



COMMUNITY CENTER TASK FORCE AGENDA

19 W Division Street

BUCKHAM WEST	THURSDAY, AUGUST 3, 2023	6:00 PM
Faribault MN 55021		

Conference Room

1. Call to Order
2. Items for Discussion
 - A. Agenda for August 3
3. Adjournment



HGA

**City of Faribault
COMMUNITY CENTER**

Task Force Meeting #4 – August 3, 2023

TASK FORCE MEETING #4



AGENDA

1. Review – 10 mins
 - Process/Expectations
 - Schedule
 - Vision/Guiding Principles
2. Cost Benchmarking/Programming
 - Cost Benchmarking
 - Review Program Options S/M/L
3. Site Analysis
 - Review Preferred Sites
 - Select Site for Concept Design
4. Next Steps/Schedule Overview – 10 mins
 - Community Engagement Event Planning

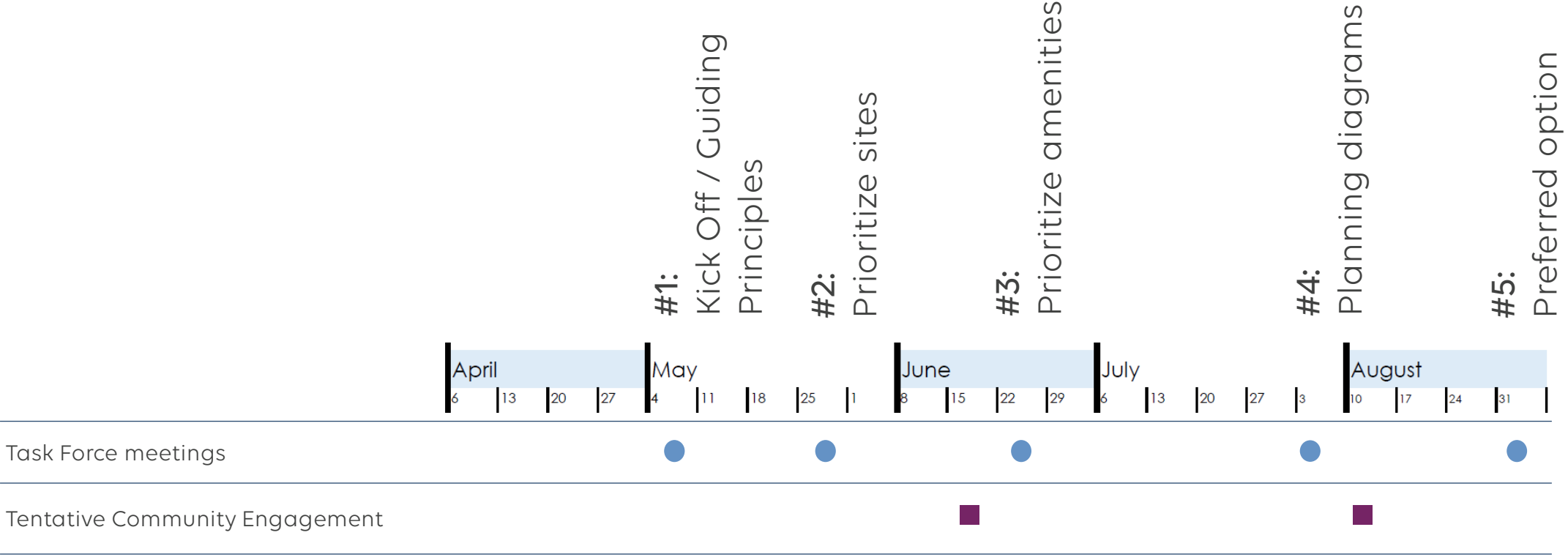
PROCESS / EXPECTATIONS

TASK FORCE EXPECTATIONS

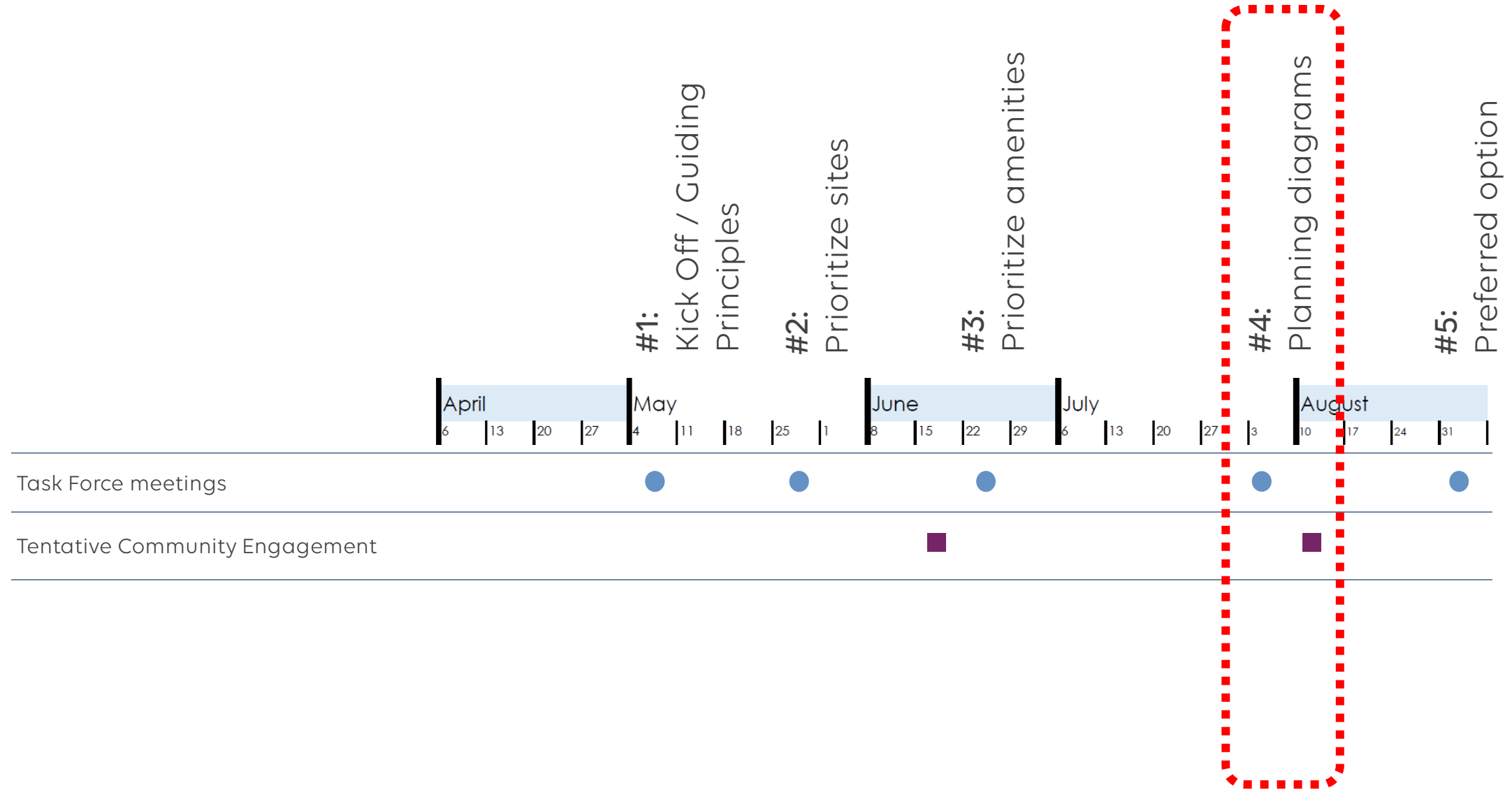


- Determine best location in the City for the Faribault Community Center
- Recommend amenities and features for the facility
- Review and comment on conceptual design
- Support development of community engagement events

