Cedar-Riverside Recreation Center

Predesign Report

June 2021

Minneapolis Park & Recreation Board

PILLSBURY UNITED COMMUNITIES

AUGSBURG UNIVERSITY

the Y

HEALTH FAIRVIEW

Perkins&Will

Cover Letter

to be completed by MPRB for Predesign submission

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"BEST GYRO IN TOWN"
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"FINEST HALAL MEATS"

Section 1
Predesign Summary

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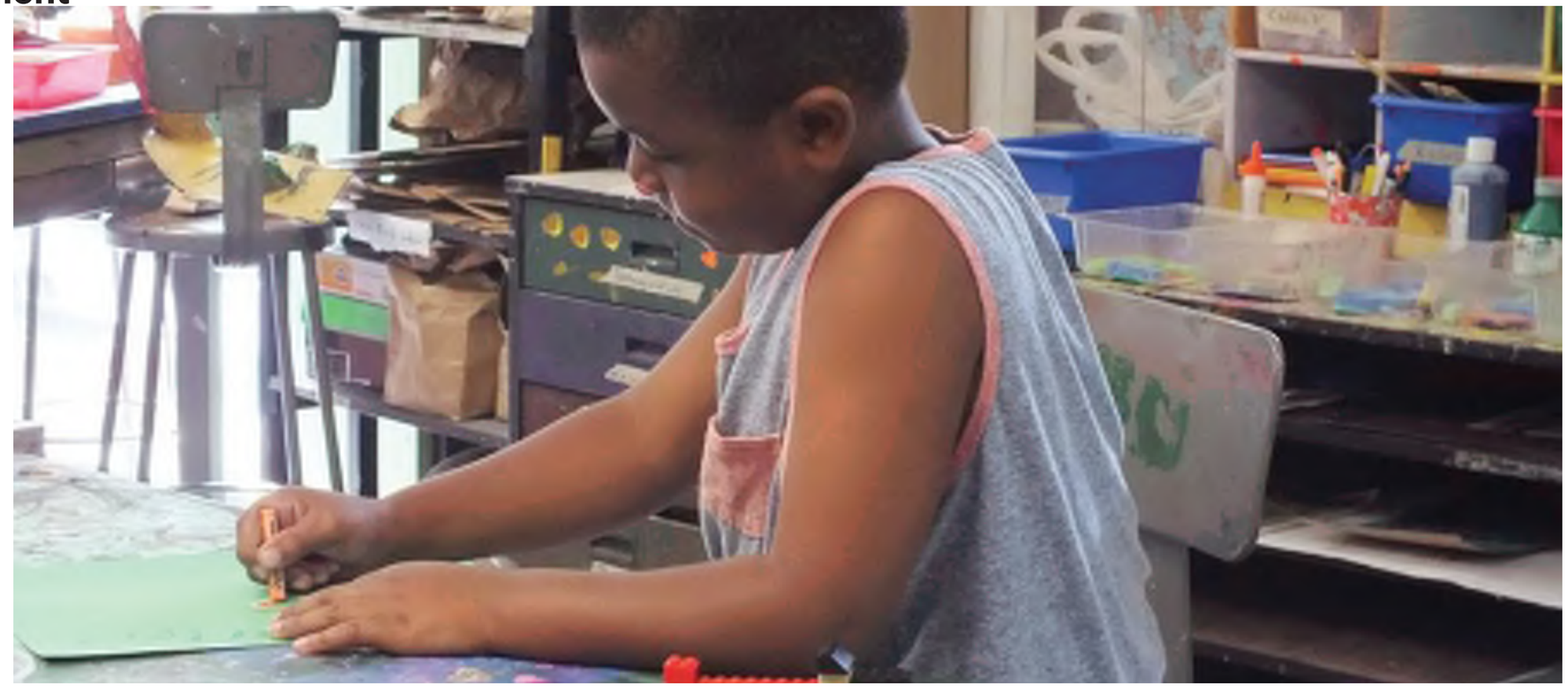
1.A Project Summary Statement



SCOPE
The Cedar-Riverside Recreation Center will be an accessible and inclusive center focused on providing a variety of recreation and programming opportunities for the diverse and growing Cedar Riverside neighborhood with the goal to cultivate healthy lifestyles, personal enrichment, and community building. The new recreation center will expand recreation space beyond the services and programming offered at the existing Brian Coyle Center.

The new facility will include a gymnasium, multi-purpose space, information hub, quiet/meditation space, food shelf, catering kitchen, computer center, child sitting, teen activity center, fitness space, group exercise, and a health & wellness suite.

The project will help fulfill the Minneapolis Park and Recreation Board's (MPRB) 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."

This project is additionally guided by MPRB's current 2007-2020 Comprehensive Plan that envisions "Recreation that inspires personal growth, healthy lifestyles, and a sense of community."

While this 2007-2020 Comprehensive Plan comes to an end, MPRB staff are in the final stages of completing the next comprehensive plan, Parks for All. The draft Parks for All document is out for its 45-day comment period as of this writing, however, this project fits well within the proposed goals laid out in this future guiding document, such as Goal 1: Foster equity and belonging; Goal 4: Work from out strengths and determine our role in partnerships; and Goal 5: Expand focus on health equity.

RATIONALE
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 Cedar-Riverside 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 the 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 MPRB joined with local partners- Pillsbury United Communities (PUC), M Health Fairview, Augsburg University, and the YMCA – to develop an equitable framework for delivery of health-related services and programs.

SITE
The Cedar-Riverside neighborhood is an exceptionally diverse and vibrant Minneapolis community. Its name derives from the two lively main streets – Cedar Avenue and Riverside Avenue, which reside at the heart of the commercial activity. The neighborhood is located just east of Minneapolis' core downtown area and primarily bounded by I-35W, I-94, and the Mississippi River. Its central location and enduring institutions have made the neighborhood a hub for higher education, medical institutions, and social services. It is also considered a cultural destination with numerous performance venues and a thriving arts scene.

Throughout the predesign process, mulitiple sites for the recreation center were studied. Two sites adjacent to the Brian Coyle Center (Lot A/A1 and Lot F) are targeted for mixed-use development, including an opportunity for recreation programming, but

1.B Project Data

progess on these sites has been stalled due to the COVID-19 pandemic.

The third site studied for the new recreation center is the exisiting Brian Coyle Center. The existing builidng would be demolished and a new larger facility would be built to serve the growing community. The MPRB currently leases the Brian Coyle Community Center to Pillsbury United Communities (PUC), retaining limited rights to program and use of the gymnasium. Lease negotiations are in progress, but the MPRB does not have the ability to move ahead with alterations of the existing community center or to the site.

Given the previous studies, the preferred site location for this predesign study is Currie Park. The park land is owned by the MPRB and it is a viable site for the addition of recreational programming for Cedar-Riverside.

COSTS:
Scenario 05 (Currently Viable)
New construction
$16.4 million
(includes escalation)

Total Estimated Construction Cost:
$20.2 million
(includes escalation and soft costs)

FUNDING SOURCES
State Funding Request: $20.2 million

OPERATING COSTS
An anticipated $598,227 in annual operating expenses.

SCHEDULE
Funding: Estimated July 2022
Site Determination: July 2022
Design: July 2022-July 2023 (13 months)
Bidding and Award: August-October 2023 (3 mos)
Construction: November 2023-March 2025 (18 mos)
Occupancy: May-June 2025

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: Gymnasium, multi-purpose spaces, locker rooms, wellness, fitness, child sitting, office, building support

BUILDING SIZE
Number of Stories: 1.5
Total Square Feet: 25,740 SF

SITE SIZE
3.42 acres

PARKING
No additional parking added to site at this time. Additional parking will be determined by the zoning administrator during the Preliminary Development Review (PDR) process through the City of Minneapolis.

Total Project Cost: $20.2 million
Furniture, Fixtures, Equipment, Signage, Technology: $985,940
Design Cost (including B3 sustainability): $1.4 million
Phasing Cost: N/A
Relocation Cost: N/A
Site Acquisition Cost: unknown at this time
Site Improvements Cost: $2.9 million
Parking Structure Cost: unknown at this time
Hazardous Materials Abatement Cost: N/A


FOULS
PLAYER FOUL
FOULS
SCORE
MATCH
SCORE
2
Cedar-Riverside

Section 2
Project Background Narrative

2.1 Project Background

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 600+ full-time and 1500+ part-time employees and an annual operating budget of $89 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 6,817 acres of land and water. The backbone of the park system is its full-service 49 neighborhood recreation centers. The MPRB system serves as host to approximately twenty-seven million visitors annually, throughout both the region and neighborhoods combined.
The Park Board adopted a Comprehensive Plan (2007), after substantial public input, which will provide guidance through 2020.

As of this writing, the draft 2020 Comprehensive Plan called Parks for All has been published for a 45-day comment period. Effort has been made to ensure that this Predesign aligns with both the 2007-2020 Comprehensive Plan and the draft Parks for All plan.

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.

2007-2020 Comprehensive Plan

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.

**Themes in green text directly apply to this project*

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
MPRB applies the following values to all of their 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.

MPRB considers 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.

Project Alignment
2007-2020 Comprehensive Plan
As noted in the selected text, this predesign is firmly rooted in the full system vision of the 2007-2020 Comprehensive Plan, with a specific alignment realized through responsiveness to diverse community needs, a desire for park activities as a means to enhance safety, and the utilization of community partnerships to enhance services beyond what MPRB alone can provide.

2020-2030 Parks for All Comprehensive Plan
With the Parks for All Comprehensive Plan in draft status and undergoing a 45-day public comment period, the below Vision, Values, Goals and Strategies represent current portions of this plan that are directly applicable to the work within this Predesign. It should be noted that the Parks for All plan may be modified by the MPRB Board of Commissioners during the review and approval process.

Vision
What is the future MPRB is trying to achieve?

Minneapolis Park and Recreation Board's vision for 2030 is as follows: In 2030, the Minneapolis park and recreation system embodies equitable park and recreation access balanced with ecological health. It is a premier destination that welcomes and captivates people that live, play, work, study in and visit Minneapolis. Natural, cultural, artistic, historical, athletic, and recreational resources cultivate outstanding experiences that break down barriers to health, enjoyment, fun and learning for all people. The park system is equitable, accessible, sustainable, cared for, beautiful and safe. It meets the needs of individuals, families and communities across culture, race/ethnicity, language, ability, geography, generation and gender. Natural areas in the system balance thriving habitat and thoughtful, equitable park and recreation access. Through storytelling and experience, MPRB fosters pride in park users and staff and cultivates a new generation of proud stewards and supporters of an extraordinary park and recreation system.

Values
Equitable
An equitable park system is one that provides just and fair inclusion for all people across age, race, culture, ability, and gender, but acknowledges that racial equity needs to be the priority in our work to dismantle systemic racism in our city.

Sustainable
A sustainable park and recreation system is one that cares for its resources, both natural and financial, across generations.

Connected
A connected park and recreation system operates with contextual awareness of the larger community, economic, political, and natural systems.

Independent
Independence allows the Minneapolis Park and Recreation Board to focus on obtaining, retaining, and providing the resources necessary to accomplish its mission.

Accountable
An accountable park and recreation system is one that stewards community visions toward implementation.

Innovative
An innovative park and recreation system continually seeks ways to better deliver park and recreation services. Innovation supports responsiveness to changes in community, globally and locally.

Goals

Goal 1: Foster belonging and equity

Current Context:
As we consider the future of our city and region, it is critical to evaluate what it means to create a park system that is accessible, equitable and welcoming to everyone across age, culture, race, ability and gender.

Strategies:
Connect the stories of park history with the stories of today's park users, projects and staff, and promote them widely.
Provide a wide variety of programs in the parks and activities at events to promote social, multi-generational and cross-cultural interaction.
Identify and remove barriers to park access as a way of fostering economic, psychological, social and cultural resilience.

Identify and close gaps in environmental education programming opportunities across the city in order to use environmental education as a vehicle for new users to be introduced to the parks.

Prioritize youth and seniors in programming through ongoing research and embedding innovation in our culture and practices.

Amplify senior and youth perspectives as part of park project process and program development.

Cultivate long-term relationships with community members, leaders, and community and cultural organizations to inform design and programming of parks.

Expand and create community-led, culturally-specific programming and amenities.

Leverage the park system's accessibility and community connections as an avenue to uplift and effect social change.

Grow youth violence prevention efforts, foster collaborative restorative justice, build youth/police relationships and continue building pathways to foster park safety and keep youth from entering the criminal justice system.

Provide restroom and other facilities that are safe and welcoming for all visitors regardless of age, ability, gender identity and expression, and religious and cultural identity.

Create and support activities and welcoming spaces for teens and young adults in the parks for both programmed and unprogrammed activities.

Improve access to parks and park offerings for a multilingual community.

Goal 2: Steward a continuum of recreation and nature

Current Context:
Over the past five years, the MPRB developed master plans for all neighborhood parks in Minneapolis. This is the first time in recent history that MPRB has established a detailed system-wide vision all at once for each of our neighborhood parks.

Strategies:
Prioritize new parks and new park amenities that benefit climate resilience and equitable park access.

Goal 3: Provide core services with care

Current Context:
In recent years, the MPRB increased focus on a few key areas: capital investments, rehabilitation, and increased maintenance in neighborhood parks; racial equity; and youth.

Strategies:
Balance geographic distribution of programming options to reduce duplication while holding local community preference in balance.

Ensure events remain safe in a densifying city and in the face of violence.

Implement programming that sets the standard for all other youth-serving organizations in the city, and strategically align youth programming to fill gaps in city and other partner agency offerings.

Design and implement parks that are welcoming, playful, beautiful and safe as they age.

Increase park staff, safety, programming, operations and design capacity to meet increased demands of park system expansion, including new park acquisition, development, new facilities, increased programs and increased events.

Foster excellence in daily maintenance of parks including best practices in waste management, facilities maintenance, and landscaping services.
Ensure that youth athletics are supported equitably throughout the system through a combination of partnerships, activity councils, and MPRB-led programs.

Strive to achieve equitable levels of service across the system.

Build and renovate recreation centers with versatility of use as the core principle, large room sizes, ample storage, technology enhancements, sustainable building methods, and comfort in summer heat.

Create a vibrant, welcoming and safe environment in recreation centers, through aesthetic upgrades, organization and de-cluttering, enhancing maintenance, a carefully designed entry experience and sight lines, lots of light and windows, and staff customer service training.

Goal 4: Work from our strengths and determine our role in partnerships

Current Context:
Partnership is a critical part of our work at the MPRB.

Strategies:
Establish well-defined partnerships with clear goals, evaluated through an equity lens, to increase the MPRB's level of service.

Increase awareness of and maximize access to MPRB resources, facilities and programs by connecting with schools, libraries, non-profits, businesses and arts organizations

Leverage partnerships with businesses, sponsors, agencies and nonprofits to fill financial and service gaps in facilities, programs and staffing.

Establish funding partnerships to subsidize program, permit and rental costs to reduce and eliminate barriers for those with limited financial resources.

Establish partnerships to provide training and knowledge around public health and human rights issues in the parks such as substance use, mental illnesses and human trafficking so that MPRB staff can recognize and navigate complex issues and know where to access resources.

Goal 5: Expand focus on health equity

Current Context:
Parks are a powerful tool for reducing health disparities in community.

Strategies:
Increase safety at parks through multiple strategies, specifically:

- master planning and design;
- activation, including by community partners;
- lighting;
- security cameras, with consideration of the balance between safety and identity protection;
- and enhanced technology for crime prevention, intervention and investigation.

Improve the health and well-being of older adults through parks and recreation including chronic disease prevention, food security access and opportunities to establish social connections.

Position parks as a trusted information source on health and wellness by improving links between traditional healthcare organizations and parks and recreation, focusing specifically on:

- increasing access to public health professionals and support;
- connecting families and individuals to housing resources;
- working with partners to address substance abuse disorders and mental illnesses;
- fostering social connection and mental health;
- partnering to provide education and techniques on stress relief and management;
- integrate customized health and wellness options into recreation centers.

Provide affordable and desirable programs and activities that promote health and wellness, including bicycle safety training for all ages, pathways for participation in multiple sports, including specialty sports, and connections between youth and safety professionals.

Provide culturally-specific options for health and wellness, considering language, culture, race, age, ability and gender identity.

Provide resources in underserved areas of the city for access to public health services and infrastructure, including hygiene facilities.

Encourage and support healthy play for all ages and abilities.

Increase opportunities for year-round activity in indoor athletics venues, outdoor recreation offerings and season-extending facilities.

Expand healthy food access through increased programming, updated kitchens and additional community gardens, especially where access to food growing space is limited.

Goal 6: Strengthen ecological connections

Current Context:
Water, tree canopy, soil systems, habitat, wildlife, air and plant communities are all critical aspects of our ecological systems.

Strategies:
Establish baselines and annual targets for reduction of greenhouse gas and carbon emissions.

Foster meaningful connections to natural spaces in our park system through education, programming, interpretation, experiences, volunteerism and facilities.

Goal 7: Connect through communications and technology

Current Context:
Connecting through communications and technology

Strategies:
Create and disseminate an inclusive expectation of park use that amplifies the expectation that all communities are welcome.

Invest in computer technology hubs to support computer skill building, creative projects, digital and remote programs and job access.

Goal 8: Cultivate a thriving workforce

Current Context:
The park system functions as a result of the synergy between the different offices and divisions of the organization, the variety of work they are responsible for, and guidance from the elected Board of Commissioners. The Superintendent oversees all staff through five divisions and is hired by the Board of Commissioners.

Strategies:
Recruit a diversity of staff across all departments and at all levels of leadership that represents the rich racial, cultural and economic diversity of the city.

Build relationships between youth and park staff across all departments to foster youth employment, development and safety.

Goal 9: Operate a financially sustainable enterprise

Current Context:
Most funding for the Minneapolis park system comes through property tax collection — accounting for approximately 70% of our funding over the last ten years.

Strategies:
Research innovative approaches for payment options in order to reduce costs to the community.

Diversify funding streams to leverage existing funding with grants, site-specific revenue generations, sponsorship, and public/private partnerships through an equity lens.

Create flexible funding and budgeting that always

prioritizes core aspects of the agency and supports innovation and expansion.

Project Alignment
2020-2030 Parks for All Comprehensive Plan
As is clearly demonstrated, the guiding comprehensive plans of both the last decade and one upcoming both provide solid policy guidance leading to this predesign report. The Parks for All plan aligns most directly with this Predesign report as MPRB focuses on reducing health disparities, leveraging partnerships, and works to break down barriers that have historically limited access to services for under-served populations.

Partner Organization Team

The Partner Organization Team entered into a Memorandum of Understanding (MOU) supporting the preparation of this predesign document. The Partner Organization Team, through the MOU, recognize their mutual goals for serving the Cedar-Riverside community through programs, activities, services, and facilities may be best accomplished through the creation of recreation centers providing efficient and effective service delivery.

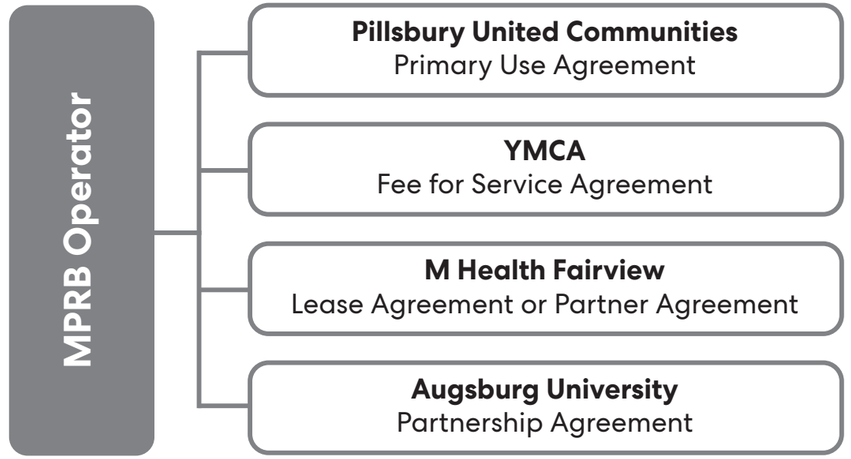








Agreement Structure



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, except where appropriate. (e.g. Administrative, Food Shelf)

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.

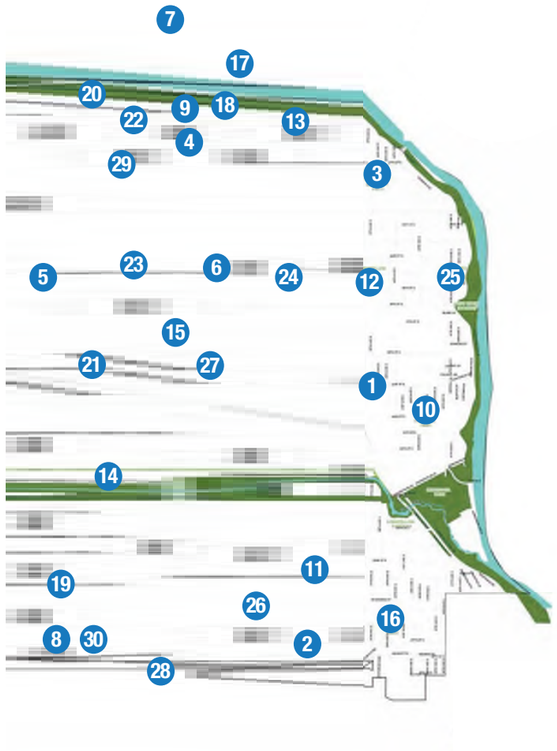
AUGSBURG UNIVERSITY
ROLE: PARTNERSHIP AGREEMENT
As a project Partner, Augsburg University would enter into an agreement that would define their engagement with the recreation center as a source of student interns, volunteers, course-based experiential education projects, and faculty-led research intended 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.

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.

2.2 Basis for Need



PARKS INCLUDED

1. Adams Triangle
2. Bossen Field*
3. Brackett Field
4. Cedar Avenue Field*
5. Central Gym Park
6. Corcoran Park
7. Currie Park
8. Diamond Lake
9. East Phillips Park*
10. Hiawatha School Park
11. Keewaydin Park
12. Longfellow Park
13. Matthews Park
14. McRae Park
15. Meridian Garden*
16. Morris Park
17. Murphy Square
18. Normanna Triangle
19. Pearl Park
20. Peavey Field Park
21. Phelps Field Park
22. Phillips Community Center
23. Powderhorn Park*
24. Rollins Triangle*
25. Seven Oaks Oval
26. Shoreview Triangles (3 park properties)
27. Sibley Park
28. Solomon Park
29. Stewart Park
30. Todd Park

* These parks are considered as a part of the overall service area master plan but are considered special consideration parks. More on these special considerations parks can be found in chapter 4.

South Service Area Master Plan Map

Currie Park - Proposed Masterplan

SOUTH SERVICE AREA MASTER PLAN
The South Service Area Master Plan (SSAMP) created in 2016 establishes the vision for all the neighborhood parks south of downtown Minneapolis and east of Interstate 35W. The map to the left reflects the thirty two neighborhood park properties that are included in this plan. This South Service Area Master Plan is one of five such master plans that will collectively redesign every neighborhood park.

This vision will guide capital improvements to reconstruct or build new playgrounds, aquatic facilities, athletic fields, hard surface courts, and some amenities new to the neighborhood parks, like climbing walls and adult fitness areas. It will allow MPRB to leverage additional financial resources by inspiring and then directing outside philanthropy and grant funding. This vision will—like the parks themselves—bring the community together to imagine and then build the future of Minneapolis's neighborhood parks. Notably, recreation center locations, expansions and designs are not included in any of MPRB's service area master plans.

On April 29, 2016, an historic agreement was reached between MPRB and the City of Minneapolis to fund neighborhood parks of Minneapolis at significantly increased levels until 2037. This agreement, the 20-year Neighborhood Park Plan - NPP20, demonstrates the importance the Minneapolis community places on its neighborhood parks, and addresses a longsimmering need to accelerate maintenance, rehabilitation, and reconstruction of aging park assets. Instead of using this additional funding to merely put back what currently exists, the SSAMP and the other service area master plans are asking the community what it wants and then providing guidance for spending. That is the most important reason for this planning effort: to ensure MPRB uses its increased funding on things that are important to the people.

A community-driven park system is a wellused park system. A well used park system can combat physical, mental, and societal ills—by bringing people together for active recreation, relaxation, companionship, or solitude. This is the next legacy moment for Minneapolis parks.

Currie Park - Phase One Improvements

CURRIE PARK MASTER PLAN
Currie Park will see significant changes as a result of the SSAMP as reflected in the masterplan diagram to the left. As is fitting for a park in a dense urban environment, Currie will maximize recreational space year-round. The major change that drives the redesign of the park is the construction of side-by-side youth soccer fields that can be enclosed in the winter under an inflatable dome. This will allow for year-round play. A tennis court and half-court basketball court would also be enclosed under the dome, and another full-court basketball court in the vicinity will allow for summer play.

The sports facilities are relocated to the western edge of the park, away from the Brian Coyle Center. Towards the center are new play areas and a splash pad to replace the existing wading pool. Instead of the existing restroom building, a new building will be constructed that can serve both as a restroom and a vestibule for the sports dome in winter. Just north of this is a picnic area with a group shelter. This area will allow for prime sports viewing in summer and will allow families to gather for picnics with easy access to all park amenities.

New trails connect to the Hiawatha Trail and through the park. An urban agriculture area is designated behind the Brian Coyle Center, which has interest in programming that space. The new Currie Park recognizes the unique place of this small piece of land in an extremely dense neighborhood. The park will become a year-round destination for children and families to play and gather.

CURRIE PARK TODAY
The Currie Park Phase 1 Improvements project, guided by the South Service Area Master Plan,is reflected in the Concept Plan above and was completed in the fall of 2020 utilizing almost $3M of NPP20 funding.

Improvements include:
- extension of walking paths and lighting enhancements
- splash pad area
- basketball court
- restroom facility
- public art

Currie Park is the currently viable site location for the new recreation center. The MPRB will continue to have discussions with the the partner organization team regarding alternative sites. If Currie Park continues to be the best option for the new recreation center, additional funding will be provided to study and revise the Currie Park Master Plan.


Hardwood court
gymnasium
16,995 sf
Fitness center
3,938 sf
Locker rooms
3,475 sf
Group exercise
studio (large)
2,875 sf
Physmetric &
cross training
2,375 sf
Partner
Offices
2,181 sf
Child sitting
1,363 sf
Food shelf
1,328 sf
Administrative
staff areas
2,181 sf
Lobby spaces
3,128 sf
Multi-purpose
meeting /
event hall
3,813 sf
Auesbury Site
129,333 SF parcel s
Buildable footprint =
(depending on lot co
comp. plan, etc.)
2-6 stories in comp
height might be ne
This site would inv
use building, inclu
residential, parkin
storefront, etc.

Section 3
Project Description

Contents

3.A Project Description

Project Background
The Minneapolis Park and Recreation Board currently leases Coyle Community Center to Pillsbury United Communities (PUC), retaining limited rights to program and use of the gymnasium. PUC has long recognized that its leased space fails to meet recreation requirements and, in 2009, engaged in a schematic design for the current building that would expand the capacity of the building for its programs and services (included in the Appendix). Those plans have not been executed.

The MPRB secured funds from the State of Minnesota to study the feasibility and explore a predesign for a recreation center in the Cedar-Riverside neighborhood. While originally targeted to the Coyle Community Center, the MPRB, through discussions with the Partner Organization Team, believed those funds should be directed towards the preparation of a predesign study for a new recreation center.

The Partner Organization Team engaged ANA Research|Anderson, Niebuhr & Associates, Inc. (ANA) to conduct a Market Analysis aimed at establishing the feasibility of the project from the perspective of a membership model as well as to begin a process of framing desired or needed components of the new recreation center at the Augsburg campus and the renovated or new recreation center at or near Coyle Community Center. The ANA effort is complete and a final report is included in the Appendix.

Initially, the Cedar-Riverside Recreation Center Predesign Study considered 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 Cedar Riverside West and Cedar Riverside East has been thoughtfully considered. Findings from the exploration of numerous project variables have resulted in an emerging consensus by the Partner Organization Team to focus efforts on the western site(s). C-R West was determined a higher priority than the eastern location. In addition, building two recreation centers in the near term would likely not be financially or operationally feasible.

The Partner Organization Team will use the deliverables resulting from the predesign to seek capital funding for implementation of the single recreation center. It is anticipated that capital funding will take three to five years, with efforts being directed to public funding. To the extent aligned with the market or philanthropic community, private funding may also be a possibility.

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

The community engagement process included the Partner Organization Team, the Community Advisory Committee (CAC), neighborhood youth, community groups, and interested members of the public who participated in open-invitation meetings, discussions, and surveys.

Through community surveys and in-person activities, a prioritized list of recreation programming was identified for the recreation center. While a number of health and wellness programs were listed, aquatic programming was a priority for many people in the community. Given the initial and ongoing maintenance costs for a pool and the required square footage, additional recreation opportunities in the building would be limited.
In addition, the Phillips Aquatic Center, owned and operated by the MPRB is 1.5 miles away.

MPRB and the consultant team proceeded with developing two programs for the recreation center -one including a more diverse program including a gym, child sitting and multi-purpose rooms and the other included a teaching pool and support spaces.

Both of these program scenarios (scenarios 1A and 1B) included the existing Brian Coyle Community Center with the addition of a new recreation center. These two options provide an opportunity to expand recreational programming in a new facility, if a new agreement cannot be formed between MPRB and Pillsbury United Communities (PUC).

A second program (scenario 2) was also studied through the community engagement process. Scenario 2 assumes a new agreement between MPRB and PUC can be made and the Brian Coyle Center would be demolished. Scenario 2 is one new recreation center building that includes recreation programming in addition to program space for the PUC. This scenario provides a larger recreation center to accommodate the size and needs of the growing community.

In the final community engagement meeting, the CAC members were asked to vote between program scenarios 1A and 1B to be included as the preferred option for the predesign study. The CAC chose scenario 1A based on the variety in program space and MPRB's commitment to organize a permanent shuttle service from the Cedar Riverside neighborhood to Phillips Aquatic Center to access aquatic programming. Scenario 1A, now named Scenario 1 is the preferred program option for this report.

While the engagement process narrowed in on the preferred programming for the recreation center, the report includes additional program scenarios for the recreation center on the western side of the Cedar Riverside neighborhood. These are explained in more detail throughout the Project Description Section. The scenarios vary in program size, site location and also vary based on the status of a lease agreement between MPRB and PUC. Both parties are prepared to renegotiate this lease when the project has capital funding to start the design phase.

In addition to studying multiple programming scenarios for the recreation center, multiple sites were also considered during the predesign process. These site studies are reflected in more detail throughout the chapter. The outcome of the site exploration lead the team to identify Currie Park as the currently viable site location for the new recreation center. The additional sites remain potential opportunities if agreements can be made with the City of Minneapolis and potential developers or with Pillsbury United Communities.

The alternative sites and programs studied throughout the predesign process are reflected in this chapter. Scenario 05 remains the currently viable option for additional recreational programming in the Cedar Riverside neighborhood based on the publication of this predesign.

The Cedar-Riverside Recreation Center will be open and accessible to all communities but will target the following populations:

• Youth, families, and seniors, particularly immigrants

• Students, faculty, staff, and other institutions and businesses in the area.

