CITY OF FAIRMONT
COMMUNITY CENTER FEASIBILITY STUDY

PREPARED BY:

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September 23, 2016

Mr. Paul Hoye
Finance Director
City of Fairmont
100 Downtown Plaza
Fairmont, MN 56031

Mr. Hoye-

On behalf of the consultant team of Oertel Architects, Bolton and Menk and Springsted Financial Advisors, I would like to thank you for the opportunity to work with the city on the Community Center Feasibility Study. We would also like to thank the other members of the project team, representing the stakeholders within your community for their participation in the process.

Because the community center project has such a rooted history within the community of Fairmont, we really wanted to bring community into the design process. The approach that Bolton and Menk and Oertel Architects employed into this project with your help took significant strides towards that community development, while providing you and the citizens of Fairmont with an initial design report that informs the entire community on what is really possible.

Essential to any project at this point in the design process, is to understand that like the community for which this project will benefit, the content included within this report is not static. The needs of the community, design assumptions and presumptive costs are always evolving and will need to adapt to the way the City of Fairmont and the regional area will also evolve and adapt. This report has provided the initial platform to inform and start discussion, so that the project can evolve, address and eventually achieve the goal, of providing that central community icon, the place that the City of Fairmont can look at and say "Welcome to our Community."

If you have any questions regarding the content of this report, please feel free to contact myself, Andrew Cooper of Oertel Architects at 651-696-5186 x 313 or at acooper@oertelarchitects.com or Wesley Brown of Bolton and Menk at 507-381-0380 or at wesbr@bolton-menk.com.

Again, thank you for this opportunity and we look forward to working with you again in the near future.

Sincerely,

Andrew Cooper – Oertel Architects, Ltd.

Wesley Brown – Bolton and Menk, Inc.

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A *social* group of *any size*
whose members reside in a spe
cific *locality*,
share government, and
often have a
common cultural
and historical *heritage*.

A locality *inhabited* by
such a group.

A group of people whose members cooperate together to ***achieve* a *common goal.***


community
people
help
need
see
education
change
children
school
work
make
many
one
better
get
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needs
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Section 1 – Project Introduction and Summary

1.1 - Executive Summary

The primary goals of this study were to investigate the feasibility of planning and locating a **community center** within Fairmont and the ability of this facility to serve the needs and desires of the City of Fairmont. Oertel Architects and Bolton and Menk, as the design team was tasked with the following to evaluate the overall feasibility of this project in the City of Fairmont and the surrounding region:

- Review previous studies conducted over the years,
- Review the wants and desires of residents collected by the 1590 Group,
- Develop a space needs building program based on those wants and desires,
- Assign sizes and shapes to those space needs,
- Evaluate spatial relationships between facility uses
- Develop very early schematic facility layouts to evaluate potential sites
- Evaluate potential sites
- Provide a preferred schematic site layout
- Provide an initial, total project construction cost estimate
- Provide initial recommendations on funding for construction and on-going operation of a new facility.

1.2 Project History

The City of Fairmont and its residents have realized the need for a community gathering space for nearly a century. Within the last 10 years or so, several iterations of study or discussion regarding the potential for a City of Fairmont Community Center have taken place. To provide a frame of reference for this project's scope, the following is brief history of some of those iterations and what the design team was able to conclude from the review of these previous courses of study.

Junior / Senior High School Study

In a 2013 study, a simple space block evaluation was performed on what several additions to the junior and senior high might look like. There were several options developed in this study. The option produced that was closest to the plans developed as part of this project's scope of work is illustrated in this report.

1.2 Project History – School Site Study

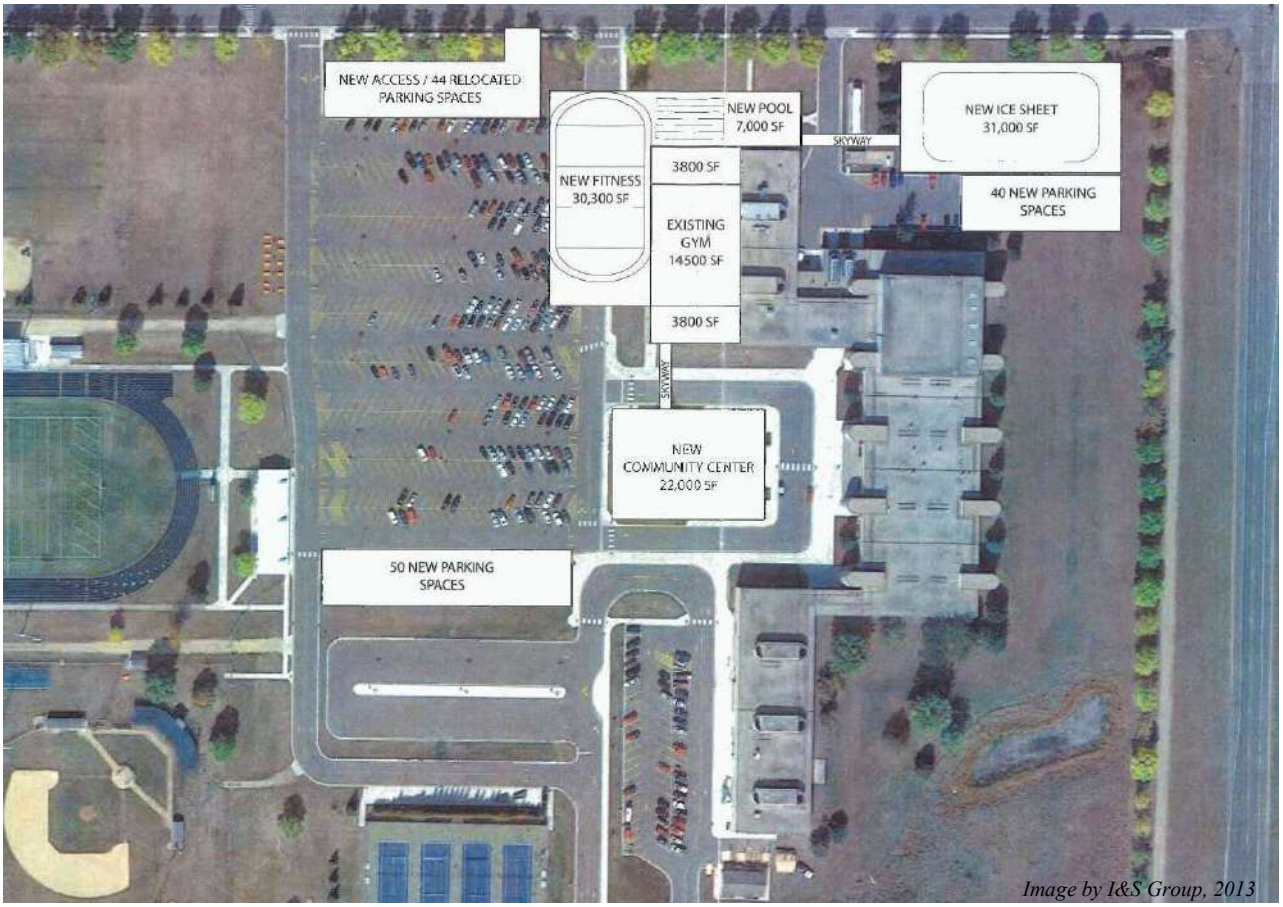


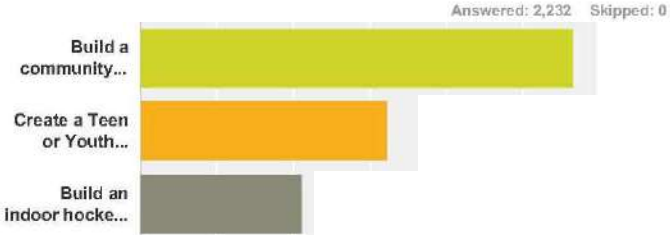
Image by I&S Group, 2013

1.2 Project History – 1590 Citizen Survey (Courtesy Project 1590)

Project 1590 Survey #2 SurveyMonkey

Q1 Please review the list of ideas and select up to 7 ideas that you wish to support bringing in to the City of Fairmont.

Answered: 2,232 Skipped: 0



Build a community center or multipurpose facility. Indoor track, indoor pool, tennis, meeting rooms, senior center, etc.	56.77% 1,267
Create a Teen or Youth Center. Year-round activities like Go Karts, Trampolines, Laser Tag, or other community events for our youth.	32.39% 723
Build an indoor hockey center for year-round use. Could be part of a community center.	21.28% 475

In these options, one thing that the design team noticed was the importance placed on a new ice arena and indoor swimming pool. **These features were included in every option**. Also identified were the approximate square footages of the additions. There was little detail in these plans, but the overall total square footage was relative to projected space needs in this study. In the school study the existing school parking was being used as the primary source of parking for the entire campus, with small additional parking expansions to accommodate both school and potential community center spaces.

Another aspect of this study that is an important takeaway is the fact that this location within the city was deemed as a **relevant site option**. This indicates the importance of the school as an **iconic** location and **central feature** for the city and its residents. Circulation and access to the site is very good and the visibility of the school, along with its importance in the community made the area within the city a distinct possibility for the community center location.

However, there were several key detractors that the design team identified with the school site study. Because these are potential additions to an existing facility, the adjacency of new *community use* spaces would be separated by *school uses*, leading to a lack of unity within the design and therefore a large potential for accessibility confusion. Additions and renovations can also increase new construction costs and project scope changes.

Many of the daytime community center users would have to interface with in-school traffic, which could result in a potential security problem for the school and their operations. While the potential for shared spaces and shared operations exist with the direct attachment, there is potential for scheduling and staffing confusion. In addition, the amount of parking may be satisfactory for the proposed uses, but parking access to community center spaces and school spaces at similar hours of activity could become territorial and troublesome.

There are two distinct positives that did come out of this study however: 1) The general area in Fairmont is excellent for identification and access; 2) The school district is a willing participant in the development of community center spaces.

YMCA Study

In 2008, the YMCA, at the request of the Fairmont Leadership Committee, explored the potential for the development of a community YMCA. The primary purpose of this action was defining programming to be made available at the YMCA and funding and feasibility process. The process did not specifically deal with space sizes and exact amenities, but rather focused on community attitudes on public/private funding and the community desire for the features of a traditional community center.

Survey Research

In several instances, the citizen action group 1590 conducted citizen surveys to identify community wants and needs within the City of Fairmont. This research helped identify what community residents wanted to see within their city as a whole. Some of that data is illustrated here as well.

1.3 Project Participants

FAIRMONT

MARTIN COUNTY
MINNESOTA

FAIRMONT AREA SCHOOLS

MAYO CLINIC
HEALTH SYSTEM

project 1590

1.3 Project Participants

A key component of this particular project is to bring together representatives from multiple **community** stakeholders to provide the design team background, input and feedback during this **collaborative** process.

Representatives from the following groups participated in providing project background, initial input, participated in work sessions, provided design feedback and represent the collective **community** of Fairmont.

City of Fairmont
Paul Hoye, *Finance Director*
Jim Zarling - *Fairmont City Council Member, previous Fairmont City Manager*
Troy Nemmers, *City Engineer/Public Works Director*

Martin County
Kathy Smith - Recently elected Martin County Commissioner
Scott Higgins - Martin County Coordinator

Fairmont School District
Joe Brown - Superintendent of Fairmont Schools
Dan Brookens - School Board member, radio personality

Mayo Clinic
Bob Bartingale - Administrator for Mayo Clinic Health Systems Fairmont

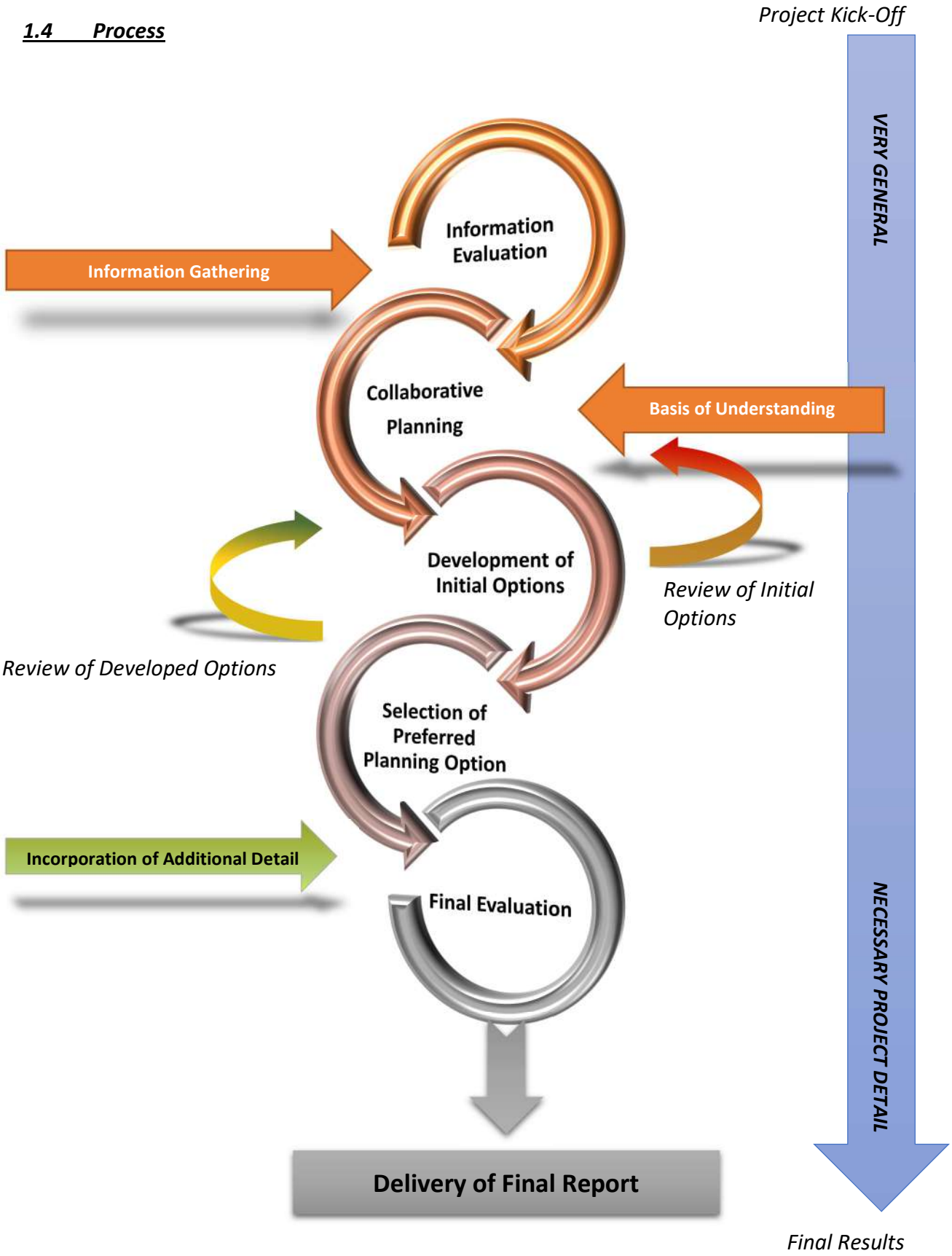
1590 Group
Steve Hawkins - Chairman of the Board for 1590, owner of Hawkins Chevrolet
Randy Lubenow - Chairman of the 1590 Regional Wellness Center Committee

Oertel Architects
Andrew Cooper – Project Architect
Maddie Peters – Design Intern

Springsted Public Sector Advisors
Nick Dragisich – Executive Vice President

Bolton and Menk
Wesley Brown – Civil Engineer, City of Fairmont Resident

1.4 Process


Project Kick-Off
VERY GENERAL
Information Gathering
Information Evaluation
Collaborative Planning
Basis of Understanding
Development of Initial Options
Review of Initial Options
Review of Developed Options
Selection of Preferred Planning Option
Incorporation of Additional Detail
Final Evaluation
NECESSARY PROJECT DETAIL
Delivery of Final Report
Final Results

1.4 Process

In every project we start from a very general level of information and move towards the level of detail that is required for the scope of the proposed project. The process is not completely linear, as there is a need to occasionally circle back and revisit previous information or previous iterations to confirm the progress that has taken place. The steps in this process include:

- Information Gathering
- Information Evaluation
- Establish a Basis of Understanding, Project Requirements
- Collaboratively Establish Initial Options
- Review Initial Options and Project Parameters
- Development of Initial Options
- Review of Options
- Selection of preferred option
- Revisions, Redevelopment and Incorporation of Detail to preferred option
- Report Content Development and Review
- Deliver Final Report

1. Information Gathering

This is the first step in any progressive process. The design team researched the City of Fairmont for very basic information such as regional location, land area and population. The design team also studied existing city features such as the Winnebago Sports Complex, the Aquatic Park and the Martin County Fairgrounds to familiarize ourselves with the existing amenities within the city. The design team was also provided information to review such as previous study iterations and citizen survey and research. This information was important to establish a basic groundwork for where this process has been, where it is beginning in this iteration, and ultimately where it needs to go.

2. Information Evaluation

We reviewed the information provided and used our own independent research to help us establish a point of departure for the project. It was evident from a very early stage that based on previous study and citizen survey there were several very key components and goals for the future community center and this study process.

