



COMMUNITY CENTER TASK FORCE AGENDA

19 W Division Street

BUCKHAM WEST

THURSDAY, SEPTEMBER 14,
2023

6:00 PM

Faribault MN 55021

Conference Room

1. Call to Order
2. Items for Discussion
3. Adjournment



HGA

City of Faribault
COMMUNITY CENTER

Task Force Meeting #5 – September 14, 2023

TASK FORCE MEETING #5



AGENDA

1. Review Process/Expectations
 - Schedule
 - Vision/Guiding Principles
2. Open House Comments Review
3. Building Concept Development
 - Building Plan Diagram
 - Renderings
4. Conceptual Cost Estimate
5. Facility Proforma
6. Funding Options
7. Next Steps/Schedule Overview

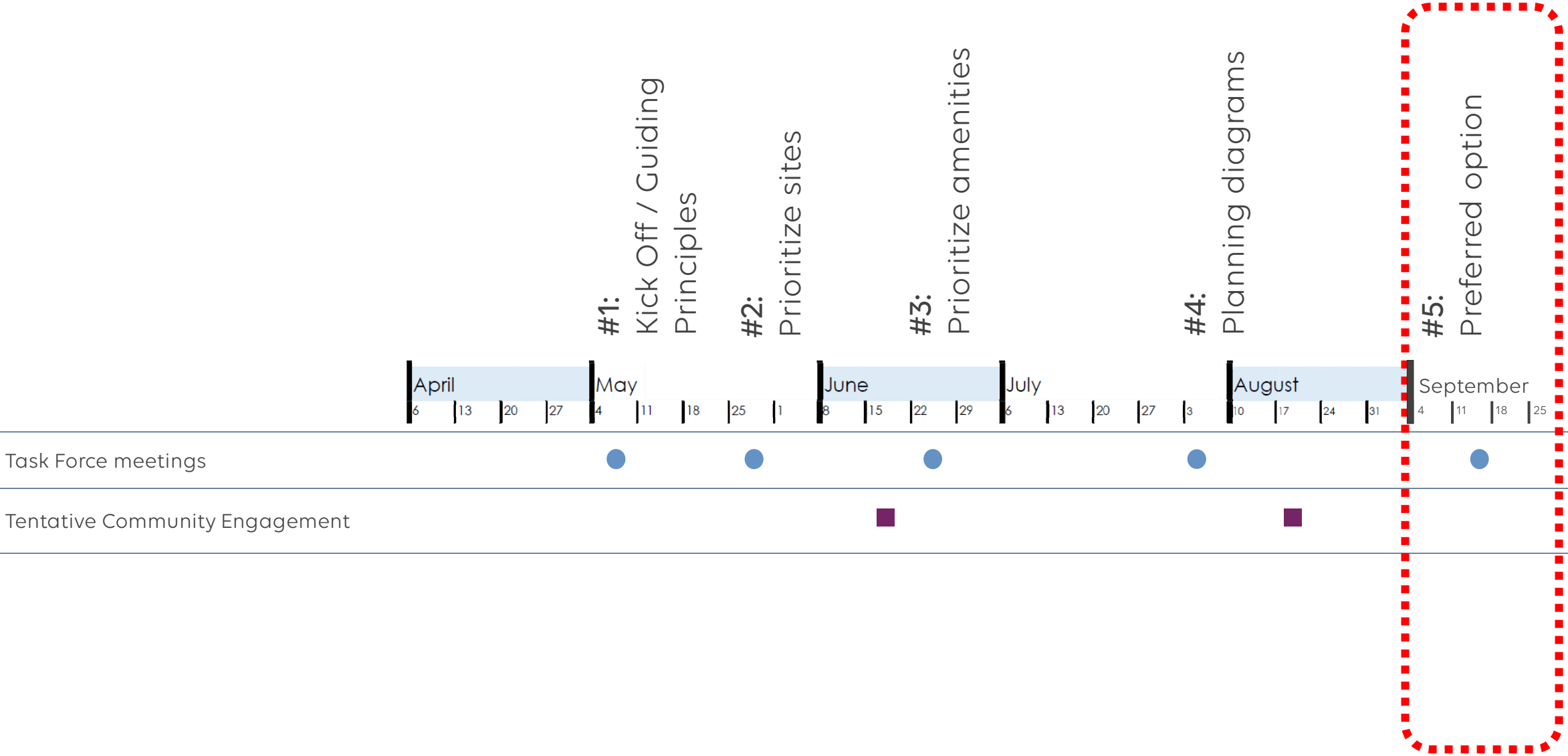
PROCESS / EXPECTATIONS

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



VISIONING / GUIDING PRINCIPLES

VISIONING AND GUIDING PRINCIPLES



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...