Recreation, education, and community uses and programming, as distinct or integrated and multifunction spaces, including but not limited to:

a) A gymnasium accommodating multiple uses including free- and organized-play and based on a two-court basketball configuration;
b) A gymnasium accommodating culturally appropriate and separated use by women and girls for free- and organized-play and based on a single-court basketball configuration, with the space serving, on occasion as a flexible gathering or meeting space for events;

c) Space accommodating group-focused wellness, fitness, aerobics, dance, and other health-related and low-impact exercise and activity spaces as well as individual-focused exercise, weight-training and other health-related training and activity spaces;

d) Support facilities for recreation activities including locker rooms, equipment storage;

e) Classroom spaces accommodating various ages for arts, enrichment, education programming,

language, employment training, nutrition, and other classroom type activities, and counseling or support activities in groups, with at least one space extending to an exterior use area and at least one space having access to a teaching and kitchen;

f) Community spaces accommodating gathering, socializing, conferencing, presentations, and meeting in modular format, with all spaces having access to audio-visual facilities with at least one space extending to an exterior use area;

g) Spaces accommodating daycare for youth and adults and operated as a function of the MPRB;
h) Space specifically oriented to teen and young adult gathering and interactions;

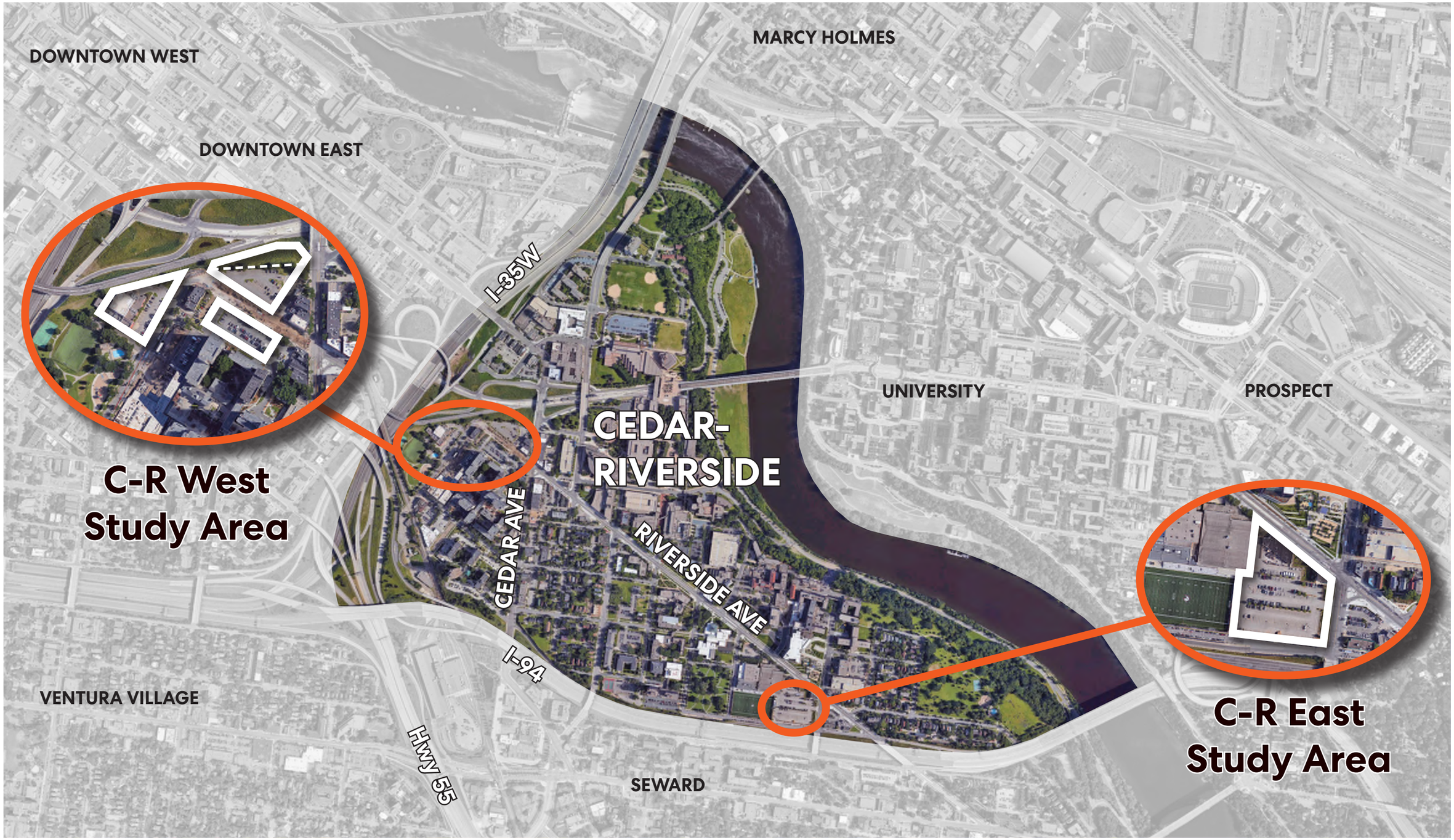
i) Spaces as determined through the Market Analysis and continued Community Engagement;

j) Welcoming common spaces serving as an entry, lobby, common and gallery spaces that encourages general socializing and including exterior spaces that allow for similar activities;

k) Spaces for retreat and solitude, including spaces accommodating culturally appropriate activities; and

l) Administrative spaces supporting the programming and management of the facility and containing both shared and separated office spaces for various Partner Organization Team (PUC and MPRB, in particular) and shared spaces for work, common, meeting, and support functions.

3.B Project Site



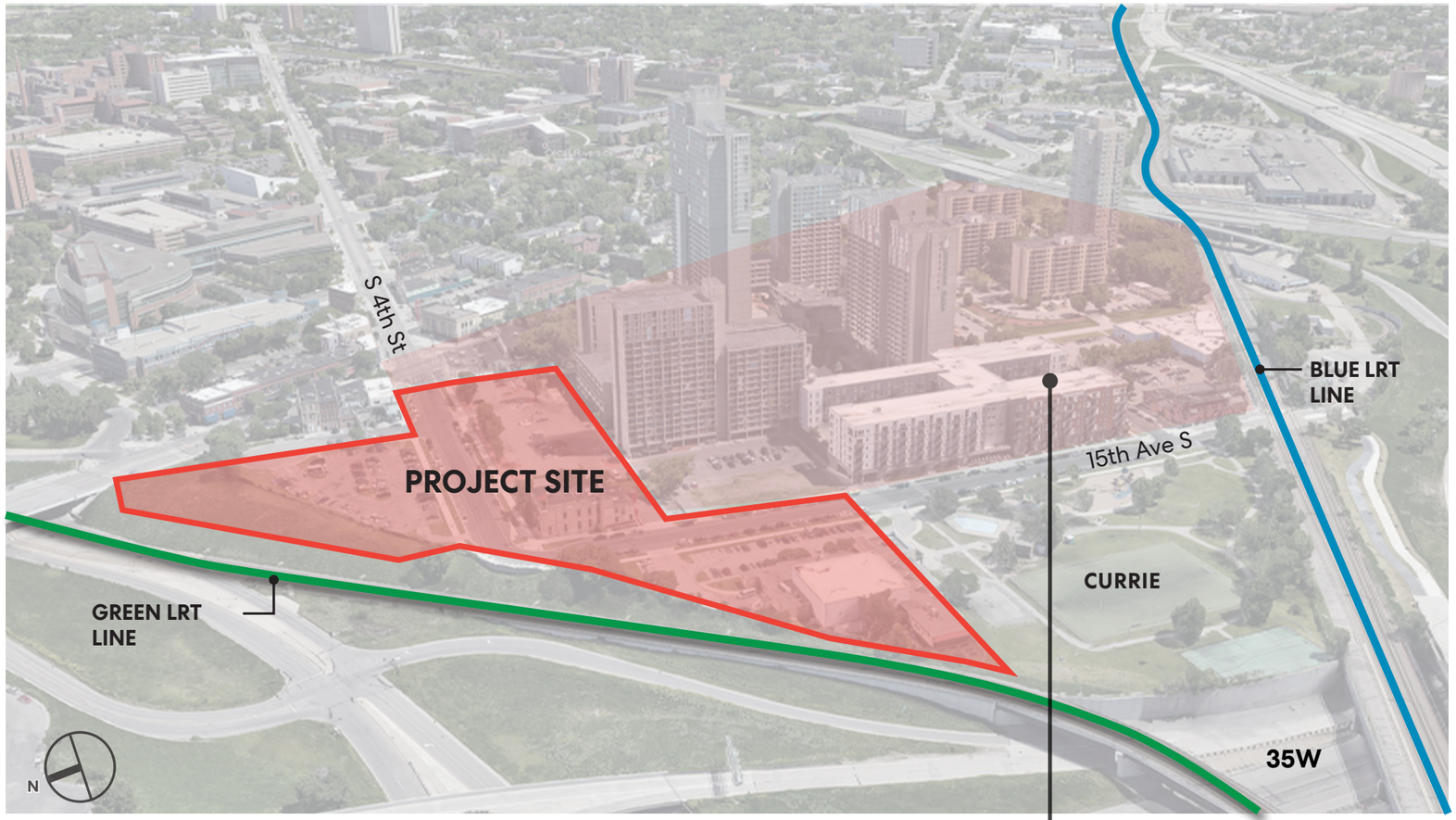
Project Site Studies

Site Overview

The Cedar-Riverside Recreation Center Predesign Study initially considered 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.



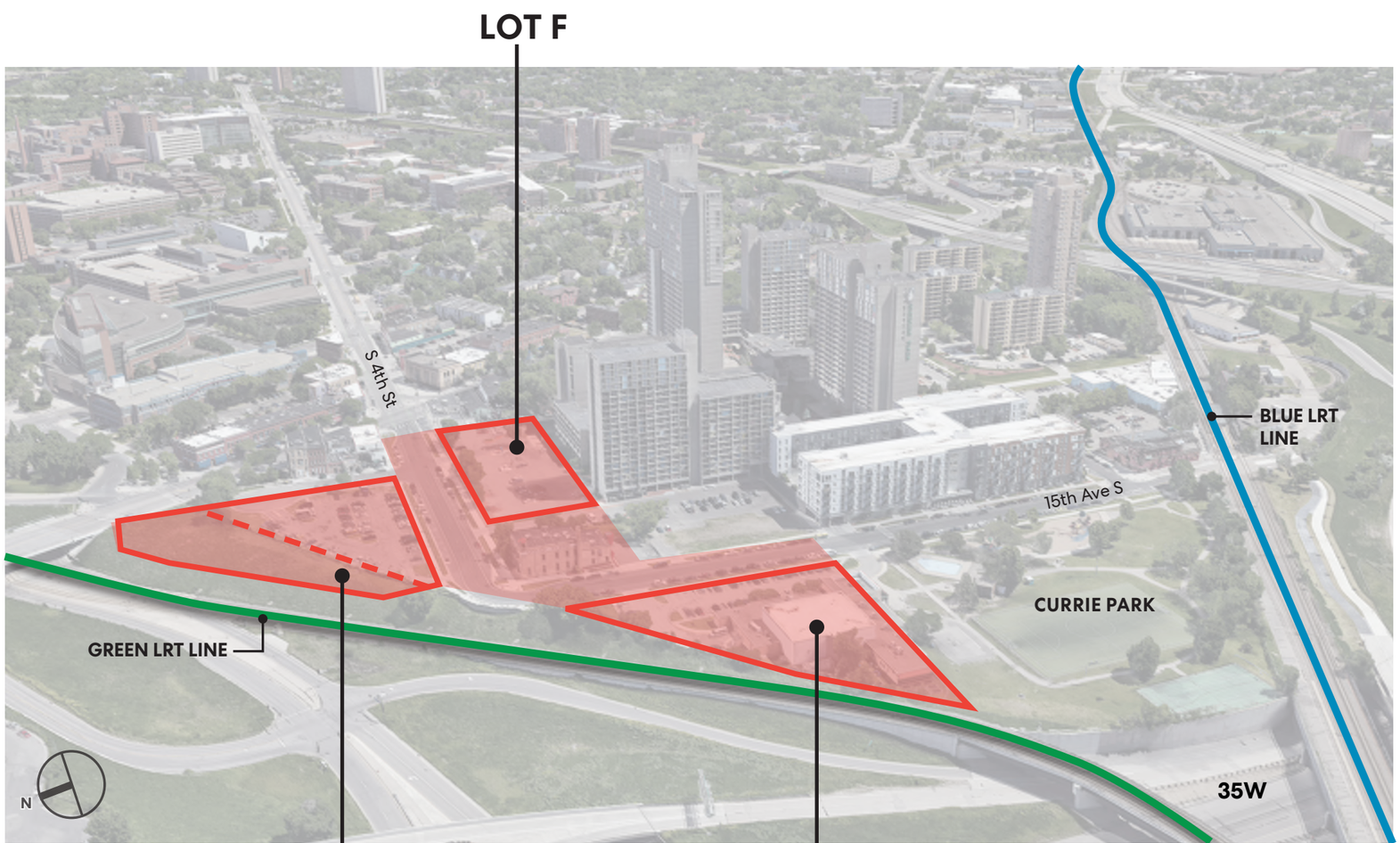
Initial Site Studies

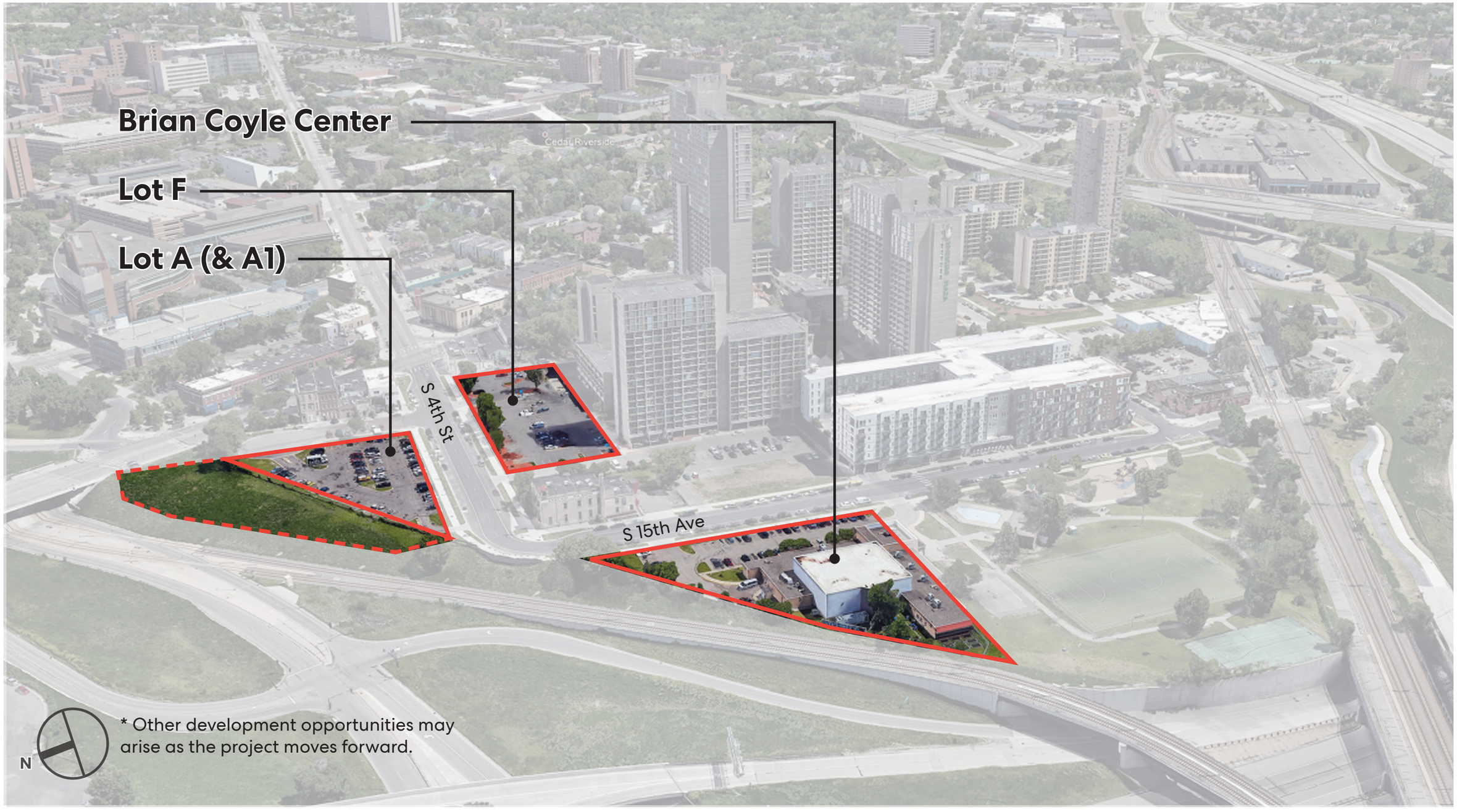
Several sites for the new facility were considered and studied:

- 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.




Brian Coyle Center
Lot F
Lot A (& A1)
Cedar-Riverside
S 4th St
S 15th Ave
N
* Other development opportunities may arise as the project moves forward.

Project Site
Currie Park (Currently Viable)

Barriers and Next Steps to realize vision of a Shared Use Recreation Center outside of Currie Park:

Lot A/A1
Barrier:
- Site is owned by City of Minneapolis and Hennepin County
- Proposed development does not include sufficient space for Recreation Center
- Proposed development schedule does not align with schedule for MPRB funding
- Will require a MPRB ground lease meeting State requirements
- Will require new use agreement between MPRB and PUC

Next Steps:
- Continue on-going discussions with City of Minneapolis around proposed development program
- Advocate for project funding at State and Federal government

Lot F
Barrier:
- Site is owned by private landowner
- Will require a MPRB ground lease meeting State requirements
- Will require new use agreement between MPRB and PUC

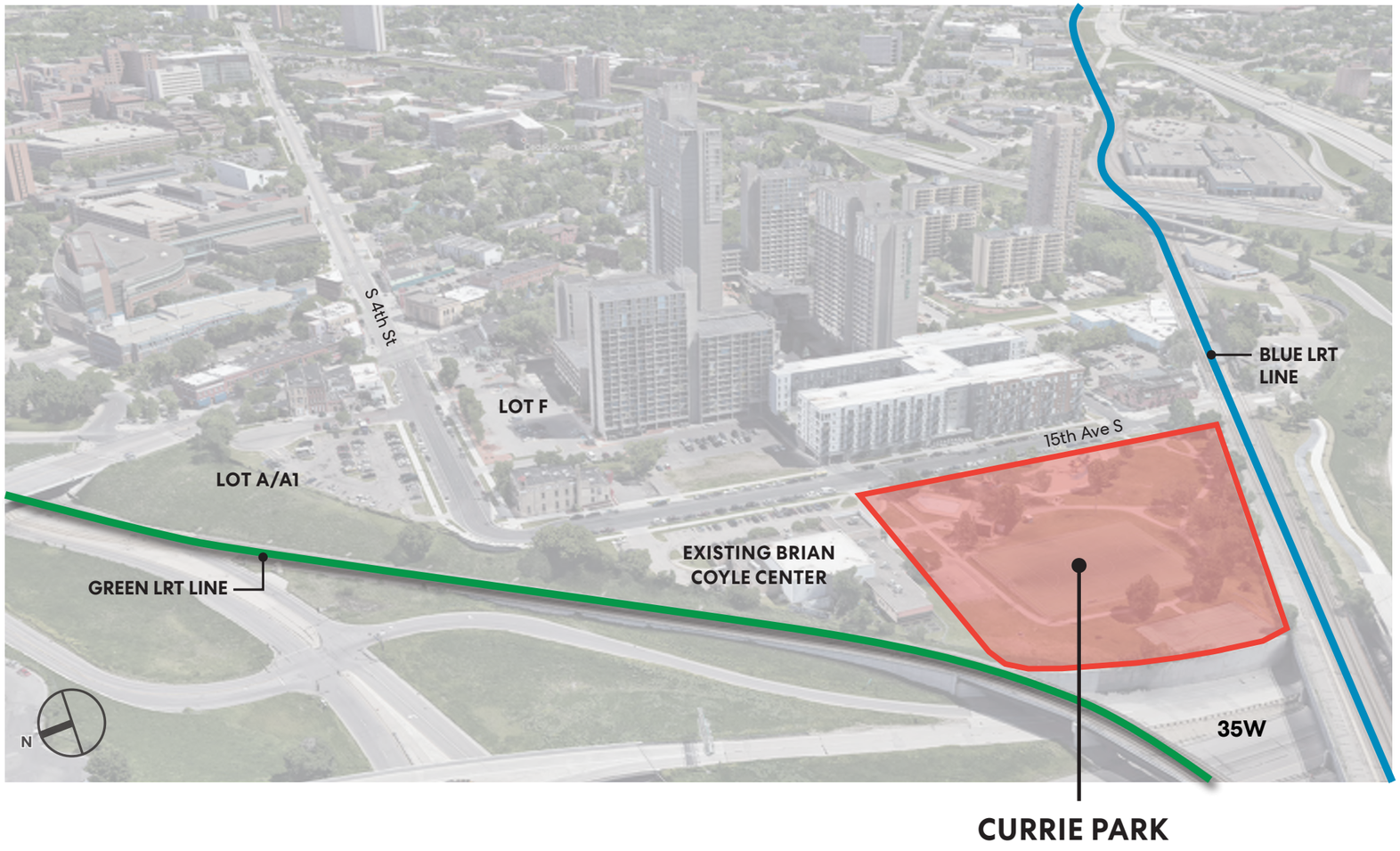
Next Steps:
- Continue on-going discussions with private landowner
- Advocate for project funding at State and Federal government

Brian Coyle Community Center
Barrier:
- Site is governed by an existing 99-Year Use Agreement between MPRB and PUB

Next Steps:
- Renegotiate the existing Use Agreement to meet State requirements prior to design phase
  - PUC indicated willingness to renegotiate the Use Agreement if an alternate site does not become available

Currie Park
Barrier:
- Currie Park Master Plan amendment required prior to implementation

Next Steps:
- Advocate for project funding at State and Federal government
- Continue all discussions relating to alternate site locations to limit impact of new Recreation Center on Currie Park.

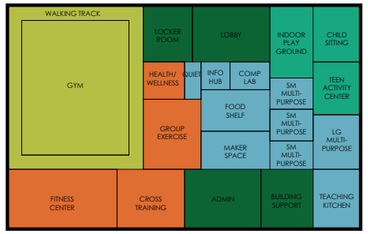


Project Site and Program Scenarios

01 Community Advisory Committee and Partner Team Approved

- 46,198 GSF new recreation center
- Site: Lot A/A1 or Lot F
- 575-625 people served per day

NEW RECREATION CENTER



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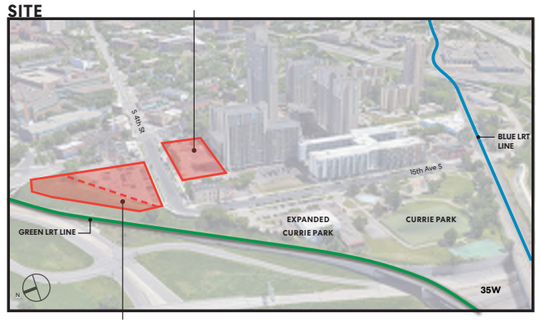
SITE

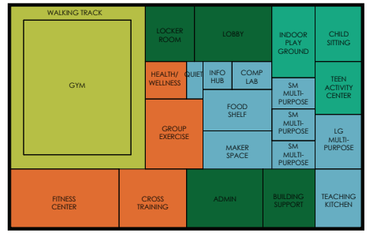


LOT A/A1

02

- 46,198 GSF new recreation center
- Site: Brian Coyle Center
- 575-625 people served per day

NEW RECREATION CENTER



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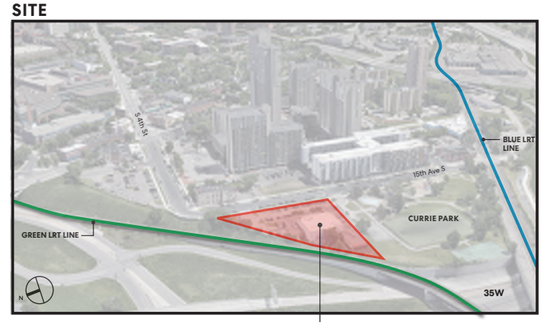
SITE

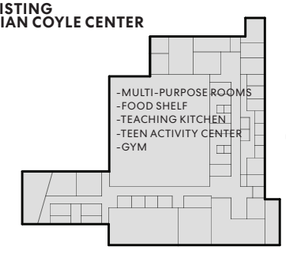


BRIAN COYLE CENTER SITE

03

- 25,740 GSF new recreation center in addition to existing Brian Coyle Center
- Site: Brian Coyle Center, Lot A/A1 or Lot F
- 550-600 people served per day

EXISTING BRIAN COYLE CENTER



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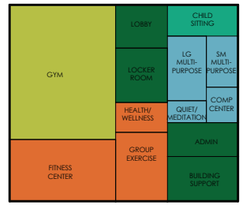
NEW RECREATION CENTER



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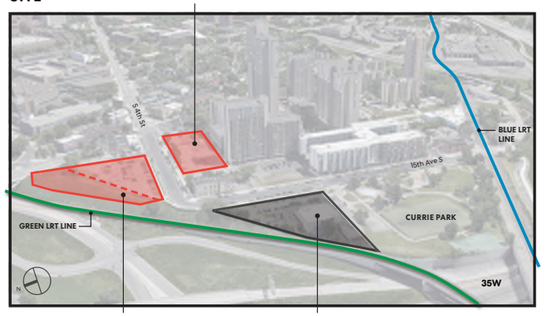
SITE

LOT F

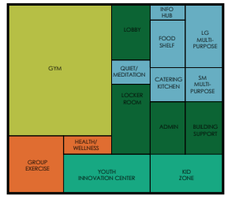


LOT A/A1 EXISTING BRIAN COYLE CENTER

04

- 24,538 GSF new recreation center
- Site: Brian Coyle Center, Lot A/A1 or Lot F
- 400 people served per day

NEW RECREATION CENTER



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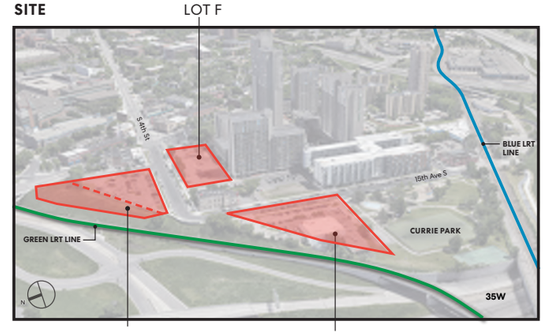
SITE

LOT F

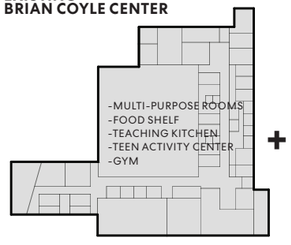


LOT A/A1 BRIAN COYLE CENTER SITE

05 Currently Viable

- 25,740 GSF new recreation center in addition to existing Brian Coyle Center
- Site: Currie Park
- 550-600 people served per day

EXISTING BRIAN COYLE CENTER



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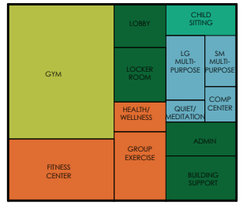
NEW RECREATION CENTER



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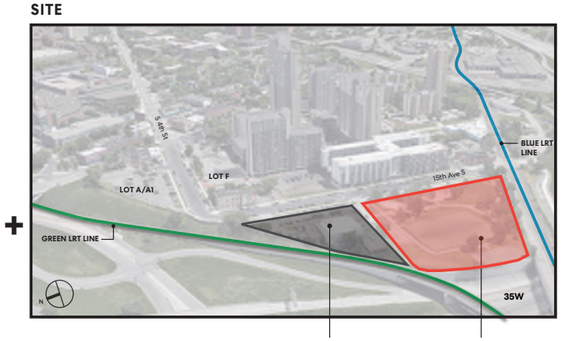
SITE



EXISTING BRIAN COYLE CENTER CURRIE PARK

This Predesign report identifies Scenario 5 as the only Currently Viable program and site due to State of Minnesota site control requirements. If funded, MPRB will work to advance the CAC and Partner Team Approved Scenario 1.

Project Site
Currie Park (Currently Viable)


HOME
GUEST
20:00
WAITE
15
13
3
6

3.C Architectural Narrative

A Center of Community Pride, Place and Purpose

Minneapolis is a city defined by its neighborhoods, and those neighborhoods are painted with a character and vitality created by generations of residents. Parks and community facilities contribute greatly to a sense of belonging, enhance community values, and provide a neighborhood destination where people come together and create memories. This is one of the many roles of the Minneapolis Parks and Recreation Board - to create places where Minneapolis residents come together, share experiences and lead richer, healthier lives.

Residents have the power to define their values and see those values embodied in their community landmarks. The proposed Cedar Riverside Recreation Center presents an opportunity to create a purposeful civic architecture and landscape that will:

- Build a center founded on long-standing community values to fostering healthier lifestyles,
- Providing inclusive, affordable, and accessible recreational opportunities for all residents,
- Creating recreation and parks facilities are multi-use, multi-generational, and responsive to localized needs,
- Foster and support community partnerships that create synergies with the Cedar Riverside neighborhood.
- Seek opportunities for the community to influence the design with cultural traditions and deeper meaning.
- Looking toward the future with activities, amenities and resources to support a vibrant and active neighborhood.

The Changing Face of Community Recreation

As community recreation centers have continued to evolve, the activities and services offered can be dramatically different than those traditionally encountered in the recreation market.

Users are also beginning to expect much more personalized services ranging from enrichment, health and wellness, gathering and special events and community service.

A trend toward overall well-being and connectivity to a health “community” have led recreation design toward a more social direction, while also offering opportunities for partnerships with community health service providers, As we have become accustomed to instant access to information, the community recreation center is still a hub for enrichment and personal improvement.

Areas to learn, create, socialize and utilize technology will serve users of all ages from youth to seniors.

Finally, in the Cedar Riverside neighborhood, the cultural foundation of users centers around food. This can include services such as the food shelf, to large cultural gatherings with catered food. Whether learning to create these culinary traditions, or healthier eating habits, resources to support the culture of food is important.

Model Health and Social Connection

The physical and social wellness of our communities is a growing concern with a rise in childhood obesity, substance abuse, social disconnection, and other mental and physical challenges that we face in the modern world. Research shows that a strong sense of community and access to resources for healthy living, promote improvements in public health and quality of life. The proposed center has an important role to play in fostering a strong sense of community, functioning as the modern day main street, front porch and living room combined – a hub of activity and interaction that provides a healthy alternative to other forms of sedentary lifestyles. As energizing, active and multi-faceted spaces, recreation centers assist in both the personal development of our youth on one end of the age spectrum, and a place of lifelong learning at the other. Through openness, daylight, and informality, recreation centers become the healthy escape from the pressures of daily life that many of your residents will seek. Transparency between spaces creates views into activities, encouraging participation and fostering a sense of community. Sustainably designed recreation centers allow wellness to be modeled not only through activity programming, but also through the materials, environments, and systems of the buildings themselves. A recreation center filled with abundant daylight, views to the outside, and natural ventilation can serve as a metaphor for a healthy body.

Efficient Planning

An important part of the planning philosophy is to develop the greatest amount of programmable, active space within the overall footprint of the building. The design should focus specifically on:

- Creating the most efficient layout of general circulation space and eliminating wasteful corridors
- Targeting efficient locations and footprints for maintenance, storage, infrastructure and equipment rooms
- Developing space sizes and layouts that can generally accommodate multiple activities rather than single-purpose spaces, and be easily transitioned throughout the course of a typical day.
- Using efficient structural systems that

save both time and money during the construction phase of the project.

Functional Space

The multi-generational recreation environment must respond to a multitude of needs. Developing spaces which convert easily and effectively from one use to another will be critical to the success of the proposed Center. The pre-design study emphasizes key ingredients such as adjacent, ample storage, Durable and functional materials (particularly flooring) which are appropriate to the planned activities, yet affordable and easily maintained, and easily adjustable or moveable equipment which will minimize the conversion times. The program helps strike a balance between spaces that are multi-use, while still functioning optimally for the intended uses.

Inclusive and Resilience

Different perspectives from people of different backgrounds paint a canvas of ideas with bolder, brighter colors. The combined creativity is infinite.

The pre-design focuses on a more vibrant, dynamic world where socially constructed barriers and stereotypes are broken down and spaces are crafted toward an open, united, and inclusive society. Whether planning locker rooms, recreation or enrichment spaces, universal design principles and inclusive thinking influence solutions.

The Americans with Disabilities Act has greatly expanded the criteria guidelines in which community and recreation venues are designed. Much more is known about other needs, such as those with sensory challenges or nonphysical ailments. The design will equally accommodate all potential users regardless of physical or cognitive ability.

Resilience is a term most commonly associated with natural events, but it can also relate to social and cultural issues. Downtown neighborhoods have seen gun violence and crime. Creating welcoming yet defensible spaces, visibility and openness to the street and operational models for visibility and control can create a building with a sense of stability and community pride.

Places that are designed, planned, and organized for safety can offer resilience and have a significantly greater chance of weathering physical trauma and social provocations. They're also much more likely to regenerate and prosper afterward.

Maximizing Value

The pre-design report focuses on programs with broad community appeal, and maximized utilization to justify where funds are allocated, and how programs can share the building and overlap in scheduling. For every program and activity area discussion, the study asks the following questions:

- How much does this cost initially to build and to operate?
- What is the benefit provided and to whom, and how often?
- Does it serve a broad or narrow group, and does the space maximize utilization?
- Can space be shared? Scheduled throughout the day? Shared throughout the week?

