

Sartell Community Center Design Narrative 10.8.2015

The following narrative is a basic outline of the space program and anticipated uses for the proposed Sartell Community Center (SCC). Although some areas of the design have come into focus, other areas will change with additional consideration and input by the Council, user groups, and community input.

The design to this point has been created to address as many of the needs/wishes of the City and community interests while considering a rough total project budget allowance of \$11M. Strack Construction has analyzed the current design in as much detail as can be expected during the schematic design phase. We certainly anticipate some challenges with the design and budget that will need further consideration.

Ultimately we will need to provide a project design that meets the established budget including contingencies and options for alternates to control cost/bids or to add amenities that may receive private funding support. These details will come into focus as the bigger picture items are resolved and approved by the Council.

The following narrative is a space by space general discussion of what the design currently is or what is anticipated with further development and input. Again, at this schematic design phase, change is inevitable and the right time for a thorough review and thoughtful input.

Site / Overall Building Construction:

The site is anticipated to comprise approximately 15 acres. To this point the approximate area of the building is 53,000 SF including second floor area and the walking/running track. The site is located along the north edge of what is known as Lake Francis. The City has negotiated an agreement in principal for the land area that will be utilized for the development of the project. The site is basically flat with the exception of the grade change along the shore line of Lake Francis. The building is sited within reasonable proximity to the water to take advantage of the views and access while allowing for green space, trails, and development of the Lake Francis Development Plan initiatives. It is anticipated that some re-grading of the site will be required to the south to take advantage of the development plan.

The master plan anticipates the possibility of a structure that might be used for equipment storage and rental of paddle boats, kayaks, paddle boards and other recreational equipment as appropriate. The structure could also serve as a warming house and gathering space for winter time activities such as ice skating and cross country skiing.

The building location also allows for reasonably close access to existing roads and utilities that are anticipated to extend from 19th Street eastward to the site. A parking lot of approximately 300 stalls will serve the building. Entrance points to the building will be from various locations which will help distribute parking to specific areas of function such as: general community, recreation area, senior center.

The master plan anticipates the ability to add on to the facility in various directions with the extension of major circulation spines as well as direct additions to specific functional areas such as the learning and senior center. A future outdoor pool location has also been identified in the master plan that would share the parking for the community center.

Stormwater will be managed with smaller rain gardens and filtration ponds as needed with the majority of the stormwater being managed through the use of Lake Francis as the designated collection system for the site. It is anticipated that the northern part of the

site will be left undeveloped for the time being but could accommodate future structures as part of a campus setting and/or the development of recreation fields or courts such as tennis and pickle ball courts.

The building construction is anticipated to include insulated precast panels around the gymnasium section. Brick that is complimentary to the brick at City Hall will be incorporated into most of the building areas with the exception of curtainwall glazing and metal panels as depicted in the schematic design. Some portions of the building will include steel stud backup walls to the brick veneer while others will include a concrete block back up wall. Overall structure will include typical steel column and beam bearing systems with steel bar joists, decking and adhered membrane roofing.

The main corridors and gymnasiums are anticipated to include exposed structural systems and HVAC. If the budget allows, the design will consider ceiling cloud systems in the main corridors for acoustics although acoustical metal deck is currently in the budget in those areas. Most other spaces will include a standard suspended acoustical ceiling. Wall and floor finishes will be standard painted precast, CMU or gypsum board where those systems are incorporated. Tile floors and walls will be included in the main restrooms with tile floors and painted CMU in the recreation restrooms.

HVAC systems at this point are very schematic but initially include a mid-high end system which will allow for more temperature control. Considerations to other systems will have to take place relative to budget and performance expectations. The design and construction team anticipates completing an energy modeling program with Excel Energy to analyze system options, pay backs opportunities and rebates.

Space Program:

Main Entry:

The main entry is easily identified when entering the site from the north. It is located on the north side of the building with close proximity to parking and will include a non-covered drop-off area. The budget currently includes a brick tower that is complimentary to the tower element at City Hall which will help create or reinforce a City Campus style. From the main entry, direct access to the information counter and offices will be obvious.

