

Plymouth Creek Center Renovation and Expansion Feasibility Study

May 26, 2017



HGA COMMISSION # 3948-001-00

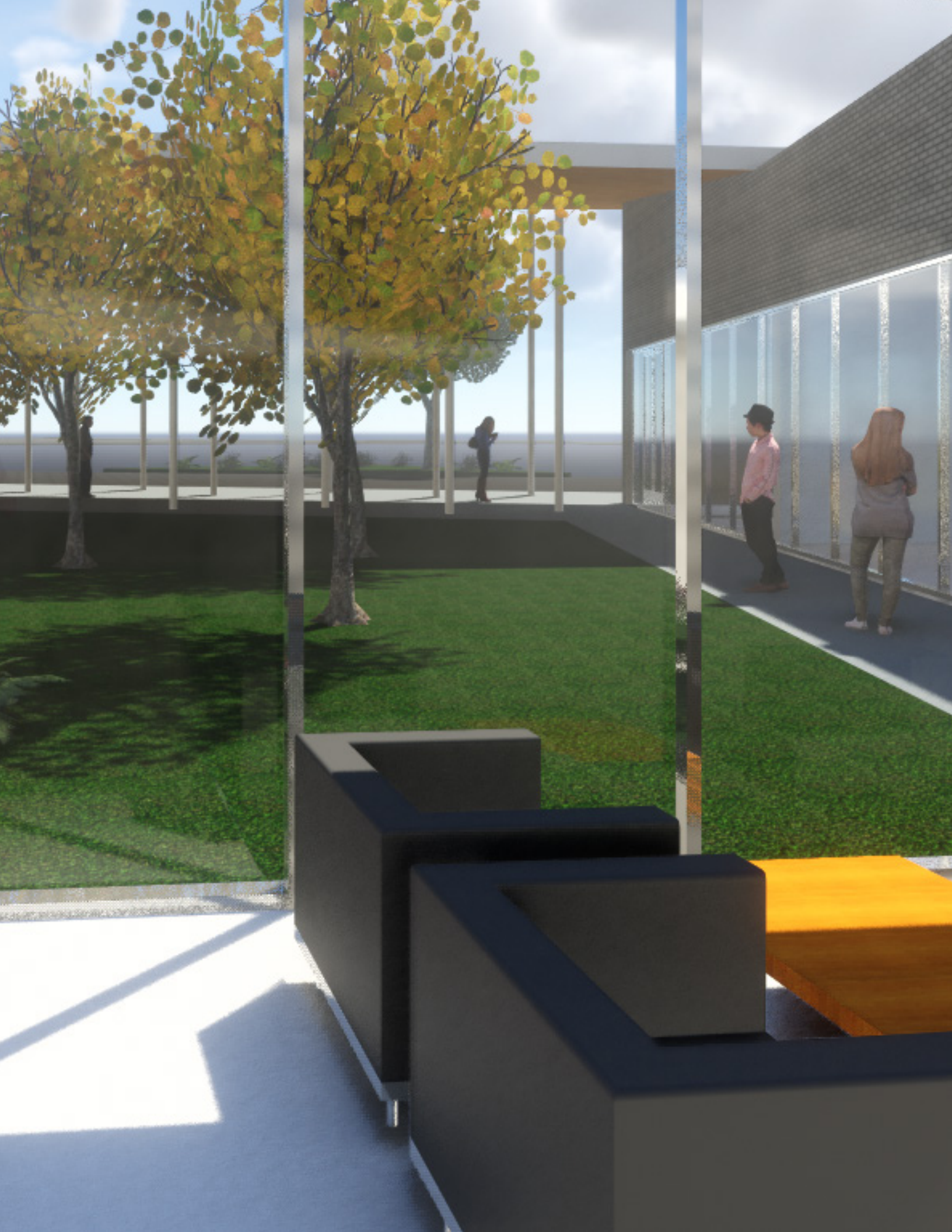


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1 Executive Summary

- 1.1 Overview
- 1.2 Internal Stakeholders and Design Team

1. Executive Summary

1.1 Overview

In August 2016, the City solicited a Request for Proposal (RFP) from several architectural firms to complete a feasibility study for the potential renovation and expansion of the Plymouth Creek Center (PCC). The scope of services included a demographic analysis, site analysis, space needs, conceptual building designs and cost estimates.

Staff reviewed RFP's and interviewed several firms, ultimately hiring Hammel, Green and Abrahamson (HGA). HGA has a team that specializes in the design of community facilities with extensive experience in the programmatic and technical requirements for large gathering spaces, fitness, recreation and community education. Most recently they completed community center feasibility studies and design work in St. Louis Park and Golden Valley.

The information in this report is a resource to help the Plymouth City Council and Staff to guide the future direction of Plymouth Creek Center. The team began by engaging city and program staff to define a building program that reflects the current and projected needs of the community. Once the desired spaces were identified, site designs and building program layouts were tested. The Steering Committee identified a preferred site and building configuration and HGA prepared a design option and cost estimate to reflect that vision. These findings are documented in this report.



Plymouth Creek Activity Center History

In October 1995, a group of senior citizens appeared before the City Council to request that the City assess current and future needs of the senior population in Plymouth. As a result, the City Council established a task force. The task force concluded that an activity center designed to provide multipurpose and multigenerational space for diverse recreation and arts programs for Plymouth's more than 60,000 residents was needed.

In May of 1998, Plymouth voters approved \$4.5 million in bonds to build the activity center and field house to serve the current and future recreation needs of seniors as well as other age groups. The PCC included 18,000 square feet of finished space and 12,000 square feet of unfinished space on the lower level. The PCC space allowed the City to:

- Consolidate and expand senior programs
- Provide space for growing cultural and arts programs
- Provide space for general indoor recreation programs
- Provide a large meeting space for community events as well as private rentals

The Plymouth Creek Activity Center opened in 2000. The finished 18,000 sq. ft. space consisted of a lobby area, offices, a small conference room, bathrooms, a catering kitchen, the Fireside room, the ballroom, and two meeting rooms.

The PCC and Fieldhouse project cost \$7,600,000. Funding sources included:

- \$4,412,947 (General Obligation Bonds)
- \$1,300,000 (Capital Improvement Fund)
- \$1,688,500 (Community Improvement Fund)
- \$130,000 (Park Dedication Fund)
- \$28,553 (Project Interest)

The project was completed under budget at an estimated cost of \$7,335,000, of which \$6,450,694 were costs associated with the activity center. The average taxpayer paid about \$19 a year for 15 years to cover the cost of the bonds.

In 2006, the lower level of the PCC was completed bringing the facility to 29,000 square feet. The lower level space consists of the Black Box Theater, a conference room, a meeting room and two small music rooms. The build-out cost of the lower level was \$915,000 utilizing Park Dedication Funds.

The vision and design of the Plymouth Creek Activity Center began in 1997, with the ultimate goal of meeting the current and future recreation needs of all age groups for the next 15-20 years. Twenty years later, the PCC is still a well-used community space with over 300,000 annual visitors. Even though the PCC is valued and well utilized, it is not without its challenges. The size and types of spaces do not meet current and future needs of a growing community with an appetite for active recreation programs and services.

1.2 Internal Stakeholders and Design Team

The Feasibility Study process was informed and guided by a Steering Committee within the City of Plymouth Parks & Recreation Department staff. The design team received guidance and direction from the Steering Committee. The team included design professionals from HGA Architects, including architects and planners responsible for demographics summary, building programming, site analysis, site fit planning, and construction cost estimating.

The Steering Committee, along with the HGA Design Team, met with a diverse group of internal stakeholders representing multiple constituents from across the city. Each individual involved graciously provided time and expertise to ensure the completion of a comprehensive Feasibility Study and recommendation for Plymouth Creek Center that best meets the needs of the city. If the project were to move forward, a public input process including open house workshops to elicit feedback would be recommended to occur.

Stakeholders and members of the design team include:

Parks and Recreation Steering Committee

Diane Evans, Director of Parks & Recreation

Chris Fleck, PCC Facility Manager

Kari Hemp, Recreation Manager

Paul Pearson, Rec Supervisor, Education & General Recreation

City of Plymouth Staff/Stakeholder Groups

Dave Callister

City Manager

Danette Parr

Economic Development Manager

PCC Staff

Angie Dehn

Rental Coordinator

Chris Fleck

Facility Manager

David Gilseth

Maintenance

Deb Johnson

Office Support

John Spiotta

Maintenance

Rec Staff

Cindy Anderson

Rec Supervisor, Aquatics & Safety

Alyssa Fram

Rec Supervisor, Arts & Music

Kari Hemp

Recreation Manager

Jessie Koch

Rec Supervisor, Fitness & Health

Dan Lauer

Rec Supervisor, Sports

Becca Sytsma

Sports Coordinator

City Staff

Rodger Coppa
Sandy Engdahl
Pete Johnson
Giovanna Koné
Jackie Maas
Dan Plekkenpol
Mike Reed

Fire Chief
City Clerk
Police Dept
HR Manager
Volunteer Coordinator
Deputy Police Chief
Police Dept

Senior Council

Dick Burkhardt
Georgine Edblom
Lori Lehmann
Bill Richardson
Anna Schwartz

HGA Design Team

Nancy Blankfard, AIA
Glenn Waguespack, AIA
Jessica Horstkotte
Mark McDonald

Principal
Project Architect
Design Team
Cost Estimating



2 Establishing Need

- 2.1 Project Visioning
- 2.2 Stakeholder Feedback
- 2.3 Demographic Analysis
- 2.4 Area Community Center Comparison
- 2.5 Challenges and Deficiencies

2. Establishing Need

2.1 Project Visioning

Identifying a clear project vision was a necessary first step in refining program needs for the Plymouth Creek Center (PCC). From this vision the Steering Committee formed guiding principles to ensure that all future explorations of building space programs and design options grew out of PCC's unique character and the city's goals for the future. These principles acknowledge the following categories, as characterized by stakeholder and steering committee feedback:

- How do you define or brand Plymouth Creek Center?
 - *Plymouth Creek accommodates a little higher end events*
 - *The whole facility is a one of a kind, top notch facility*
 - *"Adding Quality to Life"*
 - *We like to be cutting edge and put the "wow" into things*
 - *Our Community Center - Our Gathering Place*
 - *High level of quality in programming, events, and facilities*
 - *We support everything from the kids' garage sale to bar/bat mitzvahs*
 - *It's rare when we have to give directions to the facility*
 - *It's in the center of the community*
 - **PCC is THE event center in Plymouth**
- A renovated/expanded Plymouth Creek Center will be successful if...
 - *...it serves more than 500,000 people a year*
 - *...we can free up ballroom space for booking throughout the week*
 - *...we can expand programming for all ages*
 - *...the whole facility is raised to the standard of the Millenium Garden and Ballroom*
 - *...we can be more flexible to accommodate private/corporate events*
 - *...the building is more neutral, elegant, and nice*
 - *...we've spent our dollars wisely*
 - *...we offer some less traditional programming to serve "active adults" rather than "seniors"*
 - **...it brings the community in, and brings the community together**
- A renovated/expanded Plymouth Creek Center must provide...
 - *...dedicated seniors space*
 - *...dedicated but flexible program spaces for health and wellness*
 - *...designated "dirty" space for art programming*
 - *...better connections to outdoors*
 - **...a growing facility for a growing community**

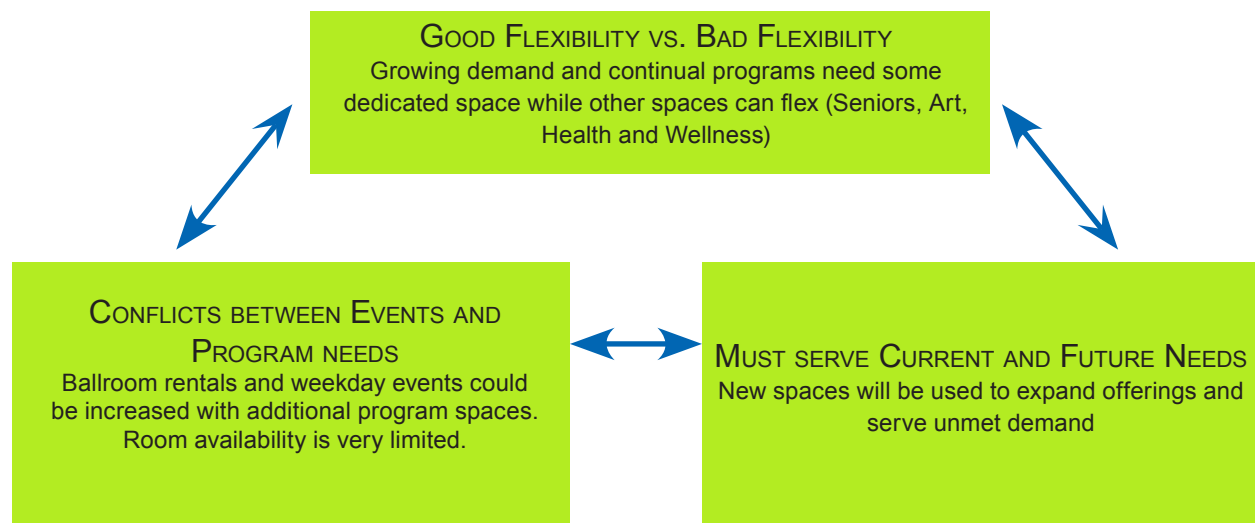
These principles establish the standards against which all quantitative programming and design studies would be evaluated throughout the Feasibility Study process. They are reflected in the design options allowing the City to take the next steps toward a full realization of a renovated and expanded Plymouth Creek Center.