The Facility

The planning of the proposed Center focuses on sound recreation design principles and will be organized around the following guidelines.

Single-versus multi-story planing. The proposed center will likely be a single story facility with ample exiting for assembly uses such as meeting rooms and the gymnasium. A multi-story solution would make most sense for the larger option 2 that includes the running track and fitness.

The entry will have a single point of control adjacent to the administrative offices to ensure that all visitors are greeted by staff, and staff have a good understanding of who is in the facility.

The organization will group like uses such as active recreational spaces such as the gymnasium and group exercise studio, and the community service spaces such as classrooms, child sitting and youth innovation areas. Locker rooms and family change areas will be located adjacent to the active uses.

Exterior design will strike a balance in scale between the larger multi-story housing developments in the area and the smaller scale retail uses with simple forms, and durable and simple materials. Ample windows should be employed to display the activities within the center and provide views to Currie Park, the surrounding neighborhood and the Minneapolis skyline beyond.

Code Assumptions

The majority of uses fall under the category of light assembly without fixed seats, Type A3 with auxiliary uses of B for offices.

To provide the allowable area range of 24,500 to 46,000, and to allow for future expansion without building separation required, the structure should be constructed in Type II construction with an automatic fire sprinkler throughout, and combined with building separation increase would provide ample allowable area.

Exiting from each space and from the overall building will be provided based on the performance data in later sections of this report.

3.C Electrical and Mechanical Narrative

Mechanical Pre-Design Program
Fire Protection System:
A. A 6" dedicated fire service for a complete automatic fire protection for the building.

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

B. 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.

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

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

Heating System:
A. Two (2) 1,000,000 BTUH condensing boilers will provide 140 degree 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:
A. 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:
A. 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.

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

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

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

E. 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
A. See attached Sustainability Pre-Design Program

Electrical Pre-Design Program
Electrical Service:
A. The anticipated electrical service size for the project is 1000 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 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”.

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

3.C Structural Narrative

The Cedar Riverside Recreation Center generally consists of a new recreation center within the Cedar-Riverside neighborhood likely located within the vicinity of the existing Brian Coyle Center. The preferred program Scenario 01 is briefly summarized below:

Scenario 05: Build a new 26,000 square foot Recreation Center. Keep the existing Brian Coyle Center. The new Recreation Center is generally a single story rectangular shaped structure.

The building is assumed to be Occupancy Group A-3 (Community Centers/Pools), and Risk Category II for construction design requirements.

New Building Schematic Design
Overview:
The building structural layout and will depend highly on the architectural layout, but assuming standard layouts, we have assumed that the proposed recreation center will be a single story building with conventional concrete footings, concrete foundation walls, exterior masonry bearing walls, structural steel beams and columns at the interior grids, steel bar joists and steel roof decking. Grid spacing is estimated at around 25' to 30' on center each way.

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. Footings will be designed to support a partial mezzanine level and roof level. 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. Interior footings can be estimated as: 7'-0" x 7'-0" x 1'-4" 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. Perimeter walls above grade are assumed to be concrete masonry units (CMU) which will additionally provide the main lateral force resistant system as 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 walls are estimated as 8" thick (nominal) and reinforced with #4 verticals at 32" on center. Construction joints should be provided every 20' 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", as needed by site plan and 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. Control joints shall be provided at 20'-0" to 25'-0" spacing in both directions.

Structural Framing Systems – Mezzanine Level Framing:
Any structured mezzanine level will consist of steel deck framing supported by steel beams.

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.). Heavier beams will be provided below roof mechanical units

Reference 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: Self-Weight + 10 PSF misc.

	allowance
2nd Story Level:	Self-Weight + 10 PSF misc. allowance
Roof Level:	Self-Weight + 10 PSF misc. allowance

Live Loads:

Roof (Minimum):	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
(plus allowance for drift loading)
Wind loads:

Basic Wind Speed:	135 mph (Risk Category II Bldg)
Site Exposure Category:	B (Open terrain with scattered obstructions)
Wind Importance Factor:	1.0

Internal Pressure Coefficient (GCpi):
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
1. Required Strength (f'c in PSI at 28 days) by application:

a. Footings:	f'c = 3,000 PSI, Normal Weight Concrete Typical U.N.O.
b. Slab-On-Grade:	f'c = 4,000 PSI
c. Shear Walls:	f'c = 5,000 PSI
d. Structural Slabs:	f'c = 6,000 PSI
e. Grout:	f'c = 3,000 PSI
f. Exterior Concrete:	f'c = 5,000 PSI, Air Content 6% +/- 1 1/2%.
2. Cement:	ASTM C150; Type I or III
3. Blended Hydraulic Cement:	ASTM C595, Type IS (limit to 40% max of cementitious content by weight)
4. Aggregates:	ASTM C33 (normal weight)
5. Admixtures:	
a. Air Entraining Admixtures:	ASTM C260
b. Chemical Admixtures:	ASTM C494
6. 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:

1. Concrete Masonry Units:	Hollow, ASTM C90
2. Masonry Design Strength:	f'm = 1,500 psi
3. Mortar:	ASTM C270, Type S
4. Grout:	ASTM C476:

Reinforcing Steel:

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

Structural Steel:

1. Wide Flange and Channel Shapes:	ASTM A992, Fy = 50 KSI
2. Structural Tubing:	ASTM A500, Grade B, Fy = 46 KSI
3. Other Structural Shapes:	ASTM A36, Fy = 36 KSI
4. Plates:	ASTM A36
5. High Strength Bolts:	ASTM A325, Type N
6. Anchor Bolts:	ASTM A307
7. Headed Shear Studs:	ASTM A108
8. Welding Electrodes:	AWS A5.1 or A5.5, E70XX
9. Galvanized Steel/Floor Deck:	ASTM A525, G-90
10. Cold Formed Steel Framing:	ASTM 522, Grade 60

3.C Civil Narrative


Brian Coyle Center Site


Site A/A1


Site F


Currie Park Site

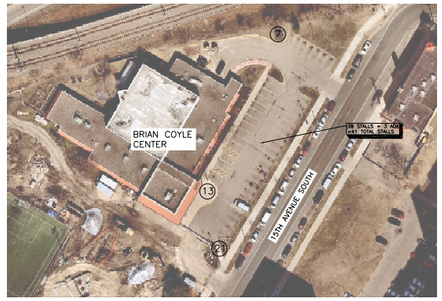
Existing Site Description
Three potential sites were studied before choosing the preferred Currie Park site. Descriptions of these sites are as follows:

Brian Coyle Site: The total property is approximately 4.54 acres but the portion of the building and parking lot encompasses approximately 1.2 acres of the total area. The site is bounded by 15th Avenue S to the east, the Hiawatha Blue Line LRT to the south-southwest and the Hiawatha Green Line to the north-northeast. The 1.2 acre area of the park property consists of an existing building community center and parking lot.

Site A/A1: The total property is approximately 0.84 acre. The site is bounded by S 4th Street to the south, a cul-de-sac to the east and the Hiawatha Green Line LRT to the west and north. The existing site consists of a parking lot.

Site F: The property is approximately 1.96 acres for the parking lot and loading area portion of the approximately 9.43 acre Cedar Riverside apartment complex site. The site is bounded by S 4th Street to the north and the surrounding property of Cedar Riverside apartment complex to the west, south and east. The 1.96 acre area of the property consists of a parking lot and loading area for the adjacent buildings.

Currie Park Site: The total property is approximately 3.42 acres but the portion of the building and parking lot encompasses approximately 1.0 acres of the total area. The site is bounded by 15th Avenue S to the east, the Hiawatha Blue Line LRT to the south-southwest and the Brian Coyle Center and the Hiawatha Blue Line LRT to the north-northeast. The 1.2 acre area of the park property consists of an existing playground and ball field area.



Brian Coyle Center Site - Existing Parking Stall Count

Site A/A1 - Existing Parking Stall Count

Site F - Existing Parking Stall Count


Currie Park Site - No Existing Parking Stalls

Existing Parking Conditions
Brian Coyle Site: There are 38 parking stalls and 3 ADA parking stalls for a total of 41 stalls within the bituminous paved parking lot.

Site A/A1: There are 88 parking stalls and 3 ADA parking stalls for a total of 91 stalls within the bituminous paved parking lot.

Site F: There are 171 parking stalls and 5 ADA parking stalls for a total of 176 stalls within the bituminous paved parking lot however this includes 60 parking stalls that are connected to the north parking lot but fall outside of the 1.96 acre site.

Currie Park Site: There are no existing parking stalls on the Currie Park site.

Existing Topography
Brian Coyle Site: The topography across the site generally slopes towards 15th Avenue S. The site is relatively flat with approximately 2-3 feet of grade change from the building to the roadway. Along the north and northeast sides of the site the grade slopes approximately 10 feet to the LRT.

Site A/A1: The site topography slopes from west to east and is generally flat with approximately 4 feet of grade change across the site. Along the north edge of the property the grade slopes approximately 18 feet to the LRT.

Site F: The topography across the site generally slopes towards S 4th Street. The site is relatively flat with approximately 2-3 feet of grade change from the building to the roadway.

Currie Park Site: The topography across the site generally slopes towards 15th Avenue S. The site is relatively flat with approximately 2-3 feet of grade change from the west near the playgrounds to the street.

Minnesota LiDAR Topography

Existing Soil Conditions
All Sites: Existing soil conditions for the three sites is anticipated to be similar and the classification is urban fill based on the Hennepin County Web Soil Survey. Urban fill within this area on adjacent sites has consisted of a pavement section underlain with silty soils and pockets of clay and lean clay. Per the Hennepin County Web Soil Survey the water table is anticipated to be more than 80 inches below grade however there may be perched areas of water due to the clay lenses within the area. The adjacent housing project Five15 on the Park had some cobbles encountered during construction so there may be cobbles and/or debris within these sites. More detailed soil borings and geotechnical investigation and report will be required for the selected site to determine the existing soil conditions, water table, infiltration properties and bearing pressure for the anticipated building loads.

Watermain
There is a 16" watermain located in S 4th Street and 15th Avenue S.

New water connections for domestic and fire suppression would connect to this city line for any of the three sites. Service lines need to connect to the main and extend to the building in a straight line and the city does not allow bends in these connections. Service valves will be required and the water metered within the building per Mechanical.

Sanitary Sewer
There is deep 60" brick sanitary sewer tunnel located in 15th Avenue S that flows to the north and turns to the east at S 4th Street. The tunnel is approximately 15-20 feet deep.

New building services would connect to this tunnel for any of the three sites. Brian Coyle would connect to it within 15th Avenue S and Lot A/A1 and Lot F would connect to it within S 4th Street.

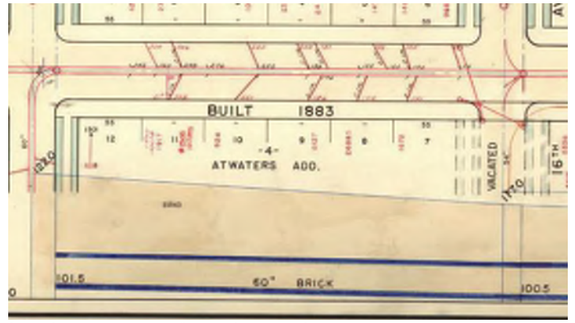
Storm Sewer
Located on the east side of 15th Avenue S there is a 42" RCP storm sewer that is approximately 9 feet deep near S 5th Street and approximately 14 feet deep at S 4th Street. The sewer flows to the north, then turns east within S 4th Street. The 42" RCP sewer connects to a 42" RCP at the intersection of 16th Avenue S which then flows south and connects to a 54" semi-elliptical concrete pipe at the southeast corner of S 4th Street and 16th Avenue S. The 54" semi-elliptical pipe flows east to Cedar Avenue.

New sewer services for each of the proposed sites can connect to the 42" sewer pipe. Brian Coyle and Currie Park would connect to it within 15th Avenue S and Lot A/A1 and Lot F would connect to it within S 4th Street.

The 54" semi-elliptical pipe is located within vacated 16th Avenue S and has sewer connections to it starting at S 6th Street. This sewer runs through the Cedar Riverside Apartment Complex within vacated 16th Avenue S. Depending on the placement of the building and other infrastructure, this could have an impact on Site F.

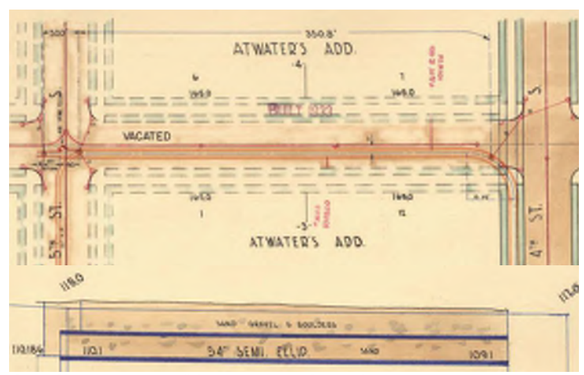
Gas
There is a 3" Centerpoint Energy gas main located in 15th Avenue S and S 4th Street. The existing Brian Coyle Center and Cedar Riverside Apartments/Lot F have service connections from 15th Avenue S and S 4th Street, respectively, which may require relocation if these sites are selected.

New gas services for each of the proposed sites can connect to the 3" main. Brian Coyle would connect to it within 15th Avenue S and Lot A/A1 and Lot F would connect to it within S 4th Street.



City of Minneapolis 60" Brick Sanitary Sewer Tunnel located in 15th Avenue and S 4th Street

Centerpoint Energy Gas Map



City of Minneapolis 54" Semi-Elliptical Storm Sewer located in vacated 16th Avenue S and S 4th Street

Electrical Utilities
There are electrical lines, conduits, light poles, transformers, electrical boxes and other electrical equipment 15th Avenue S and S 4th Street. The existing Brian Coyle Center and Cedar Riverside Apartments/Lot F have service connections from 15th Avenue S and S 4th Street which may require relocation if these sites are selected.

There is an existing electrical ductbank that runs within the vacated S 6th Street along the south edge of the Currie Park site. The placement of the building and any structures on site will need to be setback from these lines.

New services for each property will need to coordinate with Xcel.

Telecommunications
There are multiple communications companies with various cables, lines and pull boxes located within 15th Avenue S and S 4th Street with service connection to the Brian Coyle Center and through Lot F to the apartment buildings. The existing Brian Coyle Center and Cedar Riverside Apartments/Lot F have service connections from 15th Avenue S and S 4th Street which may require relocation if these sites are selected. There are lines routing through Currie Park from S 6th Street to the Brian Coyle site which will need to be relocated for the new building and site. New services for each property will need to coordinate with the appropriate provider.

Stormwater Management Requirements
There currently is no stormwater management for the any of the existing sites. The sites surface drains uncontrolled and untreated to the city storm sewer system.

The City of Minneapolis is the governing unit for onsite stormwater management practices, the Minnesota Pollution Control Agency requirements apply to all projects within the state and the project will be required to meet B3.

Since the project will need to adhere to multiple regulatory requirements, the most stringent requirements within each category shall govern so all agency requirements are met.

The requirements of each regulatory agency are as follows:

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 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.
- The City of Minneapolis is currently modifying their stormwater management requirements for development sites. The above requirements are in affect as of November 2020 but may change when the project design begins. These requirements should be reviewed for updates and/or modifications.

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 standards are as follows:

- 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.

B3 Requirements
The project will need to meet the Minnesota B3 requirements. All projects registered after January 1, 2002 will need to adhere to Version 3.2. B3 Version

Hydrological Soil Groups	Infiltration at Least:	Evapotranspiration at Least:	Onsite Reuse:	Runoff Not to Exceed:	Total Onsite Managed
A Soils: 1.63-0.8 in./hr.	100%	0%	0%	0%	100%
B Soils: 0.45-0.3 in./hr.	50%	40%	5%	5%	95%
C Soils: 0.2 in./hr.	30%	55%	7%	8%	92%
D Soils: 0.006 in./hr.	0%	60%	25%	15%	85%

3.2 Guideline S.2 Site Water Quality and Efficiency 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.

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).

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.

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.

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.

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).

Stormwater Management System Evaluation

To meet the stormwater management requirements various techniques may be implemented on site. The appropriate system needs to consider infiltration of existing soils, existing and proposed underground structures and utilities, depth to bedrock, sources of contamination, setbacks from buildings and property lines, geohydrology of the site, steep slopes or bluffs, maintenance, cost of installation and long-term care and aesthetics and fit for the site while also meeting regulatory requirements. To achieve the requirements and goals for the site it is typical to implement a variety of techniques as many techniques are unable to accommodate the full treatment volume as a standalone system. Due to the number of pedestrians on site space constraints a pond or constructed wetland would not be viable but other feasible techniques are as follows:

- Permeable pavers could be incorporated into pedestrian sidewalks, plazas or some parking stalls within the site. The pavers are underlain by a system of graduated rock and geofabric to form the paver system. The depth of rock is contingent on the drainage area. If the site is not conducive to infiltration a liner and underdrain can be installed below the paver system.
- A green roof may be desirable for the site as an amenity or enhancement of the building. The systems consists of a series of trays or a permeable liner with growing medium and plants and could be an intensive or extensive system depending on the structural design of the roof and overall structure. There would be an underdrain on the system to accommodate heavier rain events that discharge to the roof storm sewer system.
- An infiltration basin or garden can be incorporated into the parking lot or landscape features within the site. The basin/garden consists of a permeable growing medium and is planted with native plants and grasses. The depth of a basin or garden needs to account for the viability of plants and draindown time within 48 hours of a rainfall event. If the site is not conducive to infiltration an underdrain and liner can be installed on the bottom.
- A water reuse system can be utilized to capture stormwater runoff for reuse as irrigation, cooling tower water or toilet flushing. The water reuse system is coupled with a storage system which is most typically an underground tank or pipe gallery. If the onsite soils are not conducive to infiltration a water reuse system may be needed to meet B3 volume requirements.
- An underground pipe gallery can be located under a parking lot or green space or plaza. The gallery consists of rows of pipes with header pipes connecting on each end with the entire system embedded in a stone backfill. The pipe is perforated if the site can infiltrate or unperforated if the site is not conducive to infiltration. There needs to be a minimum of 24.5" of spacing between pipes with compacted rock backfill per the manufacturer for the structural integrity of the pipes.
- A prefabricated water quality treatment manhole could be used in combination with an underground pipe gallery. The pipe gallery has a storm sewer that routes the two-year storm event through the prefabricated water quality treatment manhole. The water quality manhole treats the runoff for total suspended solids and total phosphorus by particulate settlement. Some proprietary water quality treatment manholes are Contech PhosphoSorb, BioClean Kraken or Hydro International Up-flow system. The selected system is dependent on allowable removal rates and testing information provided for modeling the stormwater management systems.

Stormwater Management System Design Approximate Sizing

Given the early stages of design, a conservative estimate using the 100-year rainfall (7.5 inches) was assumed to be stored onsite. The volume of the system will be refined as site parameters are known during the design phase. This approximate volume is used as a starting point and for each site is estimated as follows:

Brian Coyle Site: Assumed site disturbance is 0.50-1.2 acres and the estimated system volume ranges from 10,000-30,000 cubic feet.

Site A/A1: Assumed site disturbance is 0.50-0.84 acre and the estimated system volume ranges from 10,000-22,000 cubic feet.

Site F: Assumed site disturbance is 0.50-1.5 acres and the estimated system volume ranges from 10,000-40,000 cubic feet.

Currie Park Site: Assumed site disturbance is 1.0-1.2 acres and the estimated system volume ranges from 30,000-45,000 cubic feet.

3.C Program Spaces

Community Spaces


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


Teaching Kitchen


Food Shelf


Quiet


Informal Gathering


Large Event/Gathering Space


Maker, Tech, Training Space


Computer Center

Fitness Spaces


Fitness: Individual Exercise & Equip.


Health & Wellness


Group Exercise Studio


Plyometric/cross-fit

Youth Spaces


Child-sitting *(2-hour)*

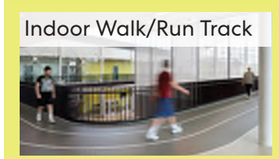

Early Childhood Ed.


Teen Tech. Center


Indoor Play Space

Gymnasium + Indoor Sports Spaces


Standard, 1-court gym


Indoor Walk/Run Track

Aquatics

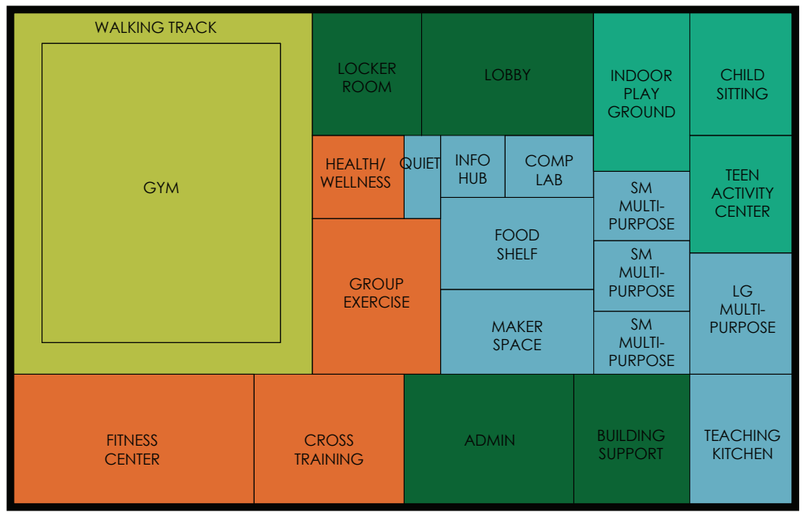

Teaching Pool

Outdoor Spaces (size/scale varies)

Scenario 01 - Community Advisory Committee and Partner Team Approved
Project Program and Site Location

Scenario 01 offers a recreation center with a diverse range of uses and programming to accommodate the growing Cedar-Riverside community. This scenario assumes the lease agreement between MPRB and PUC is renegotiated and the new recreation center is built on Lot A/A1 or Lot F.

NEW RECREATION CENTER



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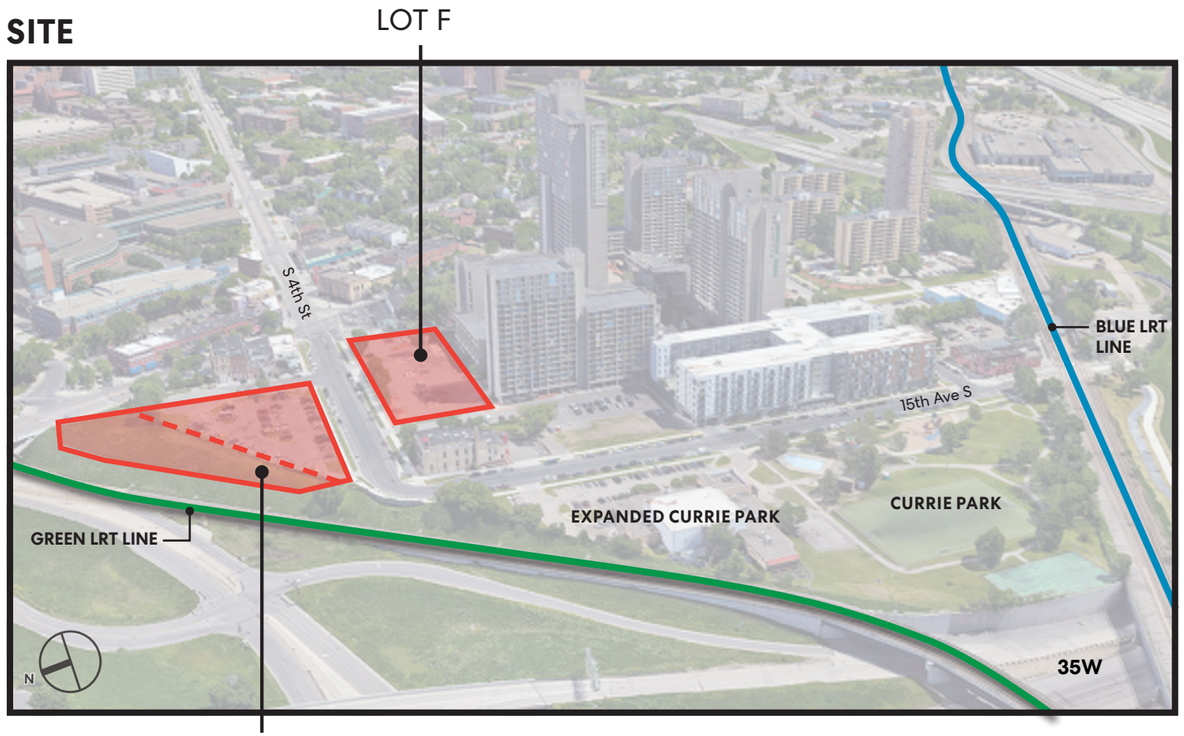
SITE

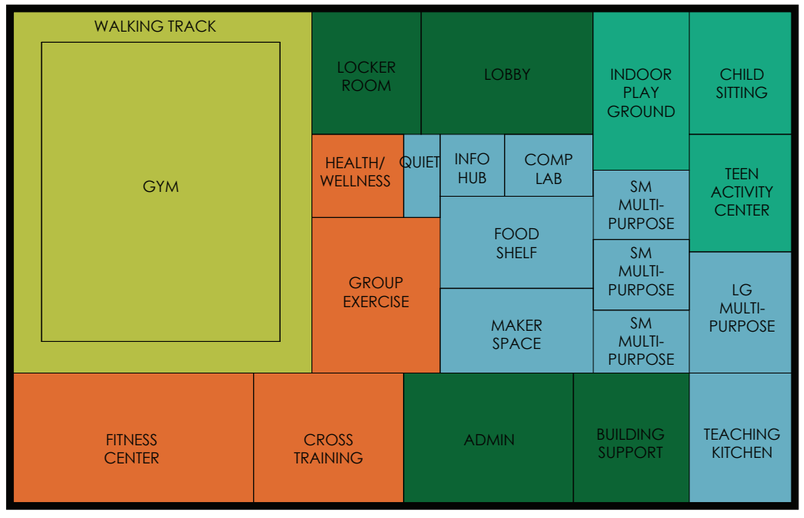


- **Existing lease with Pillsbury United Communities is renegotiated**
- **Brian Coyle Center is demolished, Currie Park is expanded**
- **46,198 GSF new recreation Center on Lot A/A1 or Lot F**
- **Structured parking as part of mixed-use development on site**
- **575-625 people served per day**

Scenario 02
Project Program and Site Location

Scenario 02 offers the same programming illustrated in Scenario 01. This scenario assumes the lease agreement between MPRB and PUC is renegotiated and includes their office/programming space in the new recreation center. The Brian Coyle Center would be demolished and the new building built on the exsiting site.

NEW RECREATION CENTER



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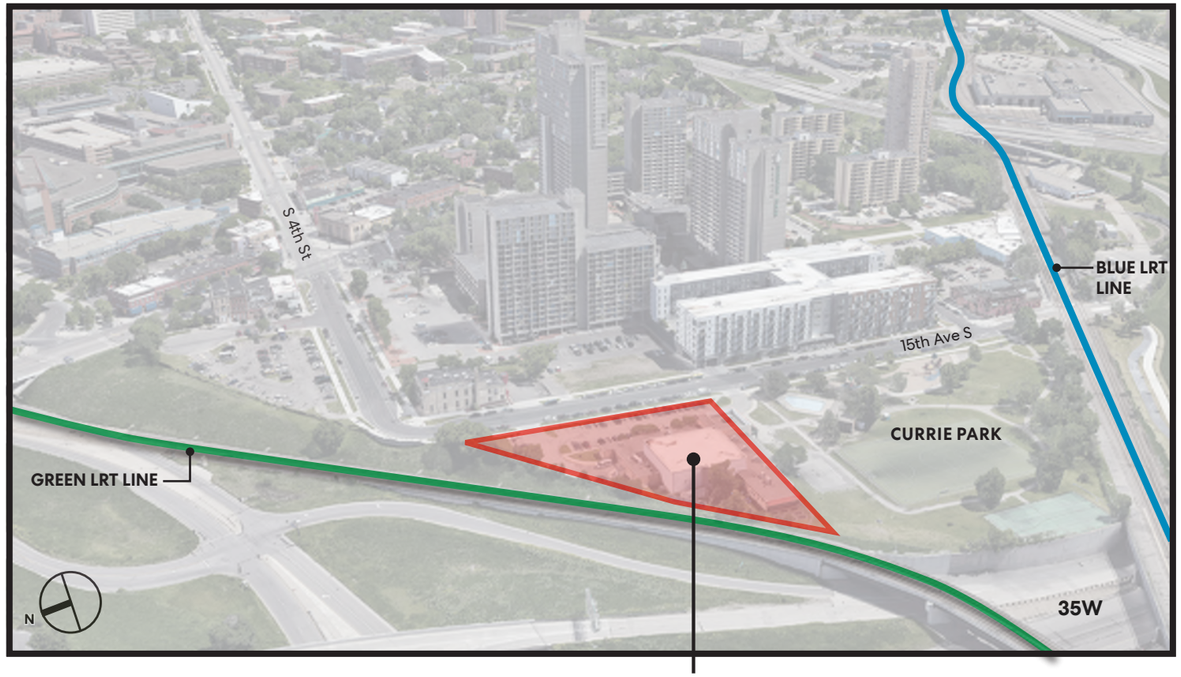
SITE

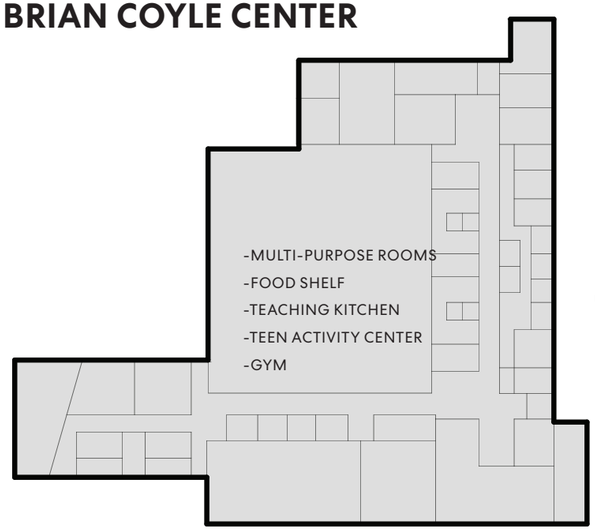


- **Existing lease with Pillsbury United Communities is renegotiated**
- **Brian Coyle Center demolished**
- **46,198 GSF new recreation Center on Brian Coyle Site**
- **Structured parking (80 stalls below grade)**
- **575-625 people served per day**

Scenario 03
Project Program and Site Location

Scenario 04 offers a similar program to Scenario 03 and assumes the existing lease agreement between MPRB and PUC remains in place. The Brian Coyle Center would remain and an addition could be added to accomodate the new recreation prgoram or a new recreation facility that is part of a mixed-use development could be built on Lot A or Lot F.

