

Date: July 6, 2016
Meeting On: July 5, 2016
Project: Lonsdale Community Center Feasibility Study

The fourth public meeting for the Lonsdale Community Center Feasibility Study was held at Lonsdale City Hall on July 5th at 6:30pm. The intent of the meeting was to review and discuss a preliminary building program (list of spaces and their square footages contained within the proposed building) and a site/concept diagram that illustrates the relationship between various building components and how the potential community center fits on the preferred building site.

292 Design Group presented the building program, site/concept diagram, and large-scale diagrams of the potential gym and pool components. Preliminary program spaces were grouped into four categories: recreation, community, police and future city hall.

- **Recreation:** indoor pool with 4-lane lap pool and leisure pool with zero-depth entry, play features and a slide; pool staff offices and pool storage; gymnasium with running/walking track above; group exercise room with storage; locker rooms for men, women and families
- **Community:** party room; teen and senior centers; childcare space; two craft rooms, a community room; public restrooms; center administration offices and breakroom
- **Police:** offices, breakroom and reception; evidence room; interview rooms, meeting room, locker and shower rooms; vehicle storage

Regarding police facilities, 292 had met with the police chief and toured the existing facilities since the previous public meeting on June 21. The proposed police spaces were developed based on that meeting and tour. Improving safety for staff, facilities for the chain of evidence procedure, and vehicle storage were particular items of note.

- **City Hall:** offices for the treasurer, administrator, planner and receptionist; workstation area for general office help; office for future/float employees; meeting room; breakroom; storage; council chambers

City hall facilities are not part of the current project or budget. However, for planning purposes, they are included in the building program and concept diagram as an element to be included at a future date.

A detailed square footage breakdown of these categories can be found in the attached preliminary building program. 292 noted that the exact square footage may change as the process moves along; the square footage numbers presented now are a base starting point and subject to refinement as the potential community center discussion evolves.

After presentation of the building program, 292 reviewed the large-scale diagrams of the pool and gym components and the site/concept diagram. (See attached.) The gymnasium diagram illustrated that the gym space outlined in the building program was large enough to accommodate multiple sport court layouts, such as a high school regulation basketball court overlaid with volleyball courts, pickleball courts, modified basketball cross-courts, etc. A drop-down divider curtain could separate adjacent sport courts. The pool

diagram illustrated a 4-lane, 25-yard, lap pool and typical components of an indoor leisure pool – zero-depth entry, play features and waterslide. These two pools are typical (in various configurations) in indoor aquatic spaces; they provide water fitness or recreation opportunities for multiple age ranges. The site/concept diagram illustrated a linear, three-part arrangement of spaces (recreation, community and police), each with its own entrance, situated along Idaho Street SW with parking to the north of the potential building. For long-term master planning purposes, the location of a future ice sheet/ice arena was shown on the west portion of the site.

Throughout the meeting, a number of questions and concerns were expressed, ranging from procedural to pragmatic.

- Meeting attendees expressed concerns about how the program was developed, who provided input, and why the city needed these amenities. Task force members and city staff outlined the survey and study process undertaken to date and the future opportunities for community input.
- Meeting attendees expressed concerns regarding operations issues such as staffing and salary costs. Task force members, city staff and 292 responded that an operations consultant is currently working on a market/demographic analysis and operations analysis/budget. The consultant, Ballard*King, would be contacted for an update of when these materials would be available for review.
- Meeting attendees asked whether there was space on the site for outdoor activities such as bocce ball, a play area and tennis. 292 responded that while it was not indicated on the diagram, the site was large enough to accommodate outdoor activity areas.
- Meeting attendees asked for clarification of site/concept diagram elements, such as location of entrance lobby, reception, and community rooms.
- Meeting attendees asked for future meeting dates and times when they could provide feedback. Task force members, city staff and 292 outlined upcoming dates: July 19th at the Legion, the first week of August (time and place to be determined) and the special election vote on August 9th.