SCHEDULE



SCHEDULE



VISIONING / GUIDING PRINCIPLES

VISIONING AND GUIDING PRINCIPLES



MAXIMIZE AMENITIES FOR FITNESS AND REC

- "Provide amenities to DO..."*
- "Variety of activities determines success..."*
- "Only three gyms is a failure"- provide for larger events and tournaments..."*

VISIONING AND GUIDING PRINCIPLES



BE A HUB FOR INTERACTION AND GATHERING

- All people feel welcome and inclusive...*
- Seeing yourself represented here...*
- Social programming builds unity...*
- Embrace drop-in community events...*

VISIONING AND GUIDING PRINCIPLES



CREATE A LANDMARK FOR THE COMMUNITY

- Think BIG, not small...
- Public reaction is "wow that's pretty cool"...
- Act as a catalyst for development and growth...
- Make it a crown jewel of the community...

VISIONING AND GUIDING PRINCIPLES

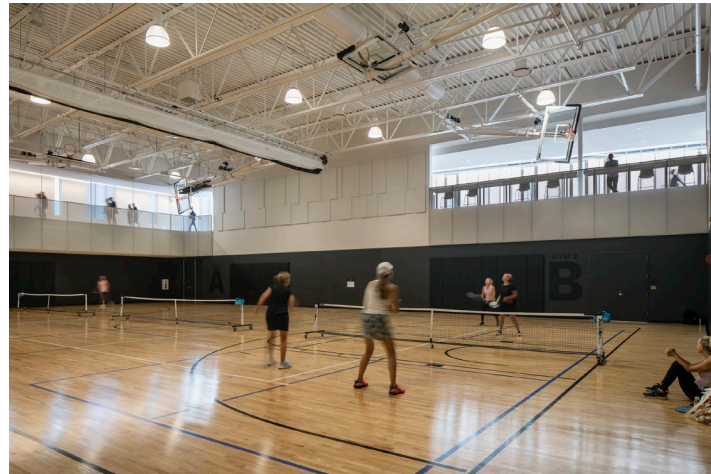


SHOW STEWARDSHIP GOING FORWARD

- Exhibit cost effectiveness in decision making...*
- Further Faribault's sustainability initiatives...*
- Have durability and longevity in mind...*

