

# SARTELL CITY COUNCIL

# AGENDA COVER SHEET

Originating Department: <b>Administration &amp; Consulting Team</b>	Meeting Date: <b>July 13, 2015</b>	Agenda Item No. <b>4b</b>
Agenda Section: <b>Special Presentations</b>	Item: <b>Community Center</b>	

This is to follow up on some of the discussion from your June 22<sup>nd</sup> meeting:

### **PROJECT SIZE**

Attached are the various program and cost estimates from the 2002/03 planning process. You can see that the plan for the 2002/03 community center, without the ice arena included, actually exceeded the preliminary programming space we suggested for consideration in 2015 (the 2002/03 cost estimate also exceeded \$8 million - even using low square footage pricing for that time and without interest or all soft costs included). This isn't to say we have hit the right size yet in your 2015 process, but just to point out that what is being discussed for 2015 is not out of line with prior planning efforts and budgets.

### **RECREATIONAL VS NON-RECREATIONAL SPACE**

You will see that the 2002/03 outcome was heavily recreational with no senior/community meeting room space planned. The only meeting room space was a party room related to the indoor pool amenity. The notes from that time show the task force discussed 2 vs 3 gym courts, and ruled out 2 courts since it wouldn't provide for a favorable walking track distance. The 2015 preliminary program space has much more balance between recreational and non-recreational space when compared to the last community center planning effort. In fact, our 2015 initial space program has 4,000 more square feet of non-recreational community space than even the 2013 community resource facilities task force plan. We will bring back more analysis for Council as far as 2, 3, and 4 court options in your 2015 planning.

### **COMMUNITY CENTER MOVED SLOWLY**

While it is true that Sartell has been talking about a community center for 20 years, you have never before had the funding source to make it a reality. A 1999 sales tax referendum passed in Sartell but not in St. Cloud so no sales tax authority was achieved at that time. Sartell voters in the year 2000 rejected building a center with property tax and so work continued toward a viable sales tax option. The 2002 sales tax legislation only authorized 3 years of collections and the 2006 voter extension approved four different funding areas with only a portion dedicated toward "community resource facilities". The November 2014 voter authorization offers the first adequate funding opportunity.

### **SPENDING ALL THE MONEY NOW**

The Council had good discussion about how much sales tax money to spend now vs reserving for future uses. We have more information and options to deliver before you are asked to approve a total project cost, and you may find a lower project cost meets the community's goals. But even if you approved a total project cost of \$11.5 million, after paying that principal amount plus all of the interest on that debt, it would still leave over \$3 million for future expenditures at a 3% growth rate. At the 5% growth rate, you would be leaving over \$7 million for future expenditures within this parks/community center category. At this point, everything from capital costs to bond interest rates are estimates, and so there are many details and decision points yet to come where hard numbers are in front of you and choices need to be made. But keep in mind that your past 8 years of sales tax growth exceeded 10% annualized, so it is not unreasonable to assume future Councils will benefit from a healthy growth rate in collections.

### **SITE OPTIONS**

The combination of senior space, branch library, community gathering space, and multi-purpose gymnasium space were the priority uses we found most compatible and most likely to offer both operational efficiencies and shared space possibilities to reduce capital costs. However, the balance among those spaces is yet to be determined, and the affordability of both construction and operations certainly needs more review. At Monday's meeting, we will look at a number of site criteria and options for review and discussion and more direction on both our site focus and whether we continue looking at splitting the project between two sites. While no final site decision is being requested – we would like to get Council direction on a number of sites and site factors so we can focus in on your priorities when doing more thorough analysis and schematics.



**Sartell Community Center**  
Sartell Minnesota

February 5, 2003

**Preliminary Program and Cost - Complete Facility with Ice Arena**

Space Description	area (GSF)	quantity	area	total area	cost/unit	total cost	Notes
Library	8,000	1	8,000 s.f.				1
Total Library				8,000 s.f.	\$ 80.00	\$ 640,000	
Indoor Gymnasium	20,309	1	20,309 s.f.				2
Equipment (standards, backboards)						\$ 152,613	
Equipment Checkout	252	1	252 s.f.				
Storage	1,500	1	1,500 s.f.				
Total Gymnasium				22,061 s.f.	\$ 82.00	\$ 1,809,004	
Elevated Walking Track	4,507	1	4,507 s.f.		\$ 16.00	\$ 72,108	
Stairs	400	2	800 s.f.		\$ 70.00	\$ 56,000	
Toilets/Locker Rooms							3
Men's & Women's	1,333	1	1,333 s.f.				
Family	144	2	288 s.f.				
				1,621 s.f.	\$ 115.00	\$ 186,415	
Pool Building Shell	13,200	1	13,200 s.f.		\$ 84.00	\$ 1,108,800	4
Pool and Pool Equipment						\$ 660,000	10
Additional locker space	1,867	1	1,867 s.f.		\$ 78.00	\$ 145,626	5
Additional Family Locker rooms	144	4	576 s.f.		\$ 115.00	\$ 66,240	5
				15,643 s.f.			
Party Room/Meeting room off pool storage	1,250	1	1,250 s.f.				6
	250	1	250 s.f.				
				1,500 s.f.	\$ 87.00	\$ 130,500	
Concessions	220	1	220 s.f.		\$ 100.00	\$ 22,000	
Office	150	1	150 s.f.				
Workroom	100	1	100 s.f.				
Administrative Assistant	130	1	130 s.f.				
Conference for 10	200	1	200 s.f.				
				580 s.f.	\$ 100.00	\$ 58,000	
Elevator						\$ 50,000	
Elevator							
Equipment room	42	1	42 s.f.		\$ 50.00	\$ 2,100	
				42 s.f.			
Lobby	3,000	1	3,000 s.f.				8
Vestibule	72	1	72 s.f.				
				3,072 s.f.	\$ 80.00	\$ 245,760	
Mechanical Space				3,483 s.f.	\$ 50.00	\$ 174,137	9
Circulation				4,644 s.f.	\$ 80.00	\$ 371,493	
Ice Arena				35,100 s.f.		\$ 1,888,198	11
Equipment						\$ 274,200	
Site			95,965 s.f.		\$ 6.00	\$ 505,593	
Parking - paving			190,825 s.f.		\$ 1.50	\$ 286,238	
Parking Curbing			4,760 l.f.		\$ 10.00	\$ 47,600	
Total Area & Construction Cost				95,965 s.f.		\$ 8,952,624	
Contingency (15% except 5% on Ice Arena)						\$ 1,095,273	
Furnishings and Equipment (7% except gymnasium and Ice Arena)						\$ 308,998	
Fees						\$ 683,316	
Total						\$ 11,040,212	