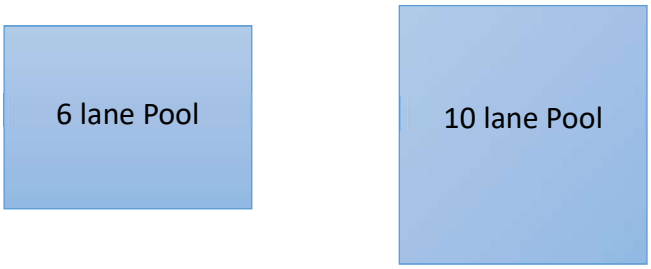
First, the citizen survey and previous studies indicated that there were several very key features that needed to be included in the space program.

1.4.3 Establish a Basis of Understanding *– Evaluation of Examples*

Example 1 – Community Meeting / Convention

Task:
Evaluate non-specific examples of community centers
Goal:
Inform the group on adjacency of uses and relative sizes of amenities / features

1.4.3 Establish a Basis of Understanding *– Evaluation Typical Spaces*



Task:
Review typical sizes of Features / Amenities
Goal:
Inform the group on Typical Sizes Associated with Features

- 25 Yard
  - 6 Lanes
    - 120’ x 70’ (8,400 SF)
  - 10 Lanes
    - 120’ x 110’ (13,200 SF)
- Therapy Pool
    - 20’ x 30’ (600 SF)
- Spa
    - 20’ x 30’ (600 SF)

Example 1 – Swimming Pools / Natatorium Spaces

These components included:

1) Indoor Gymnasium Space
2) Indoor swimming
3) Senior activity areas
4) Day care and youth areas
5) Year round ice facility

Additionally, the goals required for this process appeared to be as such:

1) **Determine** a list of features and amenities to be incorporated into the community center
2) **Identify** additional spaces needed to support those key features
3) **Identify** possible site locations given a set of criteria including: size, location, and access
4) **Evaluate** options for site planning on possible site locations
5) **Evaluate** a preferred site and initial planning option
6) **Determine** a total project cost for the construction of the community center
7) **Provide** initial information on fiscal impacts, including: project funding, operational costs and operational funding

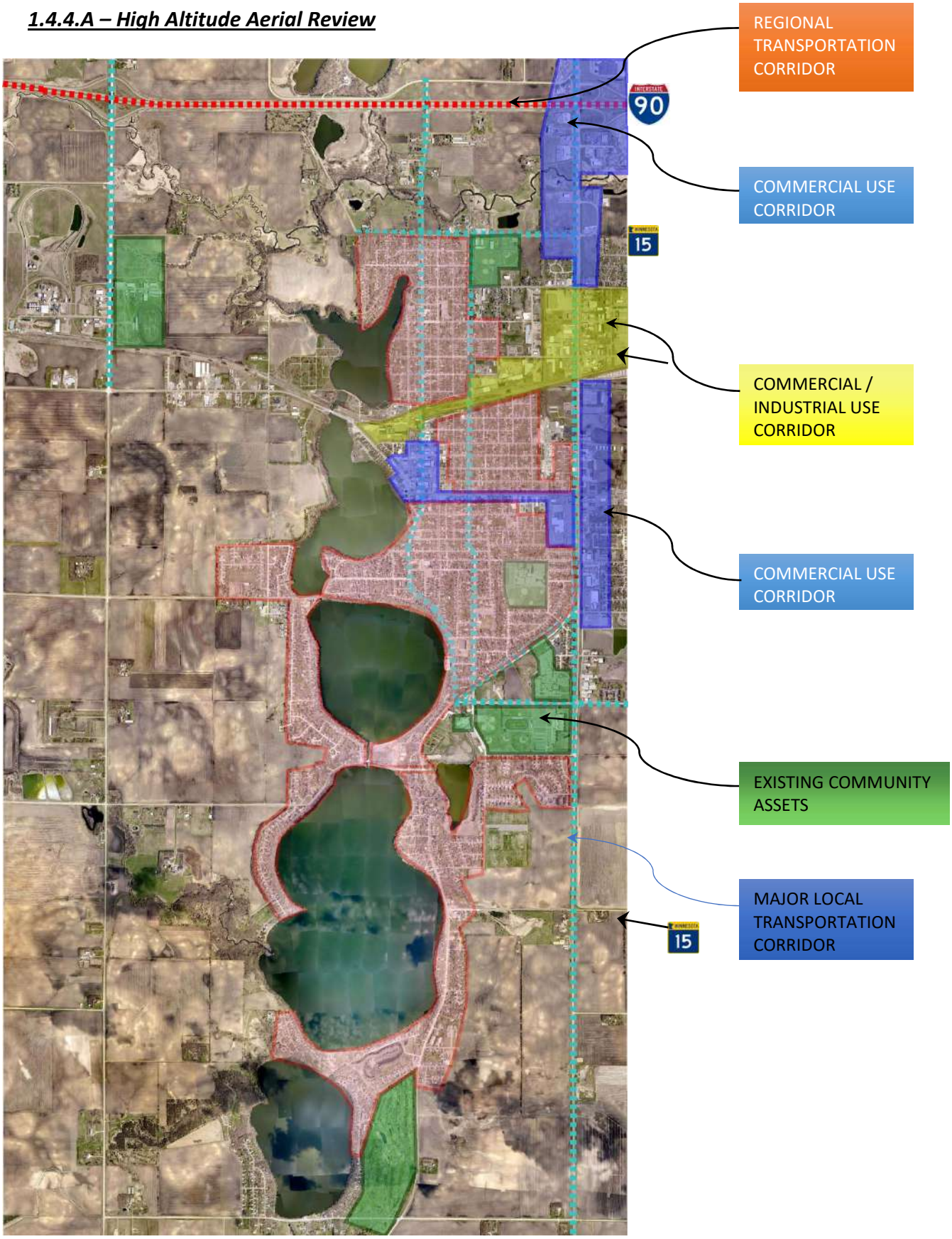
3. Establish a Basis of Understanding

One of our first steps in the formal design process was to **establish a basis** of understanding between the stakeholders and the design team and establish a point of departure. To accomplish this, the design team developed a brief, initial informational presentation for the first meeting with the stakeholder group. Our approach to presenting this information was to avoid any preconceptions on what the entire group may have already assumed for the facility.

The presentation included general information on typical spaces within community centers. This helped to initially identify programmatic features such as court space (gymnasium), swimming amenities, community meeting and gathering spaces, special athletic uses (ice hockey, indoor track) and community education spaces. The next part of the presentation reviewed spatial adjacencies and how each space and function related to another within a larger facility. We reviewed these by looking at floor plan examples from various building plans, that included some, but not always all of the programmatic components as noted above.

We did this for several reasons: 1) General floor plans are not specific to the City of Fairmont or any of the surrounding communities and therefore we avoid the phenomenon of one-upping the neighbor and look solely at Fairmont's needs; 2) General plans are not influenced by any of the design team's specific project experience and allows stakeholders to evaluate freely positives and negatives of each plan, and finally 3) the plans make no direct assumption on the final building program and space needs for the City of Fairmont's project.

1.4.4.A – High Altitude Aerial Review



In the final component of the presentation we reviewed the approximate sizes of individual uses and amenities, all of which were featured prominently in the survey research and background information provided to the design team.

Full presentation is included with this report as Appendix A.

4. Collaboratively Establish Initial Planning Options

One of our goals for this process was a **process** of **collaboration** and **participation**. By having public and private stakeholders participate in tandem with the design team, the process is transparent and the results are defendable. This also helped the design team form a very early understanding with local groups. To accomplish this goal we scheduled several interactive meetings with the entire group of stakeholders where we worked interactively to develop the building space program and plan options.

After establishing the base of knowledge of what goes into a community center, how big those features are and where those features may be located within the facility, we began an **interactive design charrette** with stakeholders to evaluate the project. First we viewed the city from a very high altitude to evaluate preferred locations within the city.

A) High Altitude Aerial Review

For this review, we viewed an aerial photo at a scale of 1" = 500'-0". This scale allowed the team to see, maybe for the first time in an analytical matter, the city from this perspective. We identified major transportation corridors, commercial and industrial areas, residential centers (existing and developing), existing recreational features and other features such as schools and human service centers (ex: Mayo Clinic).

B) Potential Site Locations

Two areas within the city became central focal points for the group after the high altitude review.

One area was toward the north end of town, closer to the Interstate 90 / Highway 15 intersection, providing the "Front Door" to the community. The second area of focus tended toward the area already identified in the historical a previous study which was near the junior high and senior high school and Mayo Clinic. Three parcels of land were evaluated as potential sites for the purpose of the interactive design charrette.

1) Quist Moving Site – A "For Sale" property along Highway 15, on the north end of town.
2) Mayo Clinic Site – A piece of property owned by the Mayo Clinic, currently being farmed by the local 4H
3) High School Practice Field – The current practice field north of the Football Field, adjacent to the High School.

1.4.4.B – Potential Site Locations

1.4.4.C– Interactive Site Design Charrette

C) Site Specific Space Design Charrette

For this process, an aerial photo of each of the three sites was laid out on the table for the entire project team to review. For space planning, Oertel Architects provided the group physical models of each major feature identified in the citizen survey and previous project experience. These models included:

1) Four court field house with 200 meter track
2) Complete Ice Arena Facility (Rink, Locker Rooms, etc.)
3) 25 yard Lap Pool
    a. 6 Lane
    b. 10 Lane
4) Therapy Pool
5) Spa
6) Fitness Spaces
    a. Weight Room
    b. Fitness Studios
7) Community Gathering Spaces
    a. Various Sizes
    b. Catering Kitchen
8) Community Education and Age Specific Spaces
    a. Day Care / Kids Play Area
    b. Teen Center
    c. Senior Center
9) Locker and Restroom Spaces
10) Administration Spaces

The models were produced at the same scale as the three sites, and general layouts were reviewed and manipulated in real-time, allowing group members to investigate options and provide immediate feedback, as well as receive instant analysis from the design team regarding positive and negative aspects of each option and site.

The options that were produced were photo documented. The options were annotated and distributed to allow stakeholders a time to think and reflect, and offer feedback to the design team.

The full packet of the results are included as Appendix B.

5. Review of Initial Options

Through the use of the design charrette and group feedback, two of the three locations were quickly identified as **feasible**, and these two locations were graduated to the next step of development.

1.4.4.C– Interactive Site Design Charrette Results

Site A - Mayo Clinic Site

Site B – Fairmont Schools Practice Field Site

Site C – Quist Moving Site

6. Development of Initial Options

At this point of the process, the site options were merely photographs of physical models on printed aerial photo. This was an important step in the process, but additional detail needed to be placed in the plan to better illustrate the actual impact on a specific site. Additional spaces are required to serve any building, such as circulation space (hallways, elevators, stairs, etc.), restrooms, and site features such as parking and green space.

As indicated previously, two locations were advanced to this stage. Each option was better defined for actual size and dimension in a Computer Aided Drafting model (CAD), placed back on to the aerial photo and color coded to illustrate location and relative size for each of the featured uses included in the plan, as well as the other necessary areas required to represent a functional facility.

The full set of plan options are included as Appendix C.

7. Review of Developed Options

The review of these developed options took place in a two phase approach. First, the plans were distributed to the group a few days in advance of a large group meeting. This allowed group members to review the options independently, and to use the meeting time effectively. The second phase was the large group meeting, where the additional detail was reviewed on two sites, and each site was evaluated for its positive and negative characteristics.

8. Selection of Preferred Option

As the plan options were reviewed and discussed by the group, it was evident that one particular plan was preferred for the final phase of this study. Some additional explanation and rationale as to the selection of this preferred option is included in a later section of this report. The group also revisited the space needs program to refine some detail based on this review. Thus, this plan entered into the final stages of this project's scope.

9. Revisions and Redevelopment

Revisions and redevelopment of the preferred option included input from the city engineer regarding traffic and vehicle circulation, including the addition of a new thru street between the proposed facility and the Mayo Clinic, as well as indicating additional detail in the neighboring properties, including a new, proposed ambulance bay building.

10. Report Content and Review

The final report development includes items which describe the process and present the results. These items include:

- Process Concept and Description
- Planning Results and Descriptions
- Building Space Needs Program
- Cost Analysis
- Inclusion of all produced documents for public record.

11. Final Report

In addition to simply providing the final document, there is often a period of review and explanation that is required for a project of this size and scope. Sometimes, additional information is required and can be developed on an as needed basis.

One of the last steps is to present the findings and answer questions from citizens and elected officials. Once this step is completed, it is up to the **community** to act on the concept and adopt a plan to implement the scope of work that the community has determined as appropriate.

Section 2 – Programming and Site Evaluation

2.1 – Facility Space Needs Program

As part of the scope of the project, this report is to provide an initial project space needs program. This program identifies the large scale features and amenities identified by the following methodology:

- Review of Existing Regional Community Center Amenities
- Review of collected Citizen Survey Data
- Design Team experience and expertise
- Project Type Best Practices
- Typical requirements of any building project
- Building Code requirements
- Zoning requirements

This program of spaces was developed by design team project experience and refined by the collaborative process. This program, like many others, is an early level, general guide or road map to define the scope of design. The actual design process often deviates from this road map. Sometimes these deviations a very minor, but in the end, the project should always accomplish the intent of the initial space needs program.

<u>Large Scale Building Features / Amenities</u>

These spaces are a large collection of the individual uses within the facility. Much like the entire process, the space needs developed as part of this project starts with the high-level, more general identification of space and moves towards more detail.

Each of these primary spaces were identified as basic essentials to the project

A) Natatorium (Indoor Pool Area) (non-competitive swimming)
B) Field House (Indoor Courts and Track)
C) Fitness Center
D) Community Center
    i. Community Gathering
    ii. Community Education
E) Ice Arena
F) Administration (Offices)

<u>Small Scale / Support Spaces to Large Scale Elements</u>

Each of the indicated large scale building features listed above, have additional spaces within that serve the larger featured use. These specific spaces are items which were discussed during the first interactive design meeting. For example, a Natatorium is any size building with an indoor pool. But how many lanes, and what length are those lanes, are the smaller more detailed scale of programmatic requirement.

2.1 – Facility Space Needs Program

Natatorium			20,625
Lap Pool (6 lanes)	1	8,500	8,500
Zero entry Kids Area	1	3,500	3,500
Therapy Pool	1	600	600
Men's Lockers and Shower	1	900	900
Women's Locker and Shower	1	900	900
Family Locker and Shower	1	600	600
10% Circulation of Subtotal	0.10	15,000	1,500
Mechanical Support Space	0.25	16,500	4,125

Field House			48,442
Full Basket Ball Court - Multi-Sport	4	4,800	19,200
200M Walking Track	1	11,075	11,075
Auxiliary Athletic Event Uses	3	3,200	9,600
Men's Lockers and Shower	1	1,200	1,200
Women's Locker and Shower	1	1,200	1,200
Family Locker and Shower	1	900	900
10% Circulation of Subtotal	0.10	43,175	4,318
Mechanical Support Space	0.02	47,493	950

Fitness Center			6,912
Weight Training	1	2,560	2,560
Studio	3	1,200	3,600
Men's Lockers and Shower			Combined with Field House
Women's Locker and Shower			Combined with Field House
Family Locker and Shower			Combined with Field House
10% Circulation of Subtotal	0.10	6,160	616
Mechanical Support Space	0.02	6,776	136

2.1 – Facility Space Needs Program

Community Center			31,320
Senior Center	1	1,800	1,800
Youth / Teen Center	2	1,000	2,000
Large Event Center	1	8,200	8,200
Small Meeting Area	1	900	900
Full Commercial Kitchen	1	1,000	1,000
Children's Indoor Play Area	1	3,000	3,000
Community Classroom	3	900	2,700
Men's, Women's and Family and Unisex Restrooms	4	900	3,600
35% Circulation of Subtotal	0.35	23,200	8,120
10% of defined use space for CC Storage	0.10	21,400	2,140
Mechanical Support Space	0.05	21,460	1,073

Ice Arena Facility			41,800
Ice Rink			Included in above
Seating / viewing / concessions / support			Included in above
Locker Rooms			Included in above
Resurfacer and Mechanical Area			Included in above
10% Circulation of Subtotal	0.10	38,000	3,800

Administration			2,153
Office Area	1	1,095	1,095
Storage	1	500	500
35% Circulation of Subtotal	0.35	1,595	558

The full spreadsheet of the space needs program is provided as Appendix D

Within the building space program, there are multiple opportunities for sharing like spaces. This evident by the combination of some the locker and restroom facilities, identified within the larger building program.

A) Natatorium

1. Lap Pool – 6 Lane, 25 yard – General Use and Specialized Services
2. Zero Entry Kids Pool – Family Use and Specialized Services
3. Therapy Pool – Specialized use / service
4. Locker Rooms – Shower, Restroom and Locker Facilities
5. Mechanical and Equipment Room

B) Field House Gymnasium

1. Multi-Sport Court – Four Courts (Basketball, Volleyball, Pickle-ball, etc.)
2. Walking Track – 200 Meter (Around court space)
3. Auxiliary Athletic Use – Indoor track/field, indoor batting cage, cross fit, etc.
4. Locker Rooms – Shower, Restroom and Locker Facilities

C) Fitness Center

1. Weight Training
2. Fitness Studios

D) Community Center

1. Senior Center
2. Youth/Kids Center (Daycare possibility)
3. Teen Center
4. Large Event Center – 450-500 Person, Dividable for smaller events
5. Small meeting room
6. Full Commercial Kitchen
7. Children's Indoor Play Area
8. Community Classrooms
9. Restrooms
10. General Purpose Storage
11. Circulation and large area breakout space

E) Ice Arena Facility

1. Ice Rink Skating Surface
2. Locker Rooms
3. Spectator Areas
4. Mechanical and Equipment Room

F) Administration

1. Office Space

Site

Parking – Actual parking requirements for this project will need to be developed in tandem with city planning and engineering. Planning requirements for similar uses are shown in the space needs program. Some of those uses are not absolutely appropriate, but demonstrate the city's current guidelines. Planning for a responsible number of spaces for a large event would be appropriate.
Outdoor Space – Additional special consideration should be given to plaza space, green space and other relevant exterior amenities as part of a large civic use site.

