Connection

03 Finishes:

Flooring: Ceramic tile
Ceiling: Water Resistant drywall
Walls: Ceramic tile
Doors: Hollow metal or aluminum storefront.
Tempered glass

Other: Type/Requirements

04 Equipment / Fixture Requirements:

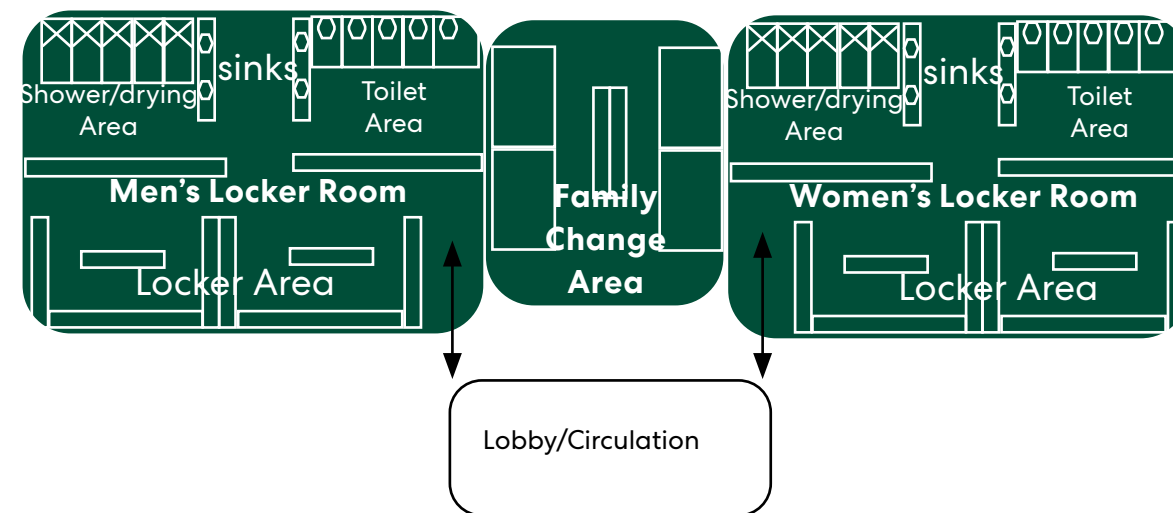
- Built in phenolic resin lockers with benches
- Vanity counters with mirrors
- ADA change bench and lockers (2 each gender)
- Shower stalls each with adjustable shower head, door, hooks and bench, glass or phenolic divider panels
- Bathroom accessories include paper towel/trash receptacle, toilet paper dispensers, hand dryers, sanitary napkin dispenser, baby change table (1 per room)
- Phenolic resin toilet compartments
- (1) ADA compliant shower stall per room

05 Mechanical / Plumbing Requirements:

Heating: Yes
Ventilation: Yes
Filtration: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Yes, drinking fountain
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: LED cove and downlight, 65 fc
Specialty Lighting: NA
Sound: NA
IT: NA
AV: NA
Scoring/Timing: NA
Other: NA
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 9' nominal
Natural Light Tolerance: No
Acoustical Requirements: No
Clear Span: No
Security Requirements: Camera at entry area
Views: No
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: 17 (1:100)

10 Precedent Images



Program Space Detail

1.03 Administrative Offices

Program Area: 2,181

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses





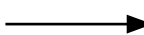
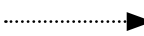
Office suite for the management of the recreation center

02 Functional Requirements / Adjacencies

- Open area for workstations and collaboration
- Copy/work area within suite
- Adjacent to the entry lobby and access control area
- View to major activity areas is desirable
- Should have small break room

09 Adjacency and Functional Diagram

Diagram Key

-  Primary Space (color coded)
-  Adjacent Space
-  Proximate Spaces
-  Outdoor Space/Access
-  Direct/Adjacent Connection
-  Secondary Connection

03 Finishes:

Flooring: Carpet tiles
Ceiling: Suspended acoustic tile
Walls: Painted drywall
Doors: Wood doors, metal frames

Other: Type/Requirements

04 Equipment / Fixture Requirements:

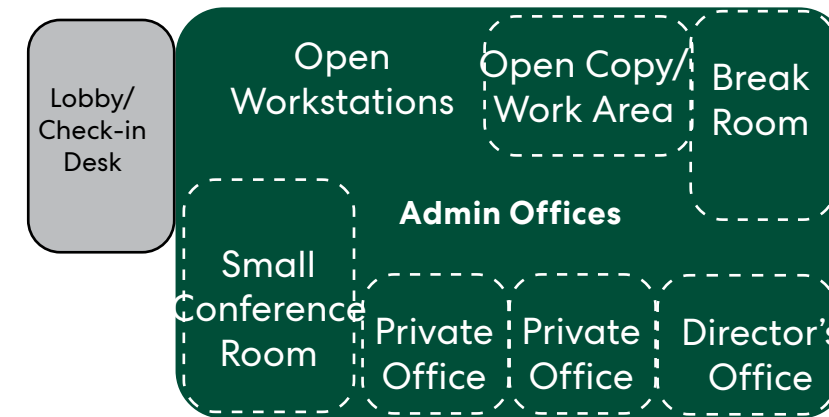
- Copier/scanner
- Open workstations (2) each to include desk, return, 3 drawer pedestal, upper storage cabinet, 2 power panels, computer, monitor, desk chair.
- Private offices (2) each to include desk, credenza return, 3 drawer pedestal, full height shelf unit, , computer, monitor, desk chair, 2 side chairs.