The next public meeting will be held on July 19th at the Legion. 292 Design Group and RJM Construction (a cost estimator with expertise in community/recreation buildings) will provide a building program that outlines the building spaces and activities that can happen in those space, a site/concept diagram that shows the relationship of the building spaces and how they fit on the proposed site, and a project cost estimate based on the building program. The estimate will include construction costs and “soft” costs such as FFE (fixtures, furniture and equipment), permit costs, fees, soils correction, etc.

Lonsdale Community Center Feasibility Study / Lonsdale, MN
Preliminary Building Program

Aquatics		Qty.	SF
Aquatics	leisure pool with slide and zero-depth entry, 4-lane lap pool		10,000
Aquatics Storage			200
Aquatics Office			120
Lifeguard Office			120
Pool Equipment			350
Aquatics Subtotal			10,790

Recreation		Qty.	SF
Gymnasium	1 regulation HS basketball court & 2 volleyball courts (cross-courts)		8,000
Walking Track			
Exercise Room	for group exercise / yoga (another at 600 sf?)		900
Exercise Room Storage			400
Recreation Subtotal			9,300

Lockers		Qty.	SF
Women's Locker Room			1,200
Family Locker Room			1,200
Men's Locker Room			1,200
Lockers Subtotal			3,600

Community Area		Qty.	SF
Party Room	400 SF/each	1	400
Teen Center			800
Senior Center	including kitchenette		800
Childcare	reception, play		700
Craft Room	1 messy room with sink in each, 700 sf/each	2	1,400
Community Room	seating for 100 people, 20 sf/person		2,000
Public Toilets	men and women, 320 sf/each	2	640
Community Area Subtotal			6,740

Administration		Qty.	SF
Private Offices	120 sf/each	2	240
Workstations	80 sf/each	3	240
Breakroom			150
Administration Subtotal			630

Entry		Qty.	SF
Lobby / Reception	including waiting area, control desk, vending		2,000
Entry Subtotal			2,000

Police		Qty.	SF
Chief Office			180
Patrol Room	4 workstations, form storage, multiple internet connections		300
Reception Office	need two separate exits for security, some file/record storage, window to lobby/entry, add another workstation in the future, 120 sf/ each	2	240
Future Office (Sergeant)			120
Breakroom	sink, fridge, small table (4-5 people), microwave, coffee, counter, cabinets		120
Lobby / Entrance	controlled access		120
Evidence Room	including evidence lockers & gun storage, adjacent to garage area, countertop w/ supplies for evidence processing, secure		300
Vehicle Storage	3 squad cars, 1 utility car, 1-4 forfeit, speed trailer		2,100
Interview Rooms	1 hard interview, 1 soft interview, 120 sf/each	2	240
Meeting	space for 15 people		450
Locker Room	shared, 10 lockers		120
Showers/changing room/restrooms	single for both men and women, 100 sf/each	2	200
Public Restroom	unisex		60
Police Subtotal			4,550