2.2 – Preferred Site Selection

An exhaustive search of potentially available land was not conducted and is not part of the scope of this report. This project's scope included a selective review of general locations within the city, and evaluation of known available sites within those areas. There may be other sites potentially available via purchase, donation or other means, but this study is evaluating a potential site and potential plan for size feasibility, desired location and potential project costs. Should another site become available or if another location is deemed more desirable by the citizens of Fairmont, then the principles established in this report can be used to quickly evaluate that sites potential.

One of the objectives of this project was to provide a preferred site, with a feasible building and site plan. The process, as illustrated, evaluated the city as a whole and identified several realistic site possibilities. These site possibilities were evaluated and noted as part of an earlier section of this report.

As a result of these studies, two sites were deemed feasible based on the simple characteristic of size, and ability to place all the built program requirements on site. Once it was shown as a viable site based on size, several more specific characteristics were discussed during the review of the schematics and review of the city holistically.

Overall use of the available parcel

- How effectively is the land available being used by the proposed site design?

On-Site Parking Potential

- How many parking spaces are possible on-site?

Overflow Parking Availability

- Is there an ability to not provide an excessive amount of parking on-site and use areas of available parking for specific, less frequent larger events and overflow purposes?

Stormwater Management Potential

- Is there land availability on-site to use traditional on grade storm water management?
- Does there need to be a larger regional storm water management approach?
- Are more aggressive approaches required to manage storm water?

Site Accessibility

- Is the site accessible via transportation corridors and trail systems?

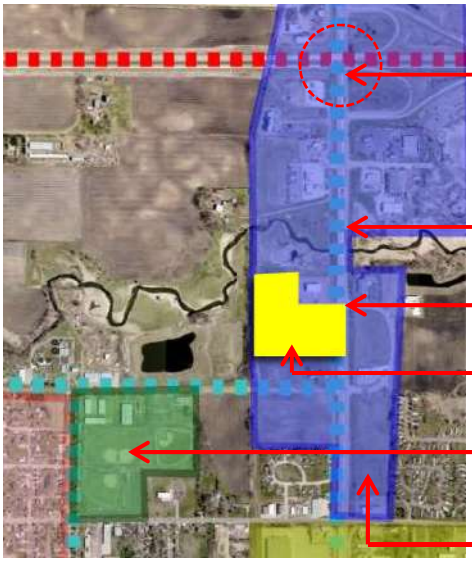
Site Adjacency

- What is nearby that will support and promote use of this facility?

2.2 – Preferred Site Selection

Quist Moving Site

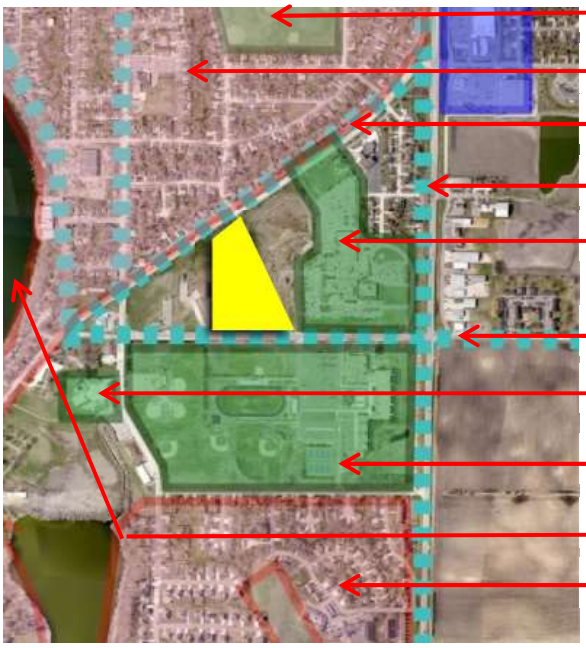
Notes	Positive	Negative	Neutral	Characteristic
More open land remaining			0	Overall Land Use
A little more potential for the site because of total size and rectangular shape	1			on-site parking potential
overflow parking / more parking may require purchase of all of available parcels			0	overflow parking availability
Overall larger site allows for more traditional methods of on grade treatment	1			Stormwater management potential
More road development required to provide a second site exit and there is only one arterial road (15) requiring more traffic control		-1		Site Accessibility
This would be the primary community attraction in this area of the city			0	Site Adjacency
This facility would be the front door to the City of Fairmont	1			Site Visibility
Could spur development on the north end, but is so far away from city population center			0	Effect on future development
For sale			0	Site Availability
	2			Total score



2.2 – Preferred Site Selection

Mayo Clinic Site

Notes	Positive	Negative	Neutral	Characteristic
A denser, more efficient plan	1			Overall Land Use
slightly less on-site parking then the Quist moving site			0	on-site parking potential
because of site adjacency to Mayo, high school and potential partnership with other neighboring properties	1			overflow parking availability
Smaller site means either subgrade system or regional system development		-1		Stormwater management potential
Two arterials on north and south allow multiple access points, and one or two way traffic	1			Site Accessibility
Near residential areas (developed and developing), near schools, near aquatic park, near clinic	1			Site Adjacency
Site Adjacencies make this a very visible site	1			Site Visibility
Already new residential development on south side of town	1			Effect on future development
Land could be available via donation	1			Site Availability
	6			Total score



Site Visibility

- Is this site easy to find by residents and regional visitors?

Effect on future development

- How would this facility spur/promote future development?
- Would it prevent future development?

Site Availability

- Is the site available for use?
- By which means (purchase, donation, land swap, etc.) is the site available.

Discussions were had regarding all of these components. To simplify and summarize the discussion we developed an evaluation matrix that puts these *qualitative discussions*, into **quantitative evaluations.**

The two sites being reviewed were assigned a score for each characteristic. A score of 1 was given where the site was seen to have a positive. A score of 0 was given where the site was seen as having a neutral or no impact in the category. A score of -1 was given if component was seen as less achievable or difficult.

At the end of the matrix, the scores are compiled and the preferred site is identified.

Results

At the end of the discussions with the project team, and as scored within the matrix, the Mayo Clinic Site was chosen as the "preferred" site. Both sites are feasible as projects, and early site planning exercises still illustrate the capabilities of the Quist Moving site.

The Mayo Clinic site really scores high in the site visibility and adjacency categories. With schools nearby, and being surrounded by existing and potential future residential development, this site was deemed to have a lot of factors built in to its potential for success.

Section 3 – Design Option

3.1 – Preferred Design Option

The approach to the planning and design was to illustrate how these larger pieces go together, how the individual uses interact how these uses are connected into a single, central **Community Center** and how the facility **connects** with the greater **community**.

The interactive design charrette went a long way towards exploring and explaining these needs. At this meeting, the quick manipulation of space adjacency and angle and the ability to stack the physical models really helped drive home how these uses interact to achieve the goal of the whole facility.

It became clear from an early stage that the Mayo Clinic site has fantastic potential to succeed as the community center site. A fact which became more evident as the process developed and other possibilities were recognized and identified.

The full set of final graphics developed for this site are included in this report as Appendix E.

Below are some summary bullet points regarding the preferred site and building plan:

- Site Size is Approximately 12 acres
- Site Shape helps dictate and define some articulation of space, which gives this site a greater potential for visibility and design character
- Adams Avenue and Johnson Street provide easy access and egress to and from the site
- Multiple points of access allow for easy, safe circulation of multiple vehicle types, including:
    - buses (school and charter),
    - delivery vehicle and off-street loading,
    - passenger cars
- Circulation of vehicles is readable by new visitors, as well as frequent visitors.
- Multiple points of site access allow for multiple points of entry and provide separation of activity to reduce facility congestion.
- Exposure and access to the site is good for addressing this climate.
- Location adjacent to Mayo Clinic and Schools would likely increase user-ship and provide local, willing partners.
- Development of this site will help develop adjacent and nearby parcels and encourage additional community development
- Biggest boxes of space area inherently provide the height for two stories, allowing for height articulation in design and more private / public uses to take place within the single facility.

3.1 – Preferred Design Option

AERIAL IMAGE – JOHNSON STREET ELEVATION – MAIN ENTRY

VERY GENERAL

DESIGN EVOLUTION

NECESSARY PROJECT DETAIL

Section 4 – Cost Analysis

4.1 – Cost Development Process

Another critical objective of this process is to provide an estimated total project cost associated with the preferred selected design. The cost of the project, are really two distinct estimates – Total Project Construction, and Project Operating Costs.

1. Total Project Construction Estimate

Total project construction costs consist of hard construction costs for building materials and labor, and soft costs which consist of other costs necessary for the completion of the project but are not directly related to the physical construction of the facility.

Hard construction costs, at this stage of design are going to be more general and based on typical construction of the building type and are not specific to actual materials and quantities of those materials that are implied by the current design.

For example, the ice arena building component will be estimated as a cost per square foot of the facility, typical with this building type. The costs per square foot assume construction methods and materials, but the costs are not determined by a specific amount of concrete or steel or wood at this point in the design process. Costs, in terms of dollars per square foot ($/SF) are from published industry data, including 2016 RS Means Construction Cost Data. Construction costs assume a higher than average cost per square foot to account for unknowns and anticipated construction quality required for a municipal facility.

Also included in this cost is a variable percentage that is dedicated to General Conditions. This is a percentage of the construction that goes directly to what it costs a contractor to perform the work. This includes site supervision, construction security, bonds and insurance, permit fees, and other costs a General Contractor may incur.

Soft costs are costs associated with providing the services to complete the total project. Costs included in this category would include:

- Design Professional Fees
    - Architectural, Civil-Site, Structural, Mechanical, Electrical, Landscape Architecture, and/or other design consultants.
- Design Professional Expenses
    - Mileage, Printing and Deliveries, etc.

- Construction Manager Fees
    - This entirely depends on the construction approach preferred by the city. For a facility of this size and scope, it is likely this would be an advisable approach.
    - Construction Managers can be "At-Risk" or not. At-Risk means that they would perform some of the actual work, in lieu of providing only oversight.
    - Construction Managers can be in charge of design and construction schedule management, design phase cost-estimating, bid document production and distribution, construction supervision, etc.
- Construction Manager Expenses
    - Mileage, Printing and Deliveries, etc.
- Furniture, Fixtures and Equipment (FF&E)
    - This is an allowance for purchase of tables, chair, couches, water slide, play equipment, etc. to be provided and installed, after the general construction of the facility is complete.
    - Some building types have FF&E included in the construction costs because of how that equipment or furnishings integrate into the facility as a whole. A good example of this is hockey boards.
- Audio and Visual Systems
    - CC TV, presentation materials, sound systems, etc.
- Low Voltage Communications
    - Telecommunications, Fiber Optic cable, etc.
- Building and Site Security Systems
    - Security Cameras, alarms, monitoring, etc.
- Geotechnical Evaluation
    - Investigations of the soil conditions and recommendations for structural foundation design and on-site correction for a workable structure.
- Site Survey
    - Provide an existing Conditions evaluation to design consultants and contractor
- Construction Testing
    - Structural installation analysis to confirm conformance with contract documents and building practices.
- Building Systems Commissioning
    - Testing and evaluation of mechanical, electrical and plumbing systems (similar to construction testing)
- Land Acquisition Costs
- *Bonding / Financing Costs – To be determined at the time of the final scope of work.*

2. Early Design Stage Contingencies

Also included in the total project construction estimate are two percentages taken of the hard costs estimated to allot for the unknowns associated with a project at this stage of design. The first percentage is "Design and Construction Contingency." This contingency allows for a number of unidentified items to be accounted for in some manner. This includes actual material selections, structural system selection, mechanical systems, etc. As a project advances through the design process, this percentage is typically reduced as more unknowns, become known. It is advisable that some percentage be kept throughout the construction process to cover changes to the work or unforeseen conditions.

The second percentage is a construction cost escalator. This study is being conducted in 2016 with 2015/2016 construction cost data. This project will not begin construction within this calendar year. Therefore, a certain percentage of the hard costs is added and compounded for every year past the basis of this estimate. Industry standards and conditions dictate this percentage, and are based on economic factors such as demand on material and demand on labor.

3. Project Operating Costs

Operation costs are costs that are incurred as a direct cost to the owner for owning and operating the facility, for the duration of the life of the facility. Key components of determining operating costs include facility size, hours of operation, programming functions and total staffing.

Project operating costs include:

- Utilities / energy costs - bills for the facility
- Building Maintenance Costs (Equipment replacement / repair, after initial construction warranty)
- Staffing

Utility and Energy Costs

Forecasting utility and energy costs are typically based on building use, hours of operation and building size. Forecasting actual usage costs can be estimated and modeled when more detail is prepared during later design stages.

However, there are some real world considerations that might help inform what these potential costs could be. One is to study a similar existing facility. It would also be advisable to look to facilities already in operation within the community, such as the hockey rink at the Martin County Fairgrounds and the City of Fairmont Aquatic Park.

Another source could be to contact local utilities and review data they may be able to provide to help inform what those costs could be.

Sustainability
Utility and energy costs can be mitigated by allocating a portion of or more money at the design and construction phase towards sustainable building strategies relative to energy consumption. This can include, but would not be limited to items such as inclusion of on-site renewable energy, ultra-high efficiency mechanical units and geothermal heat source.

Building Maintenance Costs

Buildings need continued care to make sure they last for their anticipated life. Design and construction of a facility has a great impact on the initial construction costs, but costs incurred up-front in the actual construction can save building maintenance costs over the life of the facility. Because this facility would likely be City Owned, there is an investment being made by the community that requires a long term project approach. Typical municipal facilities can last for 20 years before significant improvements or repairs are even considered or needed. Therefore, it makes sense to design and build for the long term. This means that design choices must be made early in the process that allow for the ease of maintenance of the facility. Easy maintenance is generally cheaper maintenance. Using durable materials and specifying special warranties are also another way to reduce wear and tear over the life of the building and reducing maintenance costs. However, buildings do have moving parts that require attention. Mechanical and Electrical systems need routine, regular maintenance to make sure they are operating properly and at peak performance. The use of this facility also has some very specific equipment, such as pool filtering and ice refrigeration. Again, these specific equipment maintenance costs are something that there are existing precedents within the City of Fairmont already that can be referenced to forecast building maintenance costs.

Resilient Design
A developing trend and buzzword within the building design industry is Resilient Design. This is a design approach that a building able to withstand age, disaster and market changes. As noted above, municipal structures are designed and built to stand the test of time. This Resilient approach is already inherent in city owned facilities, but additional consideration to the materials used for building, and the ability to adapt to changes can reduce on-going facility maintenance and improve the ability to reduce replacement cycles.

Staffing

A building of this size requires a significant staff to provide operational functionality. Staffing was estimated for full-time operating needs. Several factors that will affect the size of staff would be operating hours, seasonal operations, full-time vs. seasonal staff, paid vs. volunteer staff. Things volunteers typically do not provide are janitorial, maintenance, repair, management, painting, electrical, mechanical systems, etc. Again, it is possible there could be volunteers, but experience is that these core operating functions tend to be full time staff especially in a facility of this size.

4. Additional Cost Considerations

"Regionality"-

As referenced in section 4.1 of the report, the per square foot costs of the construction are based on published, national data and our actual construction experience for this type of construction. One thing that should be accounted for is regional location. For certain areas of the country and the state, location plays a major factor in construction costs, determining labor availability and material delivery costs. When comparing these costs to other communities within the state or outside of the state, this needs to be taken into consideration.

The City of Fairmont region has a weighted cost index of about 99%. That means it is possible that based on bidding conditions of labor and material availability, the project could save another 1% of the total construction cost. However, this is a factor that has to be evaluated at a more developed stage of the project, when building materials and systems have been identified.

Construction Quality vs. Long Term Life-

Another aspect of total project cost to consider when making front end project cost decisions, is the impact on long term life. As construction quality goes down, maintenance costs, energy costs, and replacement costs go up over the anticipated life of the building. A lesser quality of construction can be realized, and can achieve the goals of the space needs, but a higher maintenance cost is likely required over the life of the facility, to make sure that facility stands the test of time. If repairs or replacement is necessary, that lower level of construction quality may not have paid a return on the initial investment. All of these factors are something that would be identified and evaluated during the course of the full design process.

4.2 – Cost Estimate Summary

Summary

The cost estimate is included in full spread sheet form in an attached appendix. In this summary, we will provide some simple narrative and subtotal numbers for the scope of the project.

The costs provided here will be broken down in the following manner:

1) Project Component Cost – Component Cost (2016 $) based on Square Foot size of component
2) Project Construction Cost – Total Construction (2016 $)
3) Total Project Costs based on year of construction

1) Project Component Cost – (2016 $)

Each component of the larger facility is listed here, with a projected square footage, a published construction dollar per square foot, and component subtotal.