EXISTING
BRIAN COYLE CENTER



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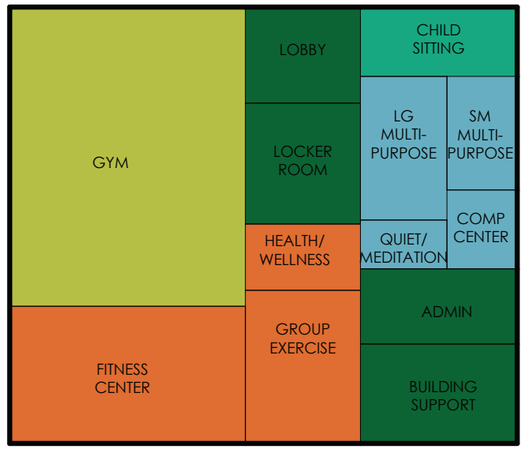
NEW
RECRECATION CENTER



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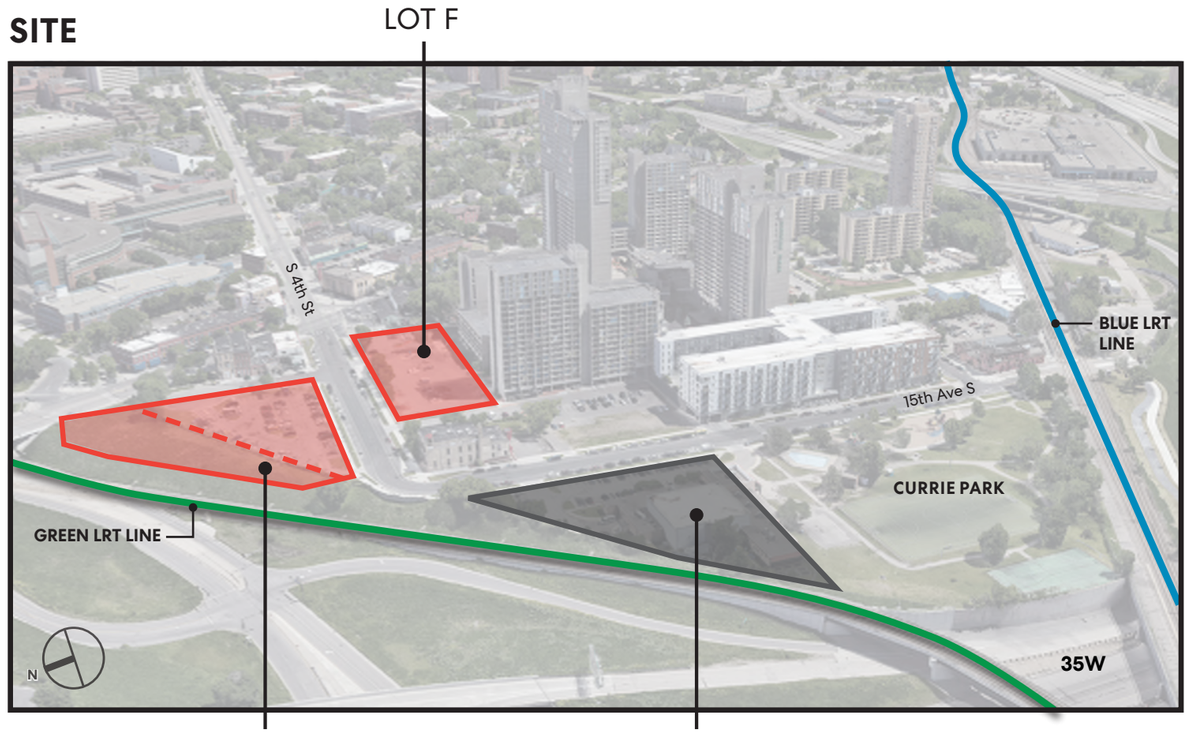
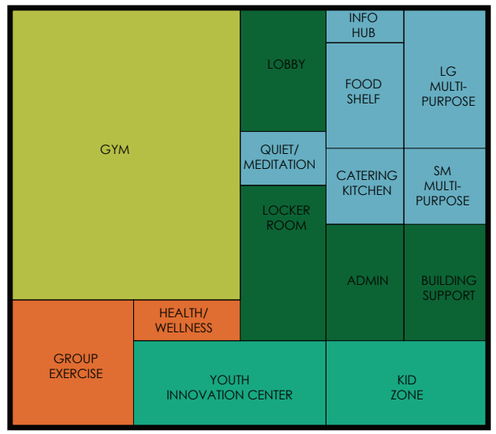


- **Existing lease with Pillsbury United Communities remains**
- **Brian Coyle Center remains**
- **25,740 GSF new recreation center on Lot A/A1 or Lot F**
- **Parking dependent on site**
- **550-600 people served per day**

Scenario 04
Project Program and Site Location

Scenario 03 offers a scaled back program of Scenario 01 and 02. This scenario assumes the lease agreement between MPRB and PUC is renegotiated and includes their office/programming space in the new recreation center. The Brian Coyle Center would be demolished and the new building could be built on the Brian Coyle Center site, Lot A/A1 or Lot F.

NEW RECREATION CENTER



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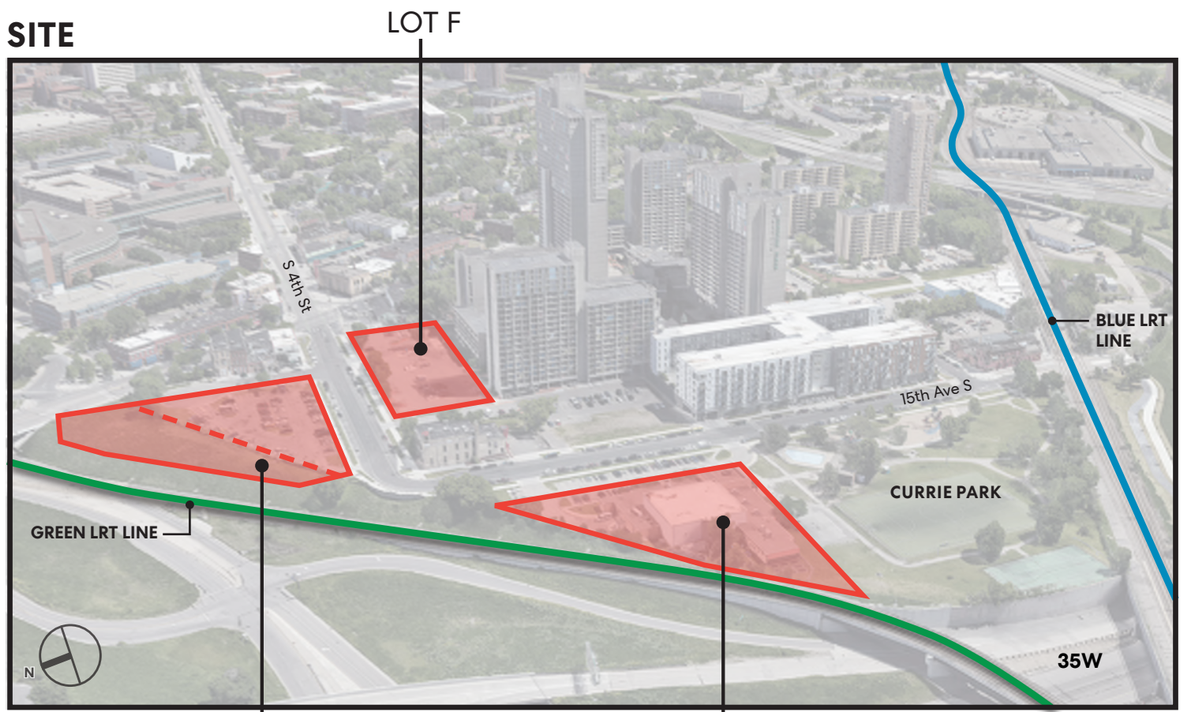
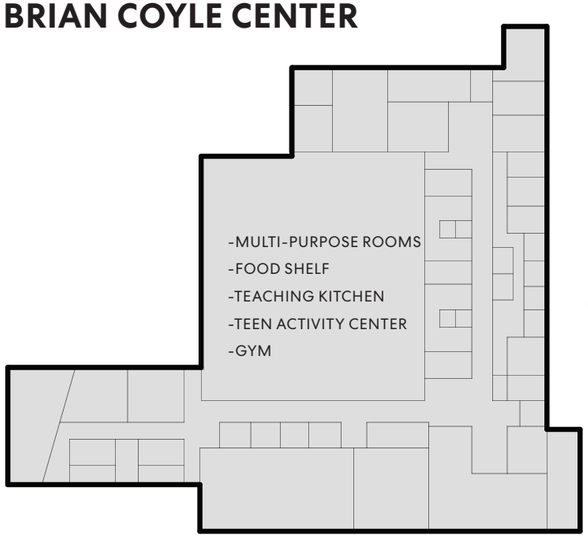


- **Existing lease with Pillsbury United Communities is renegotiated**
- **Brian Coyle Center is demolished**
- **24,538 GSF Recreation Center on Brianc Coyle site, Lot A/A1 or Lot F**
- **Surface Parking (40 stalls)**
- **400 people served per day**

Scenario 05 - Currently Viable
Project Program and Site Location

Scenario 05 offers the same programming illustrated in Scenario 04. Based on the uncertainties and barriers associated with Lot A/A1, Lot F and the Brian Coyle Center site, this scenario proposes the new recreation center inside Currie Park. Currently, this location is the most viable site for a new recreation center in the Cedar Riverside neighborhood. Discussions around alternate site locations will continue in order to limit the impact of a recreation center on Currie Park.

EXISTING
BRIAN COYLE CENTER



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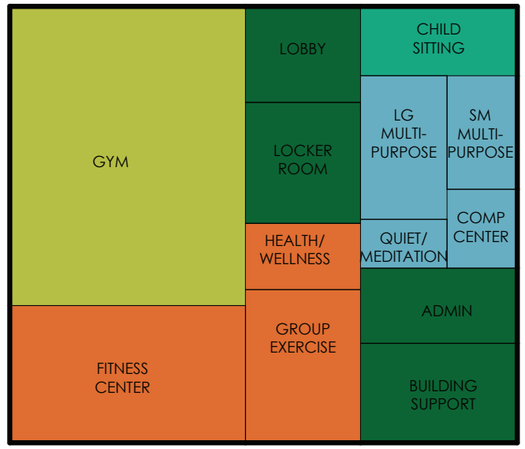
NEW
RECREATION CENTER



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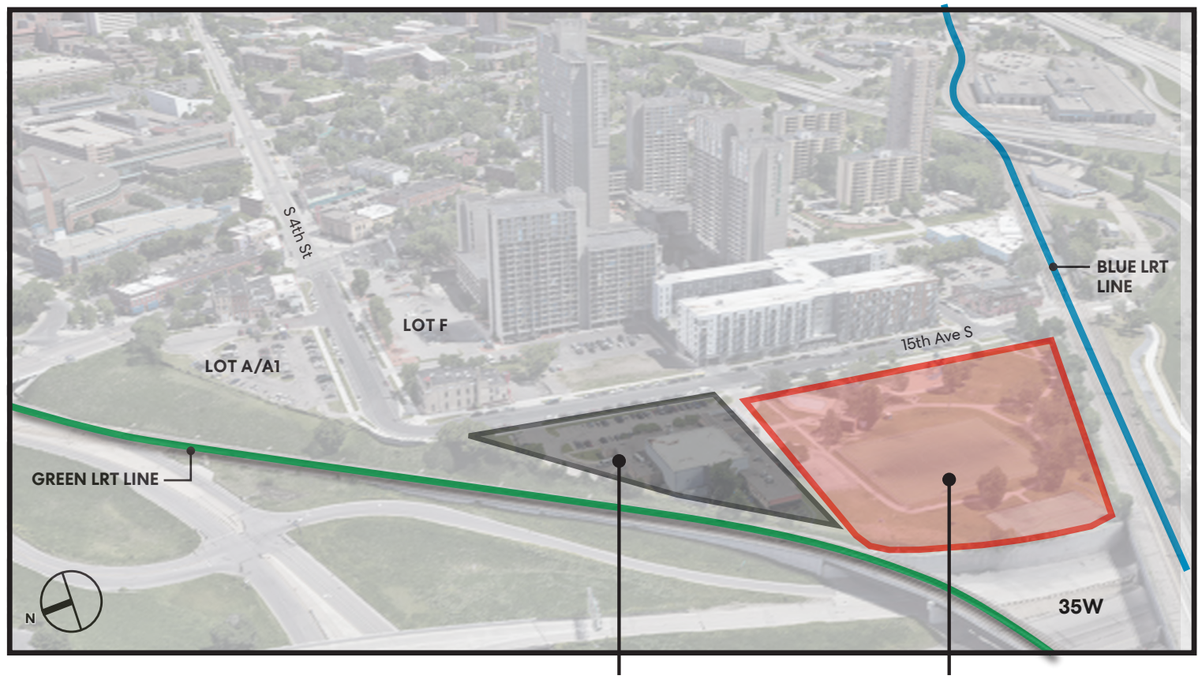
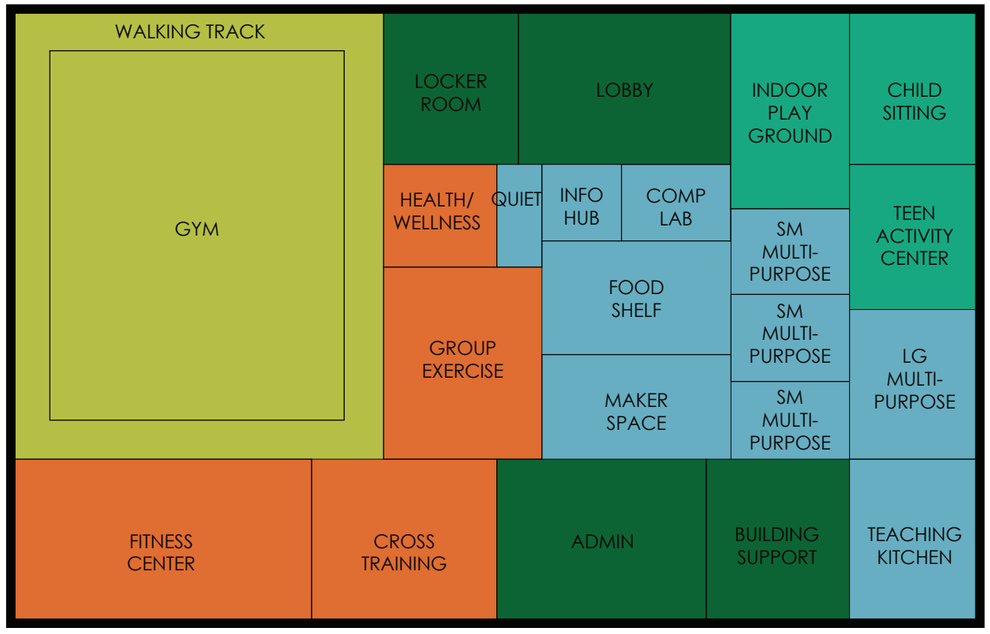


- **Existing lease with Pillsbury United Communities remains**
- **Brian Coyle Center remains**
- **25,740 GSF new recreation center on Currie Park site**
- **No additional parking**
- **550-600 people served per day**

Scenario 01 and 02 Program

NEW RECREATION CENTER

46,198 GSF



Program Spaces

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	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	

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.

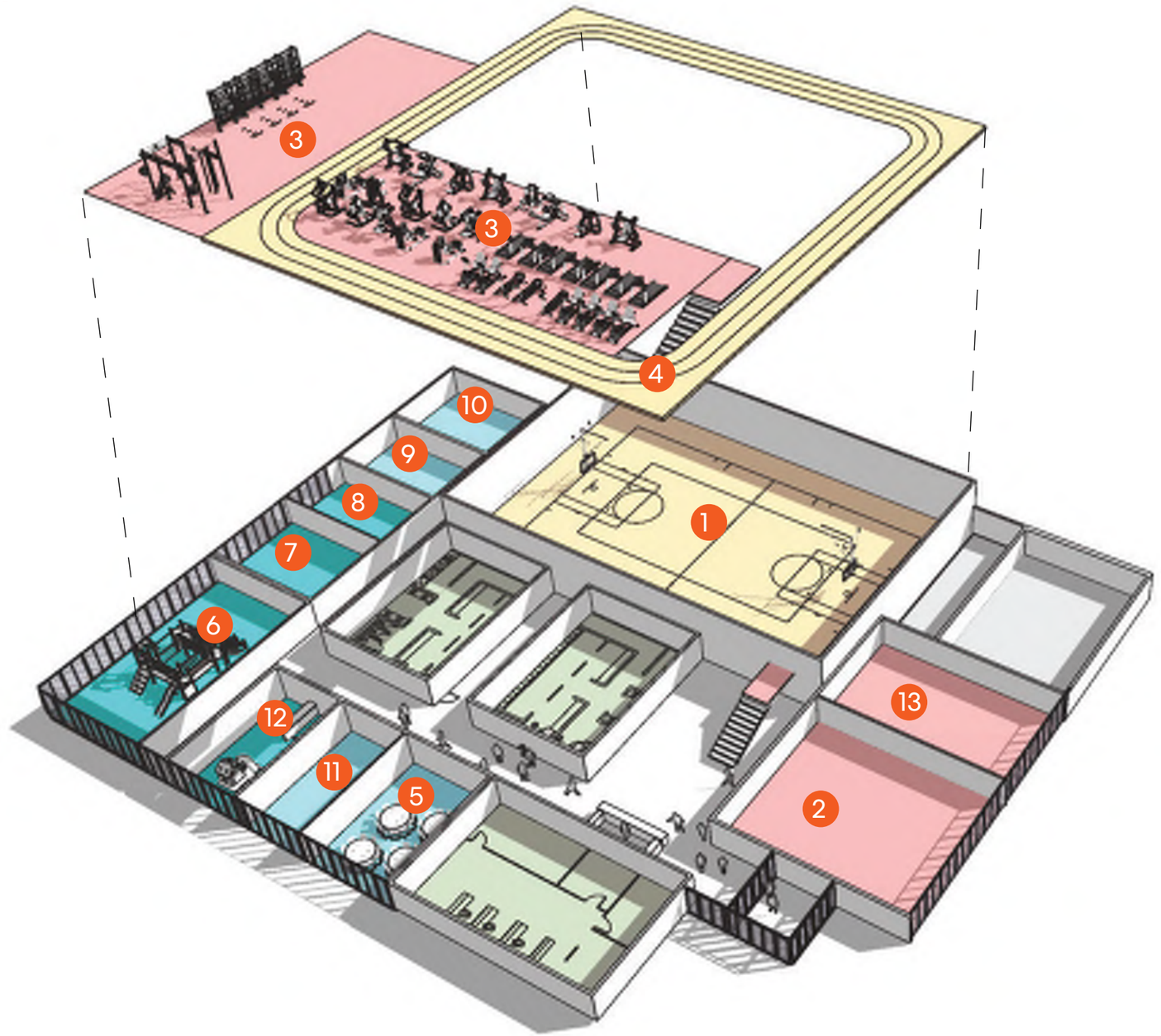
Program Tabulation

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

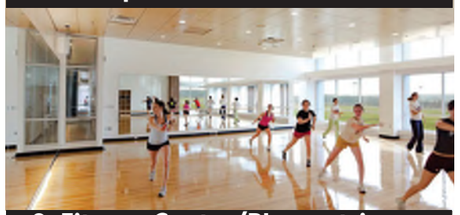
Space	Net Area (SF)	No. of Spaces	GSF
HEALTH & WELLNESS SPACES			
Health and Wellness Suite			
Entry/recertion area	150		
Evaluation/consultation rooms (2)	200		
Small conference/classroom for 10-12	240		
Evaluation Equipment area	300		
Mechanical, walls, structural, etc.	185		
Total Health and Wellness 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

Scenario 01 and 02 Program



1. Gymnasium- 1 court

2. Group Exercise



3. Fitness Center/Plyometric

4. Walking/Jogging Track

5. Meeting Room

6. Indoor Playground

7. Teen Activity Center

8. Maker Space

9. Instructional/Catering Kitchen

10. Food Shelf

11. Computer Lab

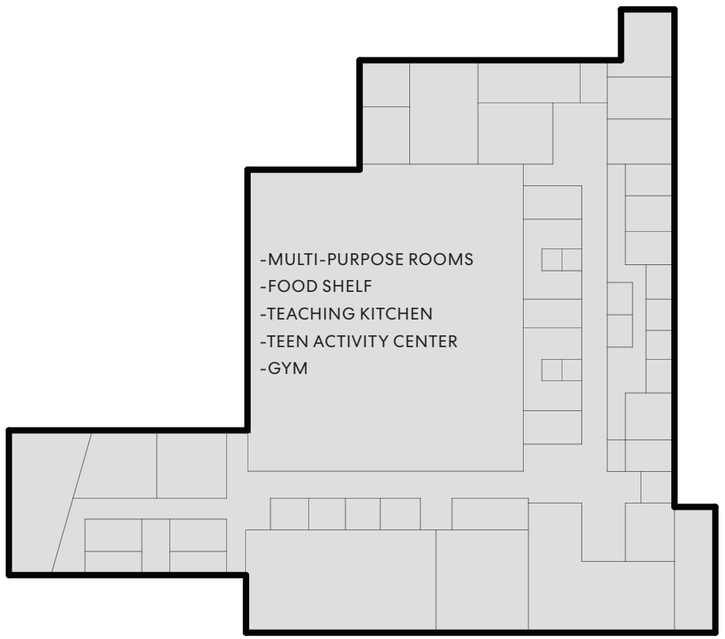
12. Child Sitting

13. Health & Wellness Suite

Scenario 03 and 05 Program

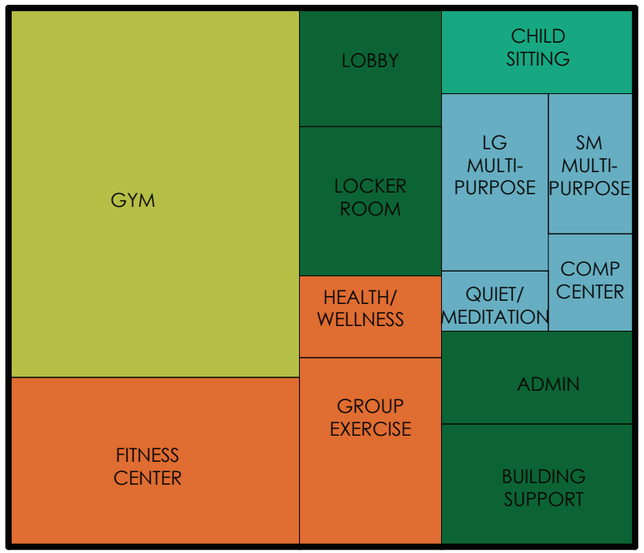
EXISTING
BRIAN COYLE CENTER

21,000 GSF



NEW
RECRATION CENTER

25,740 GSF



Program Spaces

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.

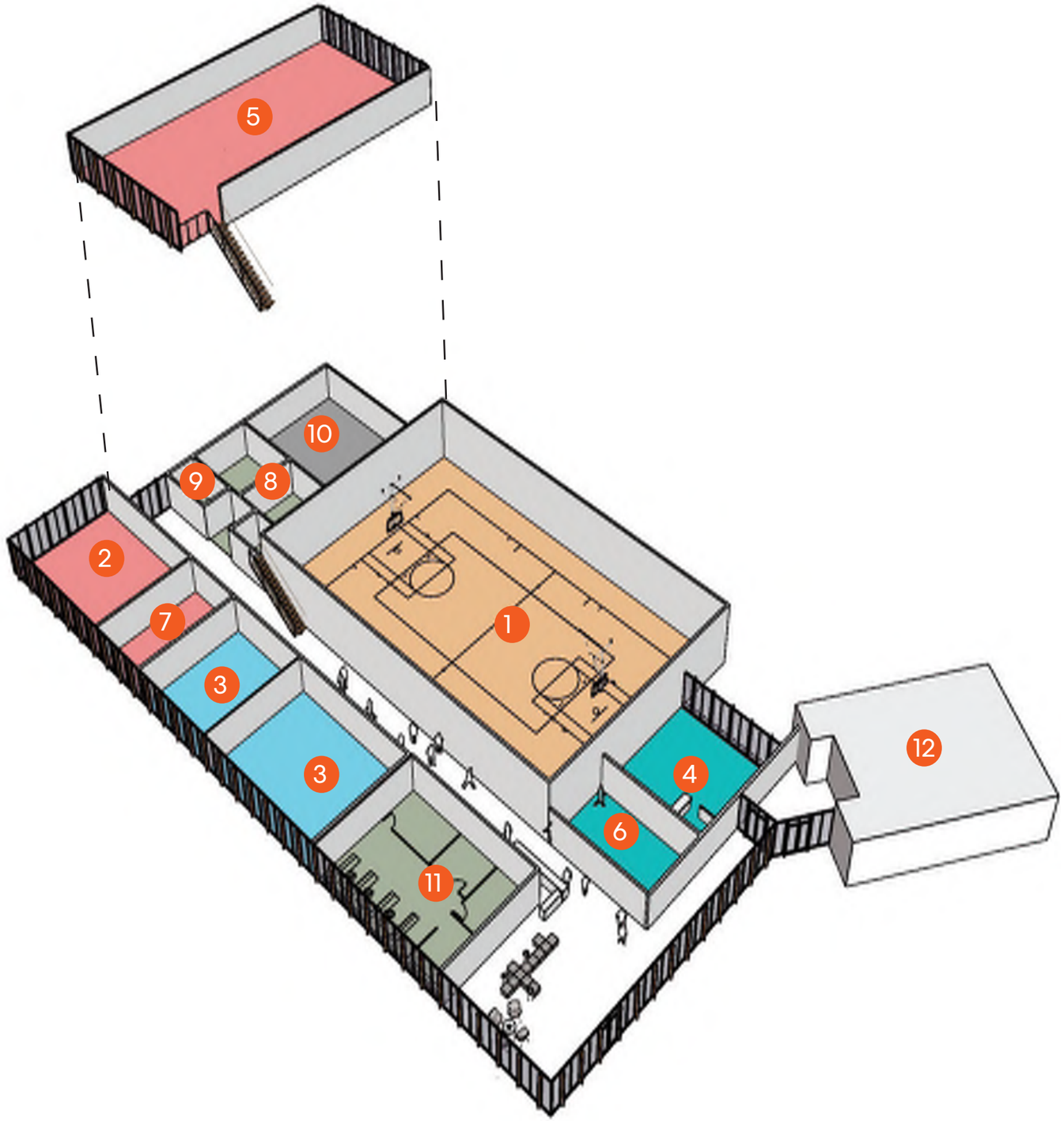
Program Tabulation

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/recertion 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

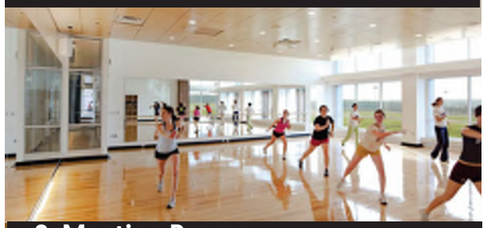
Space	Net Area (SF)	No. of Spaces	GSF
SUPPORT SPACES			
Lobby Spaces (Small)			
Entry hall, lobby, vestibule	600		
Casual activity lounge	150		
Reception, access control desk	75		
Public restrooms	250		
Mechanical, walls, structural, etc.	269		
Total Lobby Spaces	**1,344**	1	1,344
Locker Rooms (Small - 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

Scenario 03 and 05 Program



1. Gymnasium- 1 court

2. Group Exercise



3. Meeting Rooms

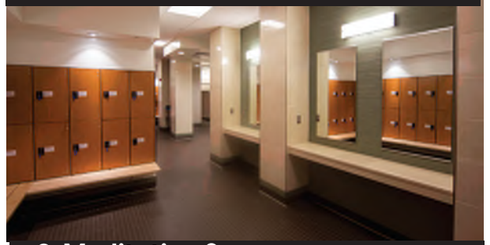
4. Child Sitting

5. Fitness Center

6. Small Computer Lab

7. Health & Wellness Suite

8. Locker Rooms



9. Meditation Space

10. Building Support

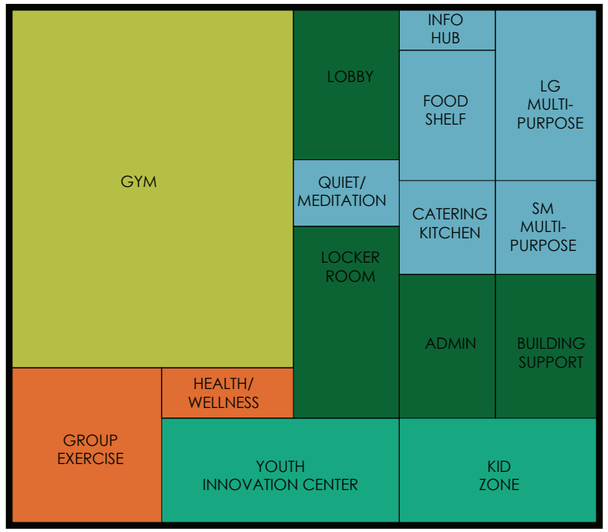
11. Administrative Offices

12. Existing Restroom Building

Scenario 04 Program

NEW RECREATION CENTER

24,538 GSF



Program Spaces

Community Spaces	
Multi-purpose - Small	1
Multi-purpose - Large	1
Information Hub	
Quiet/Meditation Space	
Food Shelf	
Teaching Kitchen (Catering only)	
Maker Space - small	
Computer Center - Small	
Youth Spaces	
Child Sitting	
Youth Innov. Cemter (Teen, Computer, Maker)	
Indoor Playground	
Gymnasium + Indoor Sports Spaces	
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 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	**400**

Notes:
Colored cells indicate spaces included for each Option.
Gray cells indicate spaces included
'S' and 'L' indicate small or large spaces, respectively.

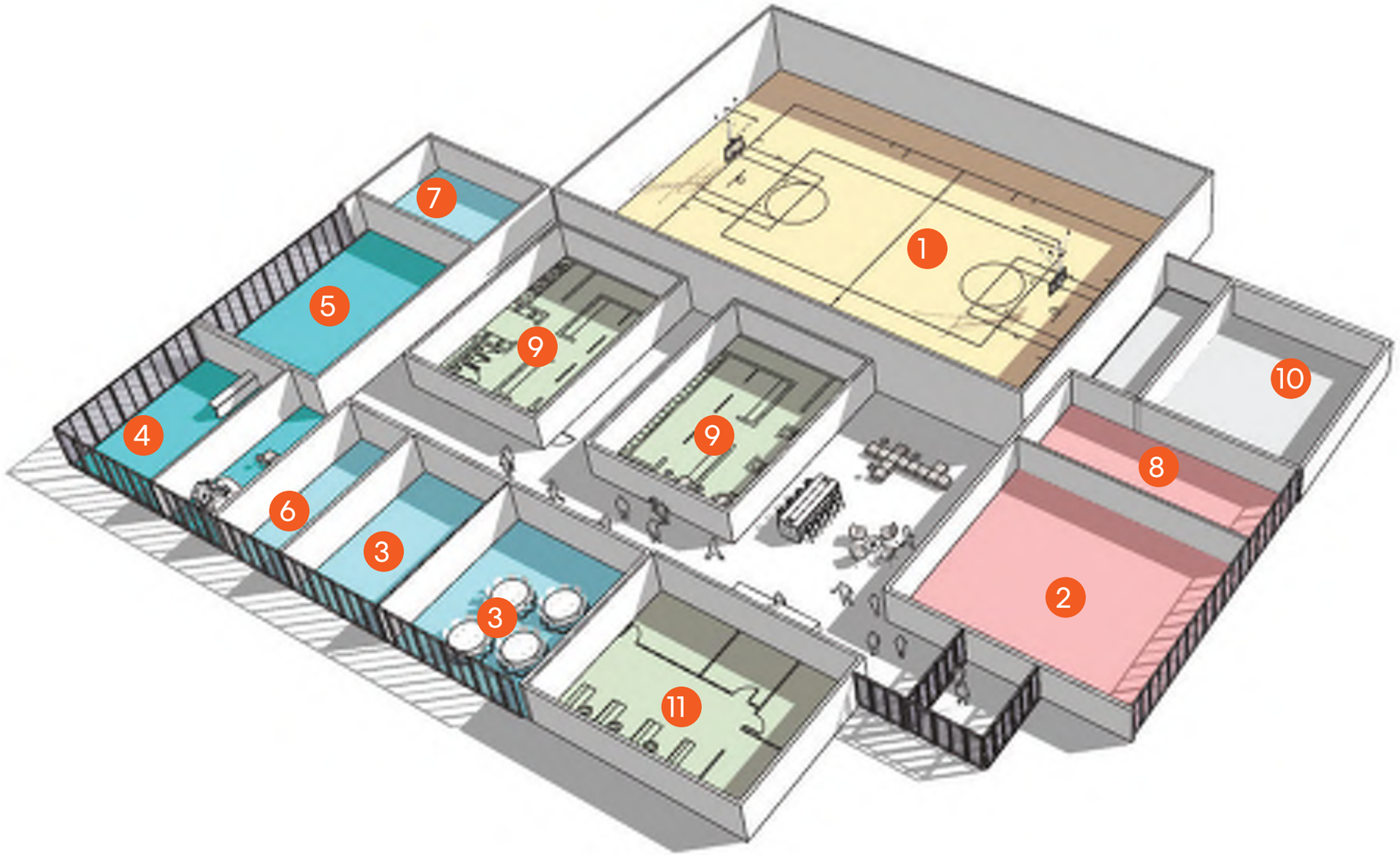
Program Tabulation

Space	Net Area (SF)	No. of Spaces	GSF
COMMUNITY SPACES			
Multipurpose Classroom (Small)			
Multipurpose classroom (30 ppl)	500		
Storage	150		
Mechanical, walls, structural, etc.	163		
Total Multipurpose Classrooms (Small)	**813**	1	813
Multipurpose Classroom (Large)			
Multipurpose classroom (60 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	500		
Demonstration and learning seating area	0		
Kitchen equipment allowance			
Storage	100		
Mechanical, walls, structural, etc.	25		
Total Kitchen	**625**	1	625

Space	Net Area (SF)	No. of Spaces	GSF
YOUTH SPACES			
Child Sitting / Kid Zone			
Child Sitting Activity Space (16 children)	720		
Youth Restroom	40		
Play area / Lounge	300		
Storage	150		
Mechanical, walls, structural, etc.	303		
Total Child Sitting	**1,513**	1	1,513
Youth Innovation Center			
Multi-purpose Activity, game, lounge space	600		
Computer Center / digital resources	400		
Maker / vocational area	500		
Storage	200		
Mechanical, walls, structural, etc.	425		
Total Teen Activity Center	**2,125**	1	2,125
GYMNASIUM + INDOOR SPORTS SPACE			
Multi-Activity Gymnasium (1 court)			
Gymnasium (1- 50 ft. x 84 ft.)	6,732		
Gymnasium storage (shared with main gym)			
Mechanical, walls, structural, etc.	1,683		
Total Gymnasium	**8,415**	1	8,415
FITNESS SPACES			
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	1,800
Health and Wellness Suite			
Entry/recertion area	150		
Evaluation/consultation rooms (2)	200		
Small conference/classroom for 10-12	240		
Evaluation Equipment area	300		
Mechanical, walls, structural, etc.	185		
Total Plyometric Fitness	**925**	1	500

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 and aquatic locker room - men	400		
Fitness and aquatic 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
			24,538

Scenario 04 Program



1. Gymnasium- 1 court

2. Group Exercise

3. Meeting Rooms

4. Child Sitting

5. Youth Innovation Center

6. Catering Kitchen

7. Food Shelf

8. Health & Wellness Suite

9. Locker Rooms

10. Building Support

11. Administrative Offices

3.C Participatory Programming Methodology

Community Engagement Process

The Minneapolis Park and Recreation Board (MPRB) understands that engaging and involving the public is critical to the success of future park and recreational facilities, programs, and services. They have implemented a Community Engagement Policy that calls for agency-wide community engagement for a range of project types.