COST BENCHMARKING

COST BENCHMARKING



Plymouth Community Center

- GSF: 114,995 SF (29,310 SF Reno)
- Const Cost: \$41.7 M (2021)
- Const Cost Adjust: \$62.9 M (Q1-2027)
- Cost/SF: \$548

Brookview Community Center

- GSF: 37,280 SF
- Const Cost: \$12.5 M (2016)
- Const Cost Adjust: \$21.4 M (Q1-2027)
- Cost/SF: \$575

Eden Prairie CC Aquatics

- GSF: 47,000 SF
- Const Cost: \$16.7 M (2018)
- Const Cost Adjust: \$28.2 M (Q1-2027)
- Cost/SF: \$599

New Ulm CC Expansion

- GSF: 30,000 SF
- Const Cost: \$11.5 M (2021)
- Const Cost Adjust: \$18.6 M (Q1-2027)
- Cost/SF: \$620

PROGRAMMING

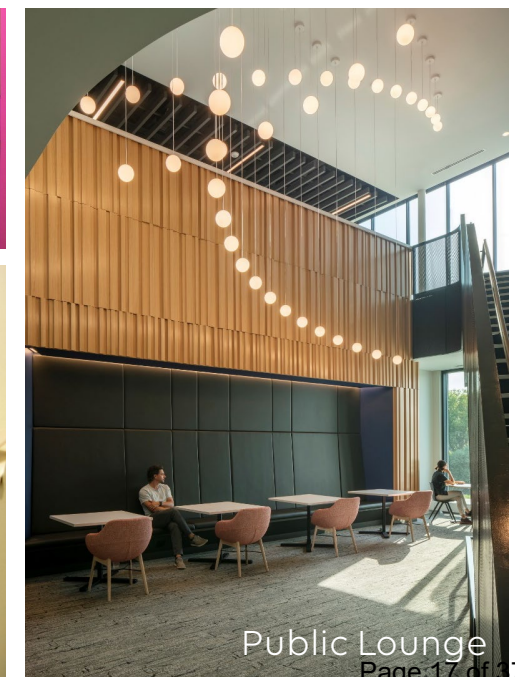
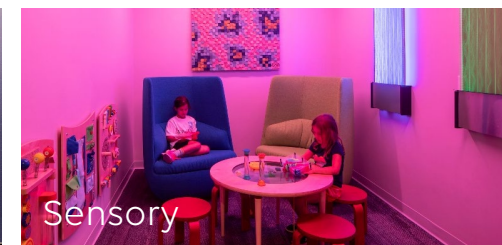
PROGRAMMING – SURVEY RESULTS

Faribault, MN Feasibility Study - Indoor/Outdoor Amenities				Task Force Live Polling (Mentimeter)			
Online Survey Results		Task Force Live Polling (Mentimeter)		Task Force Live Polling (Mentimeter)			
INDOOR AMENITIES	Most Likely Use	OUTDOOR AMENITIES	Most Likely Use	Active Spaces (Task Force)	Aquatic Spaces (Task Force)	Gathering Spaces (Task Force)	Outdoor Spaces (Task Force)
Indoor Aquatics (lap, therapy, swim lessons, etc.)	14%	Walking trails/paths	14%	Walking/Running Track (9)	Zero-depth Entry Rec Pool (6)	Meeting/Program Space (8)	Basketball Courts (7)
Walking/Running Track	12%	Farmer's market	10%	Indoor Kids' Play Structure (7)	Program/Fitness Pool (5)	Party/Rental Rooms (8)	Pickleball Courts (7)
Indoor Aquatics (zero-depth entry pool, etc.)	12%	Playground	10%	Fitness Center - Cardio/Weights (4)	Lap Pool (4)	Teen Space (8)	Walking Path (7)
Fitness Center (cardio and weights)	11%	Pickleball court	8%	Gymnasium Space (4)	Lazy River (4)	Large Events/Banquet Space (2)	Outdoor Events (5)
Gymnasium (basketball, pickleball volleyball, etc.)	10%	Bike path/bike rack	8%	Fitness Studios (2)	Waterslide/Plunge Pool (3)	Art/Maker Space (1)	Playground (4)
Fitness Studios for classes (Zumba, yoga, spinning, etc.)	8%	Music/festival	7%	Climbing/Bouldering Gym (1)	Therapy Pool (2)	Senior Space (0)	Bike Path/Racks (3)
Indoor kids' play structure	7%	Community gardens	6%	Racquetball (0)			Lawn Activities (2)
Teen space (hangout, pool/foosball, etc.)	5%	Nice place to sit outside	6%				Skate Park (2)
Climbing/bouldering gym	4%	Picnic area	6%				Volleyball Courts (2)
Party rental rooms	4%	Basketball court	5%				Biocce Courts (1)
Senior space	3%	Open lawn for activities (i.e., picnic, bags, croquet, frisbee, etc)	5%				Community Gardens (1)
Art/maker space	3%	Volleyball	4%				Tennis Courts (0)
Place to hang out/lounge	2%	Skate park	3%				
Large event/banquet spaces	2%	Tennis courts	3%				
Racquetball courts	1%	Bocce court	2%				
Meeting Space	1%	Lawn bowling	2%				