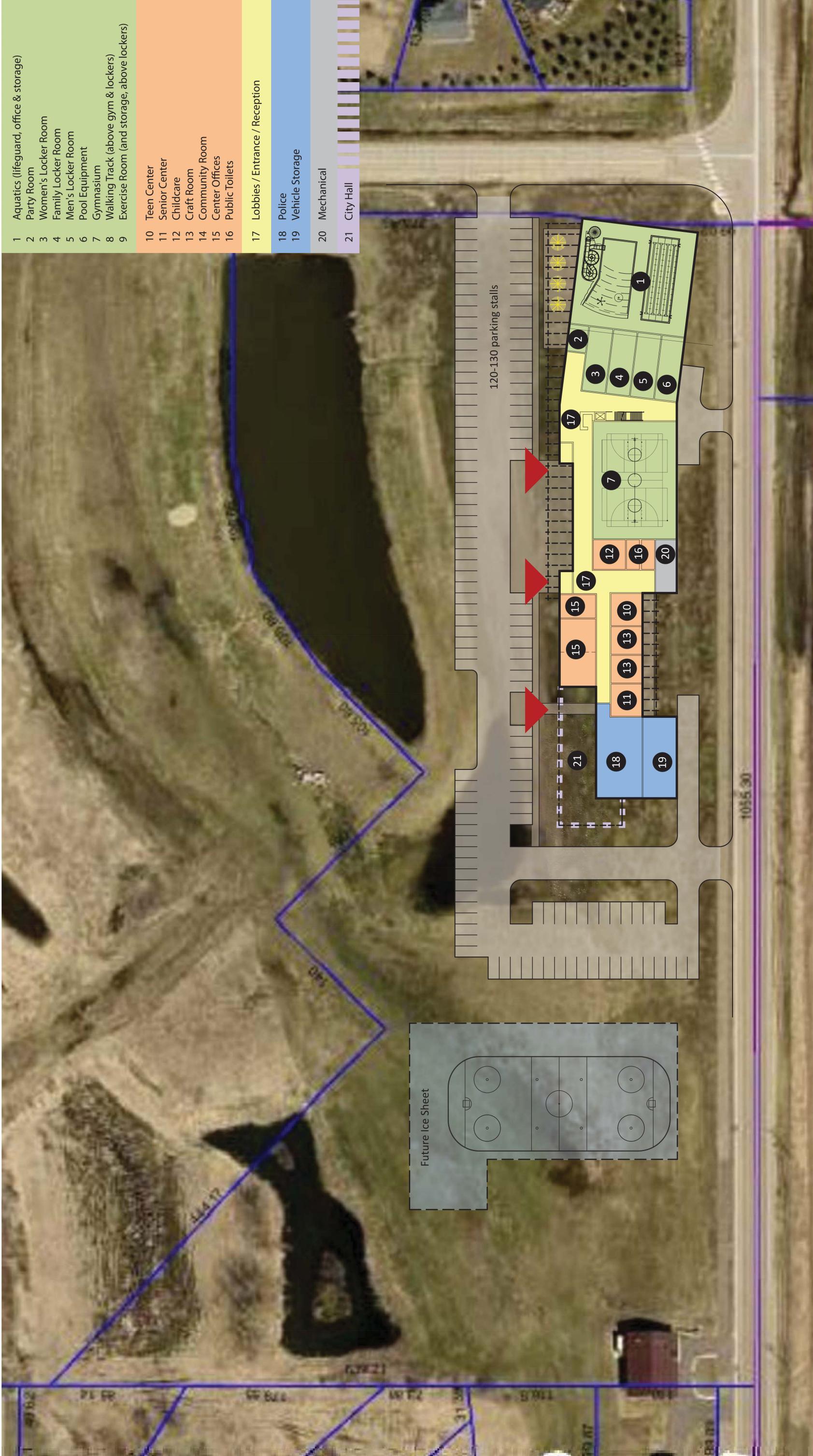
Building Subtotal			37,610
Circulation / Mechanical / Wall Thickness	additional 20%		7,522