2.2 Stakeholder Feedback

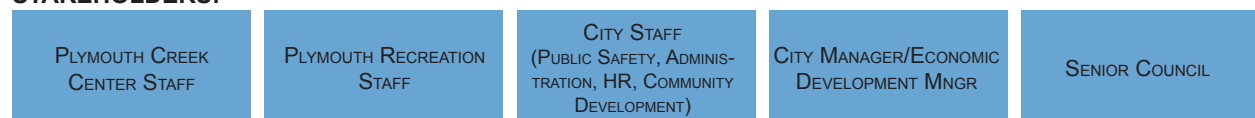
Detailed feedback is captured in the meeting minutes of the Appendix section. Highlights of stakeholder feedback include:

- Existing facility does not meet current program demands (availability and quantity of spaces)
- Inadequate/inappropriate space for current programs (size, finishes, acoustics)
- Building lacks welcoming gathering/lobby space
- Accessibility and navigating the building can be challenging
- People have a choice where to live. A vibrant community center contributes to a high quality of life and can contribute to reinforcing Plymouth's identity as a place for families

The diagram below illustrates three major categories of deficiencies and challenges faced by the building that must be resolved in a renovated and expanded facility:



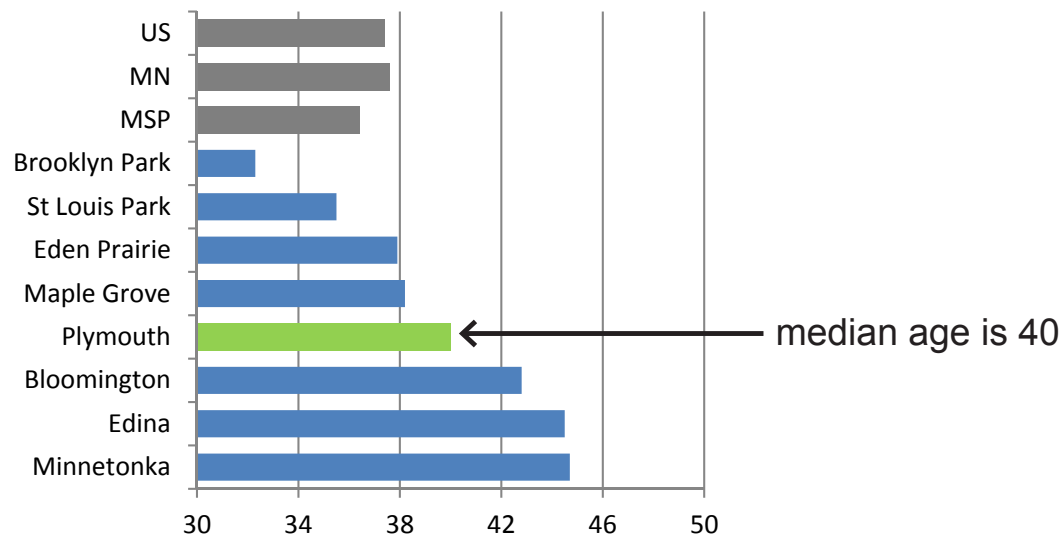
STAKEHOLDERS:



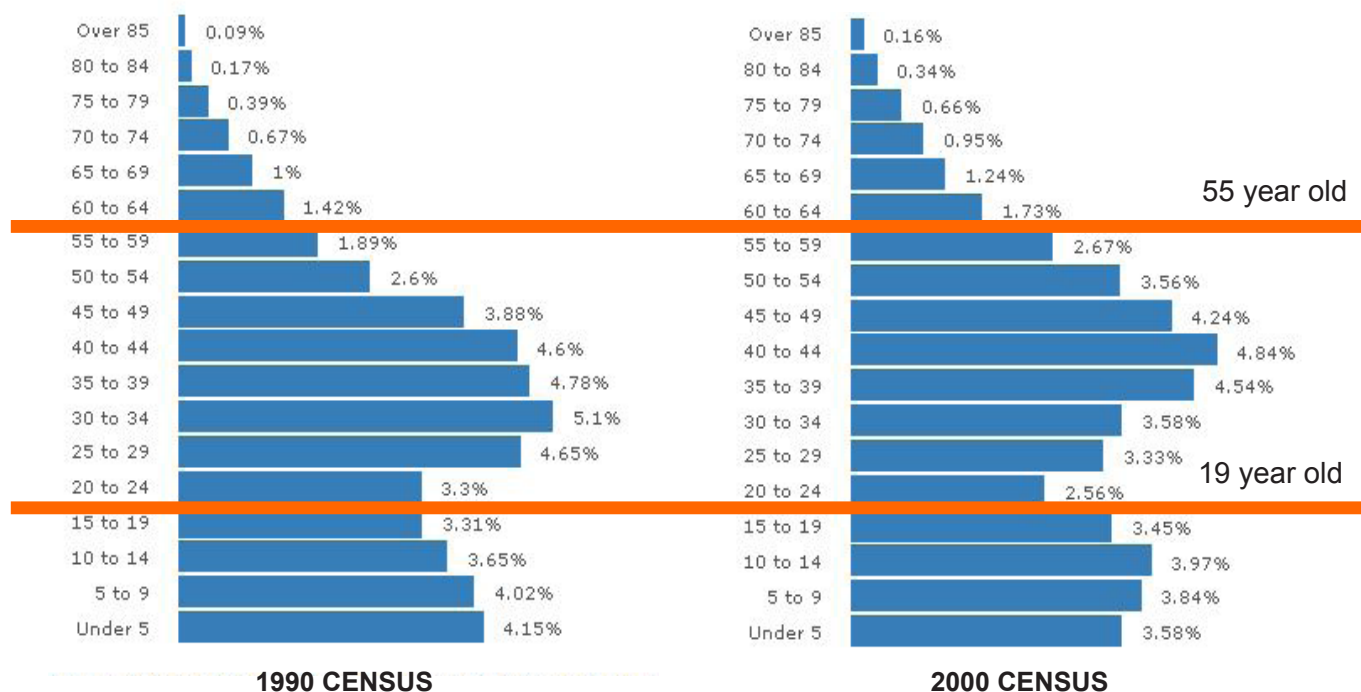
2.3 Demographic Analysis (Source: 2015 American Community Survey, US Census Bureau)

The median age of residents in the City of Plymouth is significantly greater than that of the state of Minnesota as a whole. The age distribution of residents points to a more even distribution of all age categories, including new families, millennials, mid-career workers, baby boomers, retirees, and seniors. The facility should appeal to all age groups and include components that all segments of the population can utilize. Higher levels of income point to Plymouth residents' ability to pay for recreational services and facilities.

Median Age of Residents in Plymouth, MN

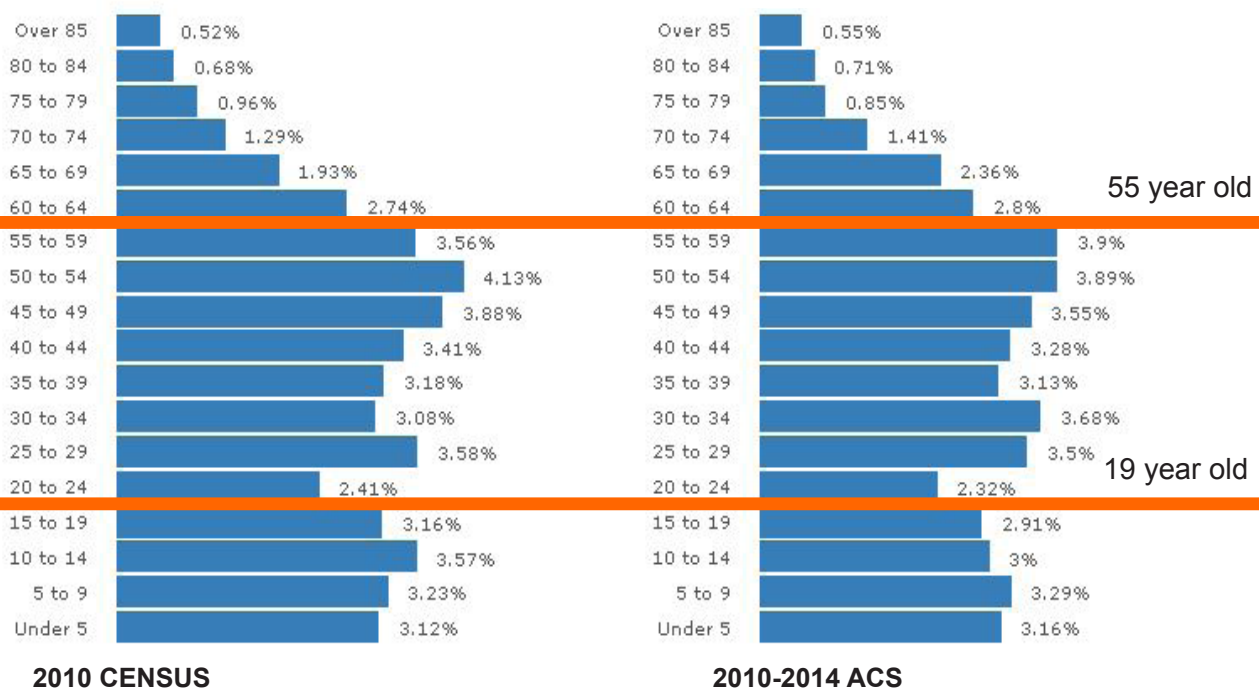
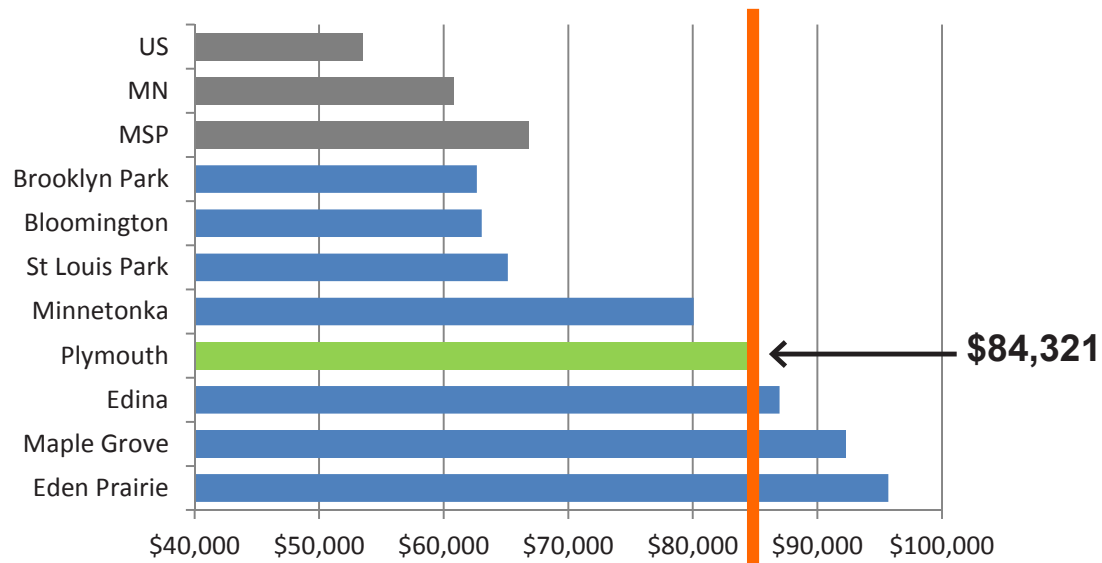


Age Distribution of Residents in Plymouth, MN



2.3 Demographic Analysis *(Continued)*

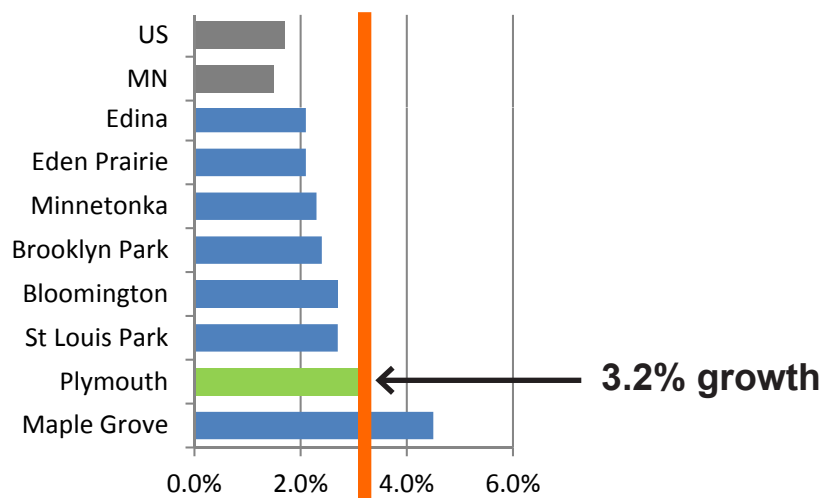
Median Household Income in Plymouth, MN



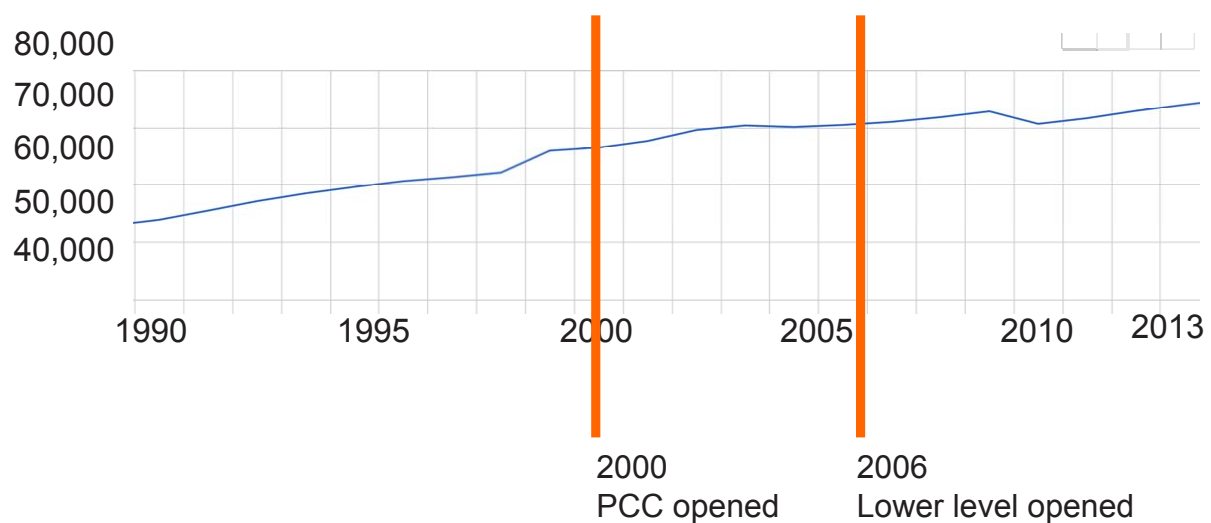
2.3 Demographic Analysis *(Continued)*

The population growth in Plymouth is higher than all but one of its peer communities. The population of Plymouth is more than adequate to support an expanded indoor community center.

Population Change in Plymouth, MN - 2010 to 2014








Population of Plymouth, MN - 1990 to 2013



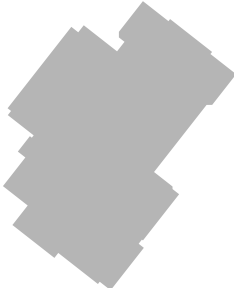
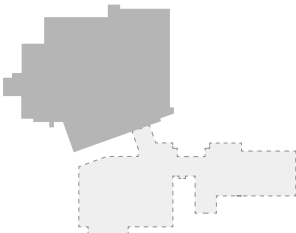
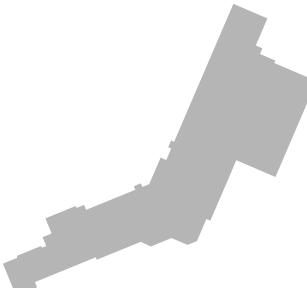
2.4 Area Community Center Comparison

To help define the need, several community facilities in peer communities around the metro area were studied to compare and contrast with the existing Plymouth Creek Center facility. These comparison facilities illustrate a significant investment by peer communities.

Area Community Center Comparison - Small to Medium Sized Facilities

| | | | | |
|--|---|---|---|---|
|  |  |  |  |  |
| PLYMOUTH | GOLDEN VALLEY | NEW BRIGHTON | EAGAN | SHOREVIEW |
| Plymouth Creek Center | Brookview (opens Nov 2017) | New Brighton Community Center | Eagan Community Center | Shoreview Community Center |
| 73,987 ppl | 20,845 ppl | 22,073 ppl | 65,453 ppl | 25,931 ppl |
| 29,000 sf | 39,000 sf | 43,000 sf | 63,000 sf | 72,000 sf |
| recreation programs + events banquet community meeting theater seniors | indoor playground grill banquet golf pro shop seniors gathering | community meeting indoor playground fitness library gymnasium | banquet community meeting fitness gymnasium | banquet cafe community meeting indoor playground indoor waterpark fitness gymnasium |

Area Community Center Comparison - Large Facilities

| | | |
|---|--|--|
|  |  |  |
| EDEN PRAIRIE | ST. LOUIS PARK | CHASKA |
| Eden Prairie Community Center | St. Louis Park Community Center & Expansion | Chaska Community Center |
| 62,603 ppl | 47,411 ppl | 24,444 ppl |
| 184,000 sf | 85,000 sf existing 65,000 sf addition | 128,000 sf |
| ice arena indoor aquatics fitness meeting rooms gymnasium | meeting rooms ice arena outdoor aquatics future banquet future indoor aquatics future fitness future gymnasium | ice arena aquatics seniors gathering theater gallery fitness gymnasium |

2.5 Current Challenges and Deficiencies

Through the feasibility study discussions with stakeholders, including staff users and programmers of PCC spaces, several challenges and deficiencies were identified that could be resolved through an improved facility. The PCC is challenged by: high demand for spaces, the physical limitations of current spaces, and maintenance/appearance needs.