SURVEY - High Priority
SURVEY - Medium Priority
Survey - Low Priority
Did not see in survey results

PUBLIC AMENITY SPACES

PUBLIC		UNIT	NSF/UNIT	NET AREA
	Lobby/Seating	15	20	300
	Entry Vestibules	2	120	240
	Entry Lobby	30	7	210
	Restrooms (Unisex)	4	80	320
	Restrooms (Gendered)	2	300	600
	Mothers Room	1	80	80
	Sensory Room	1	120	120
	Ablution Room	1	120	120
	Coat Room	1	80	80
	Party/Rental Room	2	350	700
	Concessions/Vending	1	250	250
	Seating Area	0	15	0
PUBLIC NSF SUBTOTAL				3,020



ACTIVE/FITNESS AMENITY SPACES

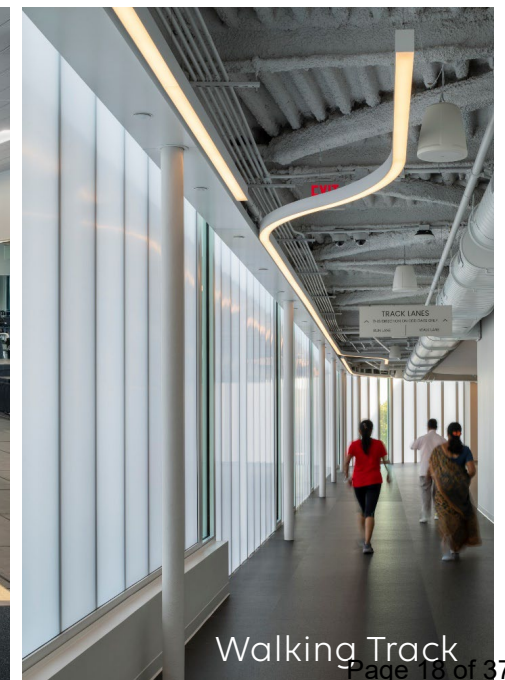
ACTIVE/FITNESS		UNIT	NSF/UNIT	NET AREA
	Gymnasium	2	6,250	12,500
	Storage	2	250	500
	Elevated Walking/Running Track	1	3,296	3,296
	Raquetball Court	2	800	1,600
	Fitness Studio - Large	1	1,500	1,500
	Storage	1	200	200
	Fitness Studio - Small	0	1,000	0
	Fitness - Cardio/Strength	1	1,500	1,500
	Lounge Seating/Viewing	20	15	300
	Climbing Wall/Bouldering Gym	0	1,500	0
	Indoor Play Space	1	3,000	3,000
	Office/Storage	1	120	120
	Storage Cubbies	1	120	120
	Family Restroom	2	80	160
	Drop-in Child Care	0	900	0
PLAY NSF SUBTOTAL				24,796



Gymnasium



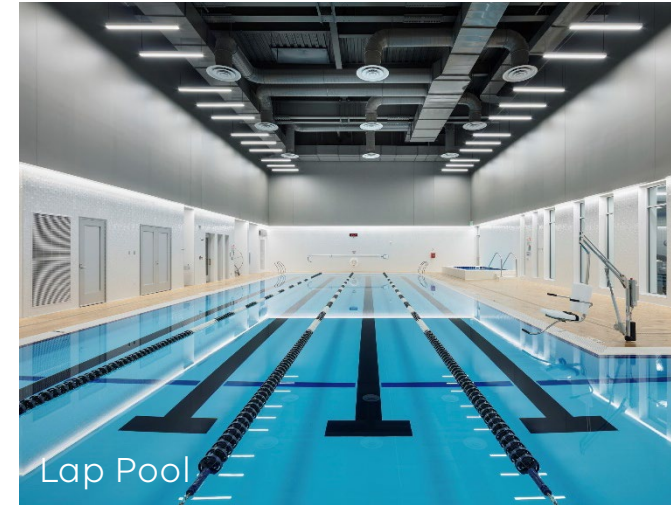
Fitness Center



Walking Track

AQUATICS AMENITY SPACES

AQUATICS		UNIT	NSF/UNIT	NET AREA
	Women's Locker Room	1	2,600	2,600
	Men's Locker Room	1	2,600	2,600
	Family Lockers and Changing Rooms	4	100	400
	Aquatics Office	1	120	120
	Lifeguard Office	1	150	150
	Instructional Office	1	150	150
	Pool Deck	1	5,350	5,350
	Pool Equipment Storage	1	1,000	1,000
	Lap Pool	1	2,760	2,760
	Leisure/Programming Pool	1	2,500	2,500
	Current Channel	1	2,520	2,520
	Sauna	2	80	160
	Pool Mechanical System	1	1,200	1,200
	Maintenance Storage	1	200	200
	Lounge/Open Area	1	275	275
	Instructional	1	200	200
	Seating/Viewing	20	15	300
PLAY NSF SUBTOTAL			22,485	