The plan identifies neighborhood groups and community organizations as project stakeholders and the type of outreach and engagement offered to these stakeholders for project participation. This included attending neighborhood meetings, sending out surveys and hosting focus groups.

In addition, the MPRB organized a Community Advisory Committee (CAC) for the project. The CAC was selected by the MPRB Board of Commissioners as well as a selection committee comprised of MPRB staff and project partners - Pillsbury United Communities, Augsburg College, Fairview and the YMCA.

Community Advisory Committee (CAC)
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.

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 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 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.

Community Advisory Committee (CAC) 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 (virtual meeting)
CAC Mtg. 6	October 27, 2020	CAC Predesign Recommendation (outdoor, in-person, drop-in, open house)

CAC 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

3.D 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 neighborhood's renewal.

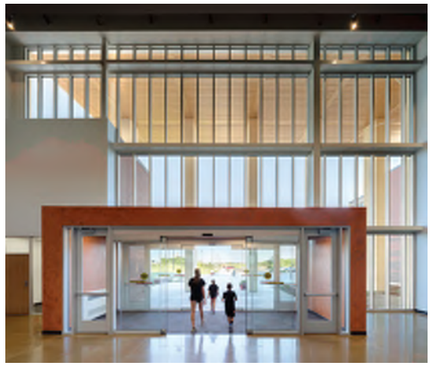
The Mount Pleasant Centre is a precedent-setting sustainable building for the City of Vancouver, and although a LEED Silver status was mandated, a LEED-NC Gold certification was achieved. One of the first exercises undertaken by Perkins+Will was a one-day seminar for the entire project team and client 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 CO_2 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.

3.E Sustainability, Energy Conservation and Carbon Emissions

Successful design is based upon a holistic approach that is in harmony with the environment, the occupants, and those charged with operating and maintaining our buildings. Sustainable architecture does not require lavish budgets or elaborate equipment. It does require clear thinking, careful planning, patient research and a design that will realize the maximum benefit with the available resources. Mechanical systems that are reliable and maintainable, materials that are durable and stand the test of time avoiding the landfill, and spaces that are full of daylight and free of VOC's all contribute to "real" sustainability. By balancing costs, reusing resources, simplifying methods when possible, working with nature, and investing in technology wherever appropriate, we strive for each project to positively influence the built environment and remain true to our client's aspirations and the project's purpose, context, and materials. Integrated design is absolutely necessary to achieve true sustainability.

The Cedar-Riverside Recreation Center will meet all applicable State of Minnesota B3 sustainable guidelines and the SB 2030 Energy Standards.

Using the SB 2030 Energy Standard Tool, the baseline Energy Use Intensity (EUI) is 204 kBtu/sf/yr and the SB 2030 target is 61 kBtu/sf/yr for this project (Scenario 01).

The following summary identifies sustainable strategies that will be explored and developed during the design phase of the project.

Location and transportation
- The Cedar-Riverside neighborhood falls within a population density that will meet the requirement for surrounding density and diversity of uses.
- The site also has access to quality public transportation.
- The site will be provided with bicycle parking and change rooms as well as charging stalls for vehicles and a reduced parking footprint.

Sustainable Sites
- The site will contain protected open space in the location of Currie Park.
- The site will follow dark sky requirements to meet the provisions of reduced light pollution.

Water Efficiency
With the high use of change rooms, kitchen and other water intensive uses at the recreation center, water conservation should be a design priority.

- The building should be outfitted with reduced flow and automatic fixtures to achieve indoor and outdoor water use reduction.

Energy and Atmosphere
Recreation facilities function much different than most buildings. They exhibit very sporadic use, accommodate active and passive users, and are designed to converts quickly from one use to another. For this reason, the most valuable sustainable strategies for energy savings focus on control of systems and adaptability.

Additionally, because recreation centers have large assembly spaces with active users, mechanical design and calculation are occupant load driven rather than envelope driven. This effects the focus of energy reduction strategies, favoring energy efficiency over investment in super insulation and high performance glazing.

It is expected that this facility should achieve 20-25% energy reduction from non-renewable design measures. As noted, these measures focus on modulating energy use including
- Demand control ventilation
- Direct Digital Controls
- Variable frequency drive pumps and fans
- Heat Recovery in large assembly spaces
- Automatic dimming LED lights for daylight harvesting.
- High efficiency boilers and/or hot water heaters.

The center could achieve upwards of 50-60% savings, or even net-zero, by employing renewable systems.

Photovoltaic Energy Analysis:
Utilizing the B3 Guideline E.2 - Appendix E-2a2 – Levelized Cost of Energy Calculator, the total cost per KWH to provide an on-site renewable photovoltaic energy system is estimated to be $0.131 while the total cost per KWH for Utility delivered energy is estimated to be $0.134. As a result, providing an on-site renewable photovoltaic energy system for this building is likely cost effective. The current plan for the building is to utilize a flat roof covering approximately 26,000 square feet which should allow ample room for a photovoltaic array producing

over 2% of the buildings anticipated energy usage.

During the formal design phase a solar/photovoltaic Assessment will need to be conducted to determine the overall potential on-site renewable photovoltaic system energy production, to determine accurate total system pricing, and to confirm the cost/ benefit feasibility of providing an on-site renewable photovoltaic energy system. In addition, “Made in Minnesota” photovoltaic energy systems should also be pursued to provide 40 KW of the overall photovoltaic array capacity. A battery storage system associated with a photovoltaic array is not anticipated to be part of the building electrical program.

Geothermal Energy Analysis:
Because of site limitations it appears that a Geothermal well field is not feasible. Also, unless the owner is willing to eliminate any utility redundancy, the maximum benefit of geothermal energy is not achieved.

Solar-Thermal Energy Analysis:
Based on the typical payback period of this system and the high first cost, this system does not appear to be feasible as part of the design. Solar hot water preheat systems are far more effective on recreation centers that contain large pools requiring constant heated water.

Other renewable sources that could be considered, but are likely not cost/payback feasible include
- Wind turbine power
- Micro-Turbine power
- Transpired thermal heat collectors

Green power certificates and carbon offset are other ways to demonstrate a lower carbon footprint, but do little to reduce the total energy use of the building itself and are more of a department-wide decision.

Materials and Resources

Recreation centers are heavily used public facilities that must stand the test of time. Consequently, material choices must not only consider recycled content or imbibed energy, but also longevity, durability and maintenance. Material choices need to be both functional, sustainable and low-emitting.

The building life-cycle impact will be considered on material choices including low-VOC content, recycled content, recyclability, and local/regional sourcing. Specialized materials such as resilient rubber and maple sport flooring will meet the same requirements.

Indoor Environmental Quality

People visit recreation centers to be healthier and expect an indoor environment that is healthy, pleasant and comfortable. There should be a priority on indoor environmental quality, but specifically in the following areas:
- Low-emitting material choices
- Thermal comfort and controllability of systems
- Ample daylighting and quality lighting
- Quality views from most occupied spaces
- Access to outdoor areas

Appendix E-2a: Levelized Cost of Energy Calculator, Pre-design Phase - PV

B3 Guidelines - Version 3.1

KEY: Blue highlighted areas show constants or outputs calculated by the spreadsheet; Yellow highlighted areas show required inputs

Renewable Energy Cost		
Service Life of Equipment (Years)	25	*Default 25 years*
Required Yearly Energy Production (kWh)	40,000	*(should be >/= 2% of total building energy use)*
Lifetime Production (MWh)	1,000	*Calculated*
Total Installation Cost	$120,000	*Calculated*
Installation Cost per MWh (over lifetime)	$120	*Default value = $120*
Financing Costs per MWh (over lifetime)	$0	*Usually $0 for state bonded projects*
Fuel Costs per MWh (over lifetime)	$0	*Usually $0 for renewable project*
Maintenance Costs per MWh (over lifetime)	$11.40	*Default value $11.40 from EIA Annual Energy Outlook 2015*
Total Cost/kWh	**$0.131**	

Utility-delivered Energy Cost		
Cost of kWh	$0.080	*Yearly average price from the utility*
Fees, Demand Charges and Surcharges/kWh	$0.030	
Cost of Carbon/kWh	$0.024	*Based on carbon pricing of $37/metric ton of carbon*
Total Cost/kWh	**$0.134**	

Results		
Technology is likely cost effective (yes or no)	Yes	*B3 requirement is to install renewable energy, if cost effective*

Appendix E-2a: Levelized Cost of Energy Calculator, Pre-design Phase - SHW

B3 Guidelines - Version 3.0

KEY: Blue highlighted areas show constants or outputs calculated by the spreadsheet; Yellow highlighted areas show required inputs

Backup/Auxiliary System Energy Cost		
Enter energy cost for auxiliary water heating system	$0.60	*natural gas ($/therm)*
(costs should be the yearly average price from utility)		*propane ($/gallon)*
(costs should include all surcharges, delivery charges, etc)	$0.11	*electric ($/kWh)*

Renewable Energy Cost		
Service Life of Equipment (Years)	20	*Default 20 years*
Required Yearly Heat (MMBtu)	109.0	*(should be >/= 2% of total building energy use)*
Lifetime Heat Requirement (MMBtu)	2,180	*MMBtu (calculated)*
Total Installation Cost	$74,120	*include design, equipment and installation cost*
Installation Cost per MMBtu (over lifetime)	$34.00	*Calculated*
Financing Costs per MMBtu (over lifetime)	$0	*Usually $0 for state bonded projects*
Fuel Costs per MMBtu (over lifetime)	$2.26	*Calculated assuming pump energy use equal to 7% of collected energy*
Maintenance Costs per MMBtu (over lifetime)	$12.30	*Default value $12.30 from EIA Annual Energy Outlook 2015*
Total Cost/kBtu	**$0.049**	

Utility-delivered Energy Cost		
Water heater combustion efficiency	100%	*80% = standard efficiency, 90% = high efficiency (condensing), 100% = electric resitance*
Cost per MMBtu of Heat Produced	$6.00	*Calculated from C8, C9, or C10*
Cost of Carbon per MMBtu of Heat Produced	$1.98	*Based on carbon pricing of $37/metric ton of carbon*
Total Cost/kBtu	**$0.0080**	

Results		
Technology is likely cost effective (yes or no)	No	*B3 requirement is to install renewable energy, if cost effective*

3.F Operations and Maintenance

Operational Considerations

The proposed recreation center will be designed to meet operational goals typical of municipal recreational uses. Areas where people are gathering, recreating, learning, and serving carry certain operational requirements to be successful, including:

Single Point of Control

The entry to the facility will provide a staff managed single point of control by way of a main reception desk. This allows for any monetary transactions, and for staff to make contact with everyone entering the building.

Staff administrative areas

Unlike tradition public buildings, the role of staff includes not only office administration, but also management of sport and recreation programs. Activities may include:

- Checking out equipment
- Scheduling classes and events
- Setting up activities in the gym and group exercise spaces
- Managing rentals of the assembly spaces, the kitchen and other special uses.

The administrative areas will be designed to support these staff activities and give staff the tools and resources to carry them out seamlessly.

Cultural Considerations

The demographics of the Cedar Riverside community include cultural patterns that will require some separation of male and female activities. The staff will need to manage this requirement by:

- scheduling activities sensitive to gender separation
- Converting some spaces with operable partitions or dividers to allow for simultaneous use
- Setting up certain programs and classrooms spaces to provide multiple activity zones.

Locker and changing Areas

People recreating will take advantage of public change rooms with restroom and shower facilities. To better serve a multi-generational patrons, family unisex change rooms have been included in the program for young children with parents, LGBTQ patrons that don't identify with the strict nature of fender specific locker rooms, and people with physical or mental challenges that need individual changing and showering areas.

Maintenance Considerations

By the nature of recreation activities, recreation center facilities suffer more wear and tear than many other municipal facilities. For this reason, the buildings are designed and maintained with longevity in mind. These areas of consideration include:

Durable material choices

For activity spaces such as the gymnasium, exercise spaces and in some cases meeting and gathering spaces, the material choices need to meet requirements for function and durability including:

- Flooring that is easily maintained and resistant to wear/damage will be included including resilient wood, resilient rubber sport flooring, polished/colored concrete.
- Walls should be more durable that drywall, including sealed and/or painted concrete block, tile, impact resistant panels or other ways to resist rear in activity spaces.
- Furnishings, equipment and hardware that are heavy-duty grade to stand the test of time.

Maintenance Areas

The resources provided to maintenance staff can be evidenced in the long-term condition of a recreation facility. Buildings that lack adequate custodial and maintenance areas and resources will show wear and lack of cleanliness. Measures that will help support good maintenance practices include:

- Ample storage for all types of equipment and furnishings. This includes equipment for sport, fitness and recreation, meetings and rentals, classes and arts and craft programs, catering kitchen and other food related areas.
- Loading, staging and repair functions need to be considered.
- A small shop area in the maintenance area will allow on-site repair of furnishings and equipment.
- A central custodial area for storage of special cleaning supplies and equipment. Smaller satellite areas for more specific maintenance requirements along with floor sink basins and adequate drains to perform proper cleaning.
- Some storage for outdoor area maintenance should also be included in the service zone.

3.G Project Procurement and Delivery

This predesign study assumes the project will be constructed using a design-bid-build delivery method. The design and construction documentation for the building will be prepared by an outside consultant hired by the Minneapolis Park and Recreation Beard. Upon completion and acceptance of the contract documents, the MPRB will advertise for construction bids. Construction contracts will be awarded to the lowest responsive and responsible bidder that meets MPRB requirements.

The City of Minneapolis and the Minneapolis Park and Recreation Board (MPRB) policy is to provide equal opportunities to all businesses, with an effort to redress discrimination in the City's marketplace and in public contracting against Minority-owned business enterprises (MBEs) and Women-owned business enterprises (WBEs). This is accomplished through the Small and Underutilized Business Program ("SUBP") as detailed in the Minneapolis Code of Ordinances Chapter 423. The SUBP applies to any construction, service, or purchase contract over $175,000. SUBP goals are set on projects based on the project scope, subcontracting opportunities, and availability of eligible MBEs/WBEs.

3.H Quality Control Plan

Quality control measures will be established to meet client, contractual, and regulatory requirements for the project. This plan would inlcude interdisciplinary finalization, integration, and coordination of assemblies, equipment, systems and materials including BIM clash detection to provide alignment throughout the contract documents.

A building commissioning agent has been hired by the MPRB as a third party to ensure the building systems are verified, performance testing is complete and operating systems are functioning as designed.

Applicable codes are current based on the date of this predesign study. These references will be updated to later editions as required based on the start date of the project.

Building Code
2018 International Building Code (IBC)
2020 Minnesota State Building Code

Accessibility Standards
2018 International Building Code, Chapter 11
2020 Minnesota Accessibility Code
2009 ICC/ANSI 117.1 (with MN Amendments)

Mechanical Code
2020 Minnesota Mechanical and Fuel Gas Code
2015 Minnesota Plumbing Code
2020 Minnesota Fire Code

Electrical Code
Minnesota Electrical Code

Energy Code
2020 Minnesota Energy Code
Minnesota B3 Guidelines Version 3.1
2012 International Energy Conservation Code
ASHRAE 90.1 - 2019

Appendix 3A - Space Needs Inventory Program

1.01 Gymnasium-Single Court

Program Area: 6,000 NSF

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

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

09 Adjacency and Functional Diagram

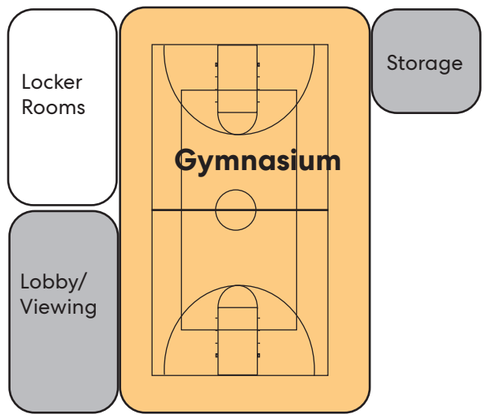
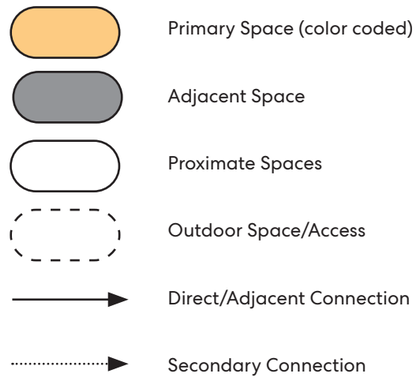


Diagram Key



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 (4)
- Volleyball standards/nets (1)
- Badminton standards (1)
- Scoreboards (1)
- 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

1.02 Gymnasium-Two-Court

Program Area: 11,000 NSF

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

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

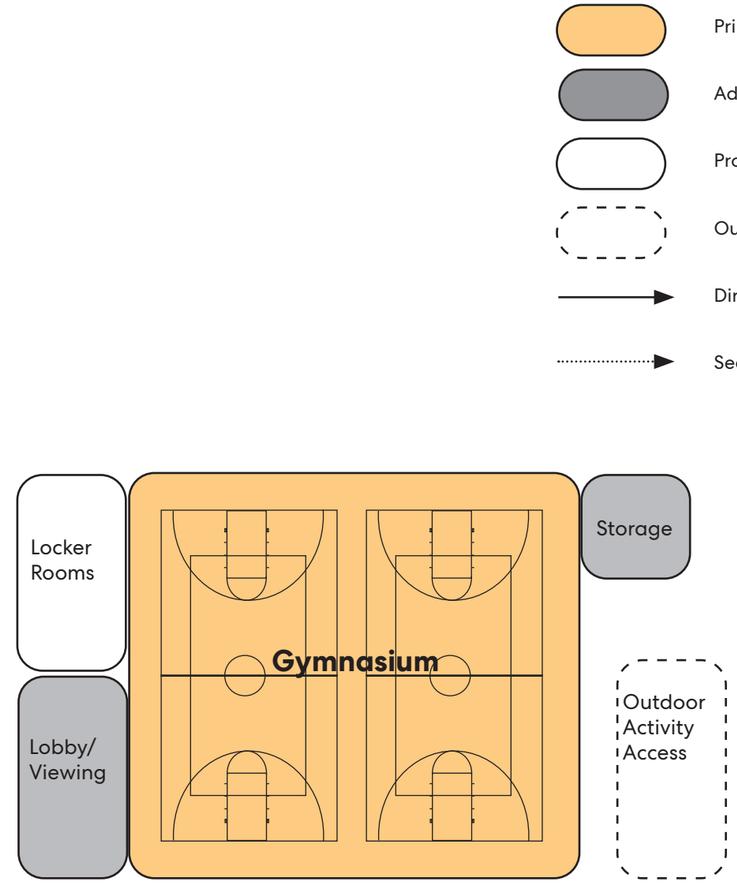
07 Spatial Description

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

09 Adjacency and Functional Diagram



10 Precedent Images

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.

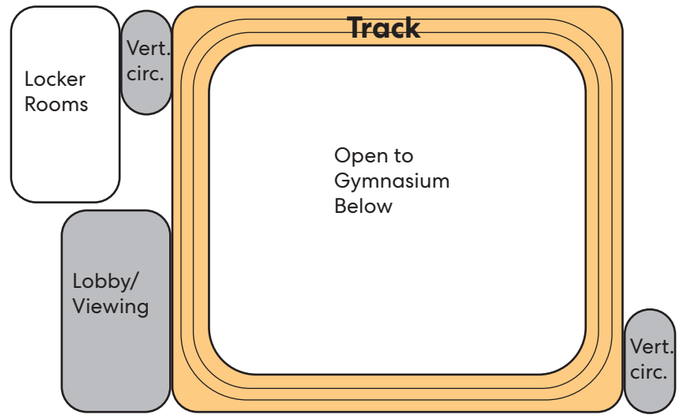
The track should be 3 lanes or 36" width to allow joggers to pass walkers.

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

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

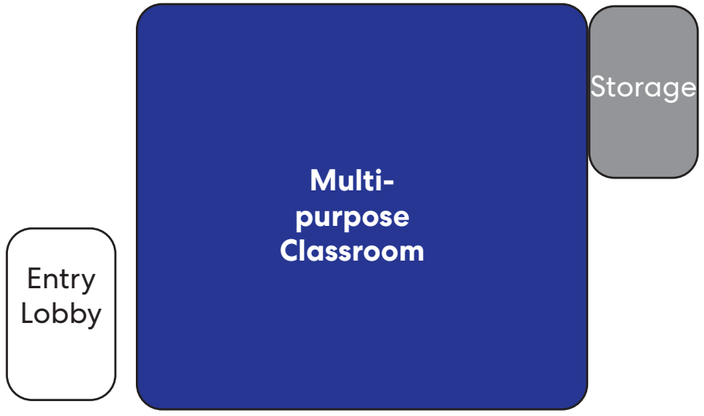
- Primary Space (color coded)
- Adjacent Space
- Proximate Spaces
- Outdoor Space/Access
- Direct/Adjacent Connection
- Secondary Connection

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

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:

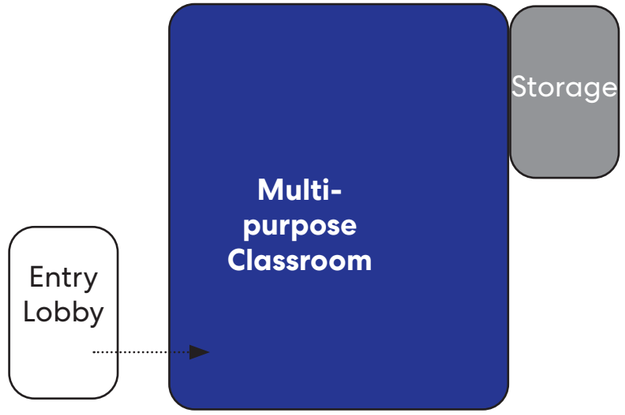
- Should seat 30-35 people in meeting format
- Meetings with moveable chairs and tables
- Classes with tables and chairs
- Ability to show presentations
- Ample storage for a variety of equipment

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

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

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
- Rangetop 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

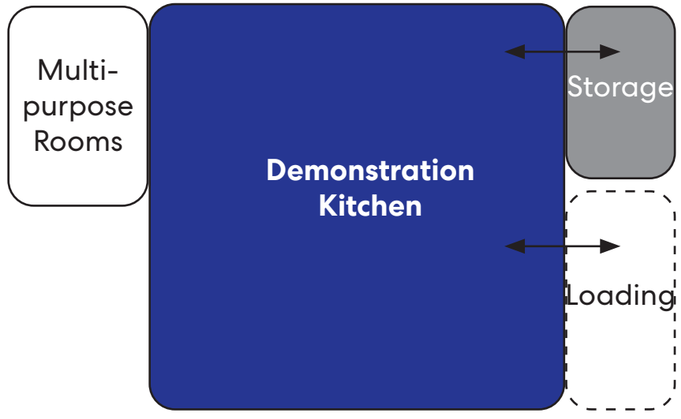
08 Occupancy Requirements:

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

09 Adjacency and Functional Diagram

Diagram Key

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



10 Representative Images



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

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

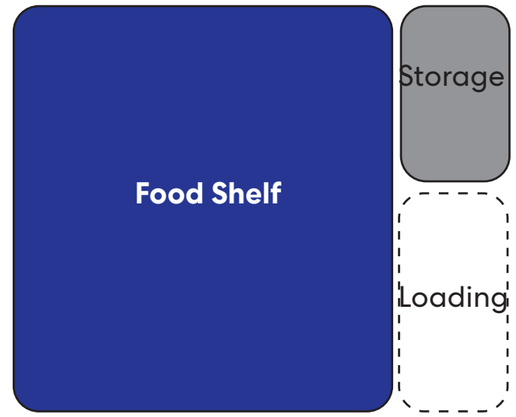
08 Occupancy Requirements:

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

09 Adjacency and Functional Diagram

Diagram Key

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



10 Representative Images

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.

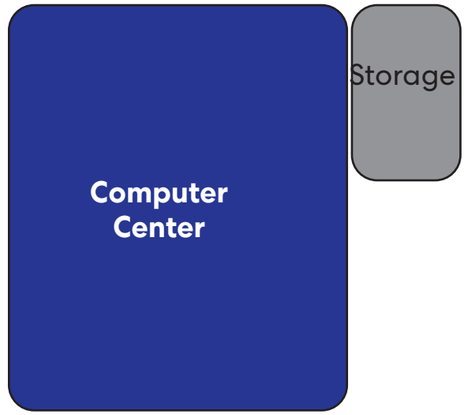
02 Functional Requirements / Adjacencies
Describe the specific functional requirements of the space such as:

- 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

2.06 Maker Space

Program Area: 1063 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, programing, robotics, and other types of invention. Also can be use for enrichment classes and vocational training.

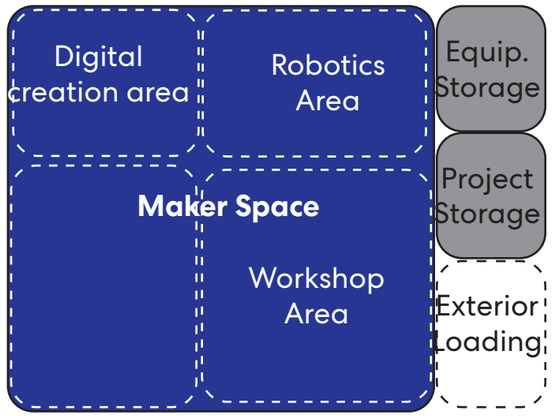
02 Functional Requirements / Adjacencies

- 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

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.

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

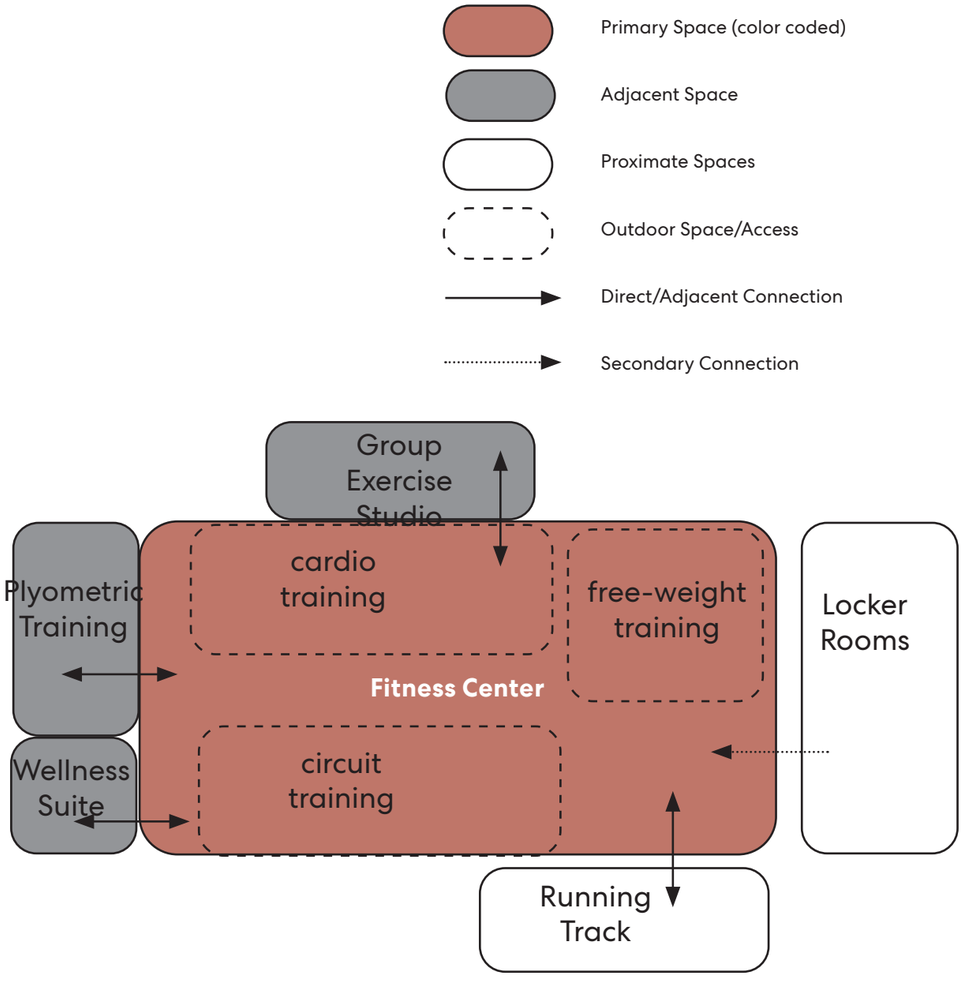
07 Spatial Description

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

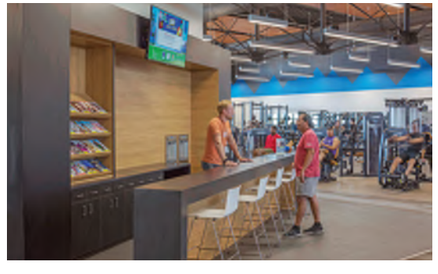
08 Occupancy Requirements:

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

09 Adjacency and Functional Diagram



10 Representative Images



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

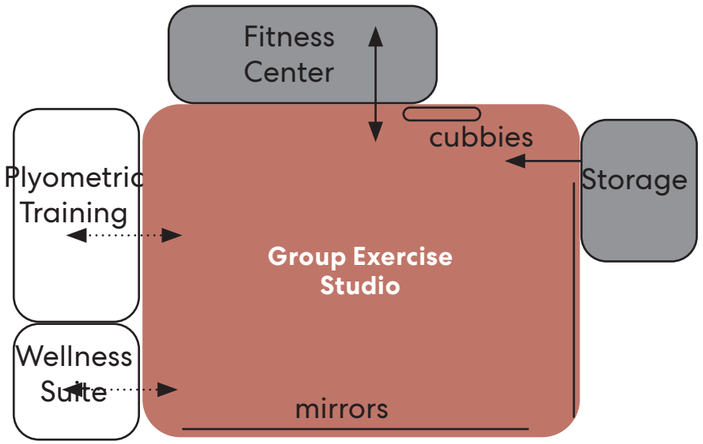
Primary Space (color coded)
Adjacent Space
Proximate Spaces
Outdoor Space/Access
Direct/Adjacent Connection
Secondary Connection

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

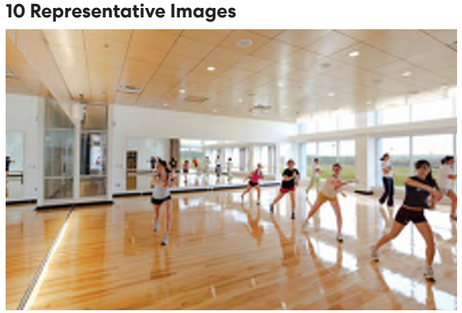
07 Spatial Description

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



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

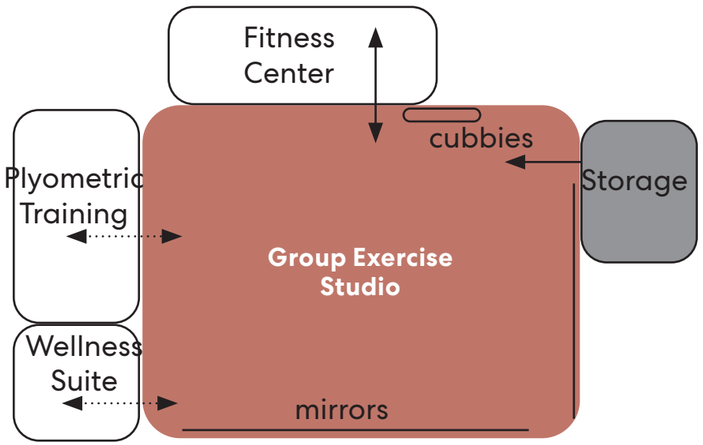
- Should accommodate 30-35 people for exercise class
- Access to running track should be nearby
- Adjacent to the fitness center and wellness suite
- Ample storage for a variety of fitness equipment
- Views and access to outdoor fitness space is a positive

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

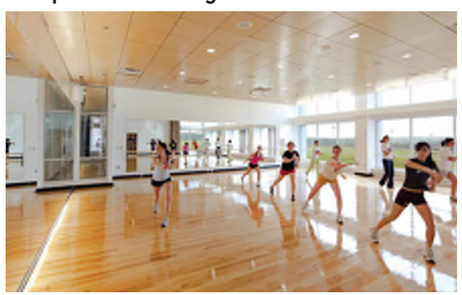
07 Spatial Description

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



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.