High Demand for Space causes the following:

- Program growth is capped due to space size and quantity limitations
- Programming is limited by the facility due to type and configuration of spaces
- Conflicts between events and programming occur due to high demand for rental space and high demand for programming

Limitations of Current Spaces include:

- Accessibility challenges
- Navigating the building is challenging
- Events spill out into adjacent spaces, compromising simultaneous use
- No dedicated space to accommodate art classes
- Current spaces are inappropriate for existing active programming use
- Limited active space for preschool to older adults

Maintenance Needs include:

- Dated appearance
- Wear and tear due to 300,000 annual visits
- Building lacks a good connection to the outdoors

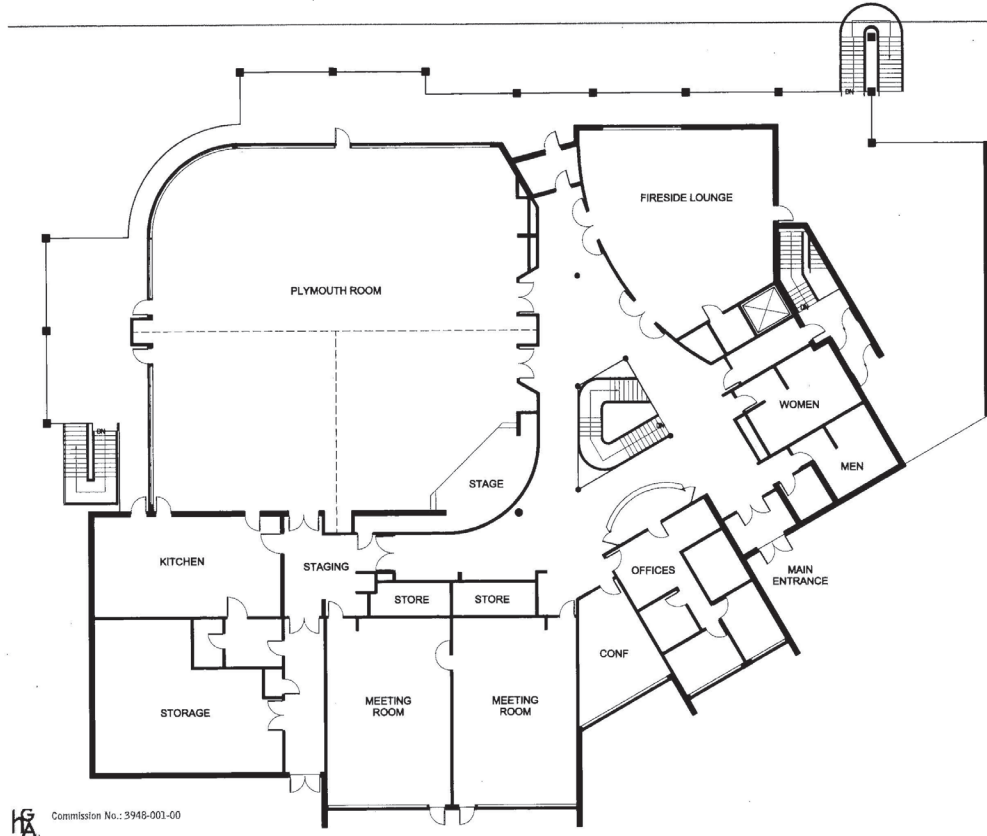
Programming conflicts with rental needs



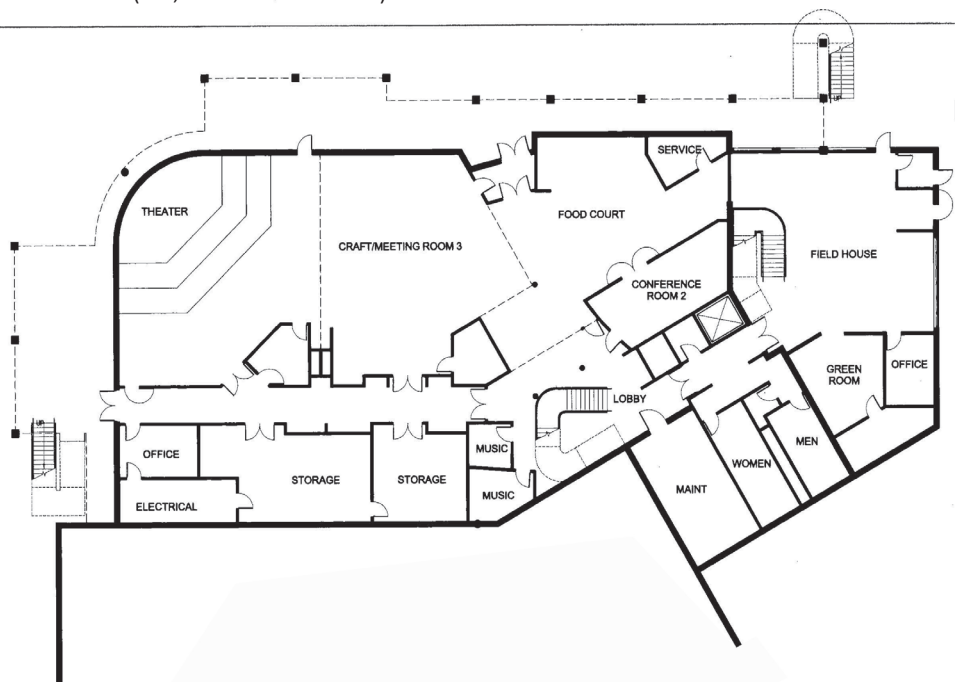
Dated Lobby appearance



Existing Main Level (17,058 sf this level)



Existing Lower Level (12,261 sf this level)





3 Facility Program

- 3.1 Space Program Needs Summary
- 3.2 Detailed Space Categories

3. Facility Program

The Steering Committee guided decisions regarding the programmatic needs for updating Plymouth Creek Center based on staff and programming stakeholder feedback.

3.1 Space Program Needs Summary

The proposed program areas fit into six Use Categories:

Athletics and Fitness

Designated Athletics and Fitness space is currently limited to the Fieldhouse/Soccer Dome. A lack of prime-time availability in the Fieldhouse has led to non-traditional use of the Black Box Theater, Meeting Rooms, and Ballroom for health and wellness related activities. Stakeholders expressed the need for purpose built fitness spaces for existing programs.

Common Areas

Particular importance was placed on making the lobby an open and welcoming space for the building. The stakeholders wanted it to be a place of gathering as well as a place of waiting, with amenities such as WiFi and charging stations, a fireplace, vending, and a clearly located reception desk to welcome guests. In addition to the necessary restrooms, janitors closets, shipping/receiving, trash/recycling, mechanical, and electrical spaces, the stakeholders expressed a desire for wider hallways to improve accessibility, a designated art gallery space, adequate coat closets, and a lobby that allows for gathering.

Community Spaces

A key priority identified by the stakeholders was to develop a series of program spaces that were flexible, but not so much so as to be not optimal for any one program type. Additional spaces were identified to address unmet need, such as music practice rooms and dedicated senior gathering spaces.

Events Spaces

The stakeholders expressed a strong desire for increasing the building's capacity to host large events such as weddings, training, and conferences in a way to not conflict with programming. The current capacity seats 350 people at tables, and large events spill out into adjacent spaces making their use difficult. Support spaces for events include a catering kitchen, equipment storage, and a green room.

Site Amenities

The stakeholders identified a strong desire for connection to the outdoors from within the building. To capitalize on the unique existing site features at Plymouth Creek Center by expanding deck and terraces spaces to improve connections, as well as improving dropoff areas for seniors, was a shared goal of the stakeholders. Parking stalls would be added to accommodate for any new program areas added to the building.

EXISTING/NEW SPACE CATEGORIES

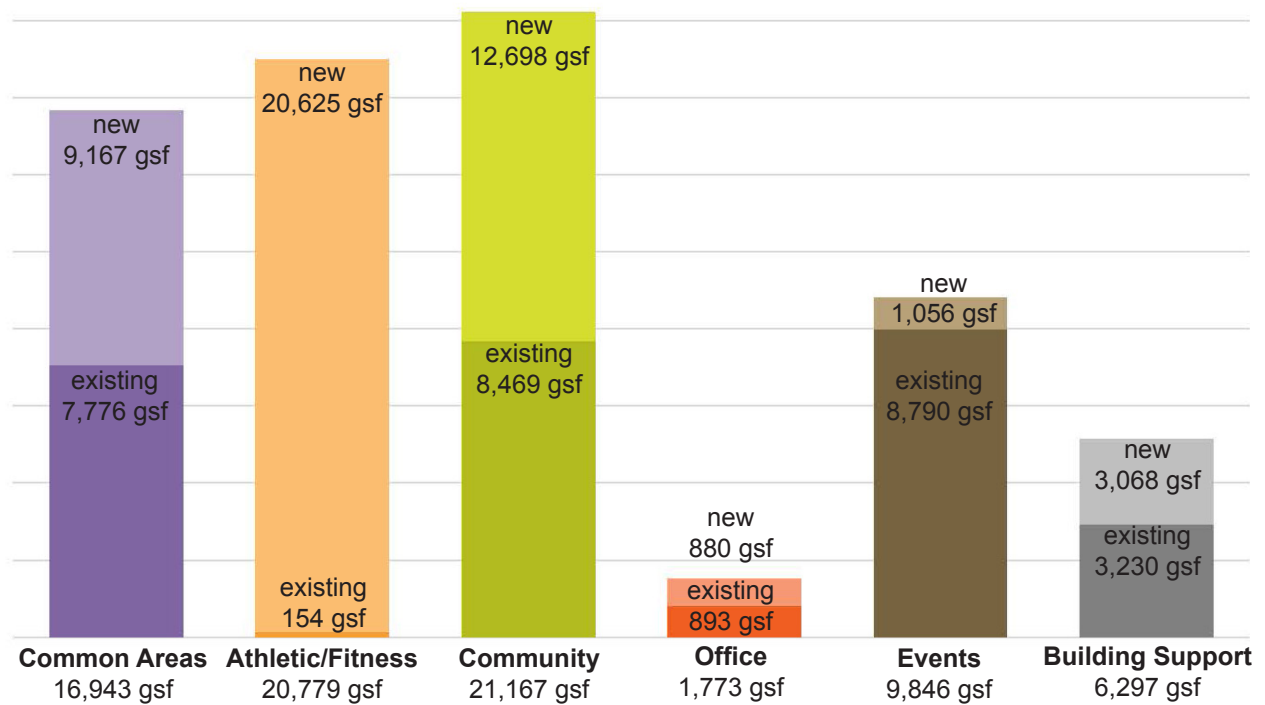


3.2 Detailed Space Categories

Through the feasibility study discussions with stakeholders, including staff users and programmers of PCC spaces, spaces were identified to support programming and events support goals. The space program included shows each space in detail.

| Plymouth Creek Center - Proposed Space Program | | | | | | | |
|--|----------|---------------|-------------------|----------|-------------------|-------------------|------------------------|
| Program Element | Quantity | Net Area/Unit | Existing Net Area | Area +/- | Proposed Net Area | Gross Area | Construction Area |
| SPACE PROGRAM SUMMARY | | | Existing NSF | +/- NSF | Proposed NSF | Total Program GSF | Total Construction GSF |
| Common Areas | | | 7,069 | 6,600 | 13,669 | 16,943 | |
| Athletics/Fitness | | | 140 | 14,850 | 14,990 | 20,779 | |
| Community | | | 7,699 | 9,520 | 17,219 | 21,176 | |
| Office | | | 812 | 700 | 1,512 | 1,773 | |
| Events | | | 7,991 | 820 | 8,751 | 9,846 | |
| Building Support | | | 2,936 | 2,200 | 5,136 | 6,297 | |
| Total Existing | | | 26,647 | - | 26,647 | 29,312 | 2,887 |
| Total Building Renovation Area | | | | | | - | 26,425 |
| Total New Construction | | | - | 34,690 | 34,630 | 47,502 | 47,502 |
| Total Building Area | | | 26,647 | 34,690 | 61,277 | 76,814 | 73,926 |

EXISTING VS. PROPOSED AREA COMPARISON



Total Project Area: **76,814 gross square feet**
29,312 existing, 47,502 new

Plymouth Creek Center - Proposed Space Program

| Program Element | Quantity | Net Area/Unit | Existing Net Area | Area +/- | Proposed Net Area | Gross Area | Construction Area | Notes |
|-------------------------------------|----------|---------------|-------------------|---------------|-------------------|---------------|-------------------|---|
| Common Areas | | | | | | | | |
| Existing | | | | | | | | |
| Public Spaces | | | | | | | | |
| Upper Level Lobby | 1 | 2,136 | 2,136 | 0 | 2,136 | 2,350 | 2,350 | include distributed waiting/seating areas |
| Main Entry Vestibule | 1 | 100 | 100 | 0 | 100 | 110 | 110 | |
| Elevator Lobby | 1 | 100 | 100 | 0 | 100 | 110 | 110 | |
| Coat Storage | 2 | 10 | 20 | 0 | 20 | 22 | 22 | |
| Service Corridor | 1 | 248 | 248 | 0 | 248 | 273 | 273 | |
| Art Display | 2 | 25 | 50 | 0 | 50 | 55 | 55 | reduce display cases by half |
| Fieldhouse Lobby/Waiting | 1 | 1,428 | 1,428 | 0 | 1,428 | 1,571 | 1,571 | |
| Lower Level Lobby | 1 | 783 | 783 | 0 | 783 | 861 | 861 | include distributed waiting/seating areas |
| Elevator Lobby | 1 | 228 | 228 | 0 | 228 | 251 | 251 | |
| West Corridor | 1 | 643 | 643 | 0 | 643 | 707 | 707 | |
| Food Court | | | | | | | | |
| Dining Area | 49 | 25 | 1,225 | 0 | 1,225 | 1,348 | 1,348 | square feet/person; expand vending |
| Service | 1 | 108 | 108 | 0 | 108 | 119 | 119 | |
| Subtotal Existing | | | 7,069 | 0 | 7,069 | 7,776 | 7,776 | |
| New | | | | | | | | |
| Lobby Expansion | 1 | 6,000 | -- | 6,000 | 6,000 | 8,333 | 8,333 | provide lounge/informal seating areas for gathering/waiting |
| Expanded Entry Vestibule | 2 | 200 | -- | 400 | 400 | 556 | 556 | main entry and south entry |
| Art Gallery | 1 | 200 | -- | 200 | 200 | 278 | 278 | |
| Subtotal New | | | | 6,600 | 6,600 | 9,167 | 9,167 | |
| Total Common Areas | | | 7,069 | 6,600 | 13,669 | 16,943 | 16,943 | |
| Athletics/Fitness | | | | | | | | |
| Existing | | | | | | | | |
| Fieldhouse (Dome in Site Amenities) | | | | | | | | |
| Fieldhouse Office | 1 | 140 | 140 | 0 | 140 | 154 | 154 | needs view into fieldhouse |
| Subtotal Existing | | | 140 | 0 | 140 | 154 | 154 | |
| New | | | | | | | | |
| Fitness/Dance Studio | 2 | 1,200 | -- | 2,400 | 2,400 | 3,333 | 3,333 | Mondo type flooring; 40 per class max |
| Equipment Storage | 1 | 300 | -- | 300 | 300 | 417 | 417 | shared |
| Kid's Gymnasium | 1 | 3,800 | -- | 3,800 | 3,800 | 5,278 | 5,278 | tumbling mats, etc |
| Equipment Storage | 1 | 250 | -- | 250 | 250 | 347 | 347 | small court/half court |
| Large Gymnasium | | | | | | | | |
| Court | 1 | 7,280 | -- | 7,280 | 7,280 | 10,111 | 10,111 | |
| Office | 1 | 120 | -- | 120 | 120 | 167 | 167 | |
| Restrooms | 1 | 450 | -- | 450 | 450 | 625 | 625 | |
| Gym Storage | 1 | 250 | -- | 250 | 250 | 347 | 347 | |
| Subtotal New | | | | 14,850 | 14,850 | 20,625 | 20,625 | |
| Total Athletic/Fitness Areas | | | 140 | 14,850 | 14,990 | 20,779 | 20,779 | |