GATHERING/PROGRAMMING AMENITY EXAMPLES

GATHERING/PROGRAMMING SPACE		UNIT	NSF/UNIT	NET AREA
	Teen Program/Multipurpose	25	30	750
	Multipurpose/Meeting	1	900	900
	Storage	1	120	120
	Furniture/Equipment Storage	1	150	150
	AV Equipment Room	1	80	80
	Prefunction	0	7	0
	Catering/Staging Kitchen	0	500	0
	Conference Room	1	300	300
MULTI-PURPOSE SPACE NSF SUBTOTAL				2,300



Party/Rental



Teen



Meeting



Classroom Programming



Multipurpose Gathering

FULL PROGRAM

PUBLIC		UNIT	NSF/UNIT	NET AREA
	Lobby/Seating	15	20	300
	Entry Vestibules	2	120	240
	Entry Lobby	30	7	210
	Restrooms (Unisex)	4	80	320
	Restrooms (Gendered)	2	300	600
	Mothers Room	1	80	80
	Sensory Room	1	120	120
	Ablution Room	1	120	120
	Coat Room	1	80	80
	Party/Rental Room	2	350	700
	Concessions/Vending	1	250	250
	Seating Area	0	15	0
PUBLIC NSF SUBTOTAL				3,020

ACTIVE/FITNESS		UNIT	NSF/UNIT	NET AREA
	Gymnasium	2	6,250	12,500
	Storage	2	250	500
	Elevated Walking/Running Track	1	3,296	3,296
	Raquetball Court	2	800	1,600
	Fitness Studio - Large	1	1,500	1,500
	Storage	1	200	200
	Fitness Studio - Small	0	1,000	0
	Fitness - Cardio/Strength	1	1,500	1,500
	Lounge Seating/Viewing	20	15	300
	Climbing Wall/Bouldering Gym	0	1,500	0
	Indoor Play Space	1	3,000	3,000
	Office/Storage	1	120	120
	Storage Cubbies	1	120	120
	Family Restroom	2	80	160
	Drop-in Child Care	0	900	0
PLAY NSF SUBTOTAL				24,796

AQUATICS		UNIT	NSF/UNIT	NET AREA
	Women's Locker Room	1	2,600	2,600
	Men's Locker Room	1	2,600	2,600
	Family Lockers and Changing Rooms	4	100	400
	Aquatics Office	1	120	120
	Lifeguard Office	1	150	150
	Instructional Office	1	150	150
	Pool Deck	1	5,350	5,350
	Pool Equipment Storage	1	1,000	1,000
	Lap Pool	1	2,760	2,760
	Leisure/Programming Pool	1	2,500	2,500
	Current Channel	1	2,520	2,520
	Sauna	2	80	160
	Pool Mechanical System	1	1,200	1,200
	Maintenance Storage	1	200	200
	Lounge/Open Area	1	275	275
	Instructional	1	200	200
	Seating/Viewing	20	15	300
PLAY NSF SUBTOTAL				22,485

GATHERING/PROGRAMMING SPACE		UNIT	NSF/UNIT	NET AREA
	Teen Program/Multipurpose	25	30	750
	Multipurpose/Meeting	1	900	900
	Storage	1	120	120
	Furniture/Equipment Storage	1	150	150
	AV Equipment Room	1	80	80
	Prefunction	0	7	0
	Catering/Staging Kitchen	0	500	0
	Conference Room	1	300	300
MULTI-PURPOSE SPACE NSF SUBTOTAL				2,300

OFFICE		UNIT	NSF/UNIT	NET AREA
	Welcome/Reception	2	75	150
	Open Work Area	5	50	250
	Office (Director)	1	150	150
	Office (Manager)	1	120	120
	Work Room	1	120	120
	Break Room	1	150	150
	Maintenance Office/Workbench	1	80	80
	Supply Storage	1	80	80
OFFICE NSF SUBTOTAL				1,100

BUILDING SUPPORT		UNIT	NSF/UNIT	NET AREA
	Stair	2	300	600
	Electrical Room	1	150	150
	Telecom Room	1	150	150
	Janitor Closets	2	50	100
	Mechanical Room	1	3,876	3,876
	Water Service	1	120	120
	Building Storage	1	150	150
	Trash/Recycling	1	150	150
	Loading Area	1	150	150
	Elevator	1	100	100
BUILDING SUPPORT NSF SUBTOTAL				5,546

NSF SUBTOTAL				59,247
walls, corridors, vertical circulation, shafts, etc.			(70% efficiency)	17,774
GSF SUBTOTAL				77,021

PROGRAMMING OPTIONS

PROGRAM SUMMARY - FULL	
Program Area	NET AREA
Public	3,020
Active/Fitness	24,796
Aquatics	22,485
Gathering/Programming	2,300
Office	1,100
Building Support	5,546
Net Assignable Square Footage	59,247
Non-Assignable SF (walls, corridors, shafts, etc)	17,774
Total Building Gross Square Footage	77,021