OPEN HOUSE COMMENTS

COMMUNITY OPEN HOUSE

August 17, 2023, 5-7pm

Boards illustrated current Community Center development and offered an opportunity for the community to learn more and ask questions about the project.

- Support of the North Alexander Park site
 - good connection to trail system and other park amenities like outdoor aquatics
 - community already sees this location as a destination for events and activities
 - park has great connection to nature
- Multigenerational facility/programming is important



BUILDING CONCEPT DEVELOPMENT

SELECTED SITE REVIEW

Site Option 2

North Alexander Park

62 acres + 5.5 acres

PROS

- Trail system connected to site
- Connection to Faribault Family Aquatics Center
- Co-located with park amenities
- Site access off secondary road
- Good sun/wind access
- Existing municipal utilities
- City-owned property

CONS

- Irregular site limits location/expansion
- May impact wooded area
- Adjacent to electrical substation
- Limited neighborhood pedestrian connection



SELECTED SITE REVIEW

Site Option 2 – UPDATED LAYOUT

North Alexander Park

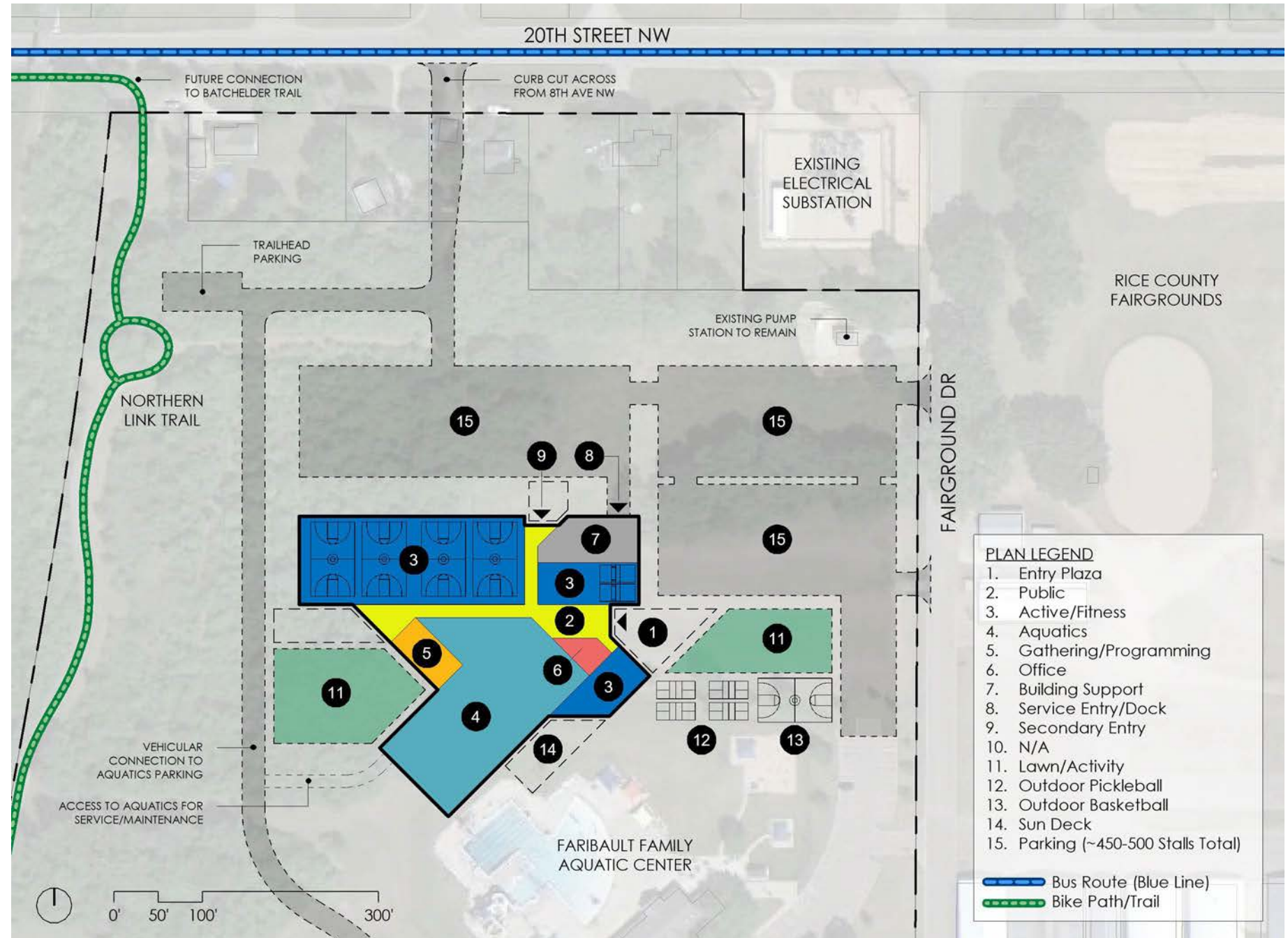
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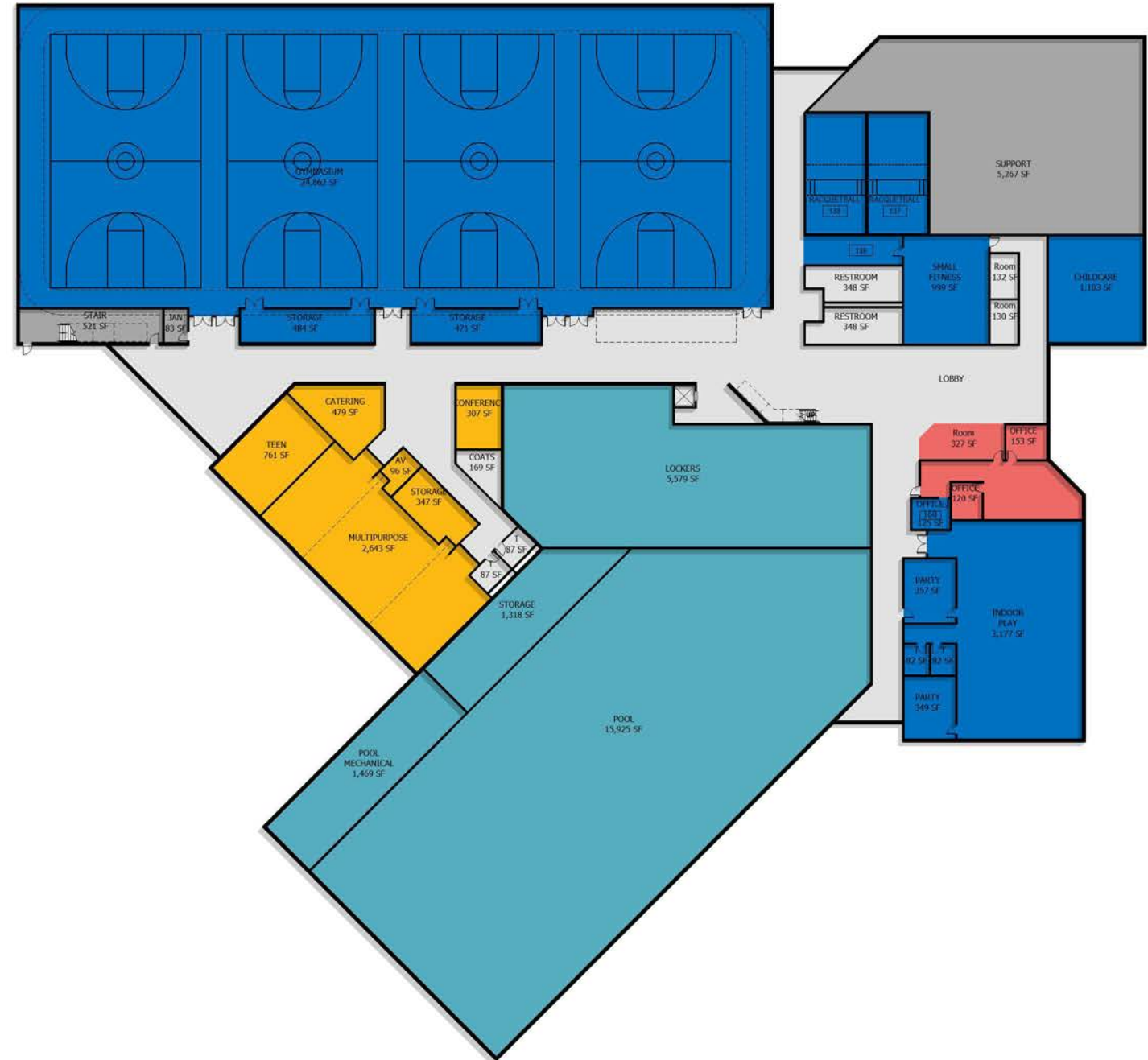
Approx 110,000 gsf