03 Finishes:

Flooring:	Resilient rubber sports flooring in fitness assessment areas, carpe n 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 evaluation. 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

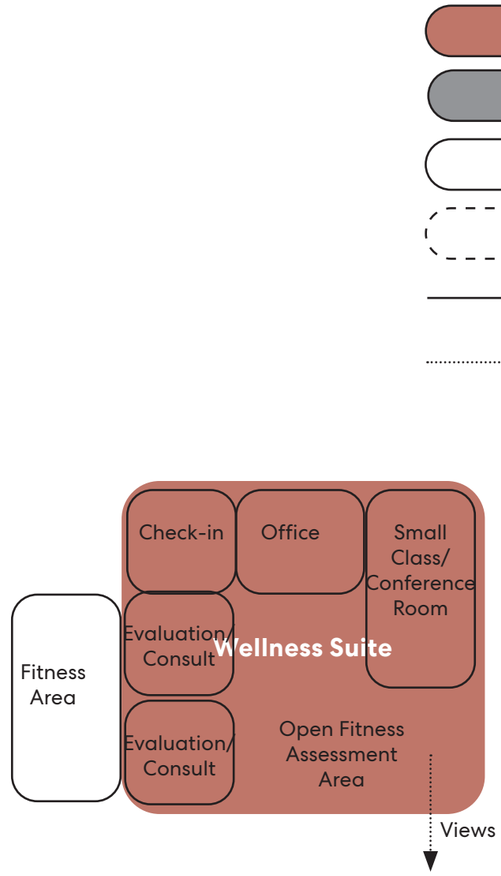
07 Spatial Description

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)

09 Adjacency and Functional Diagram



10 Representative Images

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.

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

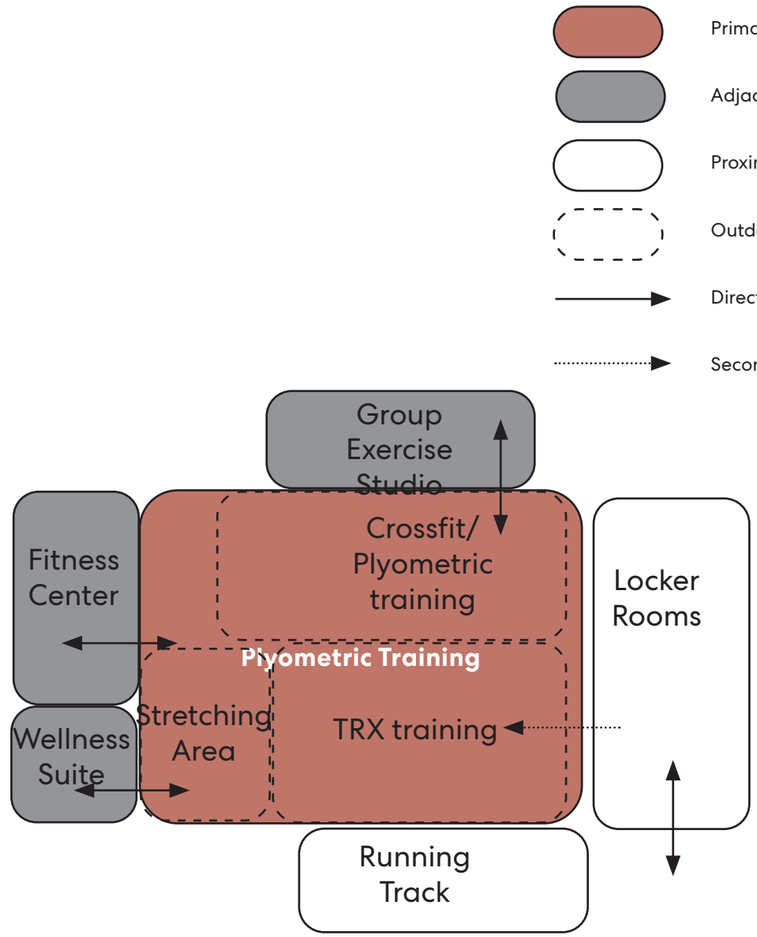
07 Spatial Description

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)

09 Adjacency and Functional Diagram



10 Representative Images



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 form 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:

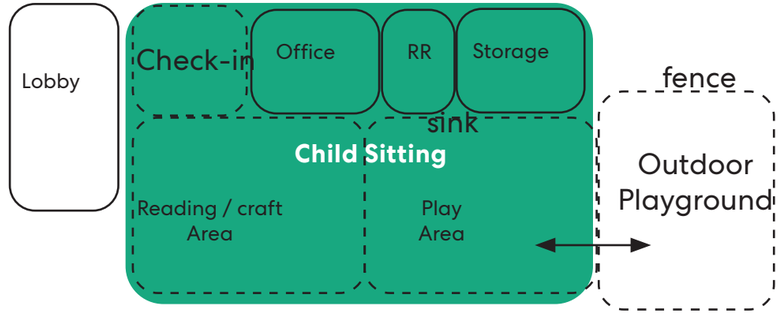
- Bookshelves
- Toys and play equipment
- Sink and disposal
- Dishwasher
- Television monitor
- Child sized tables and chairs with storage carts

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

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.

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

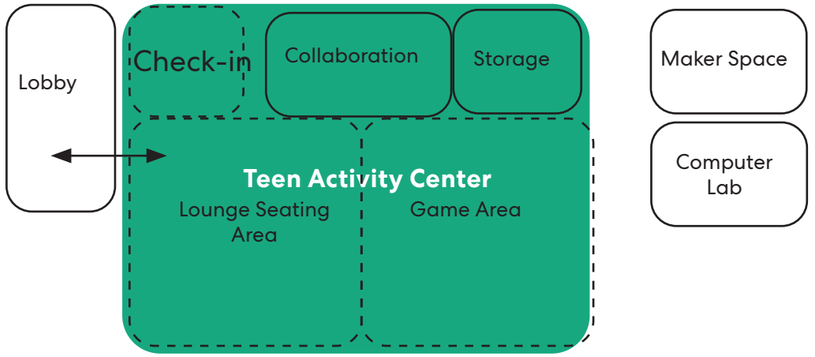
08 Occupancy Requirements:

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

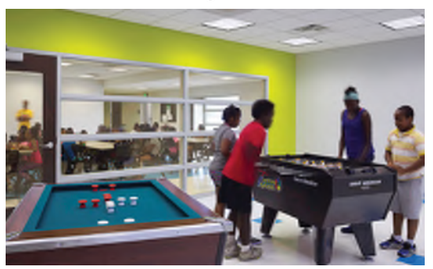
09 Adjacency and Functional Diagram

Diagram Key

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



10 Representative Images



4.03 Indoor Playground

Program Area: 1,625 NSF

Category: Community/Enrichment
Location: Cedar Riverside West

01 Description and Uses

Indoor play are 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
Other:	Type/Requirements

04 Equipment / Fixture Requirements:

- Playground equipment
- Soft seating
- Sanitizing liquid dispenser

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

1.01 Entry Lobby

Program Area: Varies

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

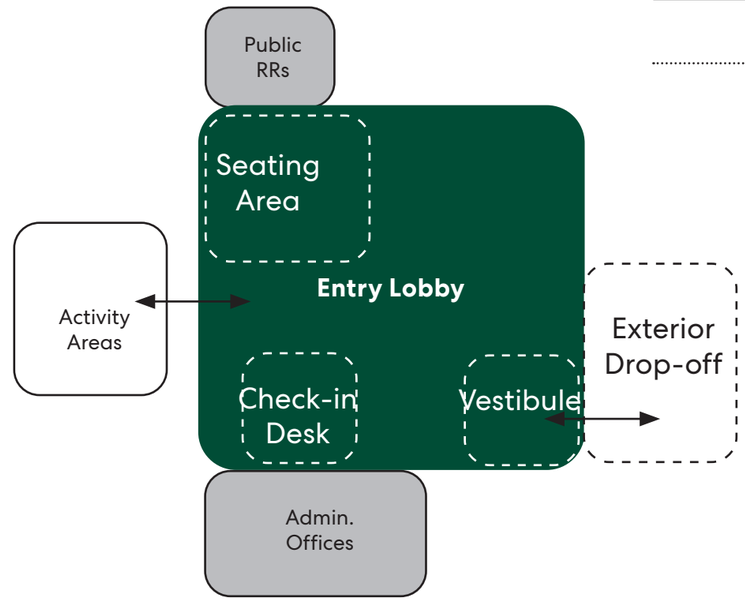
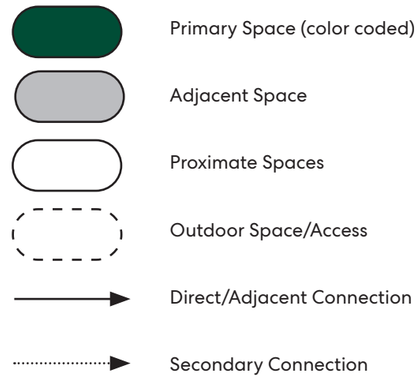


Diagram Key



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

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)

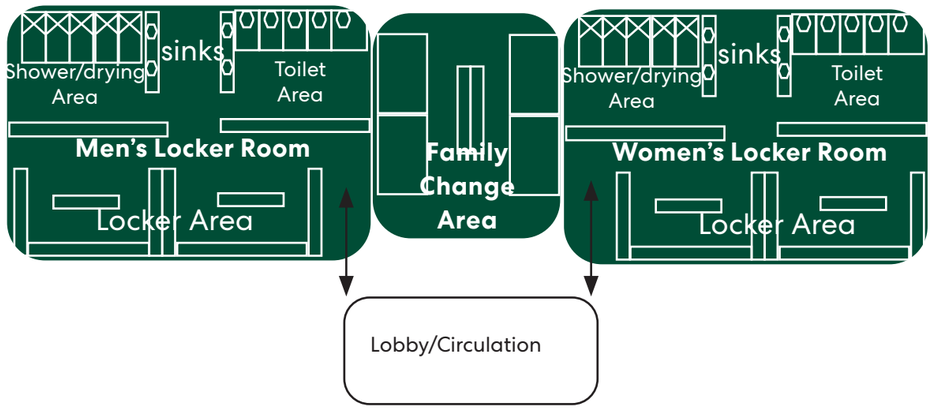
Adjacent Space

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

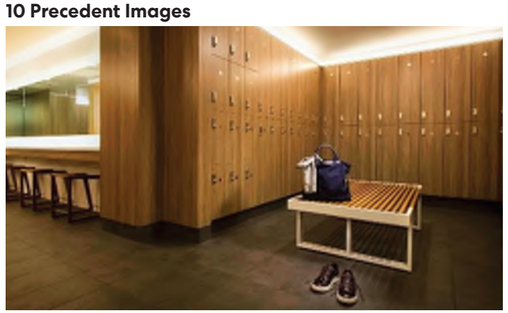
07 Spatial Description

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



1.03 Administrative Offices

Program Area: 2,181 NSF

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

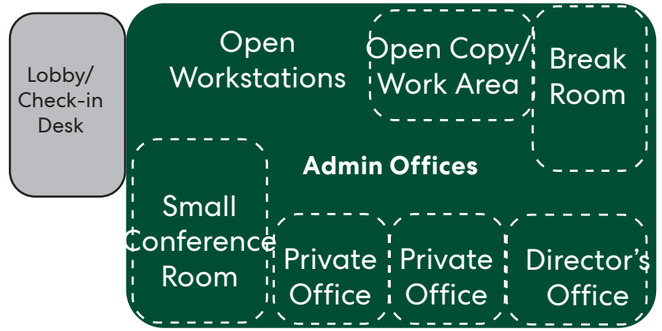
Primary Space (color coded)
Adjacent Space
Proximate Spaces
Outdoor Space/Access
Direct/Adjacent Connection
Secondary Connection

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

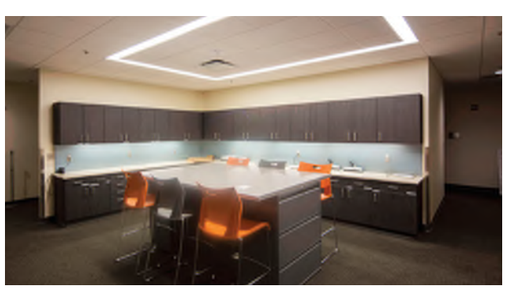
07 Spatial Description

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



1.04 Building Support

Program Area: 1,973 NSF

Category: Recreational
Location: Cedar Riverside West

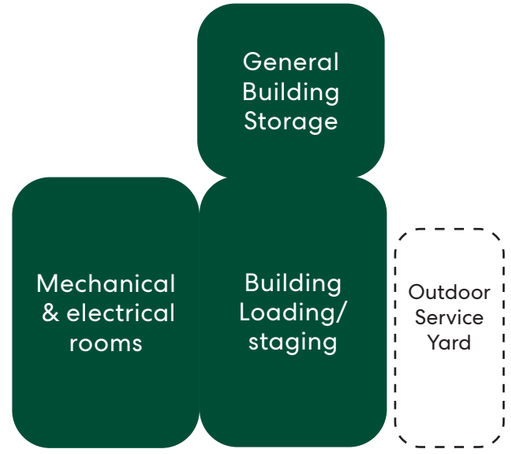
01 Description and Uses
Building support areas including loading area, general building storage, maintenance and mechanical rooms

02 Functional Requirements / Adjacencies
Adjacent to outdoor loading area
Inconspicuous location away from main activity 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:	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 equipment (riding floor scrubber, extractor, cleaning equipment
- 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

Appendix 3B - Programming Methodology with Participatory Design

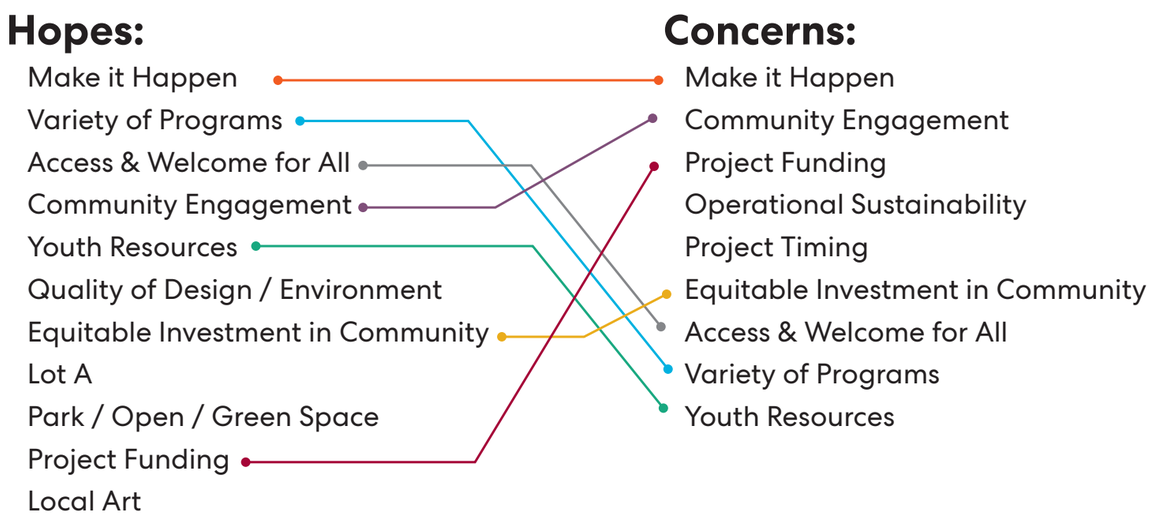
Community Advisory Committee Meeting #1

The first Community Advisory Committee meeting included the following:

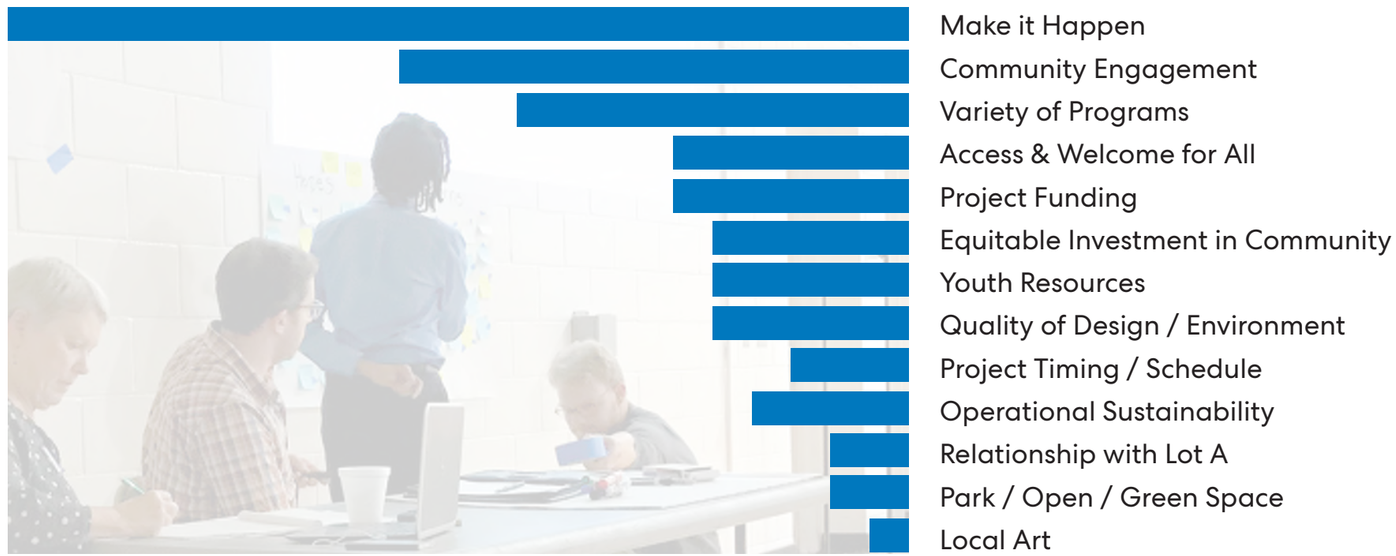
- Welcome & Introductions
- Project Overview
- Predesign Overview
- MPRB 101
- Racial Equity 101
- Public Comments
- Wrap Up & Next Steps

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.



Hopes & Concerns Combined and Ranked by Instance



Community Advisory Committee Meeting #2

“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.

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
- Wrap up and Next Steps

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:

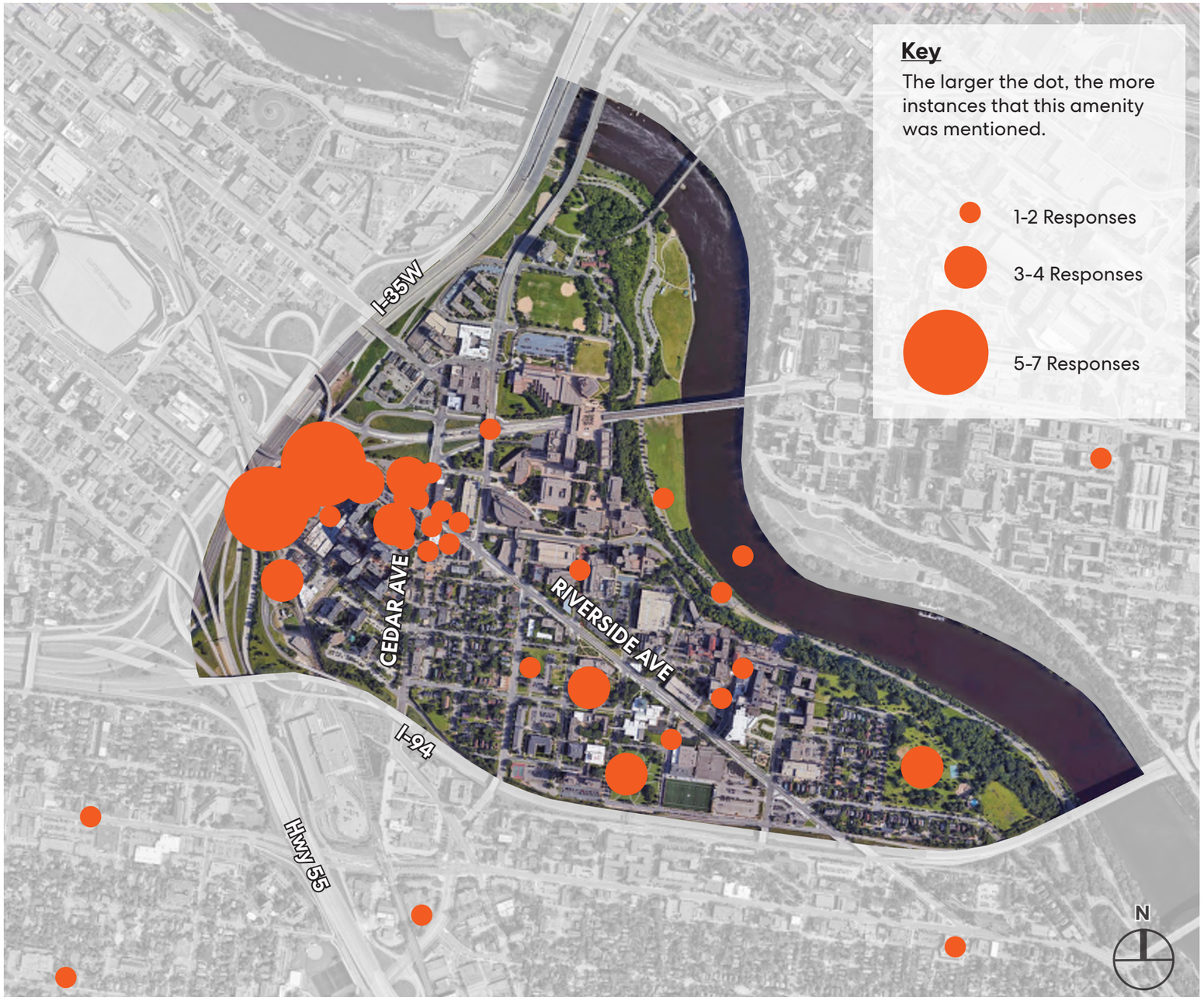
- Strong preferences and/or awareness of amenities and services at the west end of the neighborhood. (See map at right.)

- 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

Cedar Riverside Neighborhood Amenities



Community Advisory Committee Meetings #3-4

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.

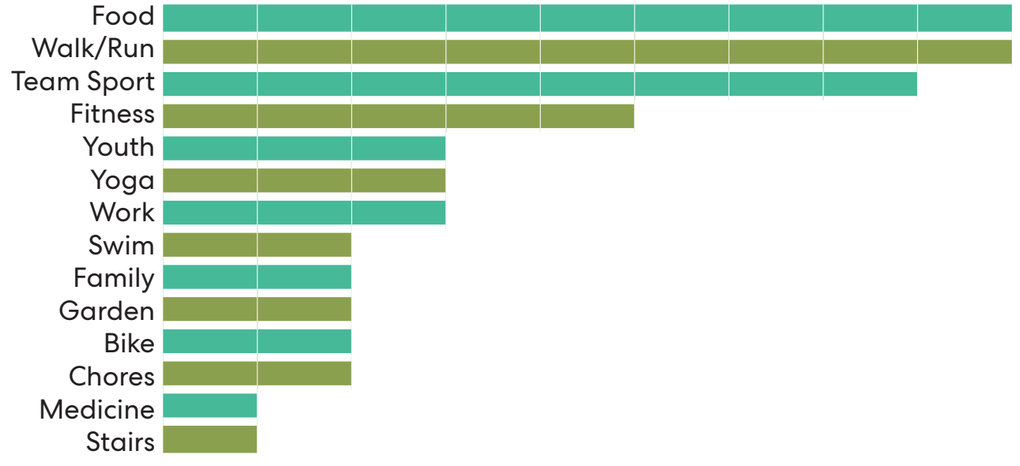
Meeting 3 Agenda Items:

- 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

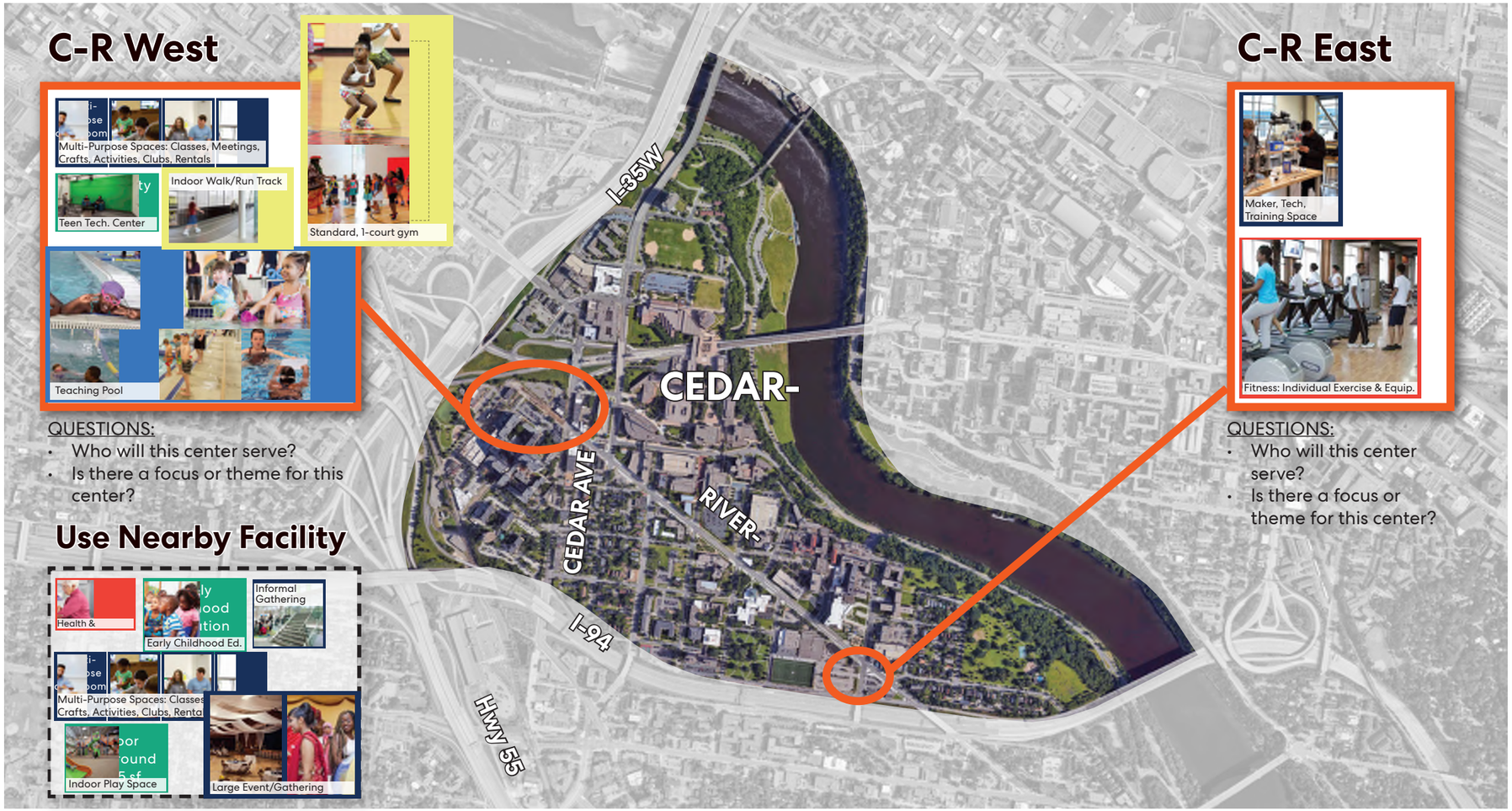
- Welcome
- Project Updates
- Summary of previous CAC meetings and community input
- Spatial program summary
- 'Meeting-In-A-Box' programming survey
- Small Group Exercises: Program Priorities
- CAC Q/A
- Public Comments

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.



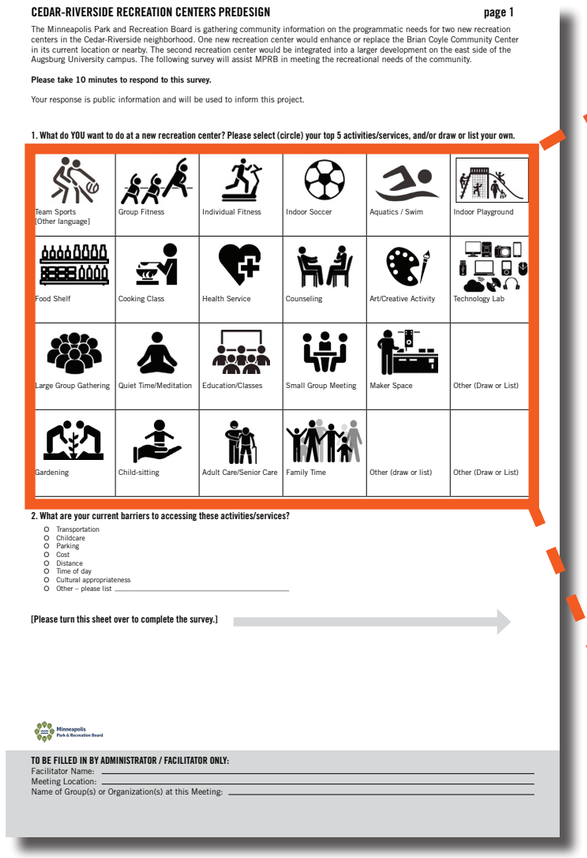
Recreation Center Study Areas
C-R West + C-R East

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.



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.



CEDAR-RIVERSIDE RECREATION CENTERS PREDESIGN page 1

The Minneapolis Park and Recreation Board is gathering community information on the programmatic needs for two new recreation centers in the Cedar-Riverside neighborhood. One new recreation center would enhance or replace the Brian Coyle Community Center in its current location or nearby. The second recreation center would be integrated into a larger development on the east side of the Augsburg University campus. The following survey will assist MPRB in meeting the recreational needs of the community.

Please take 10 minutes to respond to this survey.

Your response is public information and will be used to inform this project.

1. 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)

2. What are your current barriers to accessing these activities/services?

- O Transportation
- O Childcare
- O Parking
- O Cost
- O Distance
- O Time of day
- O Cultural appropriateness
- O Other – please list _____

[Please turn this sheet over to complete the survey.]