Cost SF (\$/SF)	\$570
Construction Cost	\$43,902,005
Project Cost (25%)	\$54,877,506

PROGRAM SUMMARY - MEDIUM	
Program Area	NET AREA
Public	2,920
Active/Fitness	19,646
Aquatics	14,140
Gathering/Programming	0
Office	1,100
Building Support	4,433
Net Assignable Square Footage	42,239
Non-Assignable SF (walls, corridors, shafts, etc)	12,672
Total Building Gross Square Footage	54,911

Cost SF (\$/SF)	\$570
Construction Cost	\$31,299,336
Project Cost (25%)	\$39,124,170

Medium Program Option

- Removed from program:
 - Indoor Play
 - Leisure/Program Pool
 - Current Channel
 - Gathering/Programming Spaces

PROGRAM SUMMARY - SMALL	
Program Area	NET AREA
Public	2,885
Active/Fitness	13,186
Aquatics	12,410
Gathering/Programming	1,700
Office	1,100
Building Support	3,977
Net Assignable Square Footage	35,258
Non-Assignable SF (walls, corridors, shafts, etc)	10,577
Total Building Gross Square Footage	45,835

Cost SF (\$/SF)	\$570
Construction Cost	\$26,125,859
Project Cost (25%)	\$32,657,324

Small Program Option

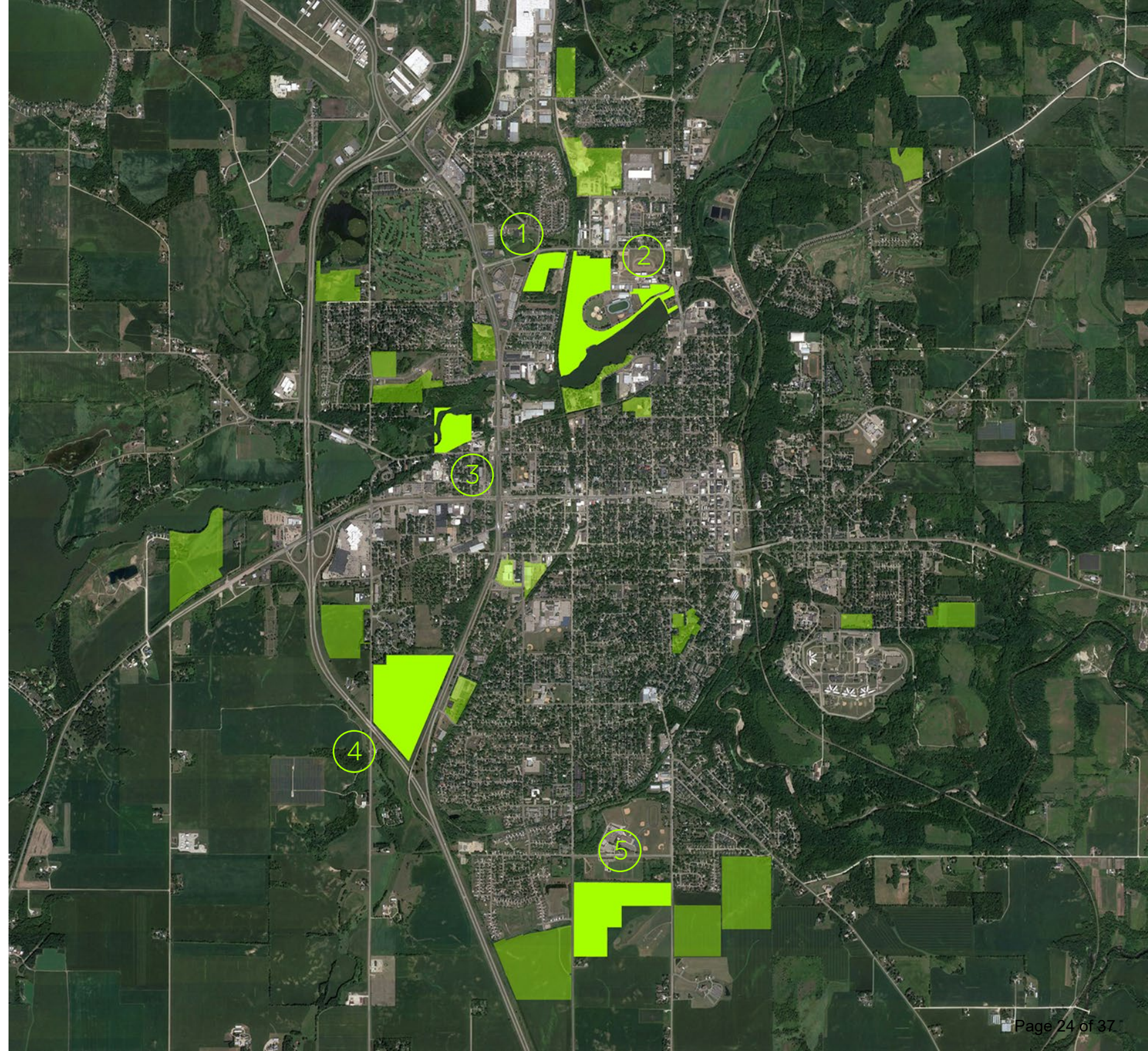
- Removed from program:
 - (1) Gym
 - Indoor Play
 - Leisure/Program Pool
 - Current Channel
 - Conference room
- Reduced Fitness Studio room
- Reduced Aquatics Locker Room sizes and Pool Deck area
- Reduced Multipurpose/Meeting room