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Plymouth Creek Center - Proposed Space Program

| Program Element | Quantity | Net Area/Unit | Existing Net Area | Area +/- | Proposed Net Area | Gross Area | Construction Area | Notes |
|------------------------------|----------|---------------|-------------------|--------------|-------------------|---------------|-------------------|---|
| Community | | | | | | | | |
| Existing | | | | | | | | |
| Upper Level | | | | | | | | |
| Meeting Rooms | 2 | 938 | 1,876 | 0 | 1,876 | 2,064 | 2,064 | |
| Meeting Room Storage | 2 | 106 | 212 | 0 | 212 | 233 | 233 | |
| Fireside Room | 1 | 1,300 | 1,300 | 0 | 1,300 | 1,430 | 1,430 | include bar? |
| Fireside Room Storage | 1 | 48 | 48 | 0 | 48 | 53 | 53 | |
| Conference Room | 1 | 338 | 338 | 0 | 338 | 372 | 372 | |
| Lower Level | | | | | | | | |
| Meeting/Craft Room | 1 | 1,490 | 1,490 | 0 | 1,490 | 1,639 | 1,639 | new movable partition with better acoustics |
| Meeting/Craft Room Storage | 1 | 100 | 100 | 0 | 100 | 110 | 110 | |
| Black Box Theater | 1 | 1,660 | 1,660 | 0 | 1,660 | 1,826 | 1,826 | new tiered floor |
| AV/Control Room | 1 | 116 | 116 | 0 | 116 | 128 | 128 | |
| Music Rooms | 2 | 97 | 194 | 0 | 194 | 213 | 213 | |
| Conference Room | 1 | 365 | 365 | 0 | 365 | 402 | 402 | |
| Subtotal Existing | | | 7,699 | 0 | 7,699 | 8,469 | 8,469 | |
| New | | | | | | | | |
| Art Classroom | 2 | 1,200 | -- | 2,400 | 2,400 | 3,333 | 3,333 | 15 adults, 10 preschoolers, 15 youth |
| Art Storage | 1 | 200 | -- | 200 | 200 | 278 | 278 | |
| Music Room | 1 | 120 | -- | 120 | 120 | 167 | 167 | small practice room w/ acoustic wall panels and door seals |
| FACS/Multi-Use Classroom | 1 | 1,100 | -- | 1,100 | 1,100 | 1,528 | 1,528 | open/range stations around perimeter w/ sinks; storage casework around perimeter, demonstration station with sink/range |
| Party Rental Room | 2 | 500 | -- | 1,000 | 1,000 | 1,099 | 1,099 | 20 kids; storage in millwork, undercounter fridge |
| Indoor Play Area | 1 | 3,000 | -- | 3,000 | 3,000 | 3,750 | 3,750 | visible from check-in; includes 350K equipment |
| Check-in | 1 | 100 | -- | 100 | 100 | 139 | 139 | |
| Storage | 1 | 100 | -- | 100 | 100 | 139 | 139 | |
| Parent Waiting | 1 | 200 | -- | 200 | 200 | 278 | 278 | |
| Coat Storage | 1 | 20 | -- | 20 | 20 | 28 | 28 | |
| Family Restroom | 1 | 80 | -- | 80 | 80 | 123 | 123 | |
| Seniors Gathering | 1 | 1,200 | -- | 1,200 | 1,200 | 1,846 | 1,846 | 1 dedicated Seniors space + 2 Group/Meeting Rms. subdivided with operable partitions, includes kitchenette |
| Subtotal New | | | 0 | 9,520 | 9,520 | 12,707 | 12,707 | |
| Total Community Areas | | | 7,699 | 9,520 | 17,219 | 21,176 | 21,176 | |

| | | | | | | | | |
|---------------------------|---|-----|------------|------------|--------------|--------------|--------------|--------------------------------------|
| Office | | | | | | | | |
| Existing | | | | | | | | |
| Reception | 1 | 95 | 95 | 0 | 95 | 105 | 105 | |
| Office | 4 | 110 | 440 | 0 | 440 | 484 | 484 | area renovated to relocate reception |
| Work Area | 1 | 277 | 277 | 0 | 277 | 305 | 305 | |
| Subtotal Existing | | | 812 | 0 | 812 | 893 | 893 | |
| New | | | | | | | | |
| Open Office | 1 | 400 | -- | 400 | 400 | 463 | 463 | |
| Break Room | 1 | 300 | -- | 300 | 300 | 417 | 417 | kitchenette |
| Subtotal New | | | 0 | 700 | 700 | 880 | 880 | |
| Total Office Areas | | | 812 | 700 | 1,512 | 1,773 | 1,773 | |

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Plymouth Creek Center - Proposed Space Program

| Program Element | Quantity | Net Area/Unit | Existing Net Area | Area +/- | Proposed Net Area | Gross Area | Construction Area | Notes |
|-----------------------------|----------|---------------|-------------------|------------|-------------------|--------------|-------------------|--|
| Events | | | | | | | | |
| Existing | | | | | | | | |
| Plymouth Room | 369 | 15 | 5,535 | 0 | 5,535 | 6,089 | 6,089 | includes stage and internal room storage |
| Bride/Green Room | 1 | 275 | 275 | 0 | 275 | 303 | 303 | |
| Catering Kitchen | 1 | 763 | 763 | 0 | 763 | 839 | 839 | |
| Staging Space | 1 | 345 | 345 | 0 | 345 | 380 | 380 | |
| Catering Storage | 1 | 111 | 111 | 0 | 111 | 122 | 122 | |
| Furniture/Equipment Storage | 1 | 962 | 962 | 0 | 962 | 1,058 | 0 | |
| Subtotal Existing | | | 7,991 | 0 | 7,991 | 8,790 | 7,732 | |
| New | | | | | | | | |
| Bride/Green Rm Tilt | 1 | 200 | -- | 200 | 140 | 194 | 194 | |
| Food Service | 1 | 380 | -- | 380 | 380 | 528 | 528 | |
| Coat Closet | 2 | 120 | -- | 240 | 240 | 333 | 333 | |
| Subtotal New | | | 0 | 820 | 760 | 1,056 | 1,056 | |
| Total Events Areas | | | 7,991 | 820 | 8,751 | 9,846 | 8,788 | |

| | | | | | | | | |
|-------------------------------|---|-------|--------------|--------------|--------------|--------------|--------------|---|
| Building Support | | | | | | | | |
| Existing | | | | | | | | |
| Maintenance/Boiler Room | 1 | 415 | 415 | 0 | 415 | 457 | 0 | |
| Maintenance Office | 1 | 167 | 167 | 0 | 167 | 184 | 184 | |
| Storage-Large | 1 | 575 | 575 | 0 | 575 | 633 | 0 | |
| Storage-Small | 1 | 365 | 365 | 0 | 365 | 402 | 0 | |
| Electrical Room | 1 | 206 | 206 | 0 | 206 | 227 | 0 | |
| Telecom Room | 1 | 20 | 20 | 0 | 20 | 22 | 0 | |
| Janitor Closet | 1 | 34 | 34 | 0 | 34 | 37 | 0 | |
| Elevator Machine Room | 1 | 48 | 48 | 0 | 48 | 53 | 0 | |
| Fieldhouse Entry Vestibule | 1 | 70 | 70 | 0 | 70 | 77 | 77 | |
| Airlock/Dome Entry | 1 | 51 | 51 | 0 | 51 | 56 | 56 | |
| Lower Level Restrooms | 2 | 194 | 388 | 0 | 388 | 427 | 427 | |
| Upper Level Restrooms | 2 | 265 | 530 | 0 | 530 | 583 | 583 | |
| Unisex Restroom | 1 | 67 | 67 | 0 | 67 | 74 | 74 | |
| Subtotal New | | | 2,936 | 0 | 2,936 | 3,230 | 1,400 | |
| New | | | | | | | | |
| Telecom/Data Closet | 1 | 120 | -- | 120 | 120 | 167 | 167 | |
| Mechanical Room | 1 | 2,000 | -- | 2,000 | 2,000 | 2,778 | 2,778 | placeholder estimated at 5% of 40000gsf |
| Unisex Restroom | 1 | 80 | -- | 80 | 80 | 123 | 123 | |
| Subtotal New | | | 0 | 2,200 | 2,200 | 3,068 | 3,068 | |
| Total Building Support | | | 2,936 | 2,200 | 5,136 | 6,297 | 4,468 | |

th Creek Center Expansion and Renovation Feasibility Study / HGA Comm. # 3948-001-00

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| Plymouth Creek Center - Proposed Space Program | | | | | | | | | |
|--|----------|---------------|-------------------|----------|-------------------|------------|-------------------|--|--|
| Program Element | Quantity | Net Area/Unit | Existing Net Area | Area +/- | Proposed Net Area | Gross Area | Construction Area | Notes | |
| 29312 | | | | | | | | | |
| Site Amenities | | | | | | | | | |
| Existing | | | | | | | | | |
| Parking Stalls | 304 | 325 | 98,800 | | | 98,800 | | assumed building + soccer dome at 300gsf/stall (304<457) | |
| Receiving/Loading & Trash Area | 1 | 800 | 800 | | | 800 | | replace pavers with new | |
| Terrace | 1 | 120 | 120 | | | 133 | | | |
| Entry Canopy | 1 | 1,500 | 1,500 | | | 1,667 | | | |
| Plymouth Room Deck | 1 | 120 | 120 | | | 133 | | replace pavers with new | |
| Screened Porch | 1 | 250 | 250 | | | 278 | | new enclosure and lighting/clg fans | |
| Fieldhouse/Soccer Dome | 1 | 77,550 | 77,550 | | | 77,550 | | | |
| Dome Storage | 1 | 150 | 150 | | | 167 | | | |
| Dome Mechanical | 1 | 490 | 490 | | | 490 | | 289sf+195sf | |
| Millennium Garden | 1 | 25,000 | 25,000 | | | 25,000 | | | |
| Bocce Ball Courts | 1 | 5,040 | 5,040 | | | 5,040 | | | |
| Log Cabin/Storage Shed | 1 | 150 | 150 | | | 150 | | | |
| Subtotal Existing | | | 209,970 | | | 210,208 | | | |
| | | | | | | | | | |
| New | | | | | | | | | |
| Parking Expansion | 158 | 325 | 51,460 | | | 51,460 | | gsf/300 for community center/fitness occ (+/-466 stalls total TBD) | |
| Bicycle Parking | 1 | 150 | 150 | | | 150 | | no specific requirement; add two bike racks, one upper one lower | |
| New Canopy | 1 | 6,000 | 6,000 | | | 6,000 | | | |
| Hardscape/landscape Expansion | 1 | 9,000 | 9,000 | | | 9,000 | | | |
| New Receiving/Loading & Trash Area | 3 | 1,200 | 3,600 | | | 3,600 | | facility needs approx (3) 12x60 loading stalls | |
| Deck Expansion | 1 | 7,000 | 7,000 | | | 7,000 | | | |
| Porch Expansion | 1 | 1,100 | 1,100 | | | 1,100 | | | |
| Retaining Wall | 1 | 300 | 300 | | | 300 | | | |
| Snow Melt System | 1 | 2,500 | 2,500 | | | 3,846 | | provide at main and secondary entries | |
| Subtotal New | | | 81,110 | | | 82,457 | | | |
| | | | | | | | | | |
| Subtotal Site Amenity Areas | | | 291,080 | | | 292,664 | | | |
| | | | | | | | | | |
| Total Building Area | | | 26,647 | 34,690 | 61,277 | 76,814 | 73,926 | | |
| Total Site Amenity Areas | | | 291,080 | | | 292,664 | | | |



4 Site Analysis

- 4.1 Site Overview
- 4.2 Site Expansion Areas
- 4.3 Site Circulation
- 4.4 Site Experience
- 4.5 Initial Site Concept Studies

4. Site Analysis

The following information outlines opportunities and constraints of the PCC site as well as programmatic site and building design implications.

4.1 Site Overview

Aerial view of Existing Plymouth Creek Center showing site components.



4.2 Site Expansion Areas

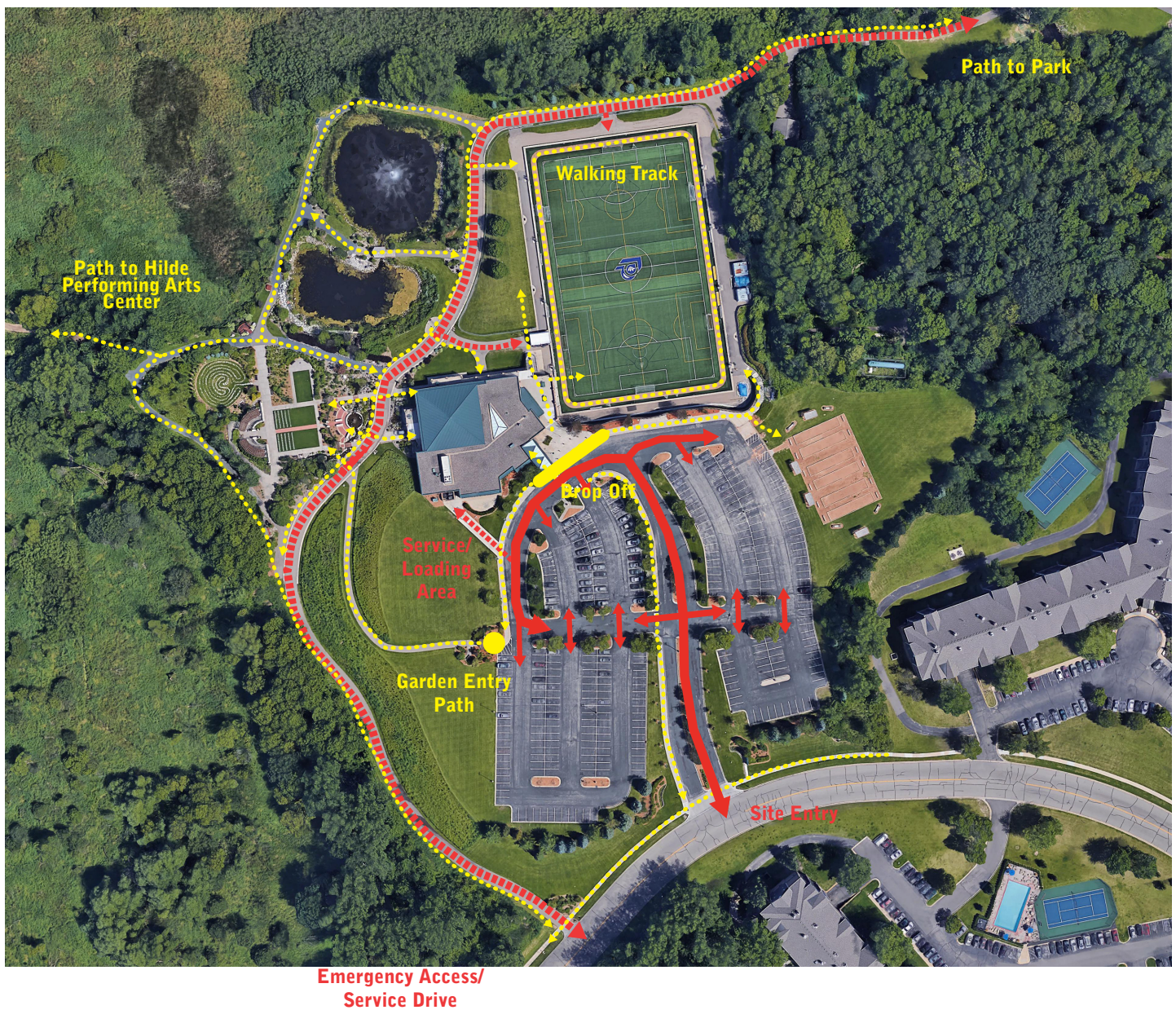
Original planned expansion areas (2000) are outlined in blue; three proposed potential expansion areas (2017) are outlined in green.