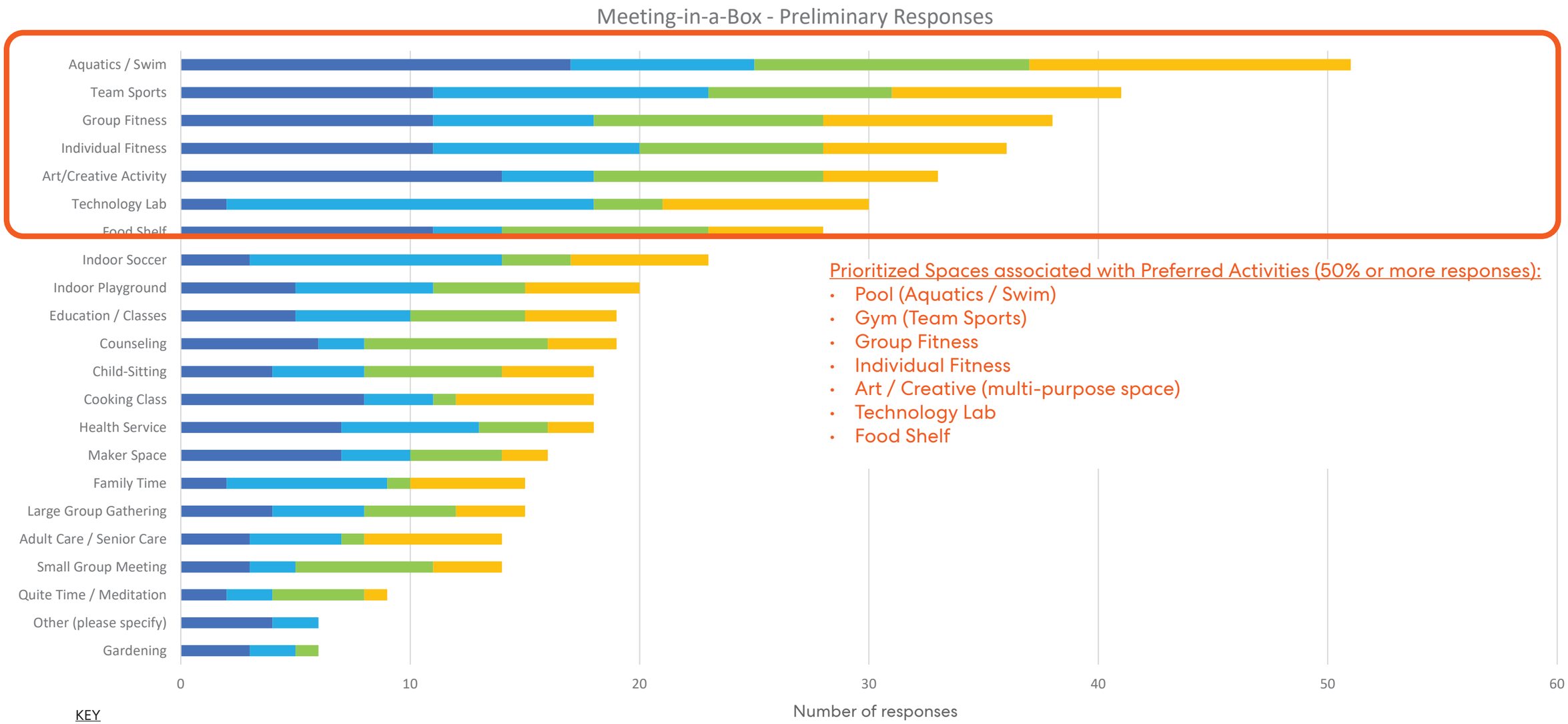
Minneapolis Park & Recreation Board

TO BE FILLED IN BY ADMINISTRATOR / FACILITATOR ONLY:
Facilitator Name: _____
Meeting Location: _____
Name of Group(s) or Organization(s) at this Meeting: _____

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



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

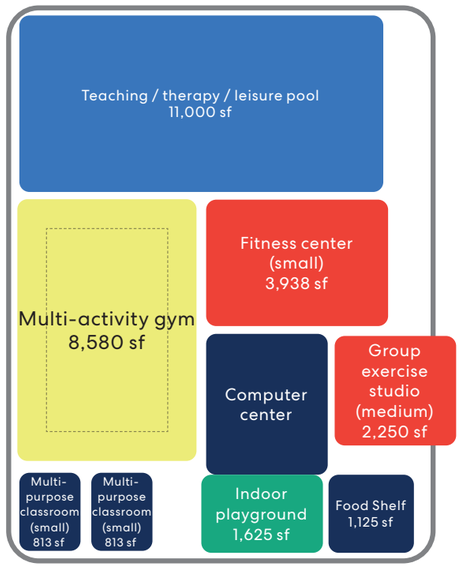
- Pool (Aquatics / Swim)
- Gym (Team Sports)
- Group Fitness
- Individual Fitness
- Art / Creative (multi-purpose space)
- Technology Lab
- Food Shelf

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

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.

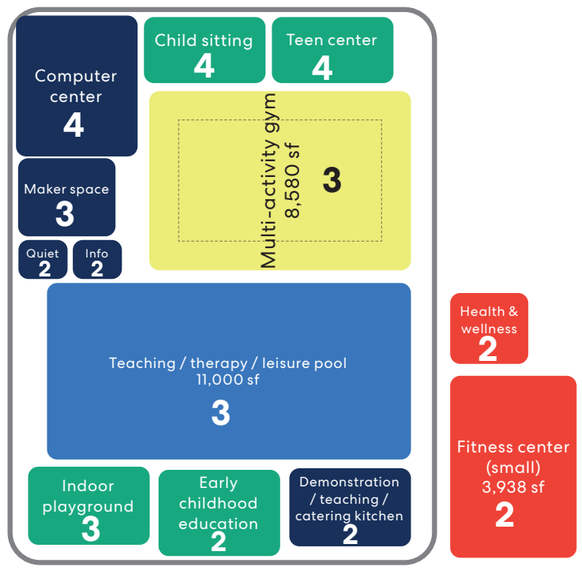
Prioritized Spaces - Survey [Meeting-in-a-Box]



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

Community Advisory Committee Meetings #5-6 Summary

Based on the program spaces prioritized by the CAC and community members, the design team created three recreation program scenarios for the CAC #5 meeting. The first two program scenarios (1A and 1B) included the existing Brian Coyle Community Center with the addition of a new recreation center. These two options provide an opportunity to expand recreational programming in a new facility if a new agreement cannot be formed between MPRB and Pillsbury United Communities (PUC).

As reflected in the following pages, Scenario 1A offers more variety in recreational programming whereas 1B offers a teaching pool.

The second scenario (2) provides a larger recreation center to accommodate the size and needs of the growing community. This scenario assumes an agreement can be made between MPRB and PUC and the existing Brian Coyle Center would be demolished.

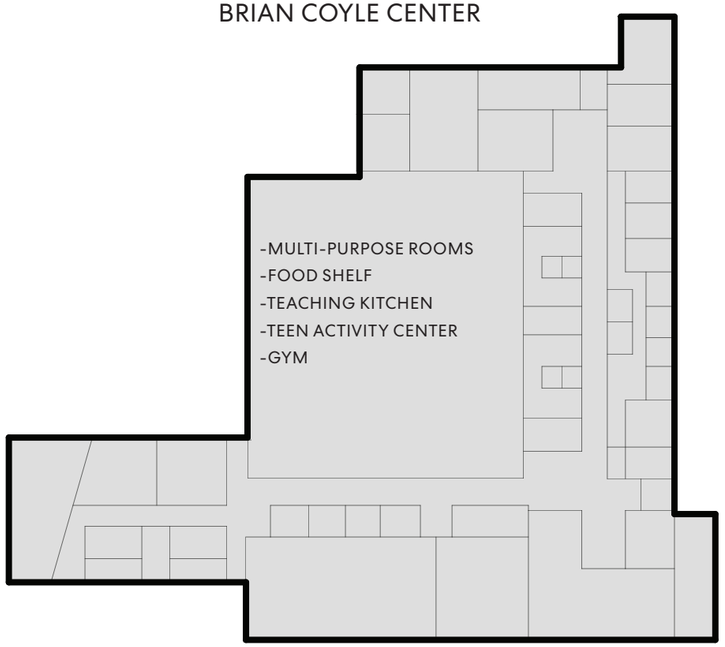
In the survey and in-person engagement activities from CAC #3 and 4 meetings, aquatic programming was ranked high on the program list. Due to the capital and maintenance costs for a swimming pool and the proximity to the Phillips Aquatic Center (owned and operated by the MPRB), the pool option (1B) did not provide much additional program space beyond the teaching pool and locker rooms. In addition, scenario 1B was decreased slightly in square footage to help normalize capital costs between the two options.
For the final meeting (CAC #6), the CAC members were asked to vote between scenarios 1A and 1B. Their choice would be included as the preferred option for this predesign study in addition to scenario 2. The CAC chose scenario 1A based on the variety in program space and MPRB's commitment to organize a permanent shuttle service from the Cedar Riverside neighborhood to Phillips Aquatic Center to access aquatic programming.

Scenario 1A

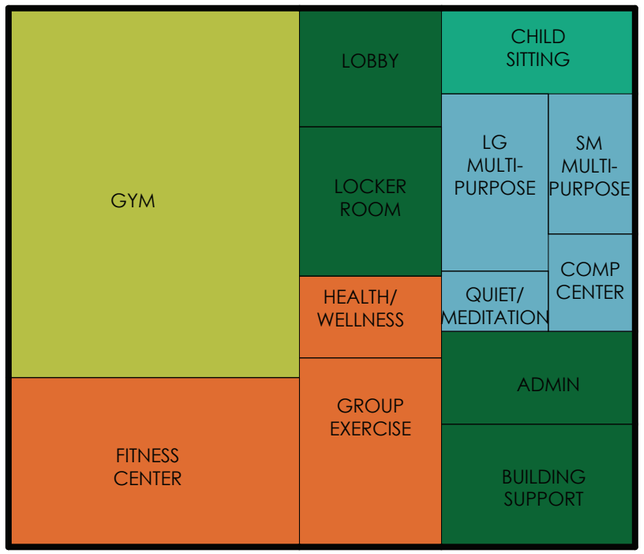
Build a new, 26,000 SF recreation center; keep existing Brian Coyle Center.

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

EXISTING
BRIAN COYLE CENTER



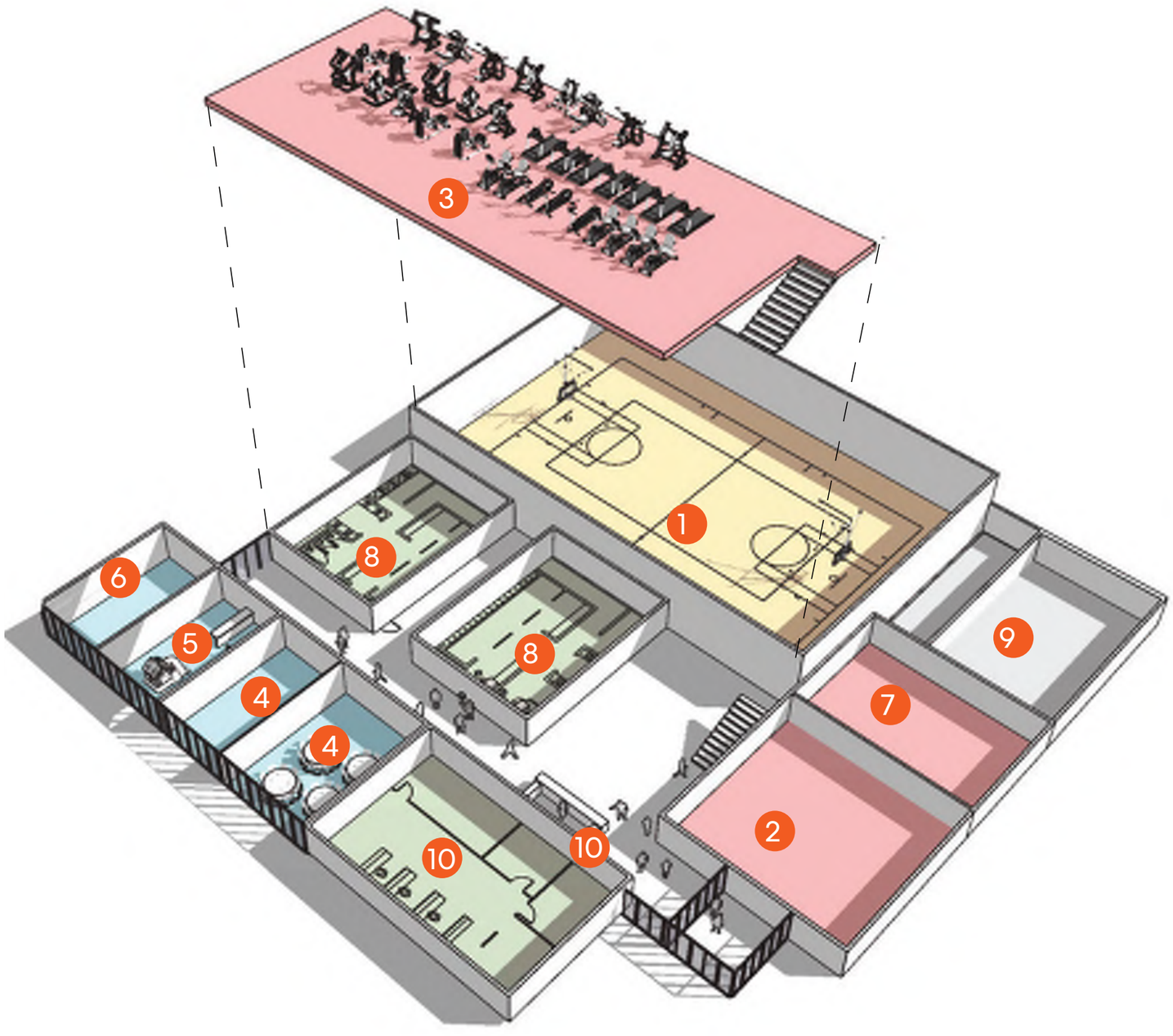
NEW
RECRUITMENT CENTER



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

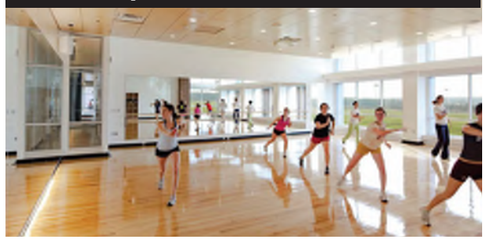
Notes:
Colored cells indicate spaces included for each Option.
Gray cells indicate spaces included
'S' and 'L' indicate small or large spaces, respectively.



1. Gymnasium- 1 court

5. Child Sitting

2. Group Exercise



6. Computer Lab

3. Fitness Center

7. Health & Wellness Suite

4. Meeting Room

8. Locker Rooms

9. Building Support

10. Administrative Offices

Community Advisory Committee Meetings #5-6 Summary

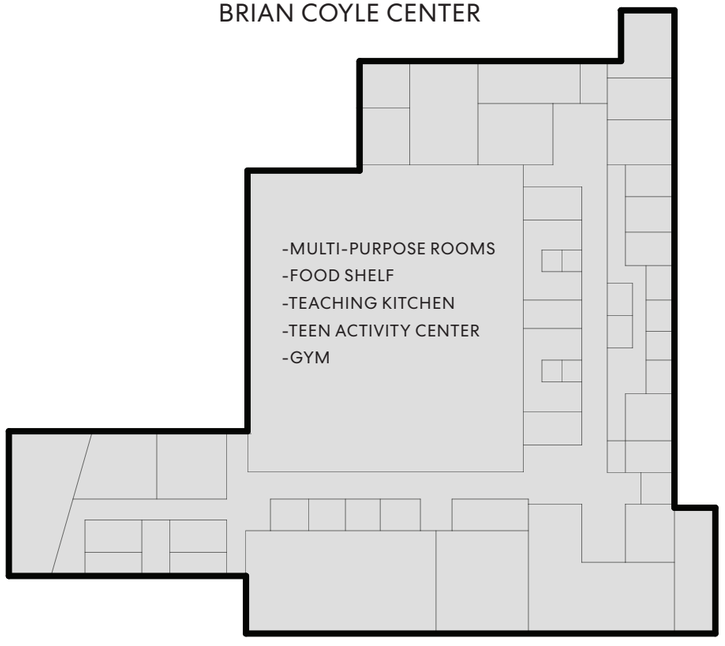
Scenario 1B

Build a new, 22,000 SF recreation center, **including a pool**; keep existing Brian Coyle Center.

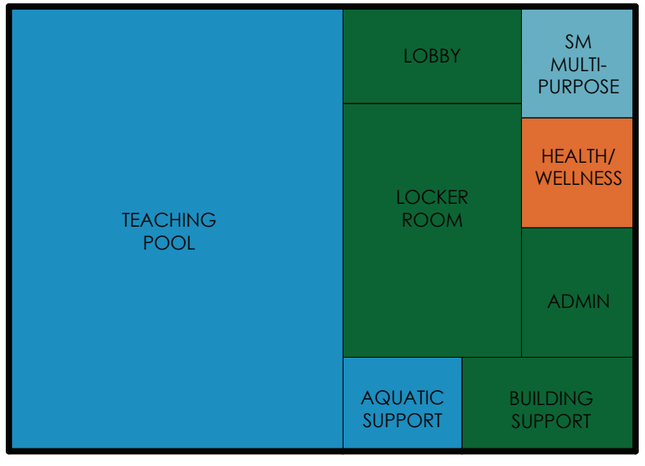
New Recreation Center at Lot A/F	22,000
Existing Brian Coyle Center	21,000
	43,000 GSF Total

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



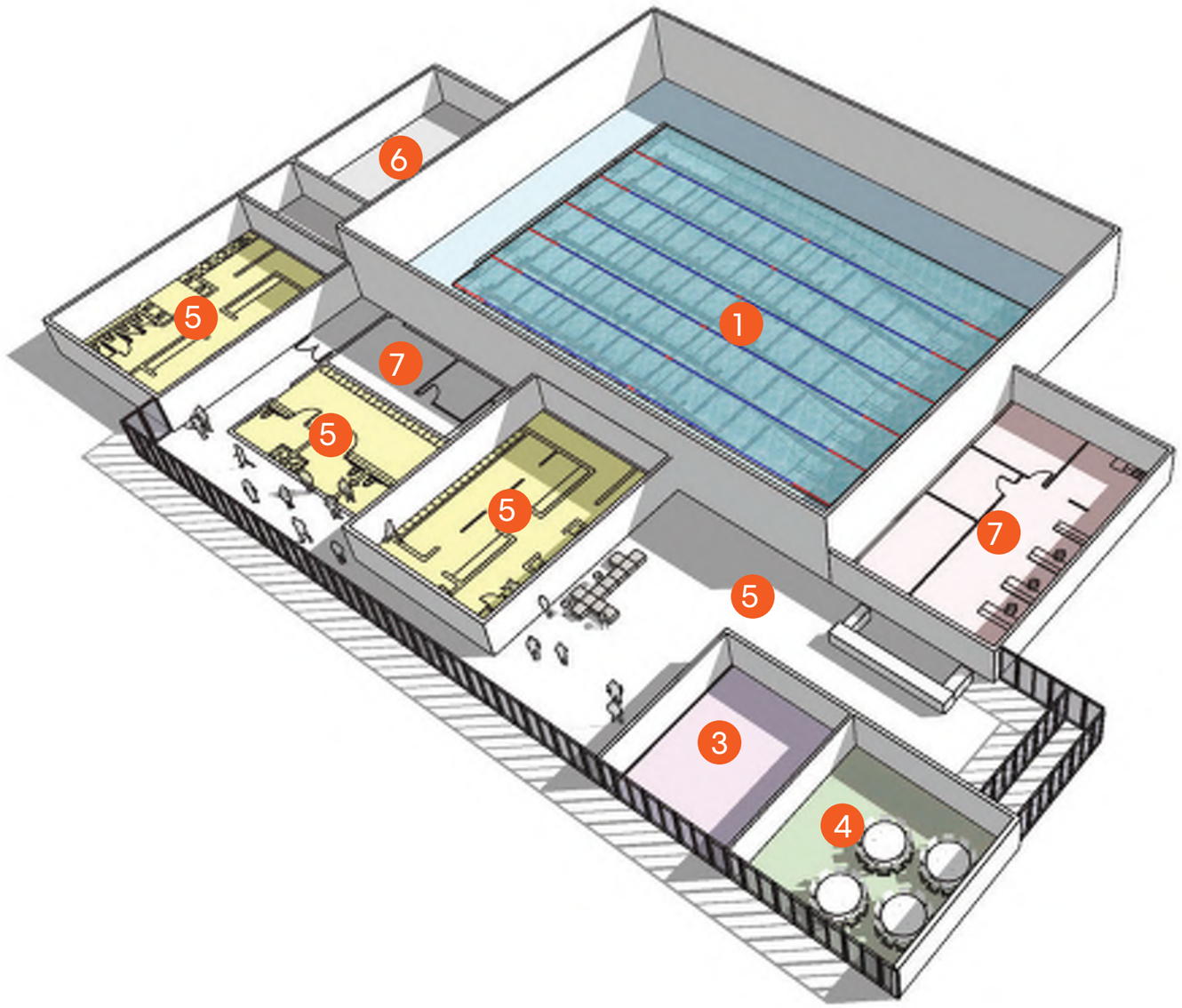
NEW
RECRECATION CENTER



Program Spaces

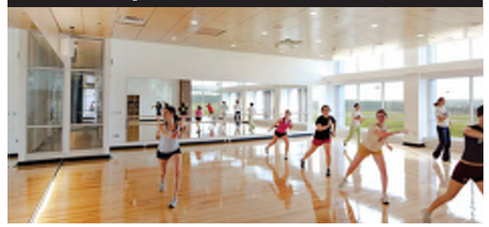
	1B
Community Spaces	
Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Large	
Multi-purpose - Large	
Information Hub	
Quiet/Meditation Space	
Food Shelf	
Teaching Kitchen	
Maker Space - small	
Computer Center - Small	
Youth Spaces	
Child Sitting	
Teen Activity Center	
Indoor Playground	
Gymnasium + Indoor Sports Spaces	
Multi-Activity Gymnasium (1-court)	
Multi-Activity Gymnasium (1-court)	
Elevated Running Track	
Aquatics Spaces	
Teaching Pool	
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	
Average People Served Per Day	350-375

Notes:
Colored cells indicate spaces included for each Option.
Gray cells indicate spaces included
'S' and 'L' indicate small or large spaces, respectively.



1. Teaching Pool

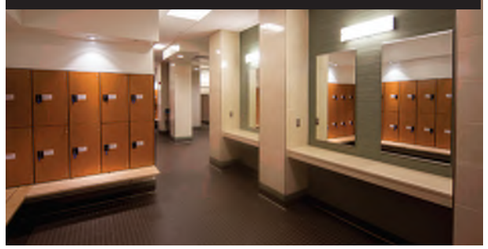
2. Group Exercise



3. Health & Wellness Suite

4. Meeting Room

5. Locker Rooms



6. Building Support

7. Administrative Offices

Community Advisory Committee Meetings #5-6 Summary

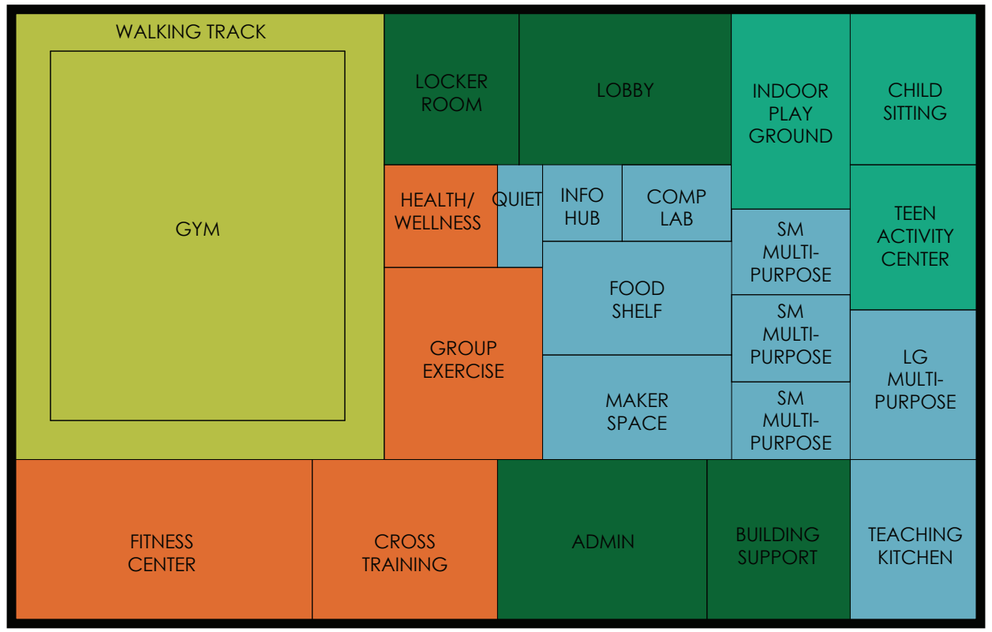
Scenario 2

Build a new, 46,000 SF recreation center, 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.

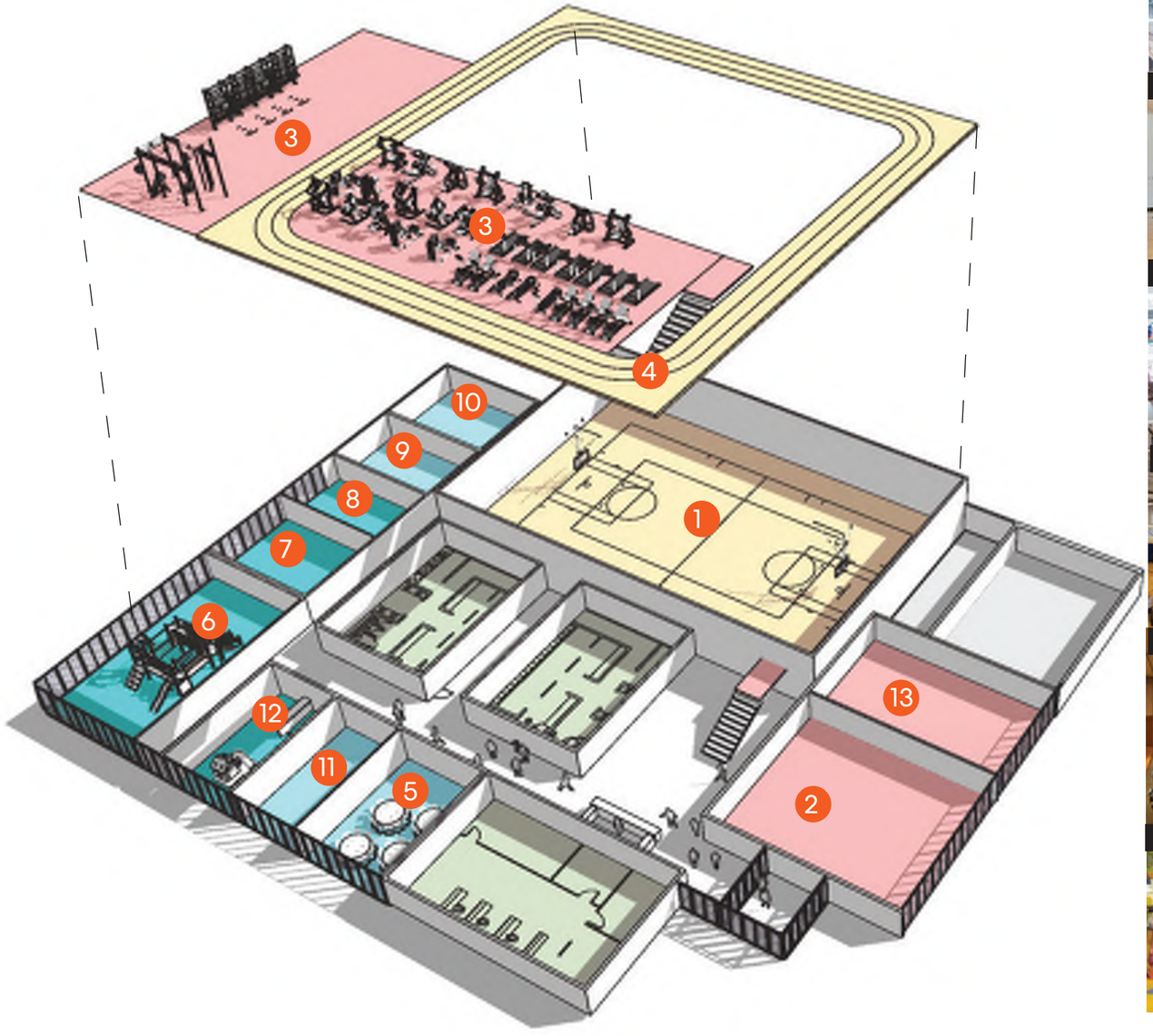
NEW
RECREATION CENTER



Program Spaces

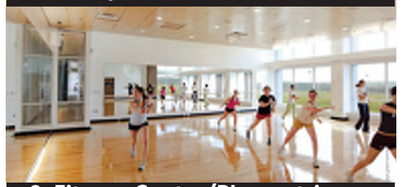
	2
Community Spaces	
Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Small	
Multi-purpose - Large	
Multi-purpose - Large	
Information Hub	
Quiet/Meditation Space	
Food Shelf	
Teaching Kitchen	
Maker Space - small	
Computer Center - Small	
Youth Spaces	
Child Sitting	
Teen Activity Center	
Indoor Playground	
Gymnasium + Indoor Sports Spaces	
Multi-Activity Gymnasium (1-court)	
Multi-Activity Gymnasium (1-court)	
Elevated Running Track	
Aquatics Spaces	
Teaching Pool	
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	
	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.



1. Gymnasium- 1 court

2. Group Exercise



3. Fitness Center/Plyometric

4. Walking/Jogging Track

5. Meeting Room

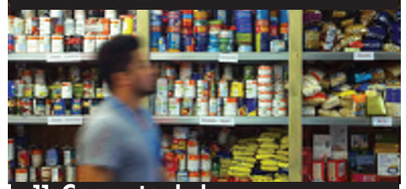
6. Indoor Playground

7. Teen Activity Center

8. Maker Space

9. Instructional/Catering Kitchen

10. Food Shelf



11. Computer Lab

12. Child Sitting

13. Health & Wellness Suite

Community Advisory Committee Meetings #5-6 Summary

Scenario 1A

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

Scenario 1B

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

Scenario 2

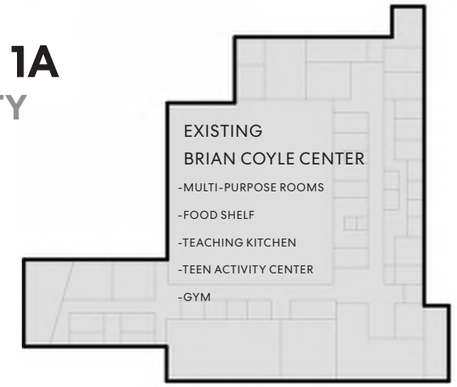
New Recreation Center at Lot A/F	46,000
Existing Brian Coyle Center	(Demolish)
	46,000 GSF Total

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 Scenario

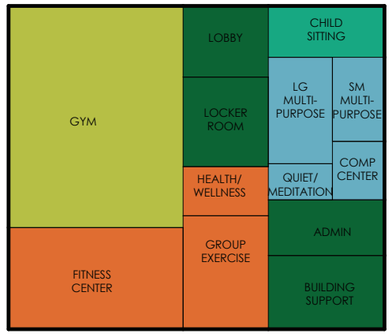
	1A	1B	2
Community Spaces			
Multi-purpose - Small			
Multi-purpose - Small	at B.C.	at B.C.	
Multi-purpose - Small	at B.C.	at B.C.	
Multi-purpose - Large			
Multi-purpose - Large	at B.C.	at B.C.	
Information Hub			
Quiet/Meditation Space			
Food Shelf	at B.C.	at B.C.	
Teaching Kitchen	at B.C.	at B.C.	
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**

Scenario 1A
COMMUNITY SERVICES



21,000 GSF

+



26,000 GSF

+

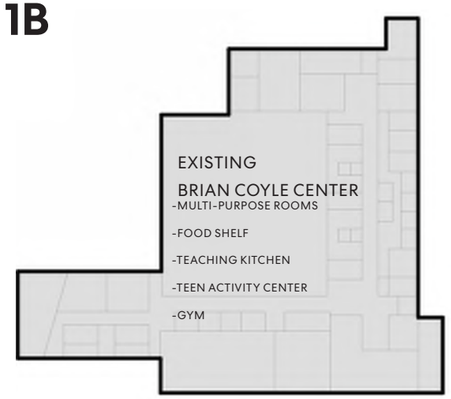
SHUTTLE TO PHILLIPS AQUATIC CENTER

=

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

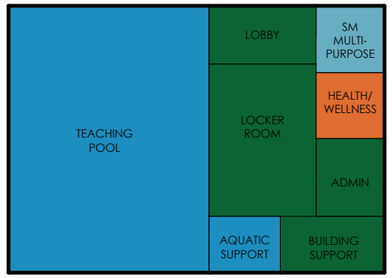
COST OF OPERATION
$2.64
COST PER PERSON/PER DAY
$20.36
COST PER SQ. FT./PER YEAR

Scenario 1B
TEACHING POOL



21,000 GSF

+



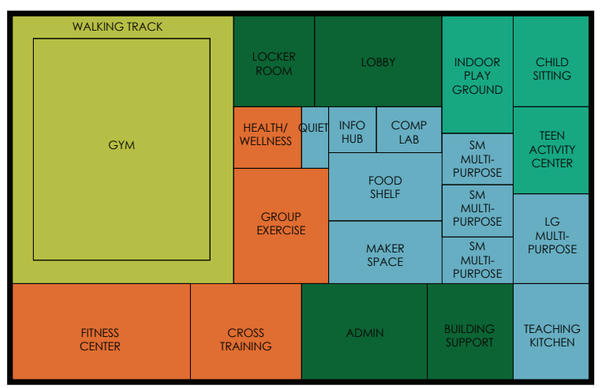
22,000 GSF

=

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

Scenario 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 TEAR

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

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 story time, 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

Community Engagement Process

Additional Sources of Program Information:

- 1-94 Riverside Corridor Market Study/Survey (ANA Research)
- Minneapolis Health Department - Women's Health Engagement Process
- Community Advisory Committee input to-date
- Minneapolis Youth Congress
- Project Partners
- RecQuest Planning Process

Word cloud summary of Minneapolis Health Department's Women's Health Engagement Process


REC+
PLU

Section 4
Financial Information

4.1 Capital Expenditures

Project Cost Summary

The following parameters apply to all three program scenarios below:

- Design-Bid-Build delivery method
- The detailed cost estimate includes a low and high construction cost range. The construction costs reflected in each table is the average cost of the two numbers.
- 2020 costs are based on current costs for the Twin Cities market.
- 2023 costs are escalated costs to midpoint of construction.