SITE REVIEW

Selected Sites

- #1 – Existing House & Outbuildings
 - 15.3 acres
- #2– North Alexander Park
 - 62 acres + 5.5 acres
- #3 – Auction House/Junkyard Site
 - 23.8 acres
- #4 – Greenfield Site
 - 91.4 acres
- #5 – Greenfield Site (Adjacent to Soccer)
 - 72.5 acres

**Sites renumbered after Task Force 2 ranking.*



SELECTED SITE REVIEW

Site Option

- #1 – Existing House & Outbuildings
 - 15.3 acres
- PROS
 - Adjacency to trails
 - Adjacency to other amenities (N. Alexander Park)
 - Site access off secondary road
 - Visibility of building from major thoroughfare
- CONS
 - Future expansion area limited



SELECTED SITE REVIEW

BUILDING DIAGRAM
FORTHCOMING

SELECTED SITE REVIEW

Site Option

- #2– North Alexander Park
 - 62 acres + 5.5 acres
- PROS
 - Trail system connected to site
 - Amenities already included on site/adjacent
 - Site access off secondary road
- CONS
 - Irregular site limits building locations



SELECTED SITE REVIEW

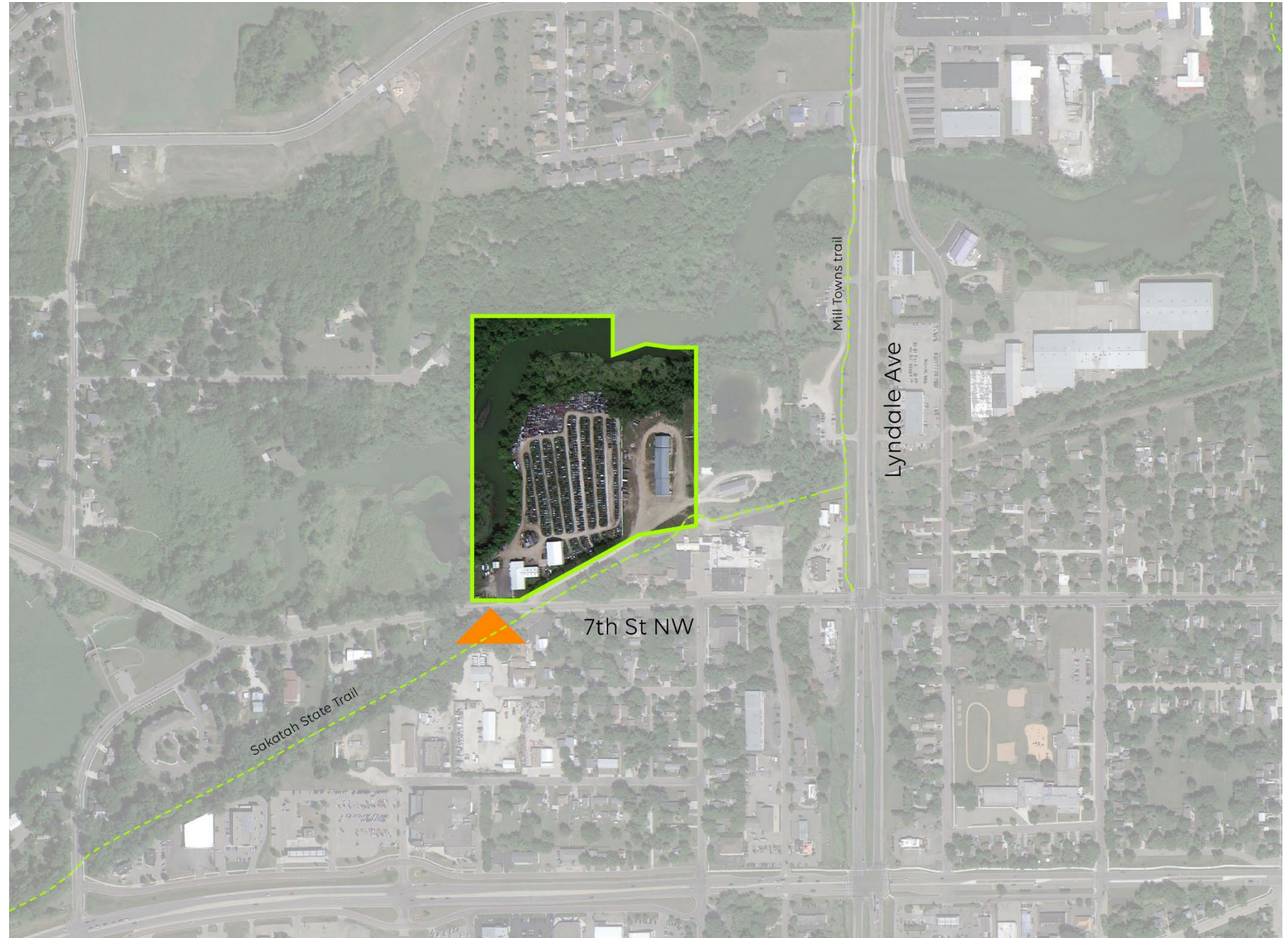


BUILDING DIAGRAM
FORTHCOMING

SELECTED SITE REVIEW

Site Option

- #3 – Auction House/Junkyard Site