Cost per square foot costs assume the following:

-Associated earthwork, utility work and site improvements common to the facility type.

-A level of construction quality that on a scale of "Good", "Better", "Best", falls on the line that would border the "Good"/"Better" Scenario, which would be appropriate to a facility of this importance, and typical of the current design phase.

-Associated mechanical, electrical, plumbing, fire protection and building type specific equipment

Component Type	Square Feet (SF)	$/SF	Subtotal
Natatorium	**12,760**	**$300.00**	**$3,828,000**
Field House			**$8,292,365**
Main Level	40,515	$143.00	
Upper Level	21,728	$115.00	
Fitness Space	**4,514**	**$225.00**	**$1,015,650**
Main Locker Rooms	**6,956**	**$200.00**	**$1,391,200**
Community Uses			
Youth and Senior Center	6,351	$135.00	**$858,753**
Upper Level Classrooms	1,983	$135.00	**$267,705**
Indoor Play Area (Equipment not included)	3,000	$135.00	**$405,000**
Commercial Kitchen	**1,268**	**$225.00**	**$285,300**
Community Gathering & Event Space	**7,827**	**$175.00**	**$1,369,725**
Circulation Core	**28,797**	**$175.00**	**$5,039,475**
(Two Levels, with Stairs and Elevators, integrated gathering space)			
Facility Administration	**3,736**	**$125.00**	**$467,000**
Ice Arena			**$7,038,625**
Skating Surface & Surrounding Area	23,377	$165.00	
Locker Rooms / Work Areas	13,837	$115.00	
Upper Level Seating	11,779	$135.00	

2) Project Construction Cost – (2016 $)

Subtotal all building components construction:			$ 30,446,115.00
General Conditions of the Construction (8% of Construction)			$ 2,435,689.20
Design and Construction Contingency (10% of Construction)			$ 3,044,611.50
Cost Increase to forecasted year of construction (2016)			$ 0.00
Soft Costs			
A/E Fees (6% of Construction)			$ 1,826,766.90
A/E Expenses			$ 20,000.00
Construction Manager Fees (3.5% of Construction)			$ 1,065,614.03
CM expenses			$ 15,000.00
FFE (Allowance)			$ 275,000.00
Audio / Visual Systems (Allowance)			$ 150,000.00
Low Voltage and Communications (Allowance)			$ 75,000.00
Building and Site Security (Allowance)			$ 125,000.00
Geotechnical Engineering (Allowance)			$ 15,000.00
Site and Surrounding Area Survey (Allowance)			$ 10,000.00
Construction Testing (Allowance)			$ 85,000.00
HVAC Building commissioning (Allowance)			$ 137,007.52
Land Acquisition	14 Acres	$15,000/Acre	$ 210,000.00
Legal Fees			TBD
Financing Costs			TBD
	Total 2016 Construction		$39,935,804.14

3) Project Costs at year of Construction

-Estimated cost of escalation is 4% per year beyond known construction estimate (2016)

Year	Escalation	New Total
2018	$2,435,689.20	$42,371,493.34
2020	$4,871,378.40	$44,807,182.54

Any further than 10 years out from the point of this study and costs should be reviewed for actual inflation.

-Estimated escalation is for budgeting purposes only. It is possible that prices will not escalate at the given rate; however, it is also possible they will escalate at different rates every year. Example: 3% increase in 2017, 7% increase in 2018, 4% in 2019, all of which would affect the final budget number.

4) Operational Costs

-As mentioned, operational costs are impacted by facility size, hours of operations and available programming. We have based the operational costs on traditional hours of operation for uses and a facility of this size. We have not made any assumptions based on programming, as those offerings have not been defined at this time and is not part of this scope of investigation. It is also possible these costs are impacted by volunteer staff, or private entities providing operational services. The following costs are for **yearly** operational costs.

Staff:		17 Full-Time Employees
Facility size to be maintained		273,540 Square Feet
Janitorial		$ 467,837.00
Roads and Grounds		$ 38,763.00
Building Maintenance		$ 569,971.00
Utilities		$ 764,354.00
	Total:	$ 1,840,924.00

4.3 – Project Financing

Financing Possibilities:

1) Sales Tax Revenue Bonds (M.S. 297A.99) – Requires approval of the electorate, followed by special legislation authorizing the imposition of a local sales tax and the issuance of bonds. The bonds can be sold as straight-revenue (non-general obligation) or general obligation bonds. The maximum repayment term is 20 years.

2) General Obligation Abatement Bonds (M.S. 469.1813) – The City can issue G.O. Abatement Bonds without a referendum to finance various economic development purposes, including the acquisition and construction of public facilities. G.O. Abatement Bonds have been used frequently in recent years by cities to finance parks and recreation projects, including community centers. The process and mechanics of creating an abatement project and issuing G.O. Abatement Bonds are unique, but for planning purposes, an abatement levy is synonymous with a regular debt levy. State statutes limit the amount of annual abatement levies to 10% of the City's Net Tax Capacity. The maximum repayment term is 20 years.

3) Lease Revenue Bonds (M.S. 465.71) – Lease revenue bonds can be issued by the City's EDA and secured by lease payments made by the City from general revenues, including property taxes. Lease revenue bonds are not subject to a referendum or reverse referendum. If the amount of the bonds is over $1.0 million, the issue counts against the statutory debt limit. For example, if a City issues $2.0 million of lease revenue bonds, the full $2.0 million counts against the statutory debt limit.

4) Private Donations – This scale of this project, and the involvement of community groups already in the process of study for this facility, means there is a significant potential for raising money for the

project through donations. Sources of donation vary from community to community. These are usually the result of a grass-roots, ground swell movement.

5) Public / Private Partnerships – With a facility with as many uses as noted, and while serving a larger regional area in addition to the Fairmont community, there is a potential to partner with other entities, whether public or private within the city and regional area. These are partnerships that should be explored as early as this phase in the project, all the way through operation of the new facility.

4.4 – Project Revenue Generation

These facilities have the potential to generate revenue that could be directed to help mitigate initial and on-going project costs. Some of these sources include:

- Facility Rentals
    - Athletic Facility (tournaments, meets, etc).
    - Celebratory Rentals (Weddings, birthdays, anniversaries, etc)
    - Concert/performance/small theater rentals
    - Regional Gathering / Exposition Rentals
- Membership dues
- Specific usage fees
    - Ex: Specific Use Community Education (cooking classes, swimming lessons, etc)
- Sponsorships

These revenues are tough to predict based on anticipated usage and city policy, but they are all potentially available to the city.

One other consideration in terms of revenue generation is the economic impact on the community this facility will have. The facility will likely attract regional users, as well as users from outside the region, that will become source of revenue for the city's economy. The actual economical impact could be studied in more detail by other experts.

<u>Summary / Conclusion</u>

The reality of the costs of this project at this stage of the design process is that they are very early and on a large scale. As this project progresses within the design process, more detail becomes identified and better design decisions can be made regarding scope of project and quality of project. A more detailed cost estimate can be provided with a larger number of unknowns determined. That cost estimate could be prepared with a set of drawings and documents up to a design development stage, where in addition to building floor plans, additional preparation of elevations, building sections, civil – site design drawings, some structural design and initial mechanical and electrical drawings can be used to determine a more solid construction cost estimate that could be used for bonding discussions.

CONCLUSION

Based on this process and our investigations, the execution of design and construction of a Community Center for the City of Fairmont is a **feasible reality**. There is a **viable site**, there is **defined building program**, and there is **viable support** within the **community**.

The cost forecasted as part of this study represents a significant investment for the City of Fairmont. In a more advanced phase of the design process, a more detailed design, combined with program refinement will help provide a more accurate cost estimate for the project that should be used for final project funding purposes. At this early stage, there is still opportunity to fine tune details and define the full use of the facility to fit within the financial capabilities of the city and community.

As the design project moves forward, there are three project factors that can be controlled: Building Size, Building Quality, or Construction Dollar. Every project can get two of the three. Very seldom is there a case where a building project will get all three factors in its favor. For example, a building project can wish to achieve the full building program, of the highest quality building materials and finishes, but in that case the project cannot have a limited budget. Conversely, a project with a limited budget must sacrifice either building size or building quality.

There is also time and opportunity to present the project to potential partners, both public and private who have a vested interest in the Fairmont community, who **participated** in this **process**, and who might be able to help with funding or fundraising efforts.

A major component of the projects long term success is the ability to keep the facility in operation and offer programming to the residents of Fairmont and the surrounding area. Operational costs will be directly affected by the programming offered at the facility, and the programming offered at the facility is a direct relationship to the amenities included in the facility. Experience within the consultant team tells us that programming charges do not often cover the cost of operations for that programming. However, that programming is not defined, and in some cases some programming can receive grants and therefore cost could be subsidized by other entities.

A result of the facilities success will also be some level of revenue generation. The primary purpose of this project should be to provide a place for community gathering and community activity. However, it could be possible that the facility will generate some level of income. As this would be a large center within the regional area, it has the ability to attract special events and provide a rental venue for private gatherings. These events could range from large expositions to athletic tournaments to weddings to a child's birthday party. This flexibility should always be part of the building projects goals. The actual revenue is nearly impossible to forecast, and even if possible, should not be the driving goal of the project, but simply observed as a possible added benefit to the owner/operator.

The City of Fairmont is at a critical juncture in the process of planning, designing and constructing this facility. If there is a delay in moving the project forward, there are risks in losing momentum within the project and increasing project costs as the yearly cost increase will go up as the years pass.

APPENDIX A – BASIS OF UNDERSTANDING PRESENTATION

City of Fairmont

Community Center Feasibility Study

-Project Examples

OERTEL ARCHITECTS

BOLTON & MENK Engineers & Surveyors

FAIRMONT T.M.

Facility Plan Examples

- Non-Specific plans
- Some are existing facilities, some are planned facilities, some a general graphic standards
- Google searched

- Respond with initial comments on the following criteria:

Facility Plan Examples - Criteria

- Relative size of spaces
  - Gymnasium, Natatorium/Pool, Ice Rink, Fitness and Community
- Spatial Relationships
  - Gym to Fitness, Pool to Fitness, Ice Rink to Pool
  - Community to Athletic
  - Central Gathering / Way finding
- Other Amenities programmed within spaces
  - Ex.: Rock Climbing
- Support Spaces
  - Restrooms, circulation, Admin Office space, mechanical, janitorial, etc.

Take Away:

- Location of senior center v. youth/teen center
- Circulation area/main entry
- Flexible/dividable meeting rooms
- Kitchen size ratio to hall space
- Site amenity relationships

Example 1 – Community Meeting / Convention space

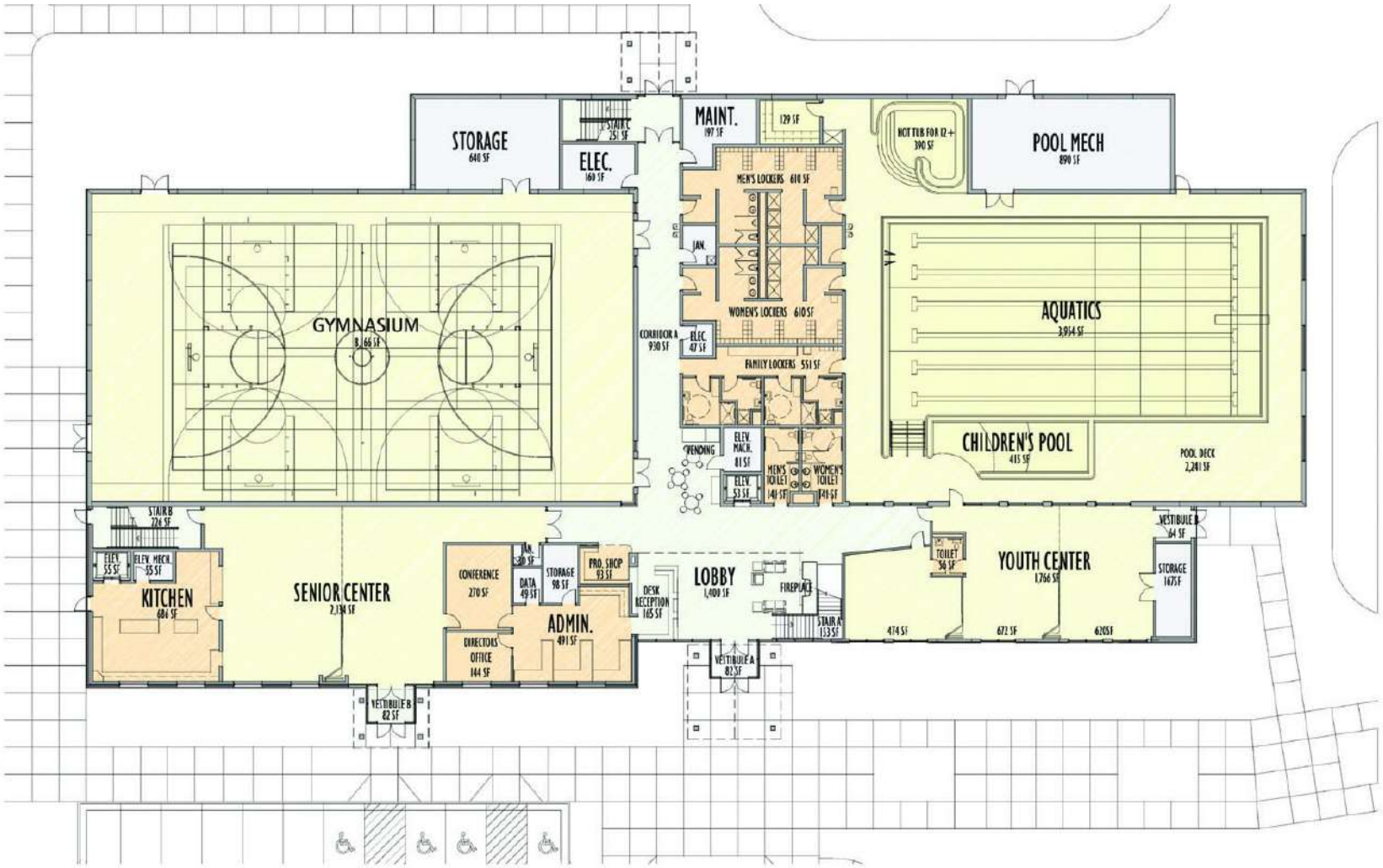
SECOND FLOOR PLAN

Take Away:

- Space allocation to second floor
- Size of storage
- Senior v. teen
- multi-function gym space
- Main entry/internal way-finding
- Indoor/outdoor spaces

FIRST FLOOR PLAN

Example 2 – Community Meeting / Single Gym – Multi-Function



Example 3 – Community Meeting / Gym and Aquatics

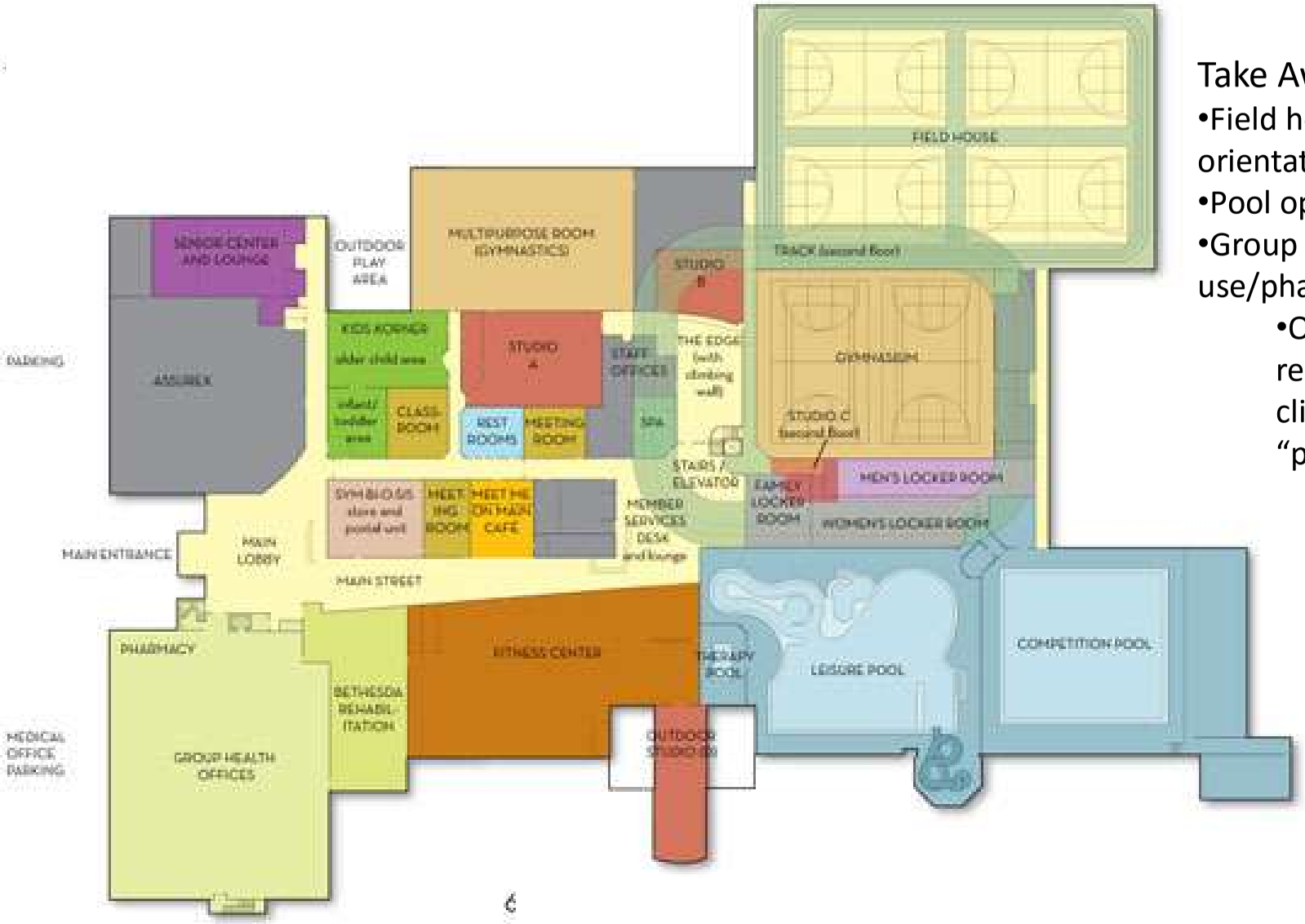
Take Away:

- Senior v. teen placement
- Central shared lockers
- Lobby/entry usage
- Zero entry pool
- Mechanical room sizes

Take Away:

- Multiple athletic spaces=multiple locker rooms (for each activity-hockey, court, fitness)
- Full Olympic sized pool with splash zone
- Amount of central circulation
- Mechanical size/needs
- Exiting/external access

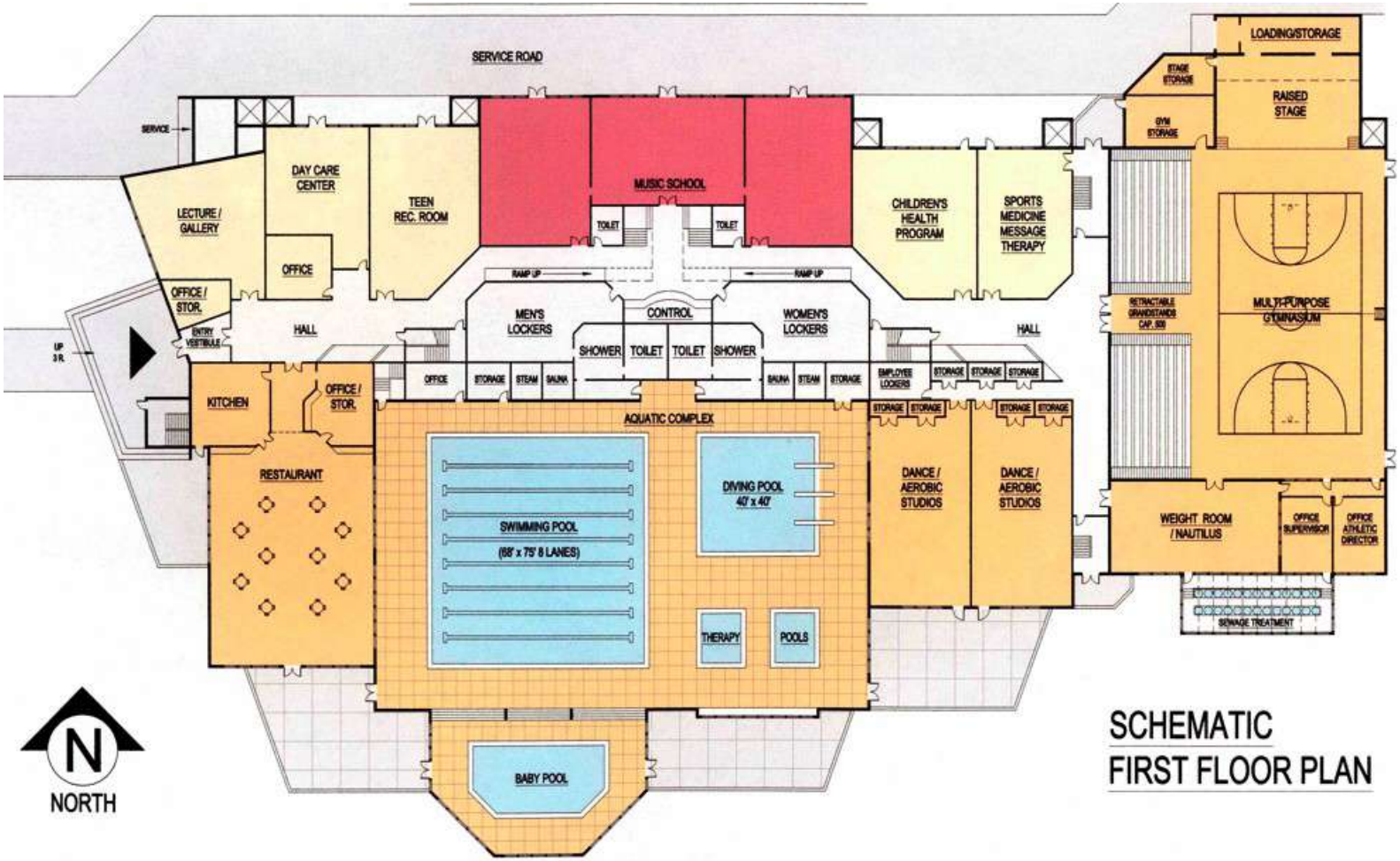
Example 4 – Athletic Complex Only



Take Away:

- Field house orientation of courts
- Pool option
- Group health use/pharmacy
  - Only an option if remote from clinic?, pending "participation"

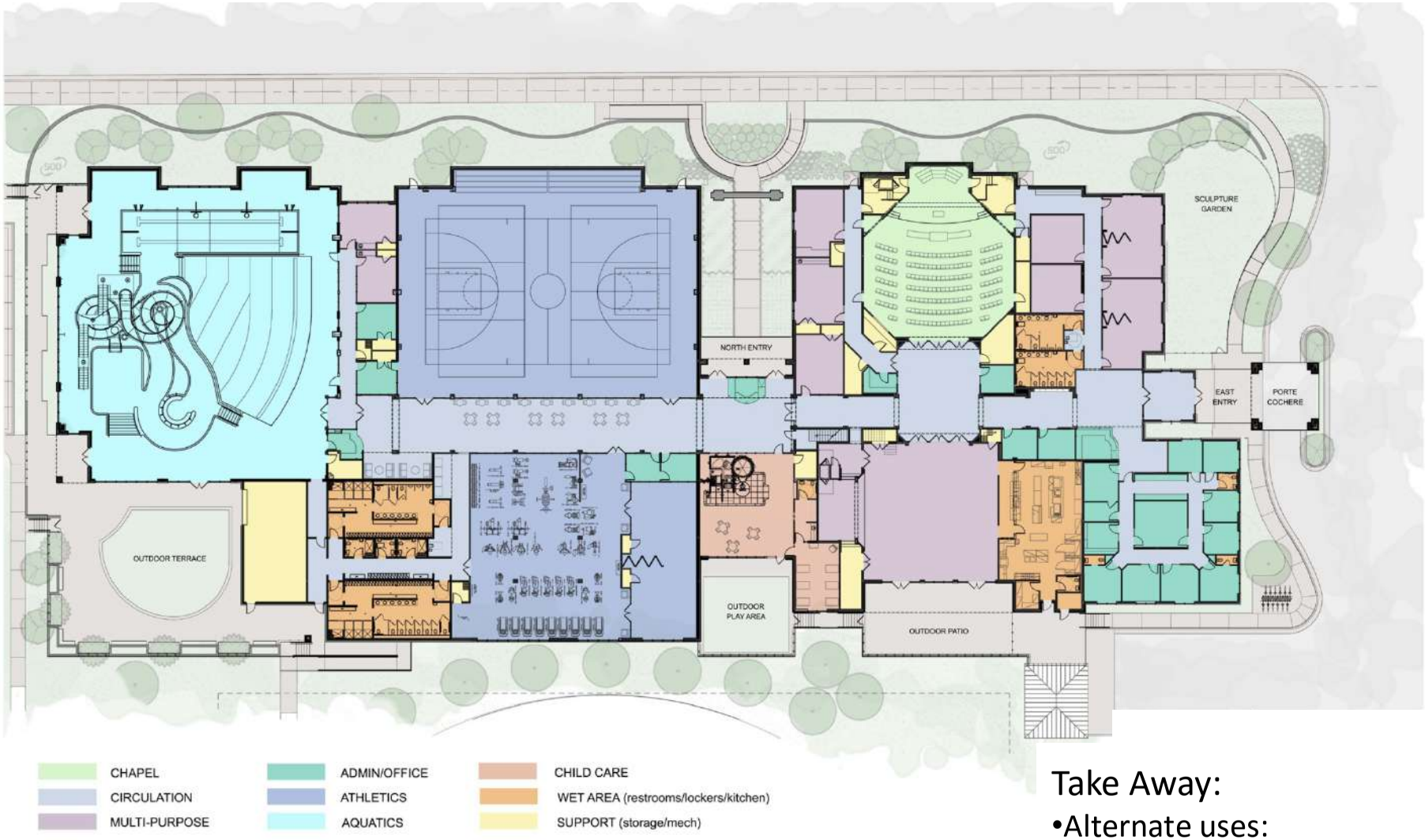
Example 5 – Community Health / Fitness / Athletic Complex



Take Away:

- Spectator area in gym
- Pool uses/functions
- No contact at main entry

Example 6 – Community Education / Athletic Complex



CHAPEL
CIRCULATION
MULTI-PURPOSE
ADMIN/OFFICE
ATHLETICS
AQUATICS
CHILD CARE
WET AREA (restrooms/lockers/kitchen)
SUPPORT (storage/mech)

Example 7 – Aquatics / Athletics / Gathering

Take Away:

- Alternate uses: performance venue
- Multi-sport, single court
- Extensive aquatics area amenities

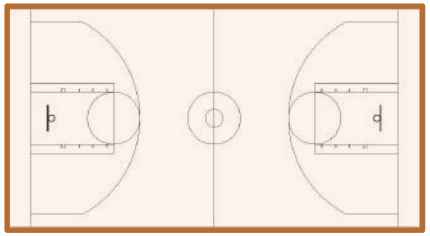
City of Fairmont Desired Amenities

- Pool
- Gymnasium / Field House
- Ice Arena
- Fitness spaces
- Community Meeting Spaces
- Community Education Spaces

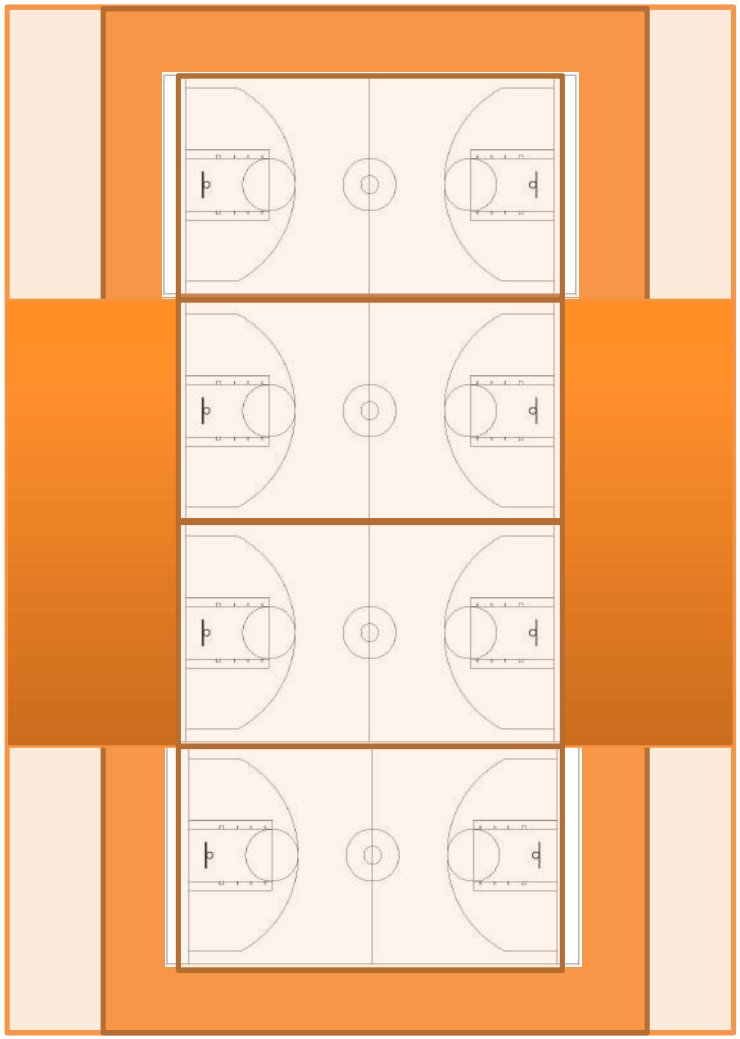
Pools

- 25 Yard
  - 6 Lanes
    - 120’ x 70’ (8,400 SF)
  - 10 Lanes
    - 120’ x 110’ (13,200 SF)
- Therapy Pool
    - 20’ x 30’ (600 SF)
- Spa
    - 20’ x 30’ (600 SF)

Gym

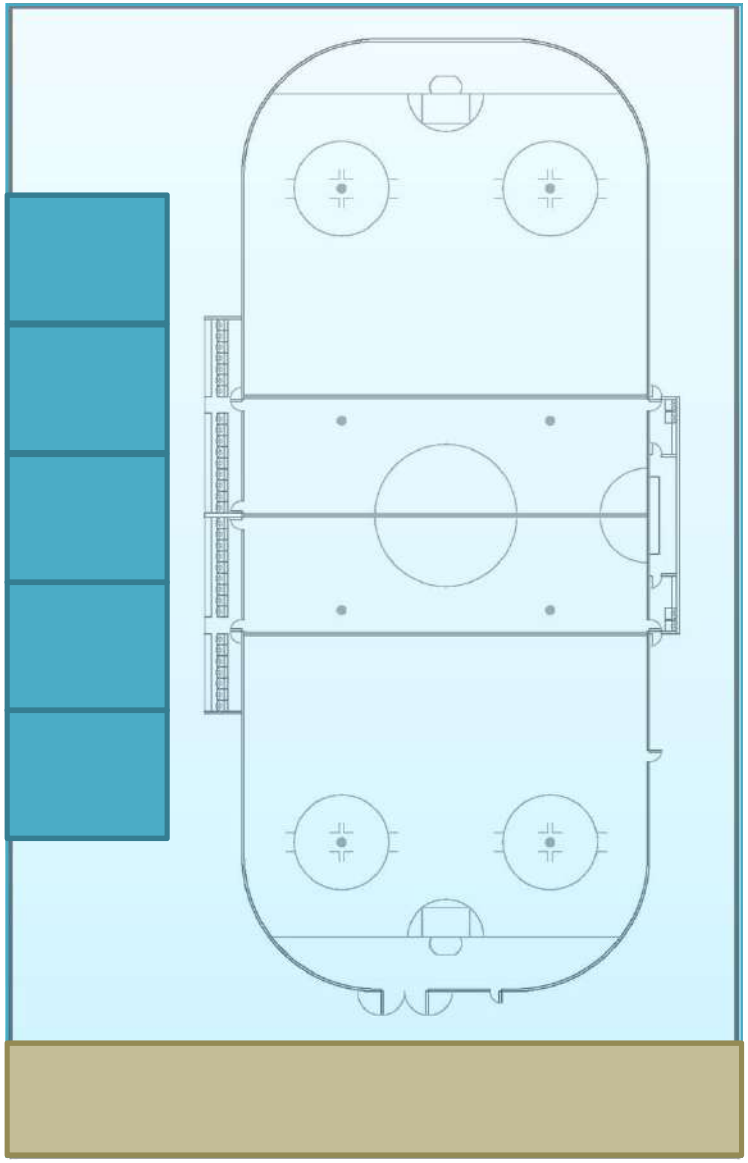


- Single Gym
  - Basketball Court Basis
    - 94’ x 50’ (4,700 SF)
- Four Courts
  - w/ Track surround
  - Add for Spectator bleachers
    - 158’ x 220’ (34,760 SF)



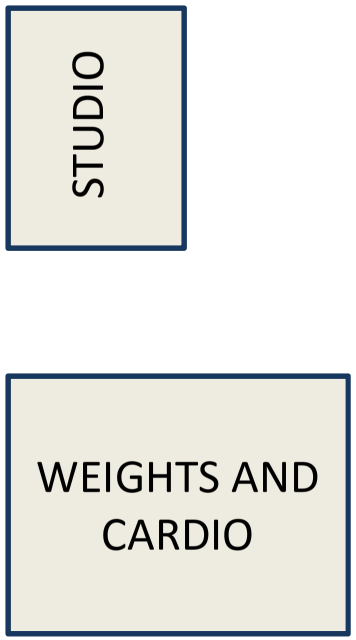
Rink

- Full Size
  - Locker / Shower Facilities
  - Spectator Facilities
  - Resurfacer Room
  - Rink Specific Equipment
    - 154’ x 244’ (37,576 SF)