4.3 Site Circulation

Aerial view of Existing Plymouth Creek Center showing the following site circulation components:

- Pedestrian circulation of visitors to and from the building and site amenities
- Vehicular circulation of visitors from single site access point off 34th Avenue North
- Service and emergency vehicle circulation from main site access point and service/emergency only access road off 34th Avenue North



4.4 Site Experience

Experiential edges on the site include the following components. Major views are shown as blue arrows:

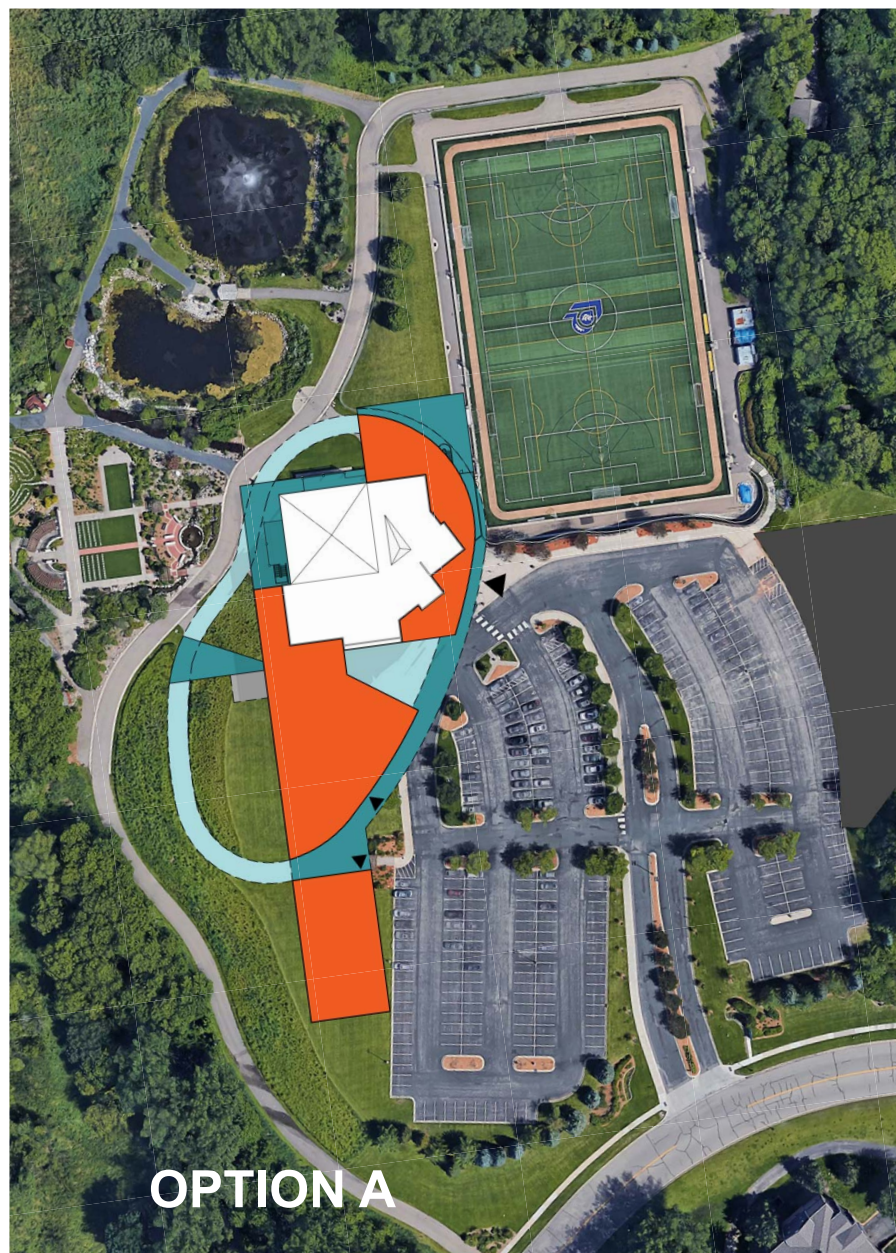
- treelines flanking the parking areas
- seasonal soccer dome which forms a visual barrier when inflated
- topography drop-off forming a high point and walkout condition in the PCC building
- wetland buffer zone which restricts buildable area



4.5 Initial Site Concept Studies

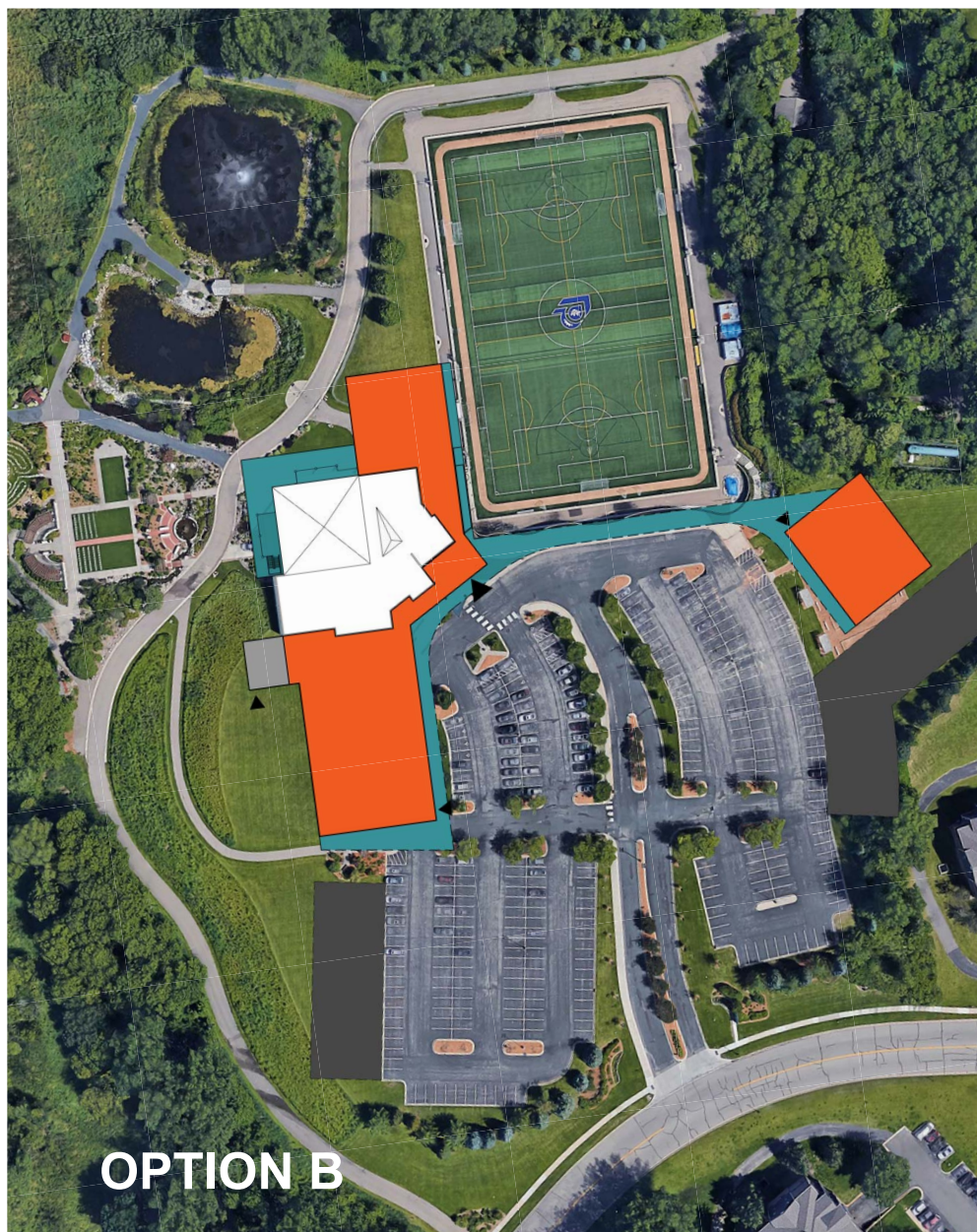
Three site concepts were developed to explore options for building location:

Option A shown below wraps a new lobby addition around the east side of the existing building, and locates a fitness/gym addition on the south side of the existing building.



4.5 Initial Site Concept Studies (continued)

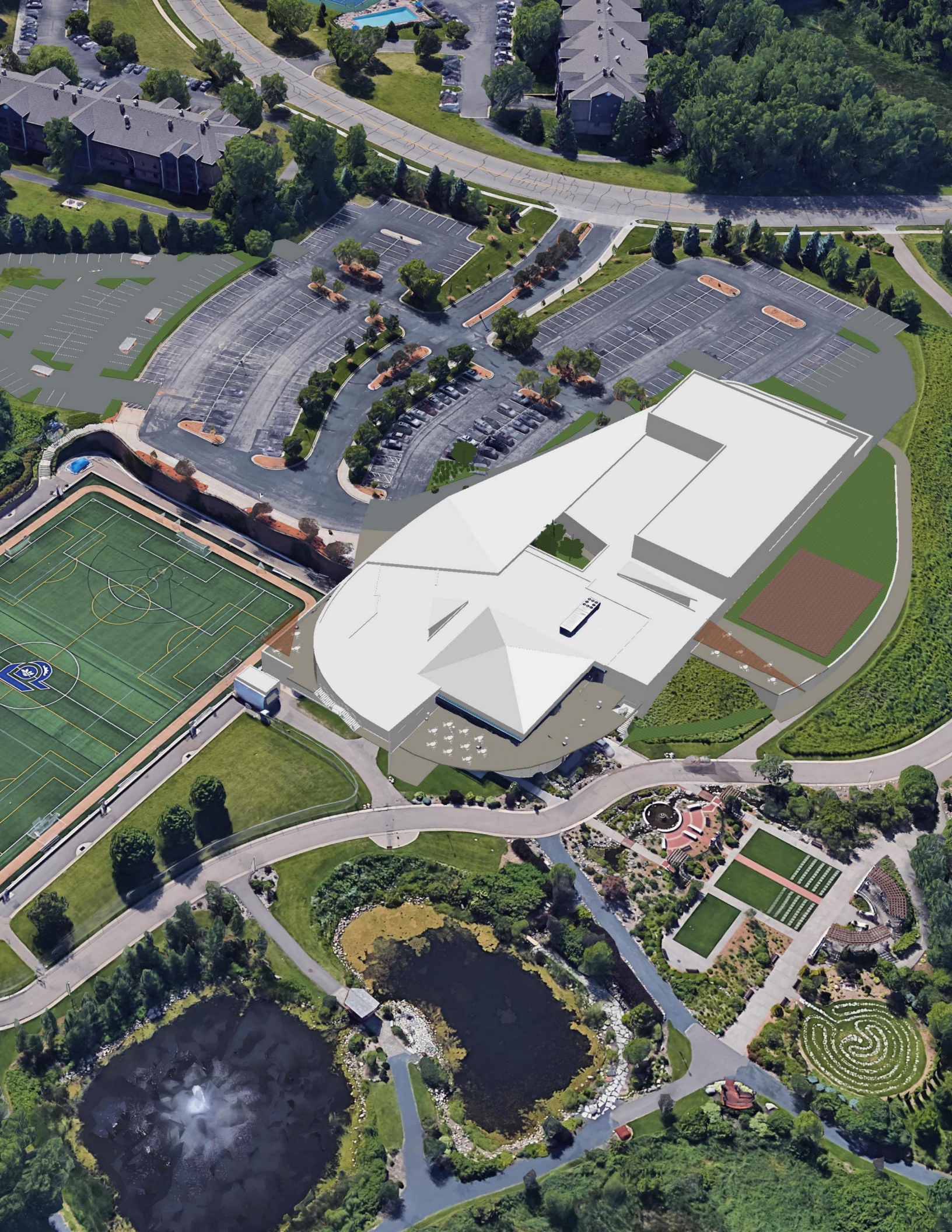
Option B shown below bookends the existing Fieldhouse with a separate gymnasium building on the east and expanded PCC on the west with additions to the north and south.



4.5 Initial Site Concept Studies (continued)

Option C shown below extends an addition of program spaces to the north of the building and locates a separate gymnasium building to the south of the existing loading area.