Main Level

- Lobby
- 4-Gym Flexible Fieldhouse
- Indoor Aquatics Center
- Indoor Play Structure
- Racquetball Courts
- Small Fitness Studio
- Child Watch
- Multipurpose Program/Meeting Spaces
- Parks and Rec Office w/ Reception
- Building Mechanical & Service

Upper Level

- Walking Track overlooking Fieldhouse
- Fitness Area w/ Cardio, Press, Weights
- Large Fitness Studio
- Roof Terrace
- Building Mechanical & Air Handling



SELECTED SITE REVIEW

Site Option 2

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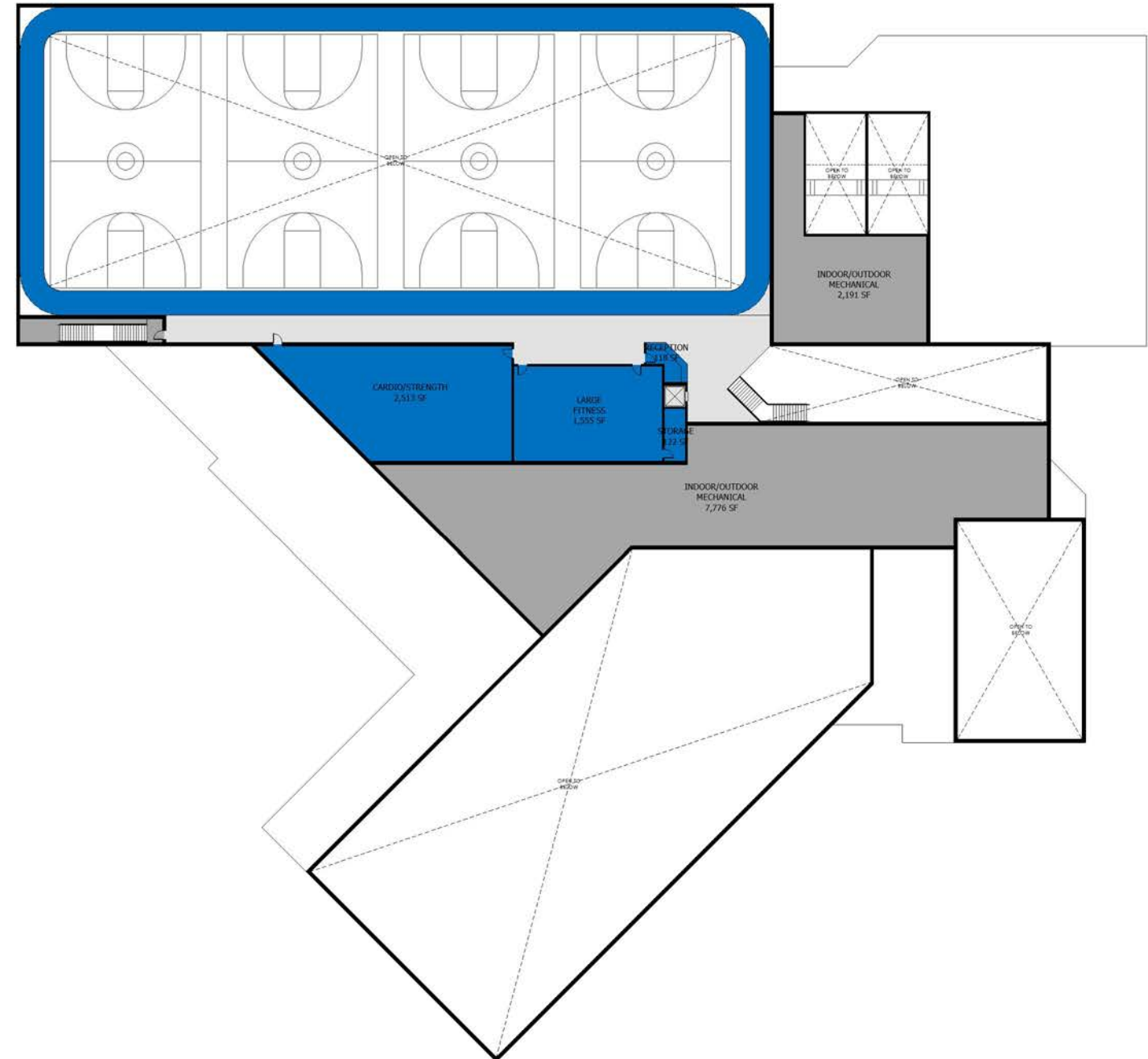
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CONCEPTUAL COST ESTIMATE

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 OPTIONS – FULL OPTION

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

FACILITY PROFORMA

FUNDING OPTIONS

NEXT STEPS

NEXT STEPS





THANKYOU