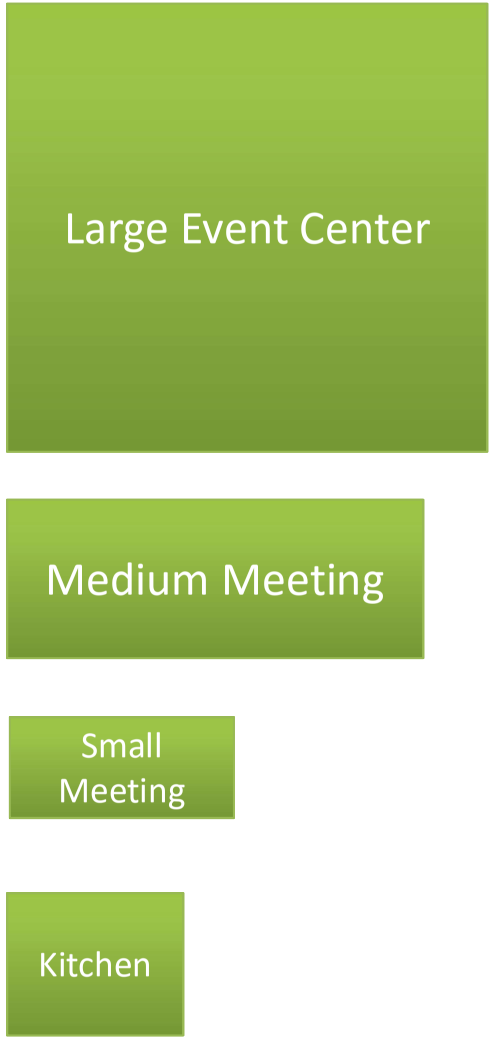
Fitness

- Studio (per)
  - Aerobics / Yoga
    - 40’ x 30’ (1,200 SF)
- Weights and Cardio
    - 32’ x 80’ (2,560 SF)



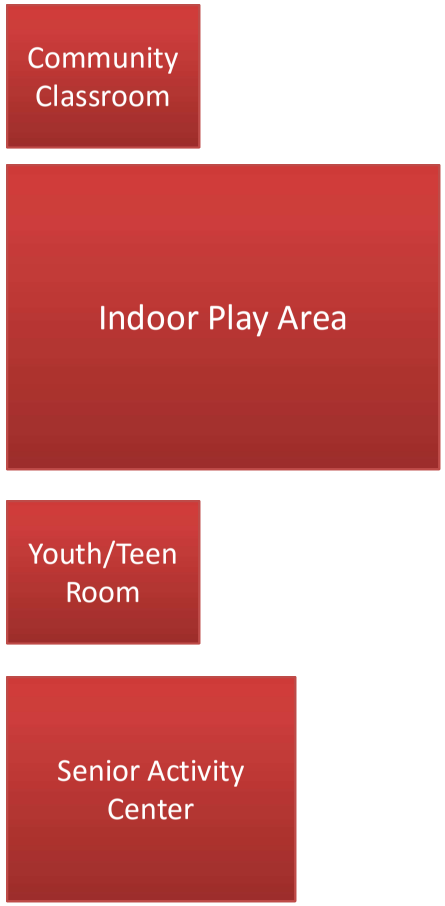
Community Meeting

- Large Event Center
  - Up to 450 people - (8,200SF)
- Medium Meeting
  - Up to 150 people - (2,400SF)
- Small Meeting
  - Up to 30 people - (900 SF)
- Catering Kitchen
  - Serves up to Large Event Center – (925 SF)



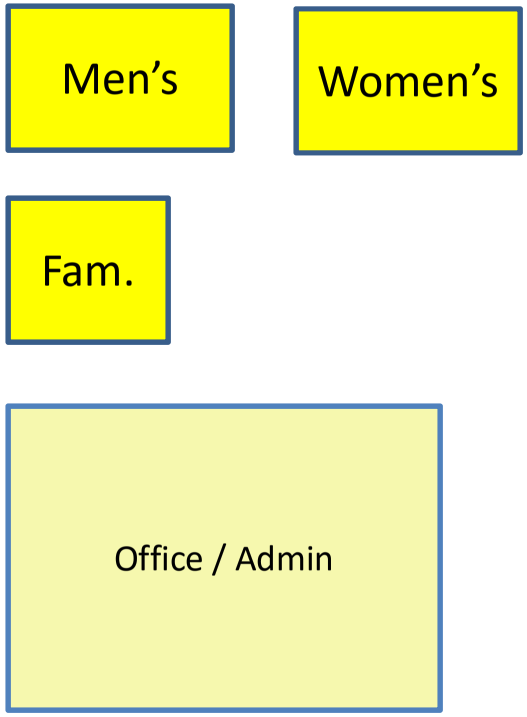
Community Education

- Community Classroom (per)
  - Up to 30 people - (900 SF)
- Age Specific Room
  - Small Children's Play Area
    - 3,000 SF
  - Youth Center / Teen Room
    - 900 SF
  - Senior Activity Center
    - 1,800 SF



Support spaces

- Locker and Restroom
  - Men's - (900 SF)
  - Women's – (900 SF)
  - Family – (600 SF)
- Office / Admin - (3,000 SF)



APPENDIX B – DESIGN CHARRETTE RESULTS

FHS Practice Field

All buildings located on existing FHS practice field

Across street from clinic site

Large event center adjacent to field house

Ice arena facility in the center

Natatorium in northeast corner

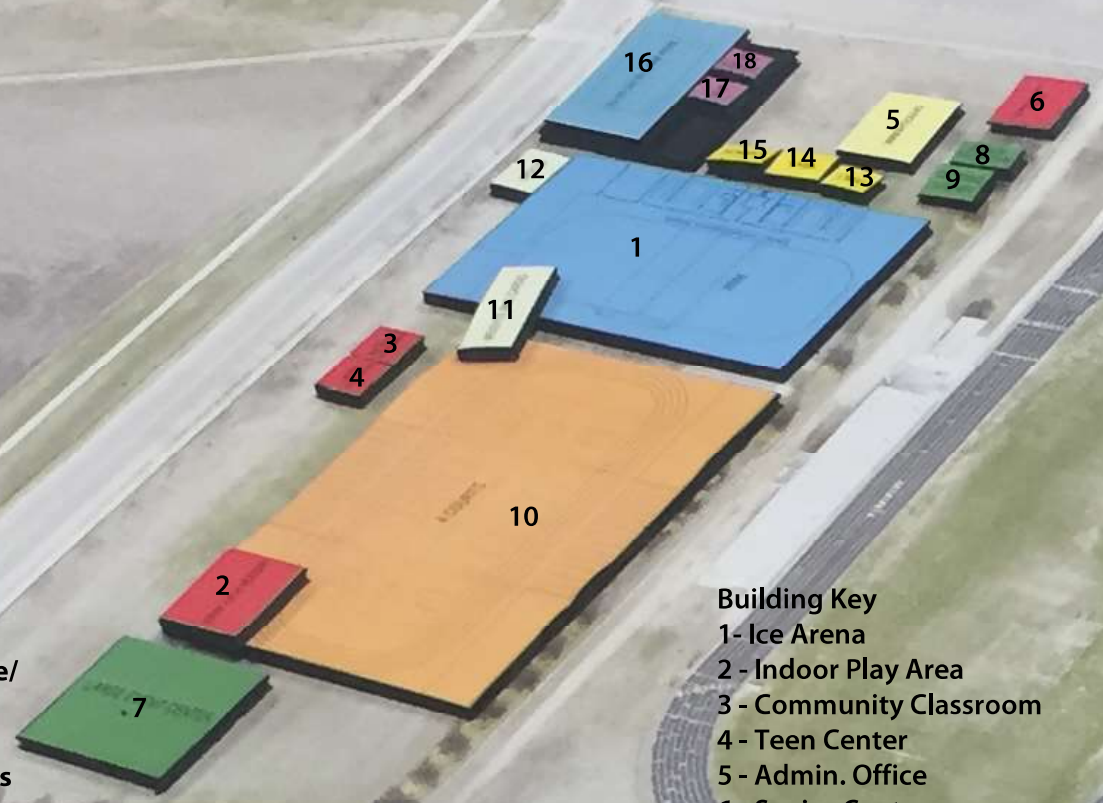
Spa/therapy pool/splash zone integrated with lap pool

Main entrance facing school parking lot

Admin. offices located near main entrance

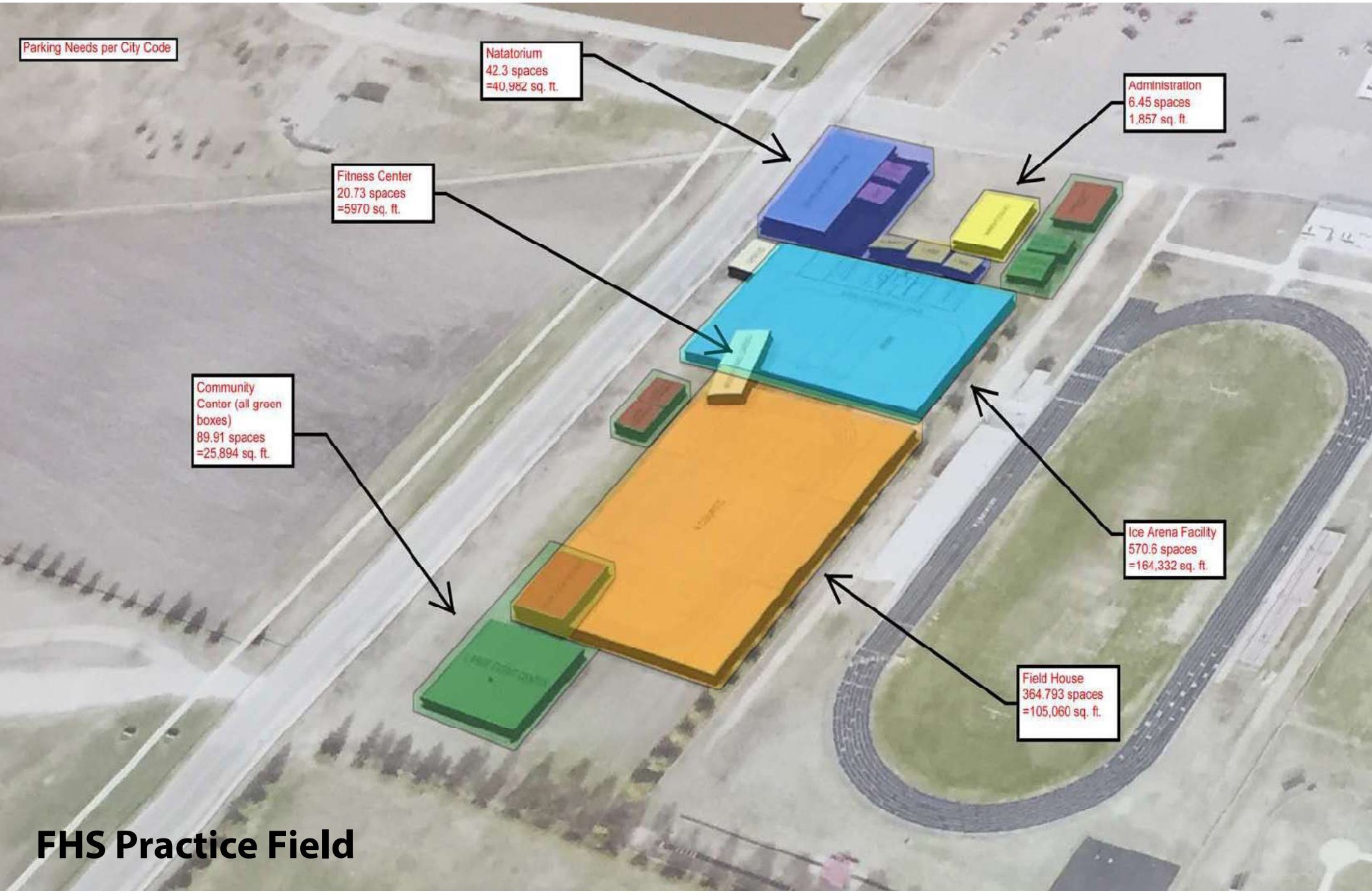
Fitness amenities split between field house/ ice arena

Senior/teen/child centers spread out across site



Building Key

1- Ice Arena
2 - Indoor Play Area
3 - Community Classroom
4 - Teen Center
5 - Admin. Office
6 - Senior Center
7 - Large Event Center
8 - Small Meeting Room
9 - Catering Kitchen
10 - Field House
11 - Weights and Cardio
12 - Fitness Studio
13 - Family Locker Room
14 - Mens Locker Room
15 - Womens Locker Room
16 - Lap Pool
17 - Spa
18 - Therapy Pool



FHS Practice Field

Please provide feedback on your thougths regarding:

Building use adjacency? (field house in related to ice arena, pool in relation to admin, etc.)

Orientation of the site/buildings?

Location of the site?

Other likes/dislikes?