5 Preferred Design Option

- 5.1 Preferred Site Concept
- 5.2 Preferred Concept Massing
- 5.3 Building Plan Diagrams
- 5.4 Concept Renderings
- 5.5 Cost Estimate- Preferred Design Option A
- 5.6 Cost Estimate- Future Expansion Option
- 5.7 Cost Estimate- Cost Reduction Option B

5.1 Preferred Site Concept - Option A

Opportunities

- Path creates strong connection to site features and serves to collect pedestrian circulation
- Path captures landscape spaces around building
- Wraparound addition rebrands building image
- Gymnasium option on south
- Service access relocated
- Separation of event/program spaces for simultaneous use

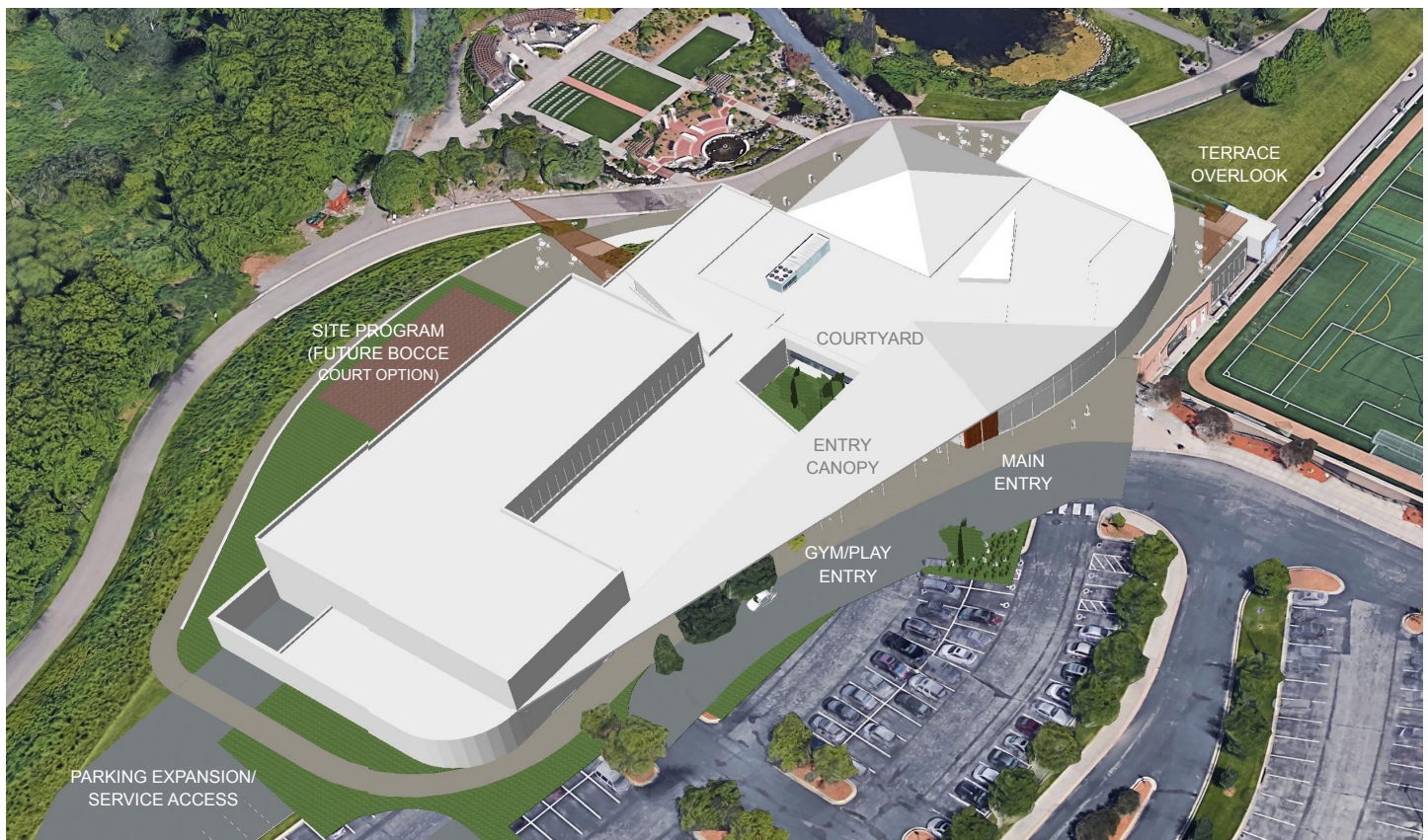
- Reoriented/expanded lobby
 - Reception visibility
 - Connection to fieldhouse
 - Bypasses events

Challenges

- Parking space is tight
- Service area must be screened
- Cannot relocate dome service entry



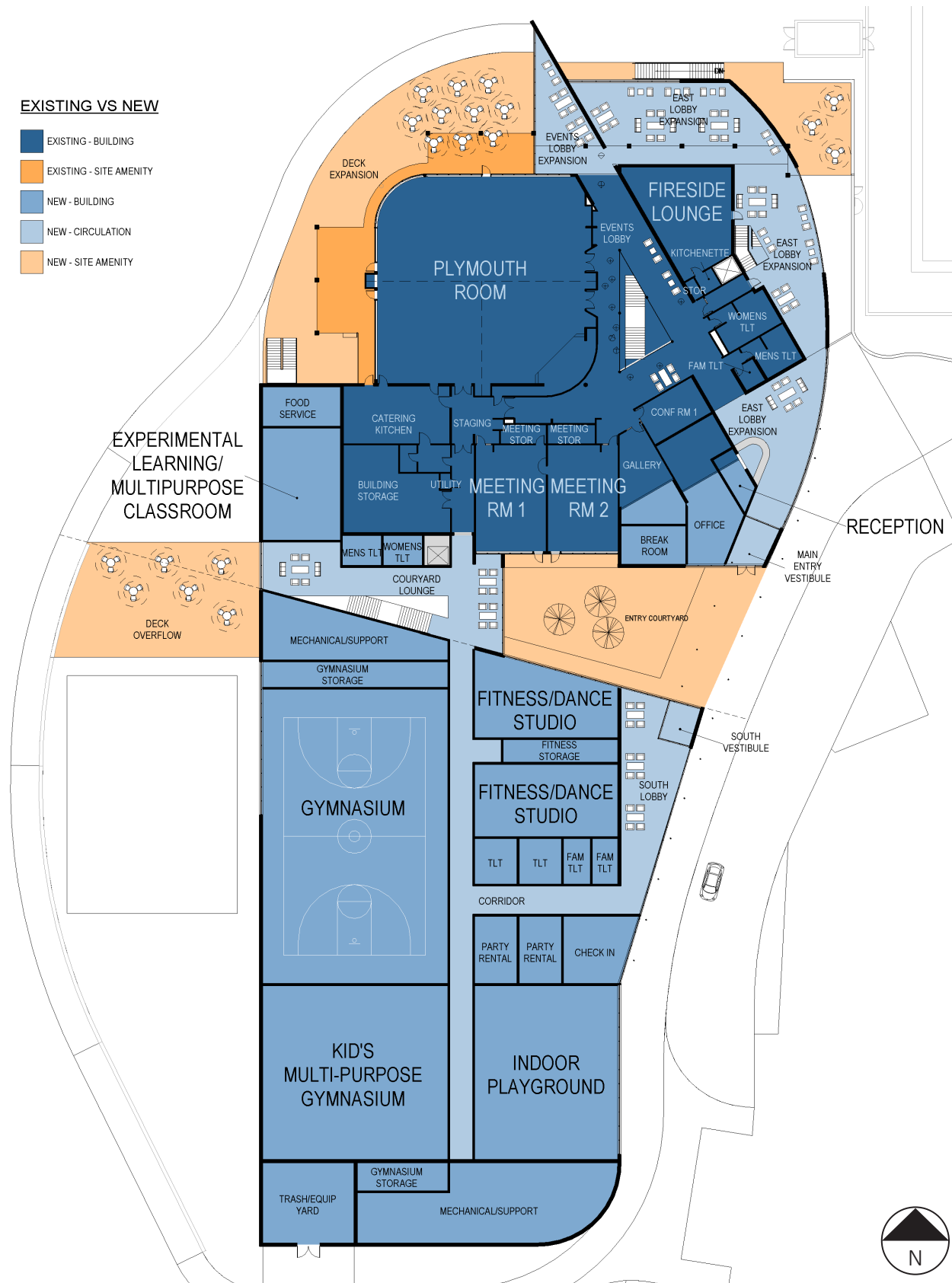
5.2 Preferred Concept Massing



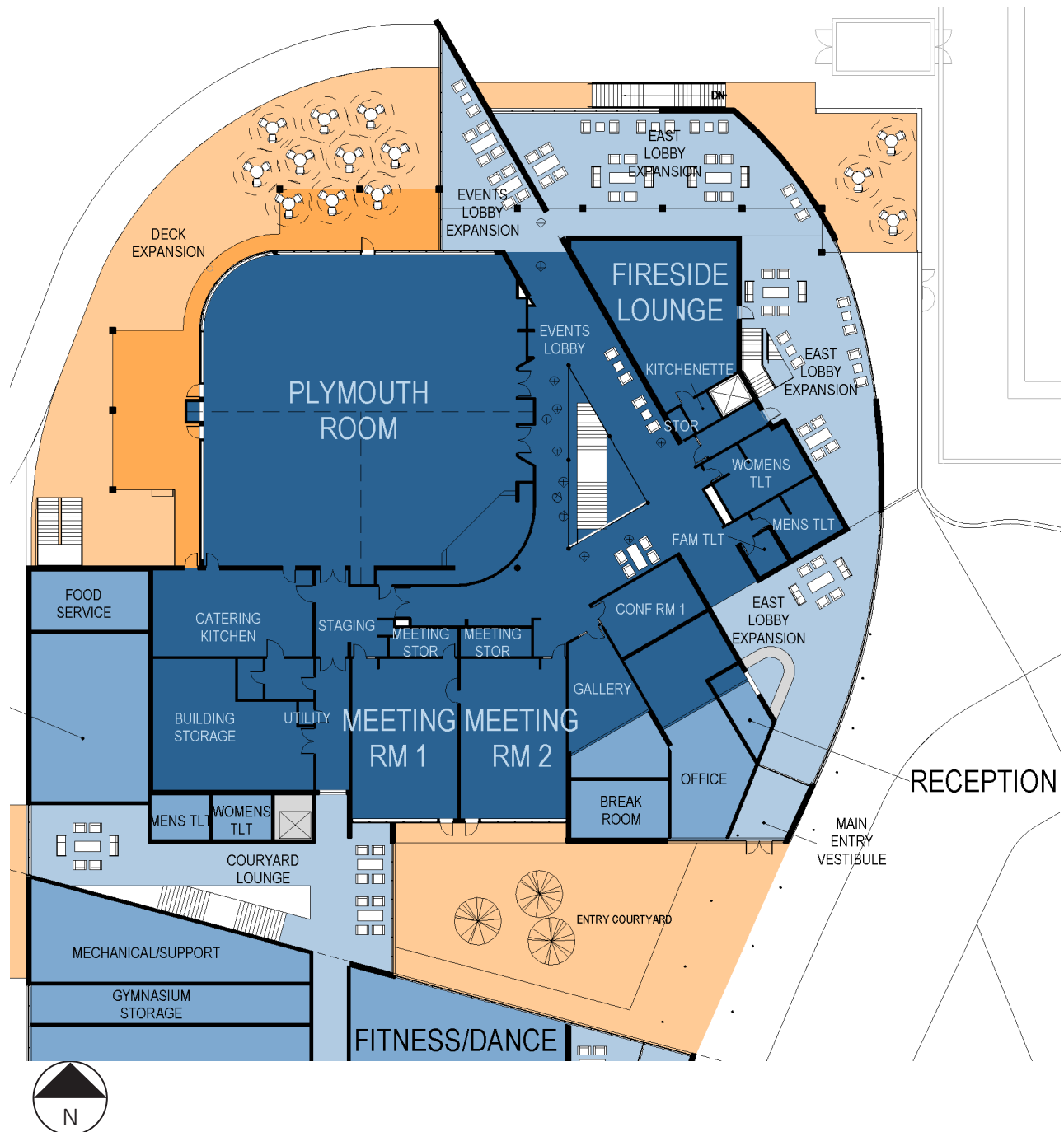
5.3 Building Plan Diagrams - Main Level

EXISTING VS NEW

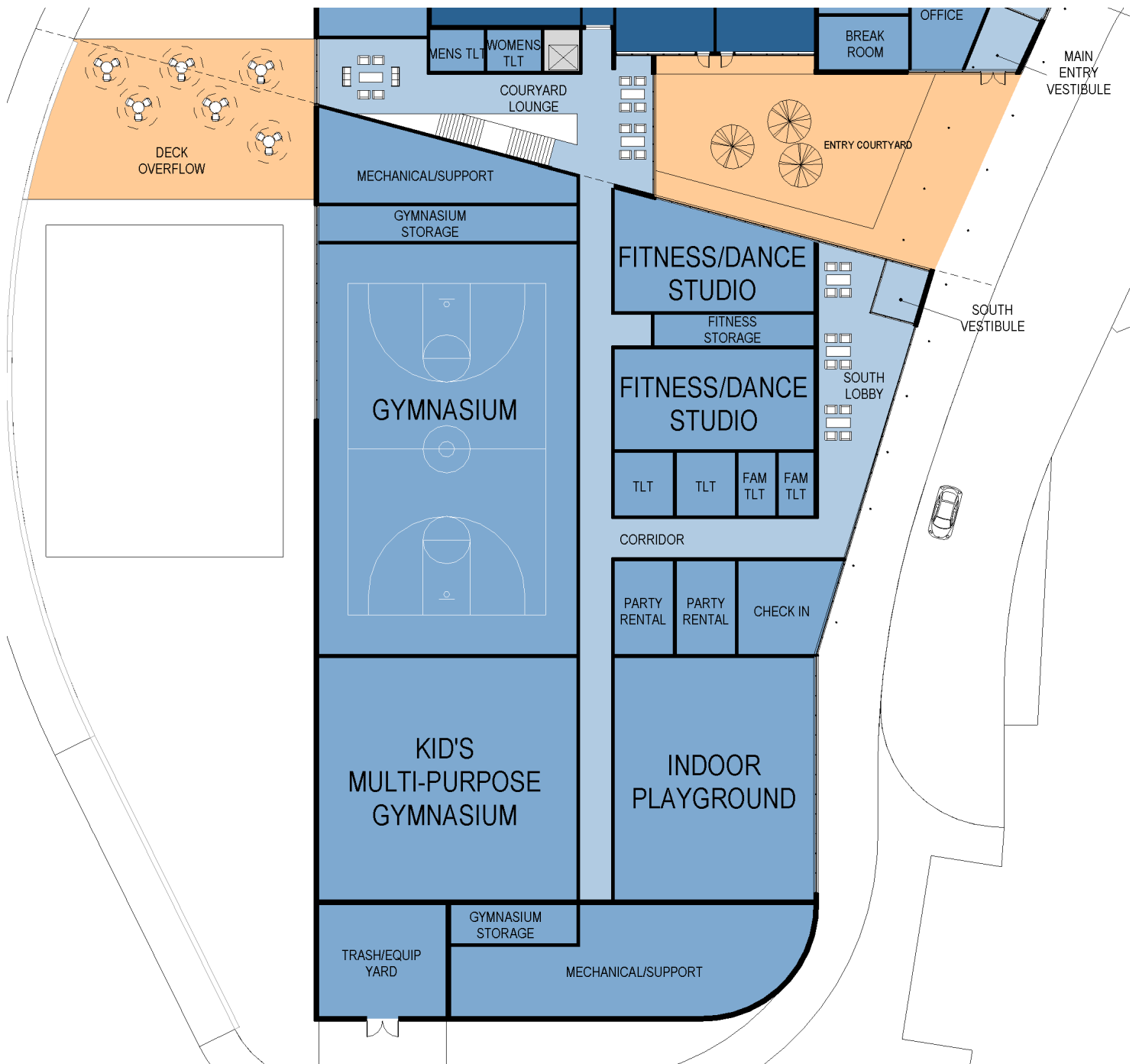
- EXISTING - BUILDING
- EXISTING - SITE AMENITY
- NEW - BUILDING
- NEW - CIRCULATION
- NEW - SITE AMENITY