**NOTES:**

- 1 Minimum required by Great River Regional Library
- 2 3 basketball courts and 4 volleyball courts. Similar to Whitney Center Gymnasium (106'-8" x 191')
- 3 Bathrooms and Showers, minimal locker room space
- 4 Similar in size to the indoor portion of the pool at Becker
- 5 Similar in size to the locker rooms at Becker
- 6 Room for 50 persons
- 7 Assumes 7' wide walking track elevated above gym. At grade walking track would be slightly larger.
- 8 Lobby at Whitney Center = 5,100 s.f.; Lobby at Becker equal 2,762 s.f.
- 9 Pool Equipment room included in Pool Area
- 10 Similar to pool at Becker
- 11 Ice Arena includes space for concessions, lobby, and mechanical space



**Sartell Community Center**  
Sartell Minnesota

September 30, 2002

**Preliminary Program - Complete Facility**

Space Description	area (GSF)	quantity	area	total area	cost/unit	total cost	Notes
Library	8,000	1	8,000 s.f.				1
Total Library				8,000 s.f.	\$ 80.00	\$ 640,000	
Indoor Gymnasium	20,309	1	20,309 s.f.				2
Equipment (standards, backboards)						\$ 152,613	
Equipment Checkout	252	1	252 s.f.				
Storage	1,500	1	1,500 s.f.				
Total Gymnasium				22,061 s.f.	\$ 82.00	\$ 1,809,004	
Elevated Walking Track	4,507	1	4,507 s.f.		\$ 16.00	\$ 72,108	
Stairs	400	2	800 s.f.		\$ 70.00	\$ 56,000	
Toilets/Locker Rooms							3
Men's & Women's	1,333	1	1,333 s.f.				
Family	144	2	288 s.f.				
				1,621 s.f.	\$ 115.00	\$ 186,415	
Pool Building Shell	13,200	1	13,200 s.f.		\$ 84.00	\$ 1,108,800	4
Pool and Pool Equipment						\$ 660,000	10
Additional locker space	1,867	1	1,867 s.f.		\$ 78.00	\$ 145,626	5
Additional Family Locker rooms	144	4	576 s.f.		\$ 115.00	\$ 66,240	5
				15,643 s.f.			
Party Room/Meeting room off pool storage	1,250	1	1,250 s.f.				6
	250	1	250 s.f.				
				1,500 s.f.	\$ 87.00	\$ 130,500	
Recessions	220	1	220 s.f.				
				220 s.f.	\$ 100.00	\$ 22,000	
Office	150	1	150 s.f.				
Workroom	100	1	100 s.f.				
Administrative Assistant	130	1	130 s.f.				
Conference for 10	200	1	200 s.f.				
				580 s.f.	\$ 100.00	\$ 58,000	
Elevator						\$ 50,000	
Elevator							
Equipment room	42	1	42 s.f.				
				42 s.f.	\$ 50.00	\$ 2,100	
Lobby	3,000	1	3,000 s.f.				8
Vestibule	72	1	72 s.f.				
				3,072 s.f.	\$ 80.00	\$ 245,760	
Mechanical Space				3,483 s.f.	\$ 50.00	\$ 174,137	9
Circulation				4,644 s.f.	\$ 80.00	\$ 371,493	
Site			60,865 s.f.		\$ 6.00	\$ 365,193	
Parking - paving			110,000 s.f.		\$ 1.50	\$ 165,000	
Parking Curbing			2,300 l.f.		\$ 10.00	\$ 23,000	
Total Area & Construction Cost				60,865 s.f.		\$ 6,503,989	
Contingency (15%)						\$ 975,598	
Furnishings and Equipment (7% except gymnasium)						\$ 308,998	
Fees						\$ 455,279	
<b>Total</b>						<b>\$ 8,243,865</b>	

**NOTES:**

- 1 Minimum required by Great River Regional Library
- 2 3 basketball courts and 4 volleyball courts. Similar to Whitney Center Gymnasium (106'-8" x 191')
- 3 Bathrooms and Showers, minimal locker room space
- 4 Similar in size to the indoor portion of the pool at Becker
- 5 Similar in size to the locker rooms at Becker
- 6 Room for 50 persons
- 7 Assumes 7' wide walking track elevated above gym. At grade walking track would be slightly larger.
- 8 Lobby at Whitney Center = 5,100 s.f.; Lobby at Becker equal 2,762 s.f.
- 9 Pool Equipment room included in Pool Area
- 10 Similar to pool at Becker