Near Clinic

Site between clinic and church

Main entry on south edge of site

Admin. office located off main entrance

Spa/therapy pool/splash zone integrated with lap pool

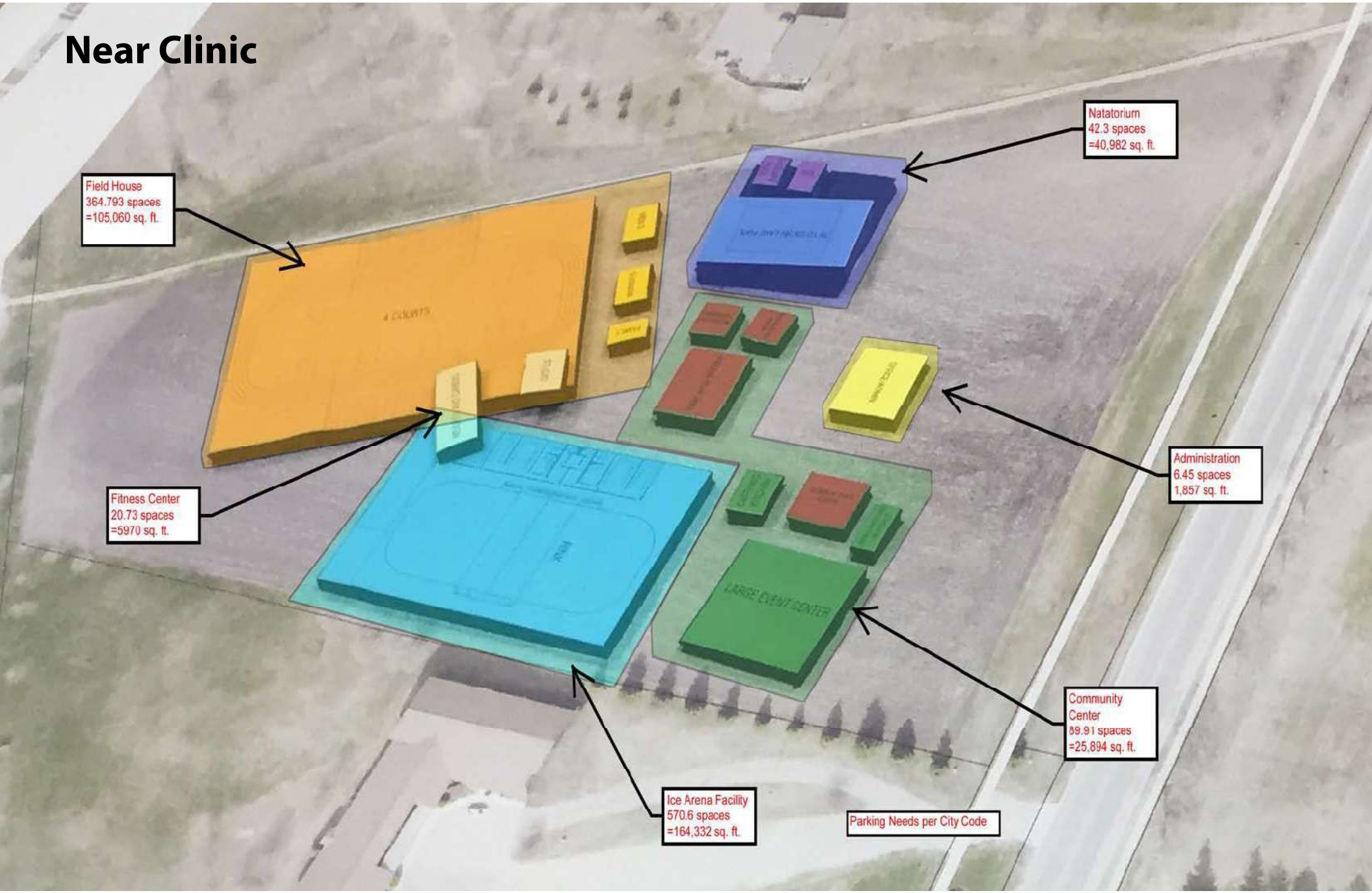
Field house adjacent to ice arena

Large event center/senior center/ catering kitchen all adjacent

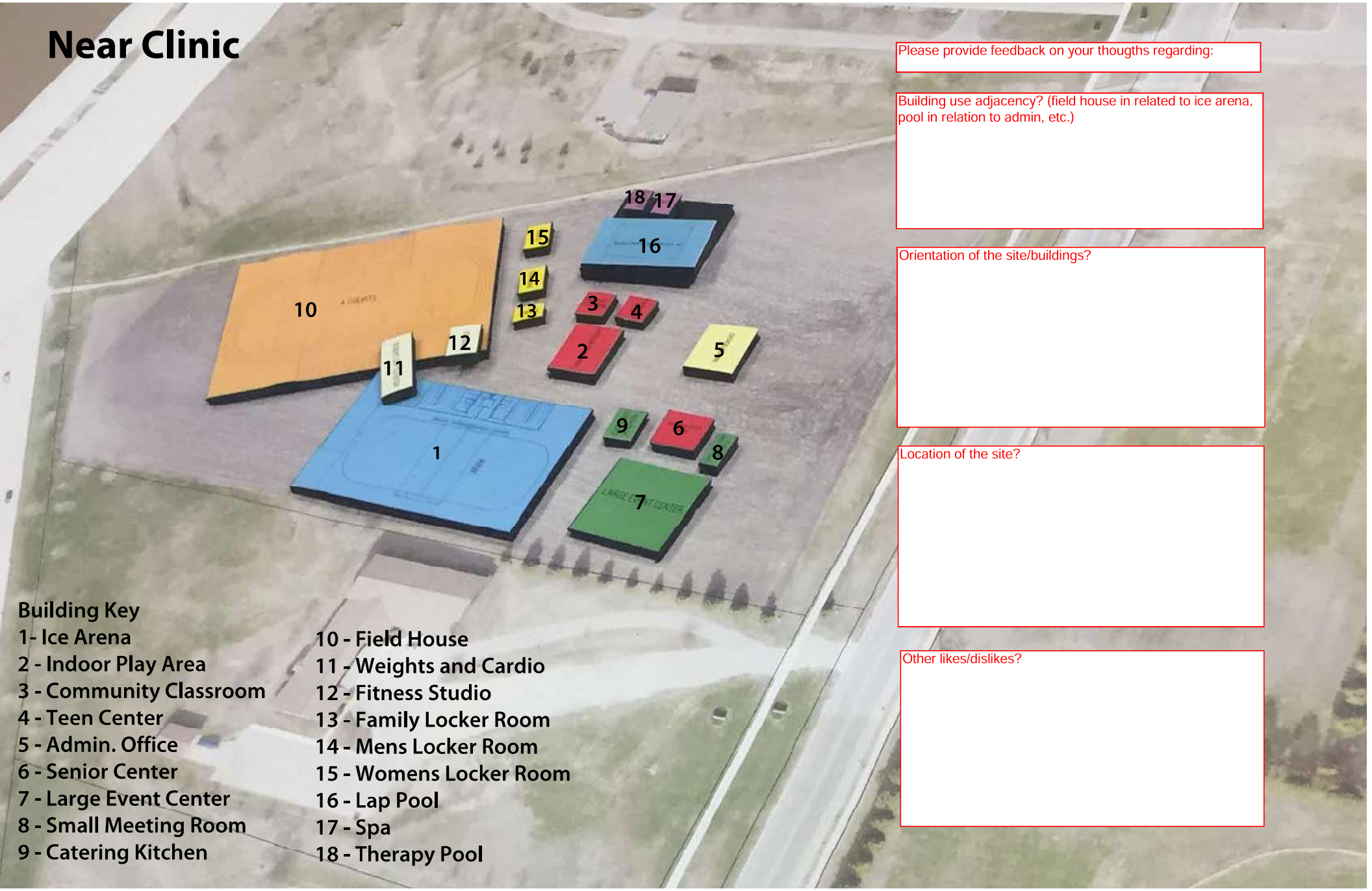
Teen center/classroom/play area all located together

Building Key
1- Ice Arena
2 - Indoor Play Area
3 - Community Classroom
4 - Teen Center
5 - Admin. Office
6 - Senior Center
7 - Large Event Center
8 - Small Meeting Room
9 - Catering Kitchen
10 - Field House
11 - Weights and Cardio
12 - Fitness Studio
13 - Family Locker Room
14 - Mens Locker Room
15 - Womens Locker Room
16 - Lap Pool
17 - Spa
18 - Therapy Pool

Near Clinic


Natatorium
42.3 spaces
=40,982 sq. ft.
Field House
364.793 spaces
=105,060 sq. ft.
Administration
6.45 spaces
1,857 sq. ft.
Fitness Center
20.73 spaces
=5970 sq. ft.
LARGE EVENT CENTER
Community
Center
89.91 spaces
=25,894 sq. ft.
Ice Arena Facility
570.6 spaces
=164,332 sq. ft.
Parking Needs per City Code

Near Clinic



Building Key

1- Ice Arena
2 - Indoor Play Area
3 - Community Classroom
4 - Teen Center
5 - Admin. Office
6 - Senior Center
7 - Large Event Center
8 - Small Meeting Room
9 - Catering Kitchen
10 - Field House
11 - Weights and Cardio
12 - Fitness Studio
13 - Family Locker Room
14 - Mens Locker Room
15 - Womens Locker Room
16 - Lap Pool
17 - Spa
18 - Therapy Pool

Please provide feedback on your thougths regarding:

Building use adjacency? (field house in related to ice arena, pool in relation to admin, etc.)

Orientation of the site/buildings?

Location of the site?

Other likes/dislikes?

MARGARET STREET

Site located across street from liquor store

Main entrance near Quest Moving

Admin. office at main entry

Large event center/senior center/catering kitchen all adjacent

Shared locker rooms between natatorium/field house

Fitness amenities adjacent to pool

Ice arena in northwest corner

Building Key

1- Ice Arena
2 - Indoor Play Area
3 - Community Classroom
4 - Teen Center
5 - Admin. Office
6 - Senior Center
7 - Large Event Center
8 - Small Meeting Room
9 - Catering Kitchen
10 - Field House
11 - Weights and Cardio
12 - Fitness Studio
13 - Family Locker Room
14 - Mens Locker Room
15 - Womens Locker Room
16 - Lap Pool
17 - Spa
18 - Therapy Pool


MARGARET STREET
Parking Needs per City Code
Ice Arena Facility
570.6 spaces
=164,332 spaces
Administration
6.45 spaces
=1,857 sq. ft.
Community
Center (all green
boxes)
89.91 spaces
=25,894 sq. ft.
Field House
364.8 spaces
=105,060 sq. ft.
Fitness Center
20.73 spaces
=5970 sq. ft.
Natatorium
42.3 spaces
=40,982 sq. ft.

Building Key
1- Ice Arena
2 - Indoor Play Area
3 - Community Classroom
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17 - Spa
18 - Therapy Pool

Please provide feedback on your thougths regarding:

Building use adjacency? (field house in related to ice arena, pool in relation to admin, etc.)

Orientation of the site/buildings?

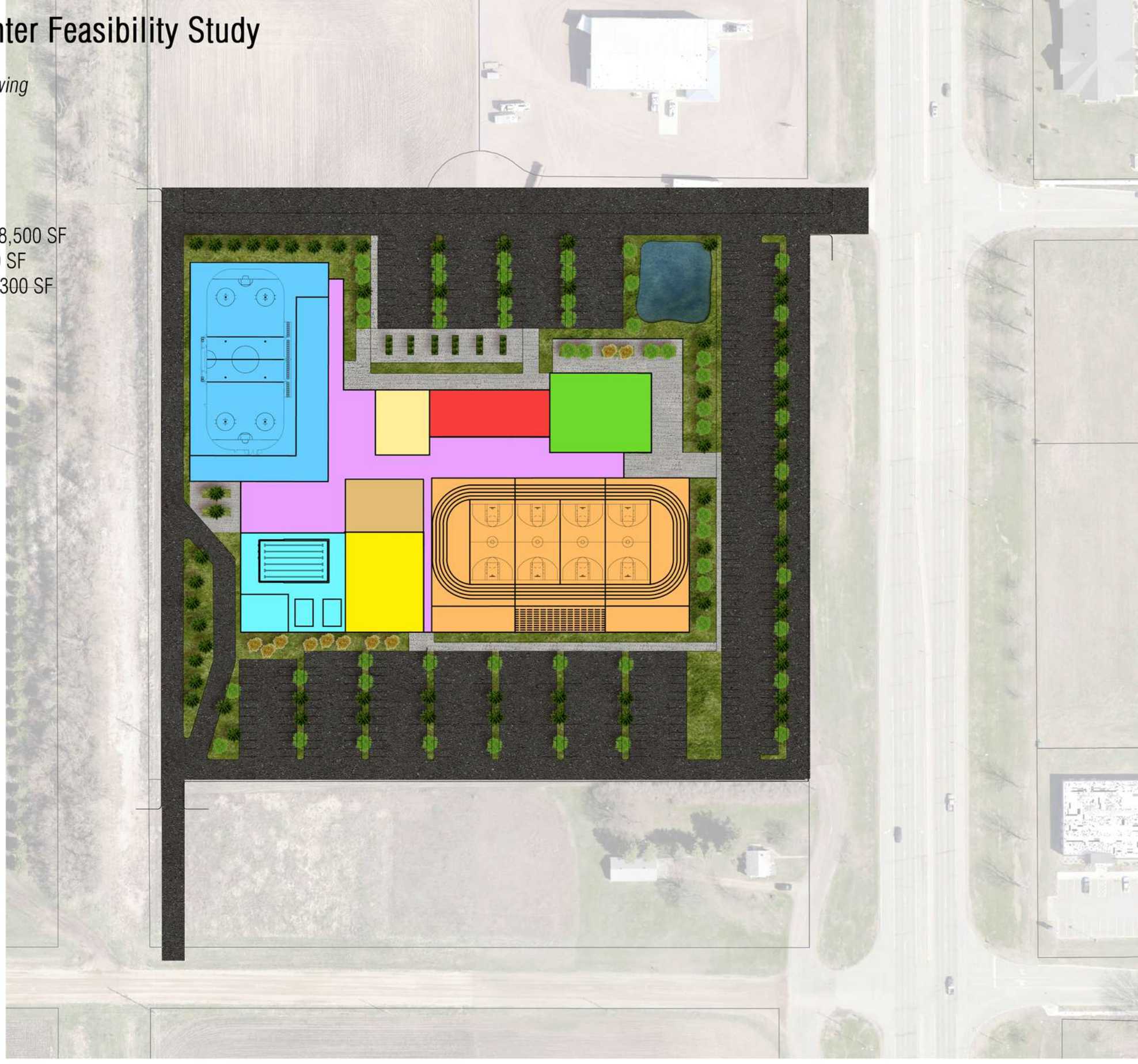
Location of the site?

Other likes/dislikes?

Fairmont Community Center Feasibility Study

Quist Moving Site

One Primary Level - *Upper Level event viewing*
Foot Print - 162,600SF
Field House - 48,750 SF
Fitness Area - 6,000 SF
Natatorium - 12,800 SF
Ice Arena - 37,150 SF
Community Gathering and Senior Center - 8,500 SF
Community Education / Youth Area - 5,250 SF
Facility Locker Rooms and Mechanical - 6,300 SF
Central Lobby / Circulation - 33,500 SF
Administration Area - 4,350 SF
Parking Shown - 394



OERTEL ARCHITECTS

BOLTON & MENK Engineers & Surveyors

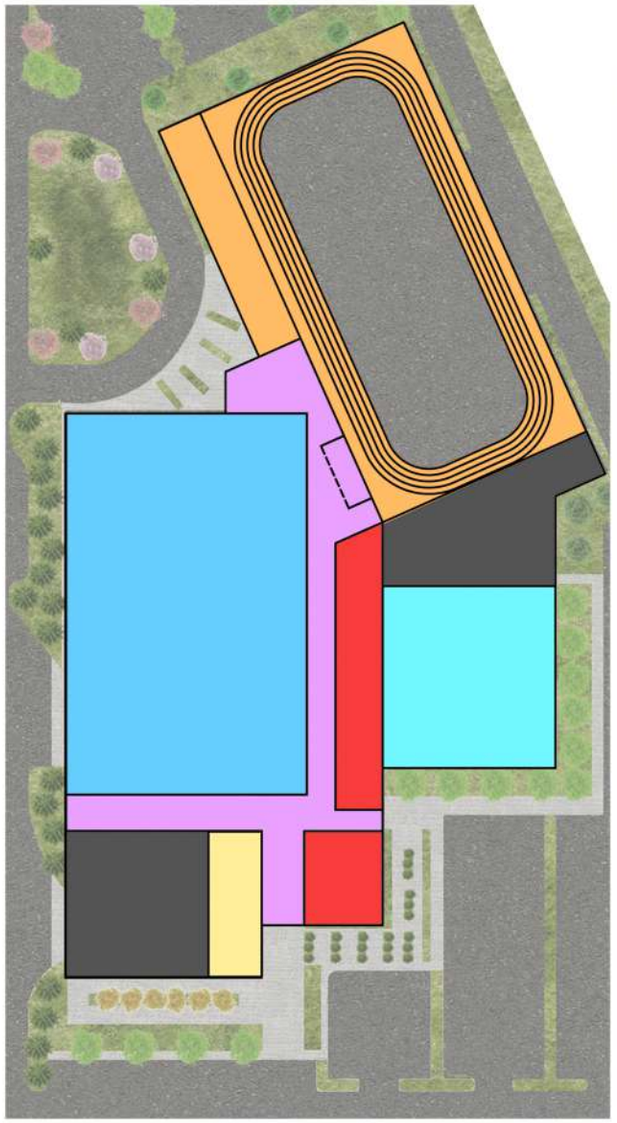
FAIRMONT T.M.

Fairmont Community Center Feasibility Study

"Clinic" site

First Floor - 133,900 SF
Field House and Fitness - 45,000 SF
Ice Arena - 37,200 SF
Natatorium - 12,800 SF
Community Gathering and Senior Center - 11,500 SF
Community Education / Youth Area - 7,400 SF
Facility Locker Rooms and Mechanical - 8,000
Central Lobby / Circulation with Elevators and Stairs - 12,000 SF
Parking Shown - 329

Second Floor
Field House and Fitness
-Elevated Walking Track
-Fitness (Weight Room, Studios)
Community Education Rooms
Upper Level Central Circulation
Administrative



OERTEL ARCHITECTS

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FAIRMONT

City of Fairmont - Community Center Feasibility Study

Space Needs Program

Facility/Use	Spaces Quantity	SF per Space	Spatial Needs (SF)	City Zoning Parking Reference	Parking Needs	Green Space/ Stormwater	Notes
Natatorium			**20,625**	26-657.13 &.12	42.30		
Lap Pool (6 lanes)	1	8,500	8,500				
Zero entry Kids Area	1	3,500	3,500				Splash amenities, waterslide an option, integrate into lap pool
Therapy Pool	1	600	600				Specialized Equipment Required
Men's Lockers and Shower	1	900	900				Size Variable
Women's Locker and Shower	1	900	900				Size Variable
Family Locker and Shower	1	600	600				Size Variable
10% Circulation of Subtotal	0.10	15,000	1,500				
Mechanical Support Space	0.25	16,500	4,125				Pool equipment, air handling, electrical, etc.
Field House			**48,442**	26-657.22 & .12	331.36		
Full Basket Ball Court - Multi-Sport	4	4,800	19,200				Retractable bleachers one end, track used as standing room viewing
200M Walking Track	1	11,075	11,075				Four lanes, Multi-Function track/field event areas
Auxiliary Athletic Event Uses	3	3,200	9,600				Indoor track and field events, batting cage, etc.
Men's Lockers and Shower	1	1,200	1,200				Size Variable
Women's Locker and Shower	1	1,200	1,200				Size Variable
Family Locker and Shower	1	900	900				Size Variable
10% Circulation of Subtotal	0.10	43,175	4,318				
Mechanical Support Space	0.02	47,493	950				
Fitness Center			**6,912**	26-657.12	20.73		
Weight Training	1	2,560	2,560				Integrated into portions of the auxiliary space around courts and track areas
Studio	3	1,200	3,600				Integrated into portions of the auxiliary space around courts and track areas
Men's Lockers and Shower			Combined with Field House				Size Variable
Women's Locker and Shower			Combined with Field House				Size Variable
Family Locker and Shower			Combined with Field House				Size Variable
10% Circulation of Subtotal	0.10	6,160	616				
Mechanical Support Space	0.02	6,776	136				

Community Center			**31,320**	26-657.12	93.96		
Senior Center	1	1,800	1,800				Locate near large event area and kitchen, **MAIN LEVEL**
Youth / Teen Center	2	1,000	2,000				Small children area main level (daycare use req. dedicated restroom and dedicated storage room), Teen room could be upper level
Large Event Center	1	8,200	8,200				Dividable for smaller events, 450 - 500 person
Small Meeting Area	1	900	900				ultimately. High visibility and exterior plaza / spill over
Full Commercial Kitchen	1	1,000	1,000				MAIN LEVEL, loading area access
Children's Indoor Play Area	1	3,000	3,000				front entry adjacent
Community Classroom	3	900	2,700				Possible upper and lower level locations
Men's, Women's and Family and Unisex Restrooms	4	900	3,600				address family/gender needs
35% Circulation of Subtotal	0.35	23,200	8,120				Main entry incorporated, including vertical circulation
10% of defined use space for CC Storage	0.10	21,400	2,140				
Mechanical Support Space	0.05	21,460	1,073				
Ice Arena Facility			**41,800**	26-657.22	520.00		
Ice Rink			Included in above				
Seating / viewing / concessions / support			Included in above				Concessions and spectator seating accessible from ground level and upper level - warm area enclosed viewing possible too
Locker Rooms			Included in above				Youth, high school, etc. Total number TBD.
Resurfacer and Mechanical Area			Included in above				Work shop, refrigeration equip, resurfacer storage, exterior access
10% Circulation of Subtotal	0.10	38,000	3,800				Additional to what is already included in "Ice Rink" subcategory
Administration			**2,153**	26-657.12	6.46		
Office Area	1	1,095	1,095				Reception Desk, 2 private offices, 2 meeting rooms, 1 general work area, plus 15% additional space
Storage	1	500	500				500 SF general purpose
35% Circulation of Subtotal	0.35	1,595	558				
			Parking Space Subtotal	per City Ordinance	*1014.81*		*Calculated as Individual Developments*
Subtotal			151,252	Parking SF Subtotal	292265.81	66,528	
Total Approximate Land Needed (Acres)						**11.71**	