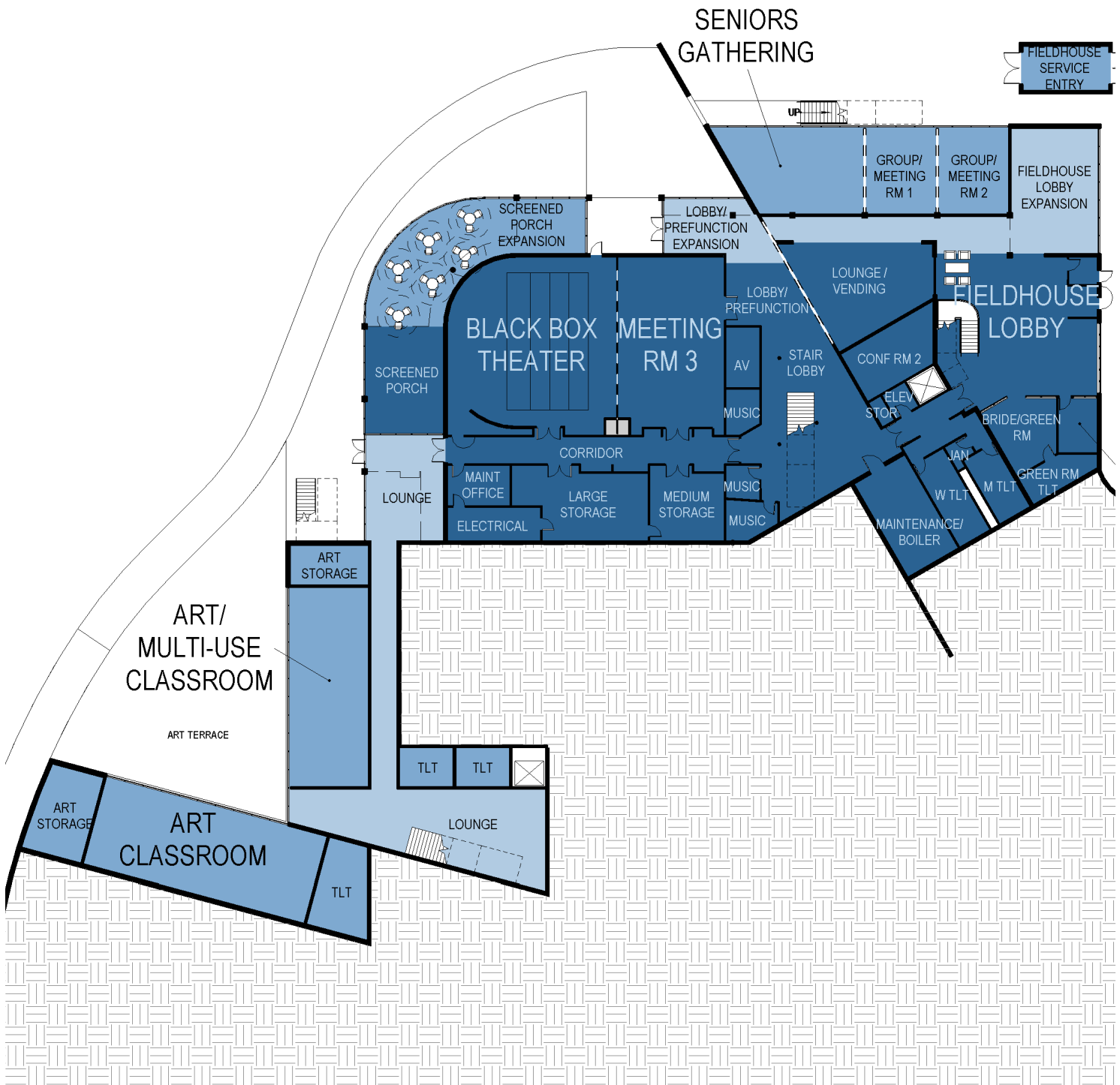
5.3 Building Plan Diagrams - Main Level (Enlarged North Area)



5.3 Building Plan Diagrams - Main Level (Enlarged South Area)

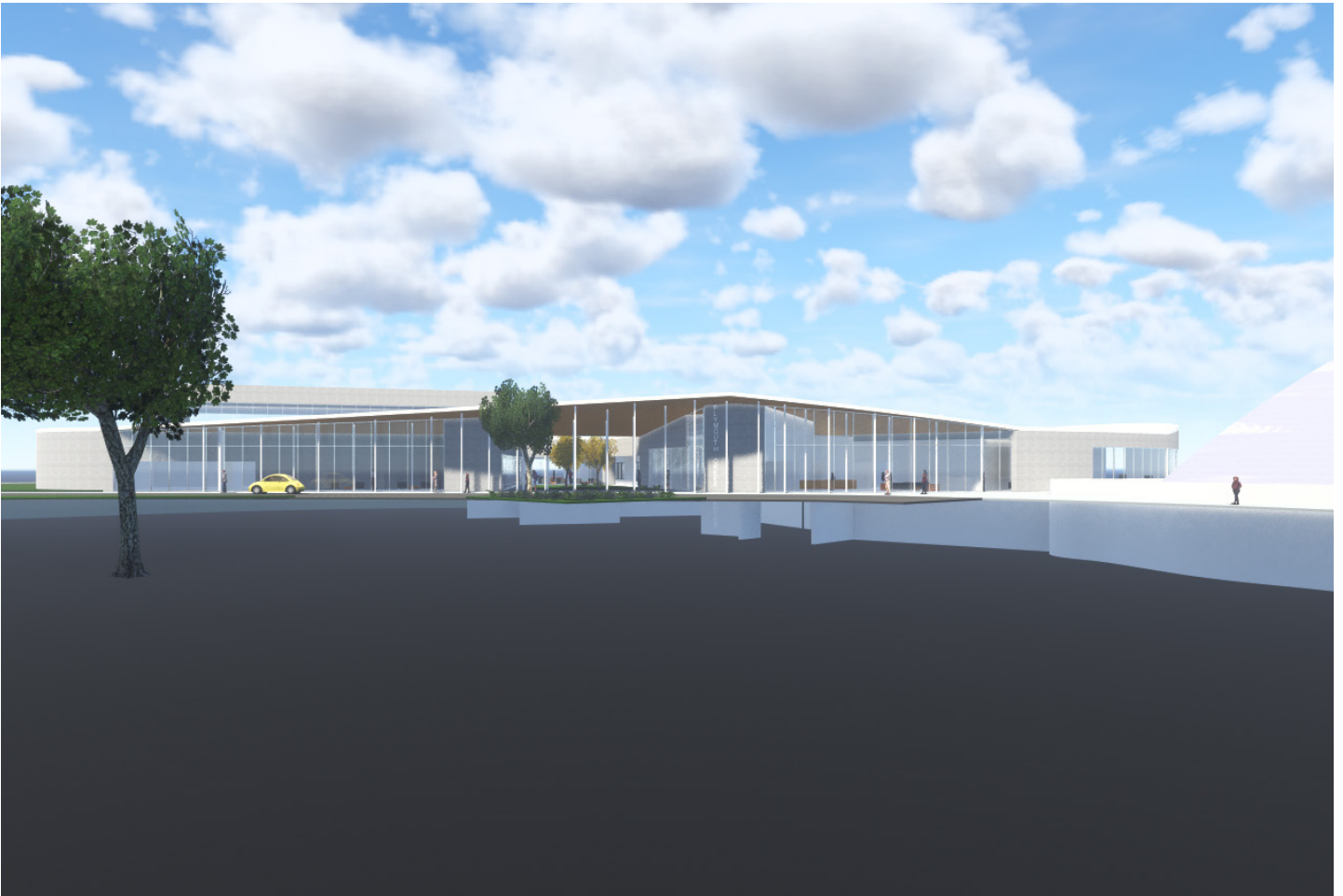


5.3 Building Plan Diagrams - Lower Level (Enlarged)



5.4 Concept Renderings - Overall Exterior View from East

The new lobby addition to the north and activity addition to the south are united beneath an entry canopy forming a welcoming, open “front porch” to create an updated brand identity for the facility.



5.4 Concept Renderings - Exterior Approach to Entry Canopy and new Entry Courtyard

The new Main Entry and Secondary Entry flank an entry courtyard and are protected by a single entry canopy overhead.



5.4 Concept Renderings - Interior View from Courtyard Lounge

Views out from and into the building help to connect the facility to its place and allow for open daylit spaces.



5.4 Concept Renderings - Renovated Existing Lobby Area

Renovated areas of the building are proposed to be updated with new finishes throughout and new clerestory skylight windows to create light, open, and airy public spaces.



5.5 Cost Estimate - Preferred Design Option A

Project costs for the Preferred Design Option detailed below are in 2018 dollars, escalated to an assumed midpoint of construction of October 2018 to reflect projected market conditions. Construction hard costs are subtotaled for New Construction, Renovation, and Site Work, and are combined with Owner Soft Costs to generate an overall Project Cost of \$23,853,475, as summarized below. See the Appendix for detailed cost breakdown information for Option A. A Proposed Expansion Budget for operational expenses and revenues is also included in the Appendix.

Direct Construction Costs

Demolition
Site Work
Foundations
Structure
Enclosure
Roofing
Interiors
Furnishings & Equipment
Conveying
Mechanical
Electrical

Total Direct Costs

General Requirements/Conditions
Contractor Fee, Bond & Insurances
Design/Construction Contingency

Total Construction Cost

Const. Escalation to Midpoint of Constr. 10-1-18

Total Construction Cost w/Escal.

Owner Soft Costs - 25% of Total Constr. Cost
(A/E Fees, FF&E, Way Finding Signage,
Technology/Building Sys., Security, Testing,
Inspections, Permits & Commissioning)

Total Project Costs

New Construction

| % | \$/SF | 47,502 GSF |
|------|-------|--------------|
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 7% | \$15 | \$696,045 |
| 10% | \$20 | \$934,099 |
| 15% | \$32 | \$1,484,060 |
| 5% | \$11 | \$509,275 |
| 28% | \$59 | \$2,724,267 |
| 2% | \$4 | \$196,403 |
| 1% | \$2 | \$80,000 |
| 20% | \$43 | \$1,995,329 |
| 12% | \$25 | \$1,160,075 |
| 100% | \$211 | \$9,779,553 |
| 6% | \$13 | \$586,773 |
| 7% | \$16 | \$725,643 |
| 5% | \$12 | \$554,598 |
| | \$251 | \$11,646,568 |
| 5% | \$13 | \$582,328 |
| | \$264 | \$12,228,896 |
| 25% | \$66 | \$3,057,224 |
| | \$329 | \$15,286,120 |

Renovation

| % | \$/SF | 26,425 GSF |
|------|-------|-------------|
| 5% | \$7 | \$184,975 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$10,000 |
| 54% | \$70 | \$1,838,491 |
| 1% | \$1 | \$26,425 |
| 1% | \$2 | \$50,000 |
| 24% | \$30 | \$799,356 |
| 14% | \$19 | \$488,863 |
| 100% | \$129 | \$3,398,110 |
| 6% | \$8 | \$203,887 |
| 7% | \$10 | \$252,140 |
| 5% | \$7 | \$192,707 |
| | \$153 | \$4,046,843 |
| 5% | \$8 | \$202,342 |
| | \$161 | \$4,249,185 |
| 25% | \$40 | \$1,062,296 |
| | \$201 | \$5,311,481 |

Clarifications/Qualifications

1. This estimate is for budget purposes only.
2. No hazardous material removal is included in the above costs.
3. No off hour work or overtime work figured in this estimate.
4. Estimate figured on a 12 mo. Construction schedule.

| <i>Site Work</i> | | |
|------------------|-----------|-------------|
| % | \$/Acre | 6 ACRE |
| 0% | \$0 | \$0 |
| 100% | \$378,727 | \$2,083,000 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 0% | \$0 | \$0 |
| 100% | \$378,727 | \$2,083,000 |
| 6% | \$22,724 | \$124,980 |
| 7% | \$28,102 | \$154,559 |
| 5% | \$4 | \$118,127 |
| | \$451,030 | \$2,480,666 |
| 5% | \$5 | \$124,033 |
| | \$473,582 | \$2,604,699 |
| 25% | \$25 | \$651,175 |
| | \$123 | \$3,255,874 |

| <i>Total</i> | | |
|--------------|-------|--------------|
| % | \$/SF | 73,926 GSF |
| 1% | \$3 | \$184,975 |
| 14% | \$29 | \$2,083,000 |
| 5% | \$10 | \$696,045 |
| 6% | \$13 | \$934,099 |
| 10% | \$20 | \$1,484,060 |
| 3% | \$7 | \$519,275 |
| 30% | \$63 | \$4,562,758 |
| 1% | \$3 | \$222,828 |
| 1% | \$2 | \$130,000 |
| 18% | \$38 | \$2,794,685 |
| 11% | \$23 | \$1,648,938 |
| 100% | \$210 | \$15,260,663 |
| 6% | \$13 | \$915,640 |
| 7% | \$16 | \$1,132,341 |
| 5% | \$12 | \$865,432 |
| | \$250 | \$18,174,076 |
| 5% | \$12 | \$908,704 |
| | \$262 | \$19,082,780 |
| 25% | \$66 | \$4,770,695 |
| | \$328 | \$23,853,475 |

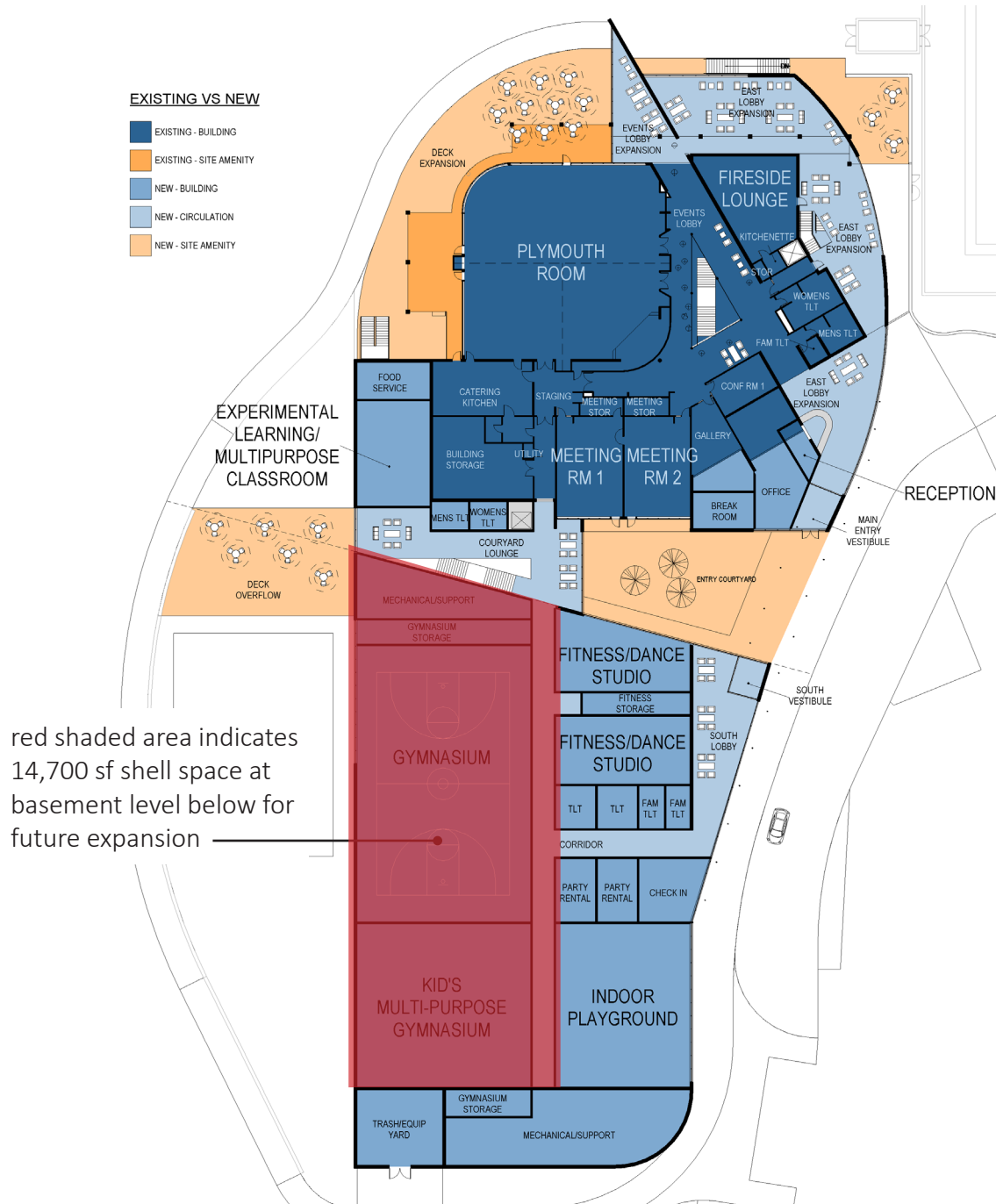
5.5 Cost Estimate - Preferred Design Option (continued)