05 Mechanical / Plumbing Requirements:

Heating: Yes
Ventilation: Yes
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: No
Special Requirements: NA

06 Electrical Requirements:

Power: 120v
Lighting: Recessed LED
Specialty Lighting: NA
Sound: PA
IT: wireless, data
AV: Television
Scoring/Timing: NA
Other: Description
Camera/broadcast: NA



07 Spatial Description

Ceiling height: 9' nominal
Natural Light Tolerance: Yes
Acoustical Requirements: Yes
Clear Span: No
Security Requirements: card access
Views: Yes
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: 12 (1:100)

10 Precedent Images



Program Space Detail

1.04 Building Support

Program Area: 1,973

Category: Recreational
Location: Cedar Riverside West

01 Description and Uses

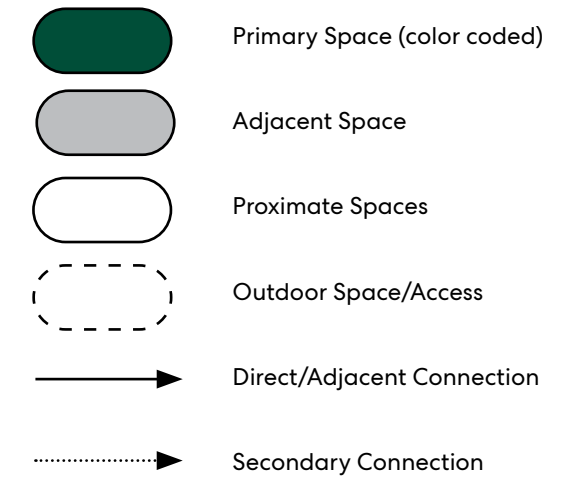
Building support areas including loading area, general building storage, maintenance and mechanical rooms

02 Functional Requirements / Adjacencies

Adjacent to outdoor loading area
Inconspicuous locaiton away from main activity areas

09 Adjacency and Functional Diagram

Diagram Key



03 Finishes:

Flooring: Sealed Concrete
Ceiling: Exposed painted structure
Walls: Painted CMU
Doors: Hollow metal door and frames

Other: Type/Requirements

04 Equipment / Fixture Requirements:

- Loading equipment (pallet jacks, dollies, genie lift)
- Maintenance equipemnt (riding floor scrubber, extractor, cleaning equipemnt)
- Storage shelving

05 Mechanical / Plumbing Requirements:

Heating: Yes
Ventilation: Yes
Filtration.: NA
Cooling: Yes
Temperature: 68-72
System Isolation: NA
Water: Mop Sinks, Utility sinks
Special Requirements: Destratifying fans

06 Electrical Requirements:

Power: 120v, 240v
Lighting: LED High Bay, 65 fc
Specialty Lighting: Description
Sound: PA
IT: wireless, data
AV: No
Scoring/Timing: No
Other: NA
Camera/broadcast: NA

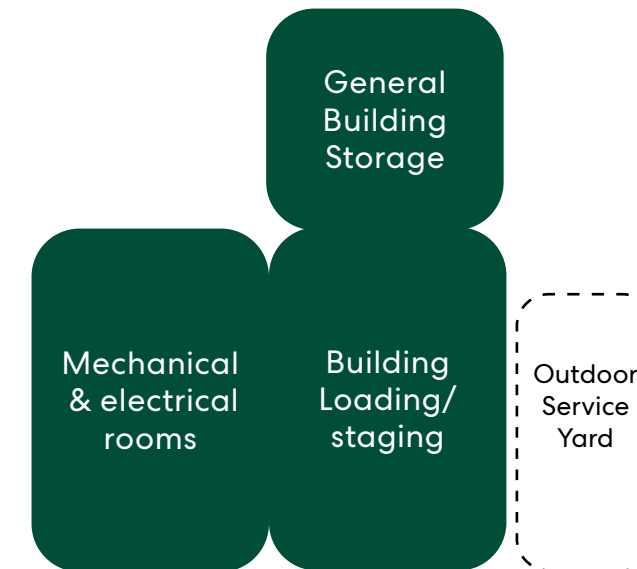
07 Spatial Description

Ceiling height: 12' clear to structure
Natural Light Tolerance: No
Acoustical Requirements: No
Clear Span: No
Security Requirements: No
Views: No
Other: NA

08 Occupancy Requirements:

Seating: NA
Fixed Seating: NA
Moveable Seating: NA
Specialty Seating: NA
Occupant Capacity: NA

10 Precedent Images



Cedar-Riverside Recreation Centers Predesign

Community Check-in

June 16, 2020