 - 23.8 acres
- PROS
 - Trail Access
 - Adjacency to nature/wildlife
- CONS
 - Limited site access
 - Future expansion area limited



SELECTED SITE REVIEW

BUILDING DIAGRAM
FORTHCOMING

SELECTED SITE REVIEW

Site Option

- #4 – Greenfield Site
 - 91.4 acres
- PROS
 - Expansive area for site amenities
 - Expansion potential
 - High visibility of site
- CONS
 - Limited site access
 - Adjacent road speed high
 - No adjacent trail access



SELECTED SITE REVIEW

BUILDING DIAGRAM
FORTHCOMING

SELECTED SITE REVIEW

Site Option

- #5 – Greenfield Site (Adjacent to Soccer)
 - 72.5 acres
- PROS
 - Expansive area for site amenities
 - Expansion potential
 - High visibility of site
 - Adjacency to soccer fields
- CONS
 - Limited trail access

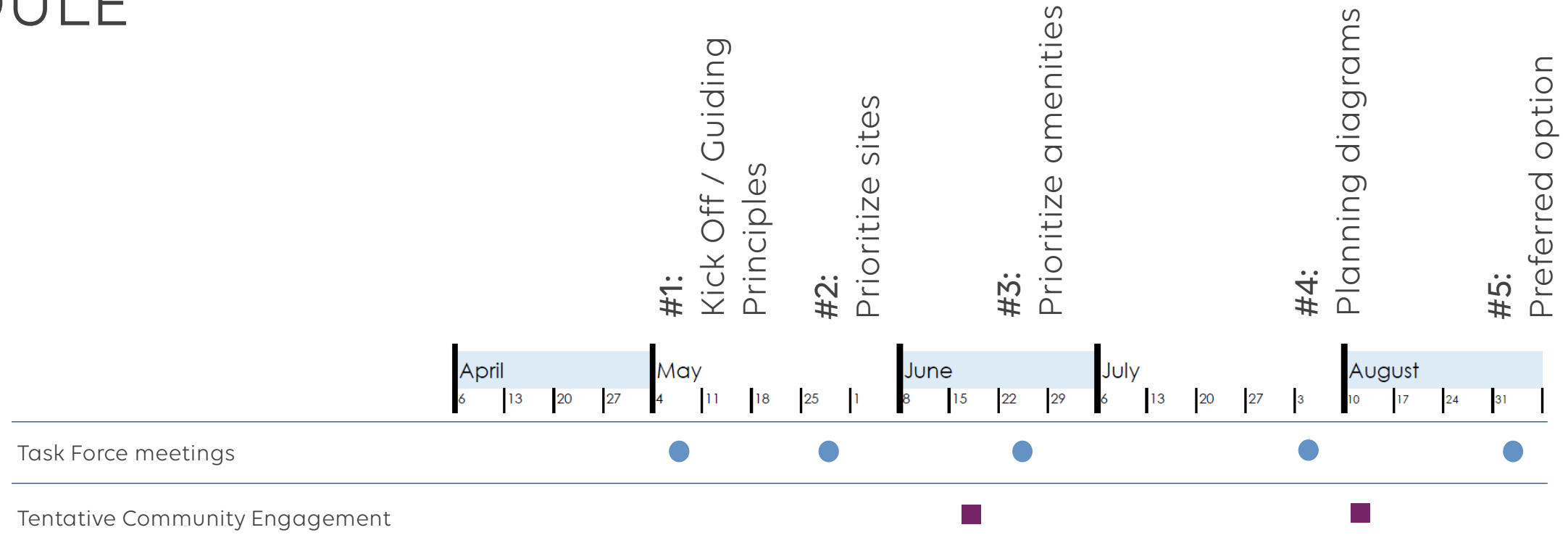


SELECTED SITE REVIEW

BUILDING DIAGRAM
FORTHCOMING

NEXT STEPS

SCHEDULE



Thursdays, 6-8pm

Tentative Agenda for Meeting #5

Meeting #1: May 4

- Review Community Engagement Results

Meeting #2: May 25

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Meeting #3: June 22

Meeting #4: Aug 3

Meeting #5: Aug 31



THANKYOU