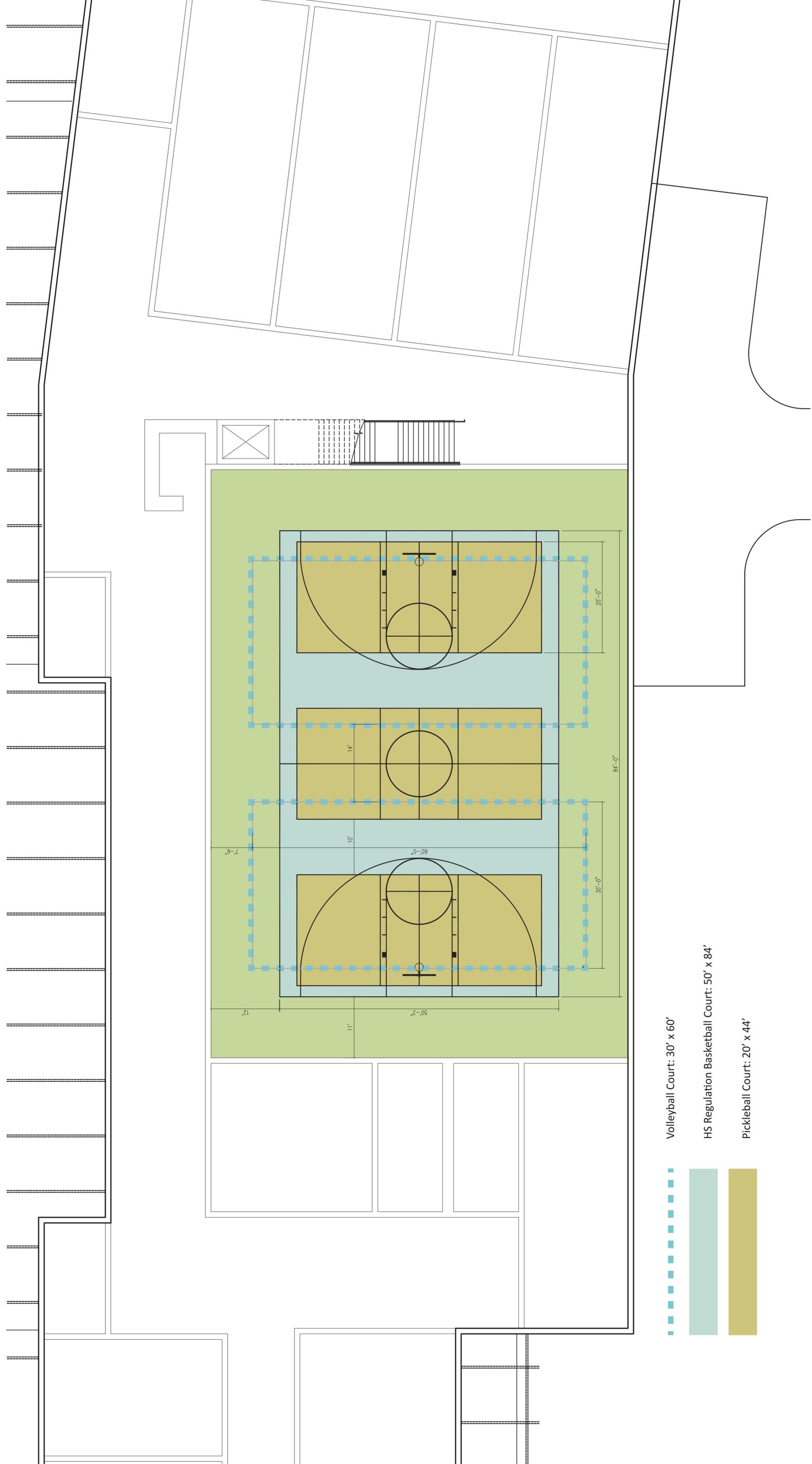
Total SF 45,132

City Hall		Qty.	SF
Treasurer			120
City Administrator	including table and chairs for meeting		180
City Planner			120
Receptionist	office		120
Float Office	shared office space (building inspector, city engineer, et.)		120
Future Office	future space for potential community development/economic development position		120
General Office	workstation for office assistant		80
Reception	space for small waiting area		240
Meeting Room	existing with breakroom ok		400
Breakroom	small table, base & upper cabinets, sink, microwave, refrigerator, coffee		150
Council Chambers	100 people capacity, could be shared for other uses, accommodate 5 council members & 4 staff		1,800
Staff Restroom	unisex		60
Storage	may need for inspector files in the future		240
City Hall Subtotal			3,750

Building + City Hall Sub-Total			41,360
Circulation / Mechanical / Wall Thickness	additional 20%		8,272