Scenario 01 and 02	2020 costs	2023 costs
Construction Costs	$23,572,533	$27,684,631
Design and Engineering Fees	$2,003,665	$2,353,194
Remaining Soft Costs	$3,418,017	$4,014,271
TOTAL	$28,994,216	$34,052,096

Scenario 01 and 02
- 46,198 gross square foot building
- Structured parking cost is included in the estimate.
- 2023 Low construction cost estimate: $25,650,157
  2023 High construction cost estimate: $29,719,105

Scenario 03 and 05	2020 costs	2023 costs
Construction Costs	$13,991,575	$16,432,328
Design and Engineering Fees	$1,189,284	$1,396,748
Remaining Soft Costs	$2,028,778	$2,382,688
TOTAL	$17,209,637	$20,211,763

Scenario 03 and 05
- 25,740 gross square foot building
- Surface parking at existing Brian Coyle Center. No new parking included in the construction costs.
- 2023 Low construction cost estimate: $15,458,157
  2023 High construction cost estimate: $17,406,498

Scenario 04	2020 costs	2023 costs
Construction Costs	$14,266,975	$16,755,770
Design and Engineering Fees	$1,212,693	$1,424,240
Remaining Soft Costs	$2,068,711	$2,429,587
TOTAL	$17,548,379	$20,609,597

Scenario 04
- 24,538 gross square foot building
- Surface parking cost is included in the estimate.
- 2023 Low construction cost estimate: $15,636,605
  2023 High construction cost estimate: $17,874,934

Cost Estimate Background
A cost estimate was completed for each program scenario in the Predesign document. A high and low construction cost estimate was included to provide some flexibility for the MPRB and design team.

Project soft costs were estimated as a percentage of these construction costs based on project precedents and experience. These costs will ultimately be determined as the design and construction phases move forward. The soft costs include design and engineering fees, fixtures, furnishings, equipment and technology fees, survey, permitting fees and contingencies.

Project Schedule
The budget developed for these scenarios is based on the start of construction in the fall of 2023. The construction cost escalation is from the budget estimate date of November 2020 to the midpoint of construction making the current inflation factor 17.44%.

Fixtures, Furnishings and Equipment Schedule

Site
Site furnishings, signage, trash receptacles, flagpole

Outdoor Community Patio
Tables, Chairs, Umbrellas, Planters

Entry Lounge
Lounge furnishings, Stanchions, Display case, television, trash receptacles

Control Desk / Registration
Computer/monitor, printer/copier, credit card machine, laminator, task chairs, tracking software, cash register, equipment racks

Break Room
Appliances (refrigerator, microwave, dishwasher), coffee maker, table, chairs, trash receptacle

Offices (3)
Workstations, task chairs, side chairs, shelving unit, PC computer/monitor, trash receptacle

Open Office workstations (3)
Workstation system, task chair, side chair, trash receptacle

Conference Room
Conference table, chairs, television, wall clock, trash receptacle, credenza

Group Exercise Studio
Storage cubbies, mirrors, towel dispenser, sanitizer receptacle, step risers, mats, hand weights, resistance bands, fit balls, kettlebells, foam rollers, TRX unit, storage racks

Small Meeting Room/Classroom
Tables, chairs, storage carts, podium, microphone, projector and screen, easels, television, shelving, clock, trash receptacles

Large Meeting Room/Classroom
Tables, chairs, storage carts, podium, microphone, projector and screen, easels, television, shelving, clock, trash receptacles

Youth Innovation Center / computer and maker space
Work tables, chairs, shelving, lounge furniture, computers with monitors, scanner, plotter, 3D printer, miscellaneous tools, Miscellaneous equipment, television, sound system

Child Watch
Children's tables and chairs, book shelves, baby change table, play equipment, cubbies, towel dispenser, sanitizer dispenser, miscellaneous toys and books

Food Shelf
Transaction counter, computer, shelving, refrigerator/ cooler, Storage bins

Catering Kitchen
Moveable stainless tables, warming bins, refrigerator/ coolers. Microwave, warming drawers, storage shelving

Gymnasium
Basketball backstops, volleyball standards, motorized divider curtain, tip-n-roll bleachers, balls and carts, wireless scoreboard, storage shelving, judges tables, miscellaneous sport equipment (nets, balls, sticks, etc.)

Maintenance/Custodial
Custodial cart, workbench, chairs, Commercial washer/extractor, laundry trucks, laundry machine, floor scrubber, genie scissor lift, storage shelving, pallet jack, miscellaneous custodial equipment (brooms, step ladder, window equip, dust bins, etc.)

4.2 Operating Expenditures

Operational Budget Estimates
GreenPlay conducted a financial analysis and developed an Operations and Maintenance (O&M) budgets for each of proposed Recreation Center options. Operating expenses include staffing projections, contractual services, and commodities. Projected revenues include rentals, recreation programs, and guest services. The discussed cost recovery goal for each facility option is 10%.

The operational budget planning for these facilities uses a conservative approach to estimating reasonable expenses and moderate approach to projecting revenues. Revenues should be viewed as "goals" as much as they are considered "projections." Table A provides a summary of the proposed O&M budgets.

	SCENARIO 3 & 5	SCENARIO 1 & 2	SCENARIO 4
Annual Operating Cost	$598,227	$692,235	$533,616
Revenue	$70,296	$73,919	$70,296
Net Subsidy	$527,931	$618,316	$463,320
Annual Cost Per Square Foot	**$23.01**	**$15.38**	**$20.52**
Annual Cost Recovery	**12%**	**11%**	**13%**

Table A

Expenditures
Expenditure estimates are based on the building program and the anticipated hours of operation. Calculations are based on best practice and historical data provided by the Park Board. The budget is based on 58 hours of operation per week multiplied by 52 weeks. One week is deducted for deep cleaning/repairs and three days are deducted for holidays.

Generally, personnel costs make up the single highest expense for most multi-purpose recreation facilities, often up to 70% of the operational budget. Table B reflects the distribution of projected personnel costs, contractual services, and commodities in the proposed O&M budgets.

	SCENARIO 3 & 5	SCENARIO 1 & 2	SCENARIO 4
Personnel	53%	46%	63%
Contractual Services	39%	47%	29%
Commodities	7%	7%	8%

Table B

Personnel Cost
Personnel cost have been based on Park Board job classifications and salaries. Slight staffing variations exist for each building option based on building size and program scope. The following considerations are included in the O&M:

- Benefits are added to full time salaries at 45% including payroll taxes, health insurance, retirement, and workers compensation.
- Payroll taxes and workers comp benefits are calculated at 12% for part time employees.
- One front desk employee is on duty during all open hours with additional staff operating as building monitors during the prime hours of use. At all facilities' ten percent has been added to the hours of operation to allow for training and shift changes.
- Option Three includes an additional 1,250 hours of Recreation Aide time for direct oversight of the child watch.

Job Title	Salary	Hourly Rate	Payroll Taxes/Benefits	SCENARIO 3 & 5 Budgeted Hours	SCENARIO 1 & 2 Budgeted Hours	SCENARIO 4 Budgeted Hours
Community Center Supervisor	$66,000		45%	2,080	2,080	2,080
Youth Program Specialist	$49,000		45%	2,080	2,080	2,080
Front Desk		$13.25	12%	3,191	3,191	3,191
Program/Building Supervisors		$15.00	12%	1,300	1,450	1,300
Summer Camp Head Counselor		$15.00	12%	469	469	469
Summer Camp Counselors		$13.25	12%	2,622	2,622	2,622
Recreation Aides		$13.25	12%	2,415	2,415	3,665

Table C

Contractual Service
Typical services include contracted instructional services, telephone, bank charges, building and equipment maintenance (contractual or rental services), other contracted services (security and fire systems, elevator, garbage pick-up, etc.), utilities, property, and liability insurance. The following considerations are also accounted for in the O&M budgets:

- The estimated utility costs for the volume of space within the facility accounts for a high percentage of the contractual services budget. Utilities are calculated at $3.50 per square foot based on the average for typical type facilities with similar amenities in the eastern United States.
- A contractual janitorial service is included at the current rate of .97 per square foot per month.
- Credit card fees are calculated at 3% of total revenues.
- Option One and Two include contracted personnel from the YMCA to manages drop-in childcare, the fitness floor and group fitness. The projected fee for childcare management and oversite is $25,342, and the projected fee for managing the fitness program is $53,540.
- The fitness instructor rate for Option One and Two is $31 per hour to align with YMCA standards. It has been calculated at $26 per hour for Option Three. Projections allow for 11 classes a week for all facility options.

Commodities
Commodities include printing and postage, travel and training, subscriptions and memberships, recreational, custodial, and building repair supplies. The following considerations are also included in the O&M budgets:

- A Capital Replacement line is included in the budget at approximately 2% of expense budget to purchase capital replacement items for the facility when necessary.
- An Equipment Replacement line is included in the budget at approximately 1% of expense budget to purchase replacement or new fitness equipment for the facility when necessary.
- All computers, registrations system, software, tables, chairs, furniture, fitness equipment, etc. will be included in the Furniture, Fixtures, and Equipment (FFE) list and funded through the capital budget and is not included in the operational and maintenance budget.

Revenues
Revenue forecasts are based on the space components included in the facility, the demographics of the local service area, the current status of alternative providers in the service area, and a comparison to other facilities with similar components in nearby communities. Actual figures may vary based on the final design of the facility and the activity spaces included, the market at the time of opening, the designated facility operating philosophy, the aggressiveness of fees and use policies adopted, and the type of marketing effort undertaken to attract potential users to the facility. The revenue forecast will require a developed marketing approach by staff in order to meet revenue goals.

Rentals
Rates and projections for room rental are shown in Table D to the right.

Recreation Programs
Recreation programs provide the most substantial revenue stream for each of the three facility options.

Room Type	Fee	Rate	SCENARIO 3 & 5	SCENARIO 1 & 2	SCENARIO 4
Small Rooms					
Non-Profit	$10	per hour	$1,200	$2,800	$1,200
All Other Rentals	$20	per hour	$2,400	$3,600	$2,400
Large Room					
Non-Profit	$25	per hour	$2,000	$2,000	$2,000
All Other Rentals	$35	per hour	$2,800	$2,800	$2,800
Kitchen					
Non-Profit	$25	flat rate		$375	
All Other Rentals	$30	flat rate		$750	
Gymnasium	$50	per hour	$2,400	$2,400	$2,400
Full Facility After Hours	$1,200	flat rate	$1,200	$1,200	$1,200

Table D

SCENARIO 3 & 5	Year 1	Year 2	Year 3	Year 4	Year 5
EXPENSES					
Personnel	$318,573	$328,130	$337,974	$348,113	$358,557
Contractual Services	$236,004	$240,724	$247,946	$255,384	$263,046
Commodities	$43,650	$44,523	$45,413	$46,322	$47,248

Table E
Table E represents a five-year estimate of the operating budget for each facility option.

The O&M budgets are designed to reflect the same fees for lifelong learning programs, camps, fitness, and leagues. The following considerations are included:

- All contractual programs are calculated at only 30% of the net revenue that comes in for the program. The instructor receives 70% revenues. Each budget reflects 48 lifelong learning classes. All class projections reflect a minimum of 6 participants. Examples of lifelong learning classes include photography classes, cooking classes, technical repairs, use a computer/smart phone, genealogy, coding, leadership, practical skills, resume workshops, etc. A rate of $15 has been used for fee-based classes.
- The O&M budget assumes ten fitness classes will be offered per week with an average of 6 participants in attendance. The drop-in fee associated with fitness classes is $3.
- Camp revenues are calculated at 35% recovery of direct costs. Leagues are calculated at 20% recovery of direct cost. As this figure might fluctuate, it will have some impact the net cost recovery of the facility based on the direct cost of expenses equals the revenues due to the 20% - 35% cost recovery of direct costs. The direct costs include all the specific, identifiable expenses (fixed and variable) associated with operating a facility, providing a service or program. These expenses would not exist without the program or service and often increase exponentially. Direct costs include the following:
  - Contractual services for referees and officials, etc.
  - Consumable equipment and supplies like balls, paper, supplies provided by agency, etc.
  - Uniforms for participants;
  - Non-consumable equipment purchased only for the program that require periodic, continual replacement or are necessary for the start of the program;
  - Any other costs associated or attributed specifically with the program or service.
- Currently it is assumed that one basketball and one futsal league per year for youth and adults (9 teams with 8 games) will be conducted at each location with other potential leagues or more than one per year for some sports and/or age groups.
- The summer camp program for both locations has been projected to run for 8 weeks at 45 hours per week. The staffing ratio is estimated at 1 to 12 with 75 participants anticipated. The budget allows the camp counselors 32 hours of training prior to the start of camp. The head counselor position is budgeted for 64 hours beyond the 405 hours required to oversee the camp. The weekly fee associated with summer camps is $15.

Guest Services
The following revenue is associating with the Guest Services category.

- Vending revenue is calculated at 200% of direct costs.
- The Health and Wellness Suite that has been included in all three options provides an exciting partnership opportunity. This Suite could potentially be leased as part of a Partnership Agreement providing the opportunity for the

TOTAL EXPENSES	**$598,227**	**$613,377**	**$631,333**	**$649,819**	**$668,851**
REVENUES					
Rentals	$12,000	$12,360	$12,731	$13,113	$13,506
Recreation	$52,296	$53,865	$55,481	$57,145	$58,860
Customer Services	$6,000	$6,180	$6,365	$6,556	$6,753
TOTAL REVENUE	**$70,296**	**$72,405**	**$74,577**	**$76,814**	**$79,119**
NET	**-$527,931**	**-$540,972**	**-$556,756**	**-$573,005**	**-$589,732**
COST RECOVERY	**12%**	**12%**	**12%**	**12%**	**12%**
SCENARIO 3 & 5	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
EXPENSES					
Personnel	$321,093	$330,726	$340,648	$350,867	$361,393
Contractual Services	$325,792	$332,308	$342,277	$352,545	$363,122
Commodities	$45,350	$46,257	$47,182	$48,126	$49,088
TOTAL EXPENSES	**$692,235**	**$709,291**	**$730,107**	**$751,538**	**$773,603**
REVENUES					
Rentals	$14,925	$15,373	$15,834	$16,309	$16,798
Recreation	$52,994	$54,584	$56,221	$57,908	$59,645
Customer Services	$6,000	$6,180	$6,365	$6,556	$6,753
TOTAL REVENUE	**$73,919**	**$76,137**	**$78,421**	**$80,773**	**$83,196**
NET	**-$618,316**	**-$633,154**	**-$651,686**	**-$670,765**	**-$690,407**
COST RECOVERY	**11%**	**11%**	**11%**	**11%**	**11%**
SCENARIO 4	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
EXPENSES					
Personnel	$337,123	$347,237	$357,654	$368,383	$379,435
Contractual Services	$154,733	$157,828	$162,562	$167,439	$172,463
Commodities	$41,760	$42,595	$43,447	$44,316	$45,202
TOTAL EXPENSES	**$533,616**	**$547,660**	**$563,663**	**$580,139**	**$597,100**
REVENUES					
Rentals	$12,000	$12,360	$12,731	$13,113	$13,506
Recreation	$52,296	$53,865	$55,481	$57,145	$58,860
Customer Services	$6,000	$6,180	$6,365	$6,556	$6,753

TOTAL REVENUE	**$70,296**	**$72,405**	**$74,577**	**$76,814**	**$79,119**
NET	**-$463,320**	**-$475,255**	**-$489,086**	**-$503,324**	**-$517,981**
COST RECOVERY	**13%**	**13%**	**13%**	**13%**	**13%**

Based on 2020 Figures

Table F

Life Expectancy

If the building is designed with durable, appropriate materials, and carefully selected building systems to support the anticipated functions, the proposed recreation center should have a life-cycle in excess of 50 years. For this to happen several factors will influence this projection including:

- Maintenance protocols should be carefully followed with proper cleaning products and procedures.
- Proper investment in custodial services should be considered as part of the operational budget, and maintenance should not be deferred.
- Building systems including mechanical, electrical and lighting, low-voltage and IT systems should be designed with best practices and include some redundance or capacity for future adaptation or expandability.
- Develop an appropriate capital repair and replacement budget for building equipment, systems, materials and furnishings. (see below)

Capital Repair and Replacement

It is not uncommon to assume that as much as 25%-30% of the buildings original construction budget (including escalation) will be repaired and/or replaced over the buildings 50+ year lifespan. Specific components can be assumed to reach the end of their usable life on a predictable schedule as estimated below:

Repair/replacement at 5 years
- Roof leaks, patch/repair
- Painting high use areas
- Miscellaneous finish and carpentry repairs
- Fitness equipment purchase
- Wood Gymnasium floor refinish (every 2-3 years)

Repair/replacement at 10 Years
- Carpet replacement
- Interior paint full facility
- Replace misc. equipment, window coverings
- Electrical, lighting, IT upgrades
- Replace some furnishings
- Landscape and paving repairs/replace

Repair/replacement at 20 Years
- Millwork repairs and/or replacement
- Re-roof flat roof areas
- Door and hardware repair and/or replacement
- Ceiling replacement
- Toilet accessories and fixture repair and/or replacement
- Replace water heater (longer if boilers)

Repair/replacement at 30 Years
- Replace mechanical units, air handlers, duct repair
- Replace lighting and controls
- Repair non-flat roofs and flashing


WAITE
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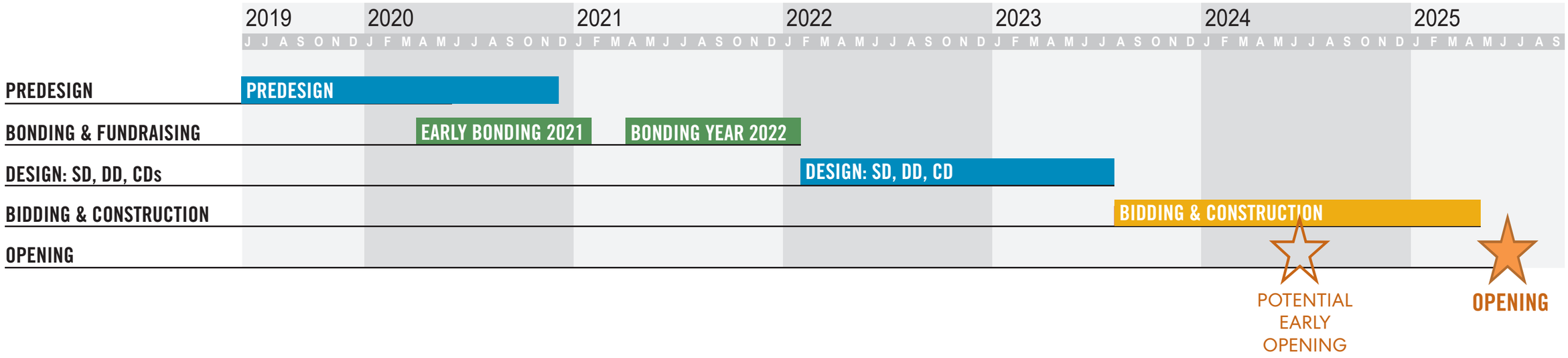
Section 5
Schedule

Project Schedule

The Cedar-Riverside Predesign study estimates funding for the recreation center as a part of the bonding bill in July 2022. The design phase is estimated to run from July 2022 through July 2023. Construction bidding and award follows with an anticipated construction start in the fall of 2023 and completing in spring of 2025.



PREDESIGN CHECKLIST - continued
Complete this checklist, sign, and submit with the predesign document.

Complete	N/A	
☐	☐	**1.** Review the Contents *of a Predesign Submittal* in the State's *Predesign Manual*. weblink: http://mn.gov/admin/government/construction-projects/manuals-guidelines-forms/index.jsp
☐	☐	**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: a. Predesign Summary Statement b. Basis for Need – Project Background c. Agency/Organization Planning d. Project Description 1. Architectural/Engineering Program 2. Precedent Studies 3. Technology Plan 4. Sustainability, Energy Conservation, and Carbon Emissions 5. Operations and Maintenance Requirements 6. Statute Requirements 7. Specialty Requirements 8. Project Procurement and Delivery 9. Quality Control Plan e. Site Analysis and Selection f. Financial Information g. Schedule Information
☐	☐	**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.
☐	☐	**4.** *Section 1 Predesign Summary Statement*: Complete the "*Building/Project Data Sheet*" 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.
☐	☐	**5.** *Section 1 Predesign Summary Statement*: If the project involves remodeling of an existing building, use the "*Building Audit Sheet*" to perform an audit/survey of the building's major components, systems and their conditions. Use and amend the "*Building/Project Data Sheet*" to indicate the scope of work for the proposed project. Insert behind the Summary Statement.
☐	☐	**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	
☐	☐	**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).
☐	☐	**8.** *Section 3 Agency/Organization Planning:* This Section supports the *Basis for Need–Project Background.* Obtain the following from the user agency/organization: a. Planning documents such as org charts, mission statement, b. Strategic plan, and c. 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.
☐	☐	**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.
☐	☐	**10.** *Section 3 Agency/Organization Planning:* Impacts on Operations, Budget and Facility Staff are detailed.
☐	☐	**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 *Space Guidelines* when developing the square foot areas of spaces. (Space Guidelines are located at http://mn.gov/admin/government/construction-projects/).
☐	☐	**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. a. Your methodology should consider Post-Occupancy Evaluation (POE).
☐	☐	**13.** *Section 4.A Architectural/Engineering Program.*: Complete the *Space Needs Inventory* sheet for each room of the project. Include these sheets in the predesign document. The Space Needs 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.
☐	☐	**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	
☐	☐	**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.
☐	☐	**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.
☐	☐	**17.** *Section 4.A Architectural/Engineering Program.* (for State Agency Projects): If applicable to the agency, work with the user agency to incorporate a *Telecommuting Plan* for this project. Include the *Telecommuting Plan* with the Predesign submittal document. Obtain review & response letter from MN.IT.
☐	☐	**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).
☐	☐	**19.** *Section 4.B Precedent Studies:* Research the project. Visit similar building types and include *precedent* 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.
☐	☐	**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 (*"Building Infrastructure Guidelines for State Owned Buildings")* located at: http://mn.gov/admin/government/construction-projects/. Technology plan is to be reviewed by MN.IT.
☐	☐	**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.
☐	☐	**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 *"The State of Minnesota Sustainable Building Guidelines"* 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	
☐	☐	**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
☐	☐	**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.
☐	☐	**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
☐	☐	**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.
☐	☐	**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.
☐	☐	**28.** *Section 4.D Sustainability, Energy Conservation and Carbon Emissions:* Estimated yearly energy consumption and associated costs are included.
☐	☐	**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.
☐	☐	**30.** *Section 4.E Operations and Maintenance Requirements:* For Projects located on the Capitol Complex, obtain *"Plant Management Preferred Equipment List", "Capitol Complex Guidelines"*, and *"Signage Guidelines"*. (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	
☐	☐	**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.
☐	☐	**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.
☐	☐	**33.** *Section 4.F Statute Requirements:* Include any design requirements or other mandated requirements. 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.
☐	☐	**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.
☐	☐	**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.
☐	☐	**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.
☐	☐	**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.
☐	☐	**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.
☐	☐	**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	
☐	☐	**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.
☐	☐	**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/
☐	☐	**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).
☐	☐	**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.
☐	☐	**44.** *Section 6 Financial Information*: Compile the project costs using the Department of Minnesota Management and Budget's *Capital Budget Request* spreadsheet form (this form is included in this manual). Complete this form and include it in the submitted Predesign document.
☐	☐	**45.** *Section 6 Financial Information:* Compile the projected operating costs using the *State Operating Costs* form (this form is included in this manual). Other formats/forms are also acceptable.
☐	☐	**46.** S*ection 6 Financial Information*, review the Project Delivery Method (single prime, multiple prime, design/build)for impact on the *Cost Plan* for the project.
☐	☐	**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	
☐	☐	**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.
☐	☐	**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.]
☐	☐	**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.
☐	☐	**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).
☐	☐	**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 rover several capital bonding sessions. 2) Phasing of the project
☐	☐	**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.
☐	☐	**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.
☐	☐	**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.
☐	☐	**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	
☐	☐	**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.
☐	☐	**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.
☐	☐	**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.
☐	☐	**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.
☐	☐	**61.** Include the SIGNATURE sheet, with signature of the ARCHITECT (see page 1).

PREDESIGN CHECKLIST – continued
TECHNOLOGY & TELECOMMUNICATIONS

Complete	N/A	
☐	☐	**1.** Obtain a copy of MN.IT's "*Building Infrastructure Guidelines For State-Owned Buildings"* 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.
☐	☐	**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: ☐ Agency/customer ☐ Real Estate and Construction Services' (RECS) Project Manager ☐ Telecommunications Analyst (S)/Designer (if required for predesign) Note: The State's (RECS) Project Manager will provide the MN.IT contact name.
☐	☐	**3.** For remodeling projects, verify existing technology infrastructures for adequate capacity. Include upgrade costs in the Cost Estimate.
☐	☐	**4.** Identify the user agency's short and long range plans for technology needs.
☐	☐	**5.** Identify if the project is or will be a single building or campus configuration.
☐	☐	**6.** Identify existing distribution rooms and their capacity.
☐	☐	**7.** Identify requirements for new distribution rooms.
☐	☐	**8.** Identify Fiber Optic requirements, existing locations, new fiber lines.
☐	☐	**9.** Identify copper-wiring requirements, existing and new.
☐	☐	**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.
☐	☐	**11.** Identify existing telecommunications infrastructure service to the building.
☐	☐	**12.** Identify types of existing cable trays and requirements for new cable trays.
☐	☐	**13.** For projects in existing buildings, identify available communications "pairs" coming into the building.
☐	☐	**14.** Identify MPOP (Main Point of Presence), APOP (Alternate Point of Presence), Internet Point of Presence locations and needs.
☐	☐	**15.** Forward a copy of the project Technology Plan and Telecommuting Plan to MN.IT.

PREDESIGN CHECKLIST – continued
TECHNOLOGY & TELECOMMUNICATIONS

Complete	N/A	
☐	☐	**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.
☐	☐	**17.** Incorporate any changes into the Technology Plan as requested by MN.IT (resulting from review of agency's technology plan for the project).
☐	☐	**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: _____

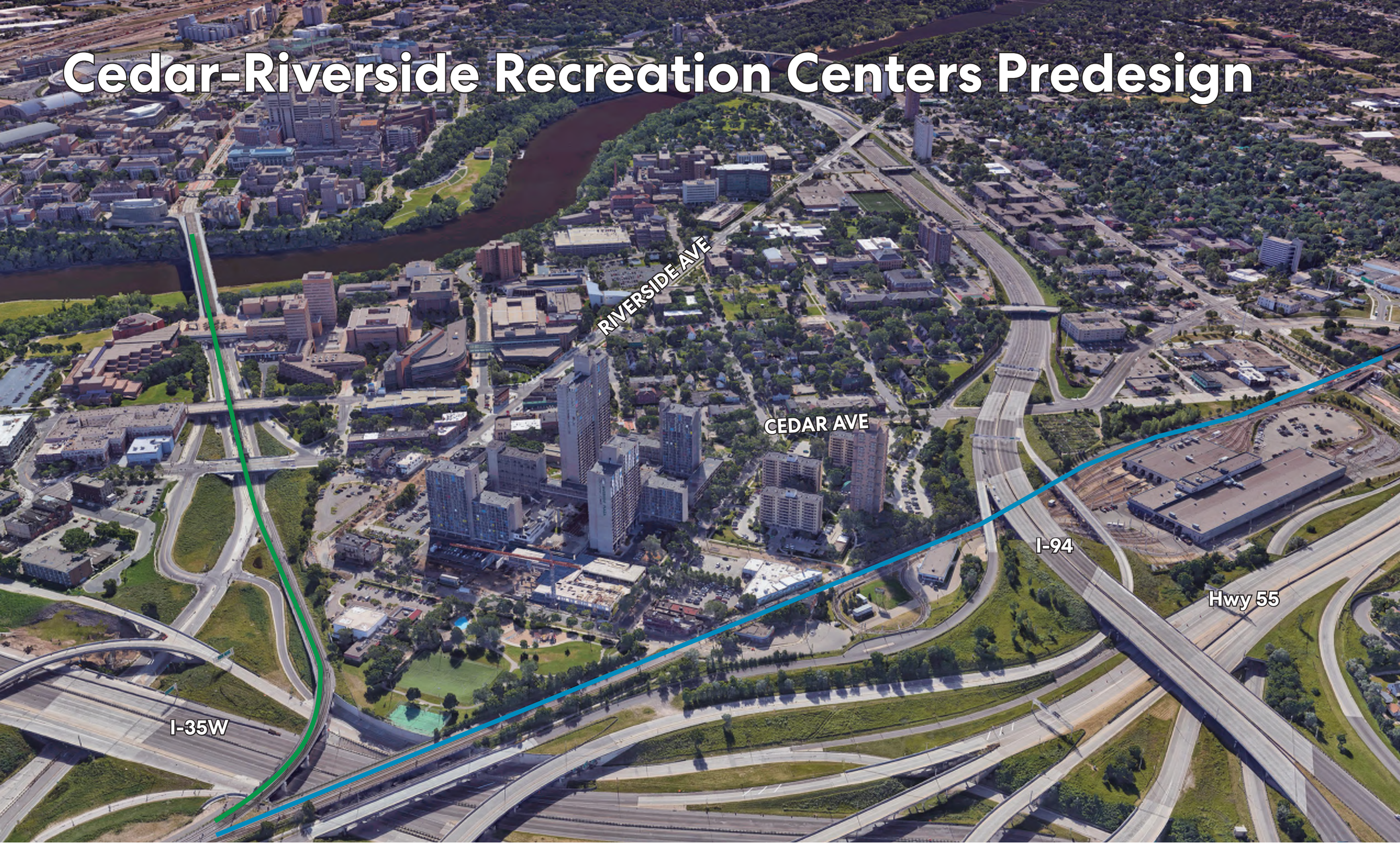
Title: _____

Facility: _____

Company: _____

State Project No. _____

Cedar-Riverside Recreation Centers Predesign



Minneapolis
Park & Recreation Board

HEALTH
FAIRVIEW

Perkins&Will