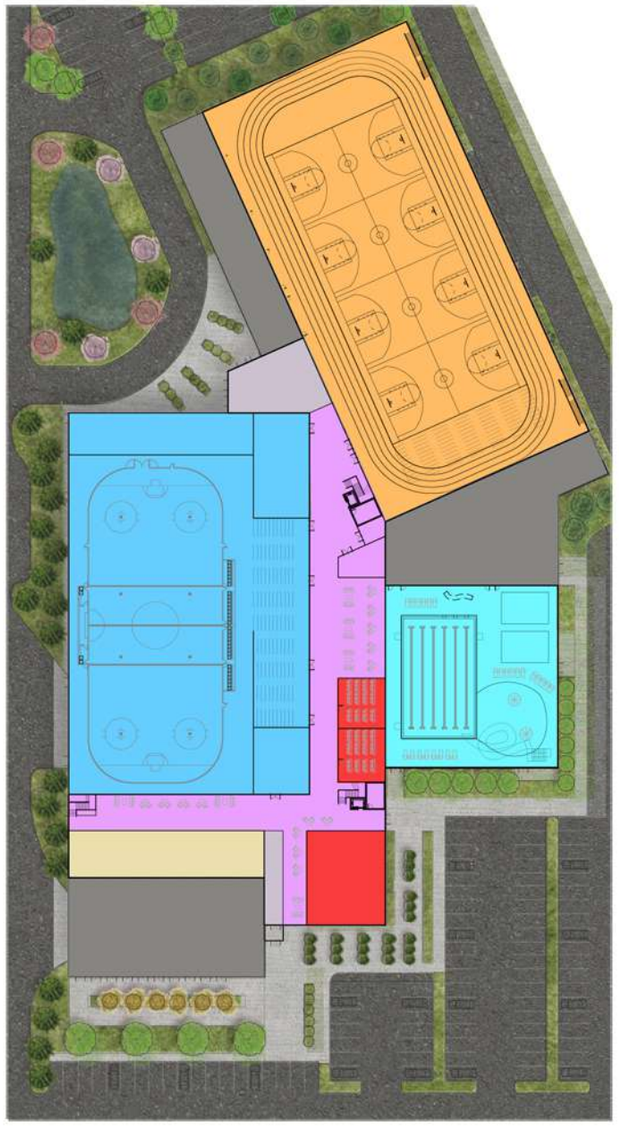
APPENDIX E – PREFERRED SITE FINAL GRAPHICS

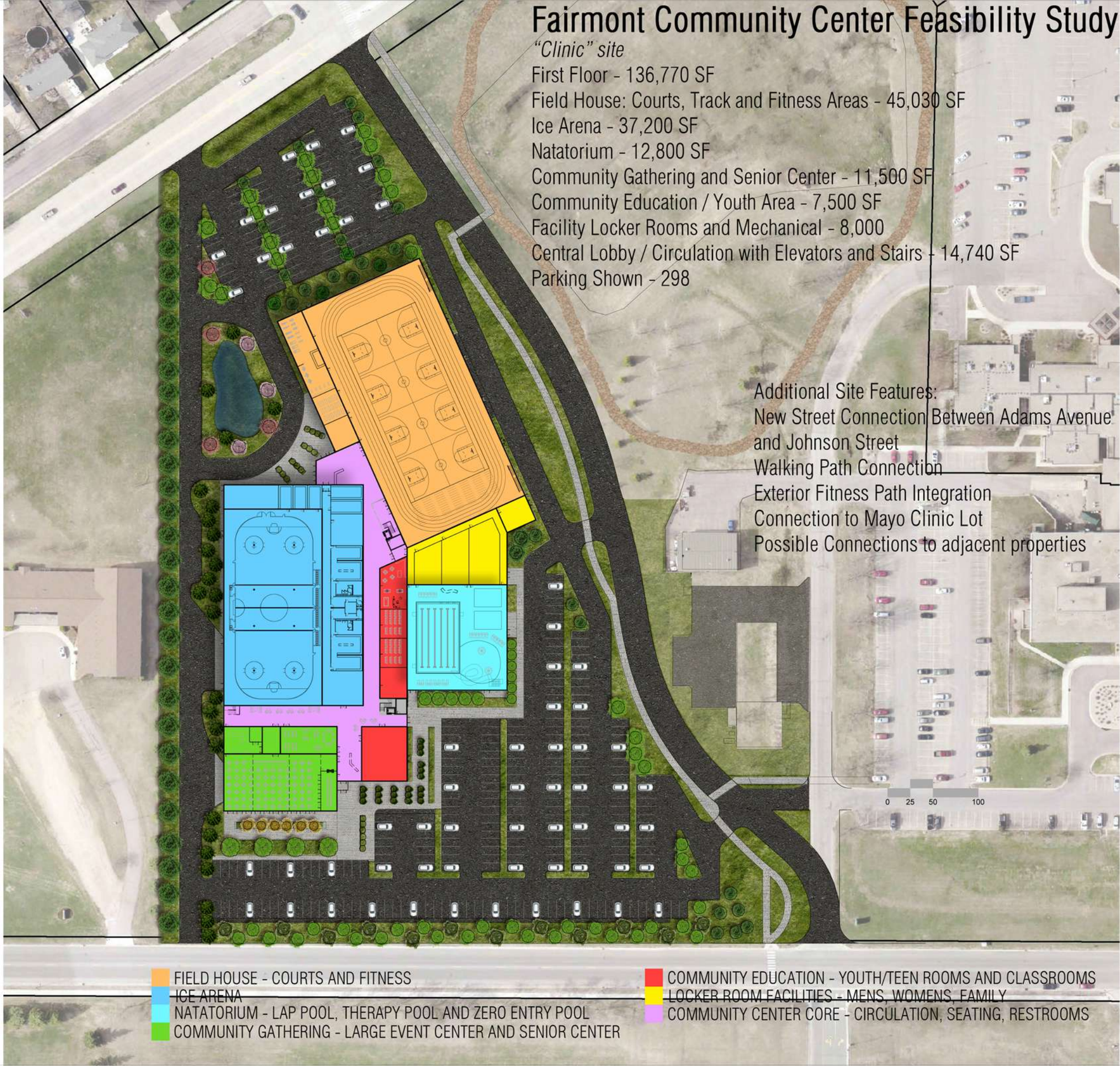
Fairmont Community Center Feasibility Study

"Clinic" site

First Floor - 136,770 SF
Field House: Courts, Track and Fitness Areas - 45,030 SF
Ice Arena - 37,200 SF
Natatorium - 12,800 SF
Community Gathering and Senior Center - 11,500 SF
Community Education / Youth Area - 7,500 SF
Facility Locker Rooms and Mechanical - 8,000
Central Lobby / Circulation with Elevators and Stairs - 14,740 SF
Parking Shown - 298

Second Floor
Field House and Fitness
-Elevated Walking Track
-Fitness: Cardio Equipment Stations
Community Education Rooms
Upper Level Central Circulation
Ice Arena Seating
Concessions
Restrooms
Administrative





Additional Site Features:
New Street Connection Between Adams Avenue and Johnson Street
Walking Path Connection
Exterior Fitness Path Integration
Connection to Mayo Clinic Lot
Possible Connections to adjacent properties

FIELD HOUSE - COURTS AND FITNESS
ICE ARENA
NATATORIUM - LAP POOL, THERAPY POOL AND ZERO ENTRY POOL
COMMUNITY GATHERING - LARGE EVENT CENTER AND SENIOR CENTER
COMMUNITY EDUCATION - YOUTH/TEEN ROOMS AND CLASSROOMS
LOCKER ROOM FACILITIES - MENS, WOMENS, FAMILY
COMMUNITY CENTER CORE - CIRCULATION, SEATING, RESTROOMS

OERTEL ARCHITECTS

BOLTON & MENK Engineers & Surveyors

FAIRMONT T.M.

Fairmont Community Center Feasibility Study

"Clinic" site

First Floor - 136,770 SF
Field House: Courts, Track and Fitness Areas - 45,030 SF
Ice Arena - 37,200 SF
Natatorium - 12,800 SF
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Second Floor
Field House and Fitness
-Elevated Walking Track
-Fitness: Cardio Equipment Stations
Community Education Rooms
Upper Level Central Circulation
Ice Arena Seating
Concessions
Restrooms
Administrative

Additional Site Features:
New Street Connection Between Adams Avenue and Johnson Street
Walking Path Connection
Exterior Fitness Path Integration
Connection to Mayo Clinic Lot
Possible Connections to adjacent properties

OERTEL ARCHITECTS

BOLTON & MENK Engineers & Surveyors

FAIRMONT T.M.

AERIAL IMAGE - EAST ELEVATION

AERIAL IMAGE - JOHNSON STREET ELEVATION - MAIN ENTRY

AERIAL IMAGE - JOHNSON STREET ELEVATION - - COMMUNITY GATHERING

FIELD HOUSE - COURTS AND FITNESS
ICE ARENA
NATATORIUM - LAP POOL, THERAPY POOL AND ZERO ENTRY POOL
COMMUNITY GATHERING - LARGE EVENT CENTER AND SENIOR CENTER

COMMUNITY EDUCATION - YOUTH/TEEN ROOMS AND CLASSROOMS
LOCKER ROOM FACILITIES - MENS, WOMENS, FAMILY
COMMUNITY CENTER CORE - CIRCULATION, SEATING, RESTROOMS

OERTEL ARCHITECTS

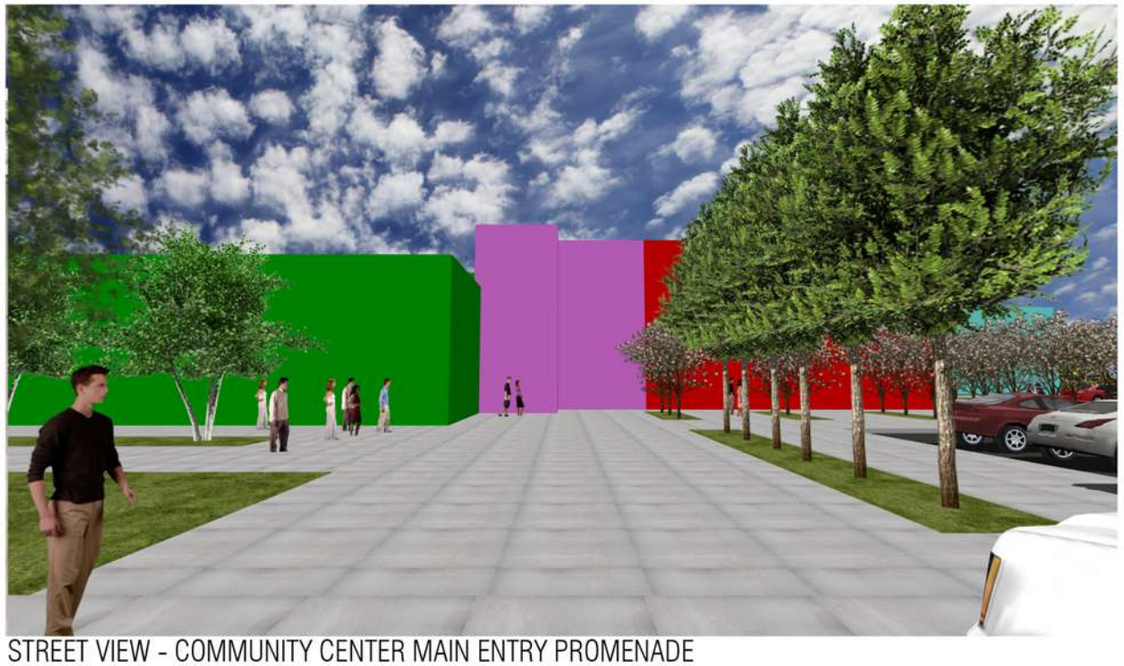
BOLTON & MENK Engineers & Surveyors

FAIRMONT T.M.

STREET VIEW - COMMUNITY GATHERING AND LOADING

STREET VIEW - JOHNSON STREET SITE ENTRY

STREET VIEW - ADAMS AVENUE SITE ENTRY



STREET VIEW - COMMUNITY CENTER MAIN ENTRY PROMENADE

- FIELD HOUSE - COURTS AND FITNESS
- ICE ARENA
- NATATORIUM - LAP POOL, THERAPY POOL AND ZERO ENTRY POOL
- COMMUNITY GATHERING - LARGE EVENT CENTER AND SENIOR CENTER
- COMMUNITY EDUCATION - YOUTH/TEEN ROOMS AND CLASSROOMS
- LOCKER ROOM FACILITIES - MENS, WOMENS, FAMILY
- COMMUNITY CENTER CORE - CIRCULATION, SEATING, RESTROOMS

OERTEL ARCHITECTS

BOLTON & MENK

FAIRMONT

APPENDIX F – COST ESTIMATE

City of Fairmont Community Center

Feasibility Planning Total Project Cost Estimate *2025 Construction Year*

Prepared by Oertel Architects

Project Component	Construction Division	Item	Quantity	Unit Measure	Unit Cost	Subtotal	Total
TOTAL PROJECT BUDGET							**$61,111,166.02**
General Conditons	1	General Requirements of the construction	8%	8% of Construction		$2,934,122.16	Variable
Total Component Construction		ALL COMPONENTS				$36,676,527.00	
Contingencty		Project and Design Contingency	10%	10% of Construction		$3,667,652.70	Reduce as project progresses
Cost Escalators		Cost increase per year past 2016	2025	4% of Construction Per Year		$13,203,549.72	
Soft Costs			*13%*			$4,629,314.44	
		A/E Fees	6.0%			$2,200,591.62	
		Architectural					
		Civil / Site Engineering					
		Structural Engineering					
		Mechanical (HVAC and Plumbing) Engineering					
		Electrical Engineering					
		Other Design Consultants					
		A/E Expenses				$20,000.00	
		Construction Manager Fee / Construct. General Conditions	3.5%			$1,283,678.45	
		Plan Review Fees					
		Bid Document Printing/Distribution					
		Bid Advertisement and Administration					
		Construction Supervision					
		Other CM Inclusions					
		CM Expenses				$15,000.00	
		Furniture, Fixtures and Equipment (FF&E)		Allowance		$275,000.00	
		Audio / Visual Systems		Allowance		$150,000.00	
		Low Voltage Communications				$75,000.00	
		Building and Site Security Systems				$125,000.00	
		Geotechnical Evaluation (Soil Borings)		Allowance		$15,000.00	
		Site and Surrounding Area Survey				$10,000.00	
		Construction Testing		Allowance		$85,000.00	
		(Building Code Req'd) Systems Commissioning	1.5%	Percent of M/E/P		$165,044.37	
		Legal Fees					
		Land Acquisition	14.0		*$15,000.00*	$210,000.00	

City of Fairmont Community Center

Feasibility Planning Total Project Cost Estimate *2025 Construction Year*

Prepared by Oertel Architects

Project Component				
Building Construction				$36,676,527.00
Natatorium	Lap Pool, Therapy Pool, Spa, Zero Entry and deck area	**12,760 SF**	**$460.00**	$5,869,600.00
Field House	*$10,439,660.00*			
	4 Court Gymnasium, Track and Auxillary Activity Areas	**40,515 SF**	**$196.00**	$7,940,940.00
	2nd Level walking concourse and training areas	**21,728**	**$115.00**	$2,498,720.00
Fitness Space	Weight Room, Cardio and Studios	**4,514**	**$252.00**	$1,137,528.00
Main Locker Rooms	Serve Field House and Natatorium, Men's, Women's and Family	**6,956**	**$220.00**	$1,530,320.00
Community Uses	Classroom, Youth Rooms, Senior Center	**6,361**	**$155.00**	$985,955.00
	Second Level Class Rooms	**1,983**	**$155.00**	$307,365.00
Indoor Play Area	Raw Space Only, play equipment in FFE Budget	**3,000**	**$135.00**	$405,000.00
Commercial Kitchen	Space and Finishes only, equipment in FFE Budget	**1,268**	**$225.00**	$285,300.00
Community Convention/Large Event Space		**7,827**	**$250.00**	$1,956,750.00
	First Level	**14,741**	**$175.00**	$2,579,675.00
Central Circulation Core	Second Level	**14,056**	**$175.00**	$2,459,800.00
Facility Administration	Second Level	**3,736**	**$125.00**	$467,000.00
Dedicated Mechanical and Storage		**1,629**	**$115.00**	$187,335.00
Ice Arena	*$8,065,239.00*			
	Skating Surface and Surrounding Acess	**23,377**	**$187.00**	$4,371,499.00
	Locker Rooms / Work shop / Mechanical	**13,837**	**$135.00**	$1,867,995.00
	Upper Level Seating/ Concessions/Support	**11,779**	**$155.00**	$1,825,745.00