Total SF 49,632

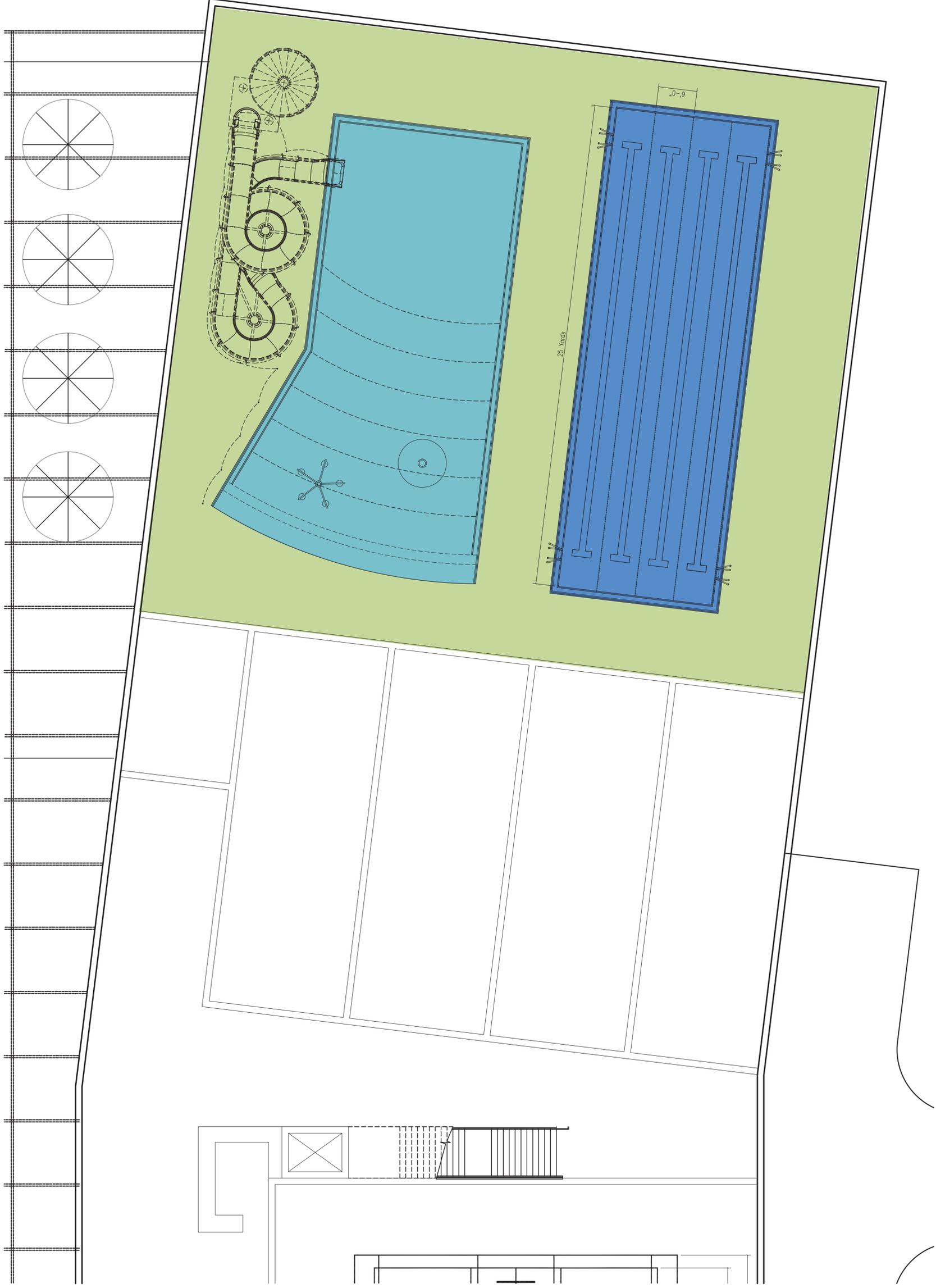




Volleyball Court: 30' x 60'

HS Regulation Basketball Court: 50' x 84'

Pickleball Court: 20' x 44'



Leisure Pool
Lap Pool