The summary below breaks out project costs for major components of the Preferred Design Option. Each component area triggers required parking per city code, so those costs are included in the total for each component.

| COMMON AREAS | | Project Cost |
|--------------------------|------------|--------------|
| Public Space | 9,200 gsf | \$ 2,834,000 |
| Lobby Expansion | | |
| Expanded Entry Vestibule | | |
| Art Gallery | | |
| Parking | 31 stalls | |
| ATHLETICS/FITNESS | | Project Cost |
| Large Gymnasium | 11,300 gsf | \$ 4,789,200 |
| Court | | |
| Office | | |
| Restrooms | | |
| Gym Storage | | |
| Parking | 38 stalls | |
| Kids Gymnasium | 5,700 gsf | \$ 2,284,100 |
| Court | | |
| Equipment Storage | | |
| Parking | 19 stalls | |
| Fitness/Dance Studio | 3,800 gsf | \$ 1,519,700 |
| Studios (2) | | |
| Storage | | |
| Parking | 13 stalls | |
| COMMUNITY | | Project Cost |
| Classrooms | 5,400 gsf | \$ 2,120,300 |
| Art Classrooms (2) | | |
| Art Storage | | |
| Music Room | | |
| FACS/Multi-Use Classroom | | |
| Parking | 18 stalls | |
| Indoor Play Area | 7,300 gsf | \$ 2,785,900 |
| Play Area | | |
| Party Rental Rooms (2) | | |
| Check-In | | |
| Storage | | |
| Parent Waiting | | |
| Coat Storage | | |
| Family Restroom | | |
| Parking | 25 stalls | |
| Seniors Gathering | 1,900 gsf | \$ 769,600 |
| Dedicated Seniors Space | | |
| Group/Meeting Rooms (2) | | |
| Parking | 7 stalls | |

5.6 Cost Estimate - Future Expansion Option

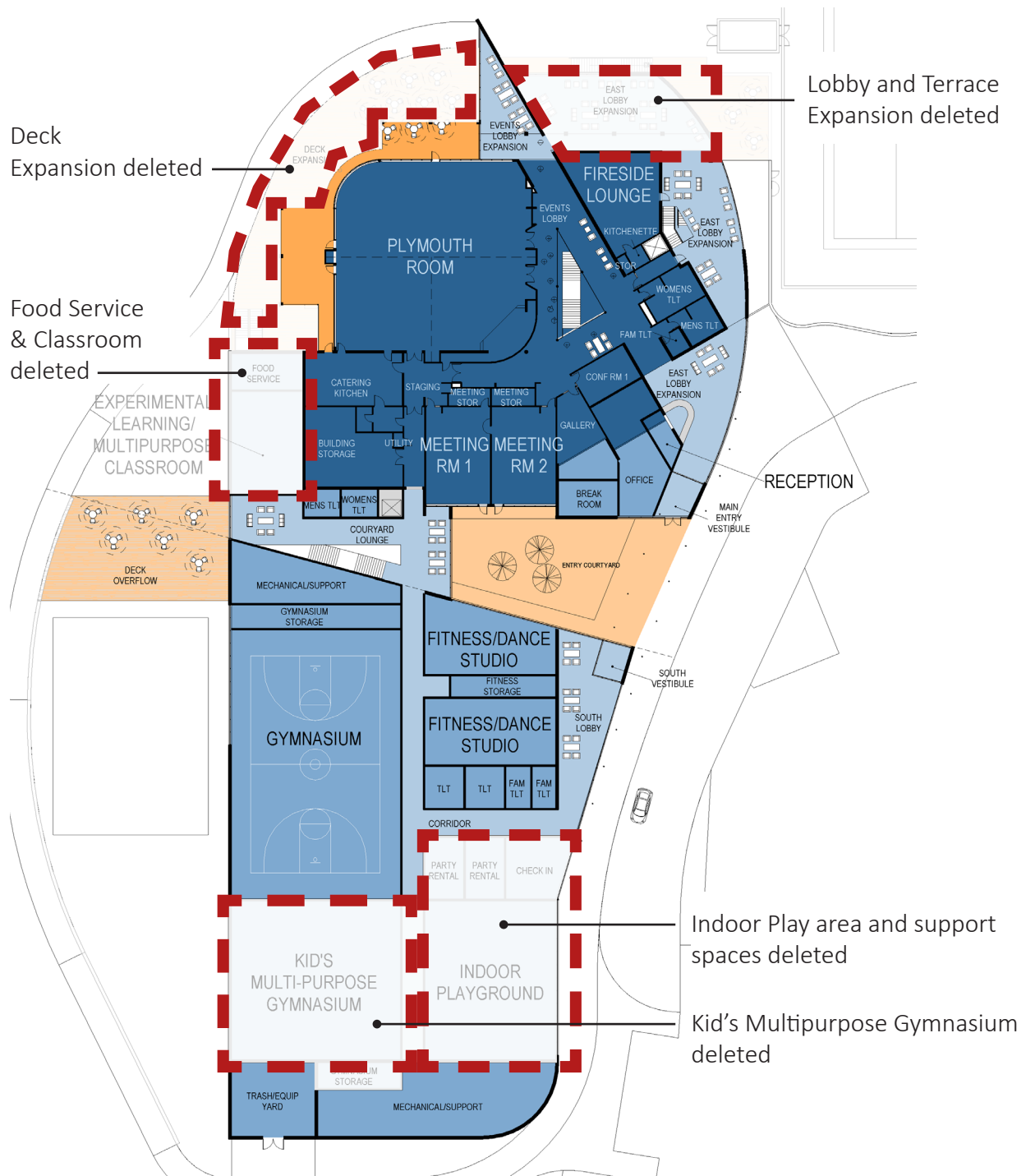
Per City Council feedback, the Design Team studied an additional option for future expansion by shelling out space below the Gymnasium and Kid's Multipurpose Gym, as indicated in the floor plan below. The total cost to add shell space in this location is an additional \$3,035,453. A detailed Cost Option for 14,700sf Future Expansion Space on Lower Level is included in the Appendix.



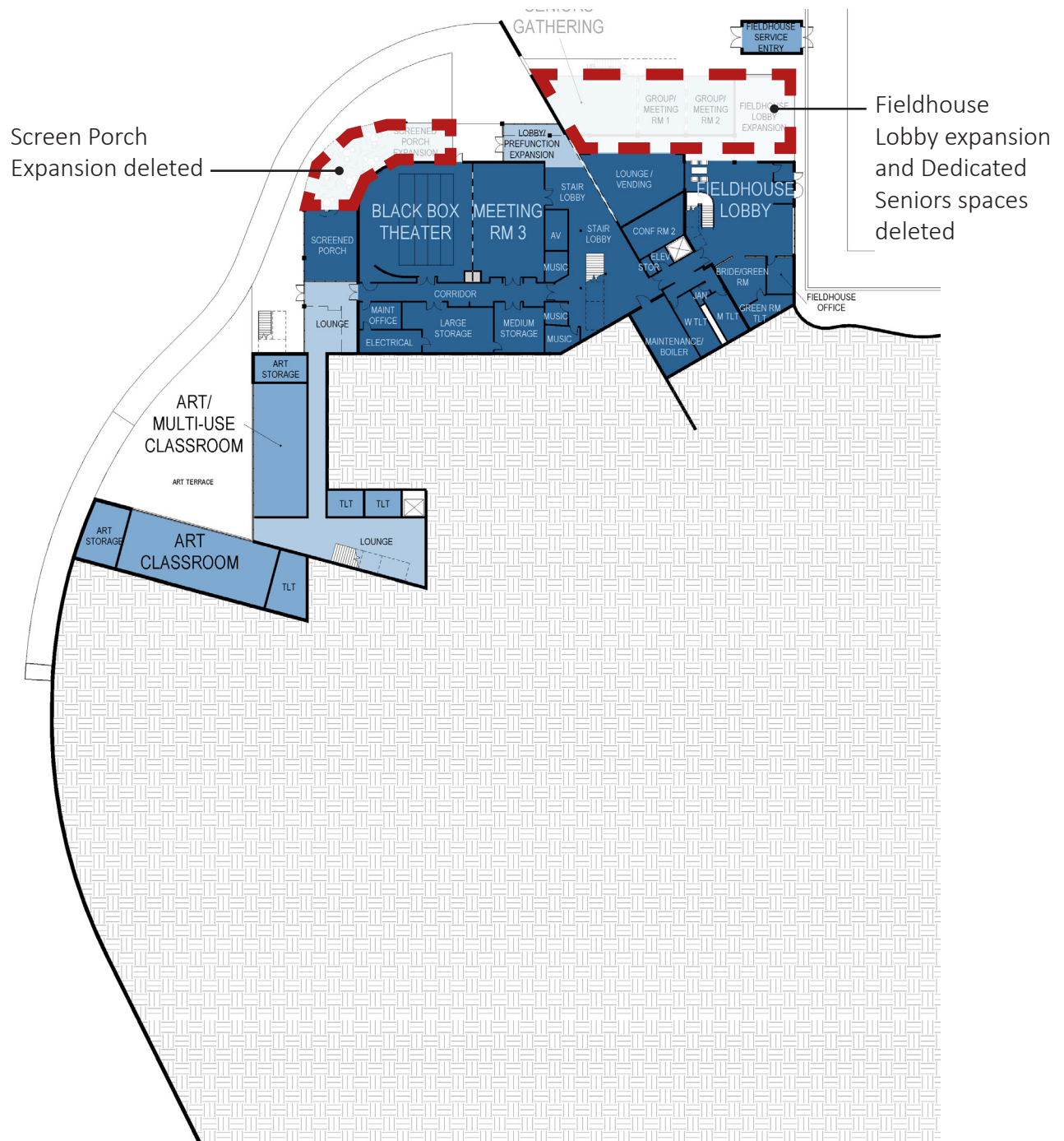
Main Level Floor Plan showing Future Expansion Area below

5.7 Cost Estimate - Cost Reduction Option B

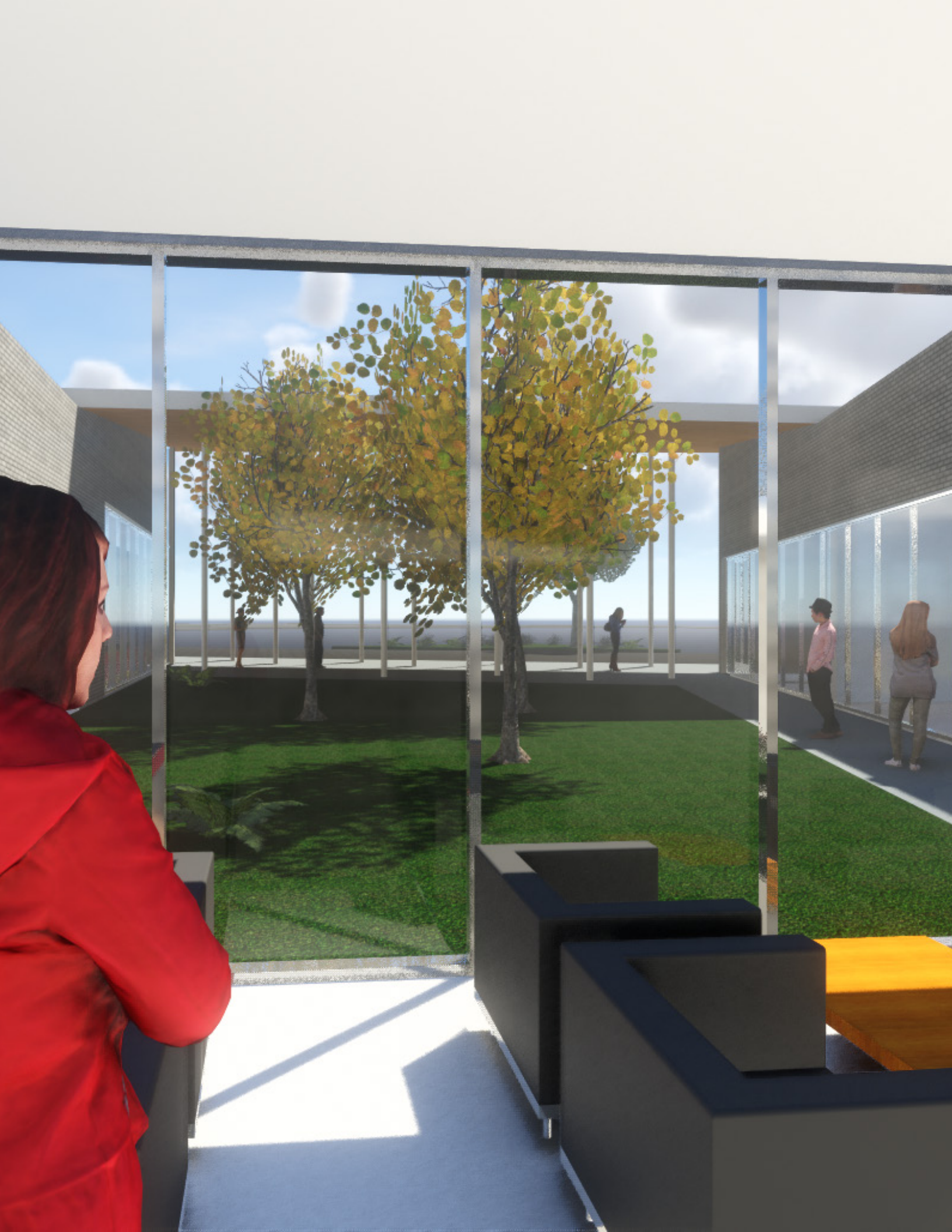
Cost reduction options were discussed by the Steering Committee to provide options for cost savings. These strategies include removing select program spaces from the Preferred Design Option to reduce overall building area. Deleted program areas are indicated with red dashed lines on the main level floor plan below and on the basement level floor plan shown on the following page. Cost Reduction Option B results in a Project Cost of \$18,199,117. See Appendix for Cost Reduction Option B detail.



Main Level Floor Plan showing Reduction Areas



Lower Level Floor Plan showing Reduction Areas



6 Appendix

6.1 Cost Estimates

- Proposed Expansion Budget- Operations
- Cost Estimate- Preferred Option A
- Cost Option for Future Expansion Space
- Cost Estimate- Program Reduction Option B

6.2 Meeting Minutes and Presentations

- Steering Committee Workshop 1
- Stakeholder Meeting Minutes
- Steering Committee Workshop 2
- Steering Committee Workshop 3
- Steering Committee Workshop 4
- PRAC Slideshow Presentation
- City Council Presentation
- Special Council Meeting Minutes 4/11/2017

6.1 Cost Estimates

6.2 Meeting Minutes and Presentations