Administration:

The administration area comprises about 850 SF and includes two private offices and 3 workstations and a storage area. The information counter is directly adjacent to this space as well as to the learning center. The staffing requirements for the facility are likely about the same whether the building is staffed through Community Education or through City staffing options. Detailed requirements for this space will be completed through further programming and design.

Senior Center:

Directly west or to the right of the information center as you enter, is the Senior Connection Center. This space could also be accessed directly from the exterior east corridor and/or patio location. The parking shown on the west edge is optional but could provide senior specific parking areas and a future drop-off area.

The senior center is comprised of approximately 2,500 SF of dedicated space. Details of how the space is organized remains to be determined but considerations for multipurpose use and flexibility will be a high priority. The schematic plan shows the option for movable walls to delineate various meeting or gathering spaces as needed. A social area with a gas fireplace and outdoor patio with views to the lake and trail connections will be considered. A small coffee bar, counter and refrigerator will accommodate refreshments and informal gatherings. A large storage room will facilitate the storage of tables, chairs and other specific senior needs.

It is anticipated that this space will also include some form of “creation stations” that would accommodate arts and crafts projects that the seniors may undertake. Again, additional programming is needed. These stations are located along the southern edge of the senior/learning module which allows direct access to additional creation stations and the learning center. Additional conversation and programming is needed to determine the viability and interest of the senior library being located within the senior space or co-located with the anticipated learning and innovation center element.

Seniors will of course have access to the entire facility and are expected to have programming and activities in the multi-purpose space as well as access to the gymnasiums and walking/running track.

Learning and Innovation Center:

At this point the schematic includes a “learning and innovation” center of approximately 2,100 SF that would accommodate various learning materials, books, media, etc. that would be managed independently from a GRRL agreement through a partnership with Community Ed or SSC. Other options for materials, services and media are being considered.

It is envisioned that this space will accommodate young children under adult supervision to adults and seniors who will look for a place to learn, interact and “connect”. Media, technology and furnishings will be integral to the purpose and success of this space. Like the senior center, this area is anticipated to have a social / reading area around a gas fire place. The location is visible from the main circulation corridor and could have direct access to the adjacent plaza and landscape area where outdoor gathering and learning opportunities exist.

Like the senior center, this area also includes “creation stations” along the southern edge of the senior/learning module. These areas could allow for various media projects, meetings, etc. These spaces could also be used by the seniors and likewise the use of some of the senior art areas could be accessed from the learning center. Envision programs where children, teens and seniors interact to learn, create, and have fun. Of all the spaces identified for this facility this one appears to be a bit undefined. At the same time, it provides the opportunity to create something truly unique. Community input on this concept will help to define its use and goals for success.

Multi-purpose Room / Serving Kitchen / Storage:

The multi-purpose room is located near the main entrance and along the main east/west lobby/atrium space. It includes approximately 2,900 SF of usable space and is supported by a “catering” kitchen of about 400 SF and storage areas of about 725 SF. The room will be dividable which will facilitate multiple concurrent activities with independent room access. Consideration will be given to movable perimeter walls along the corridor to expand the space into adjacent circulation areas. This could help to facilitate groups attending for recreation events and tournaments. The glazed walls along the perimeter will borrow natural light from the main lobby space while also allowing for views to the lake and plaza.

The serving kitchen will help facilitate small luncheons or gatherings as well as serve as a possible concessions area with direct access to the adjacent corridor serving the recreation area. Large storage rooms for each MP room will provide flexibility in space use. Technology such as screens, projectors and access to Wi-Fi will create additional use opportunities.

Gymnasiums / Walking & Running Track / Equipment & Storage:

The facility includes 3 full size gymnasiums. The area of all three gymnasiums is approximately 21,000 not including about 5,500 SF for the elevated walking / running

track that runs around the perimeter. Each court will include striping for various recreation sports including but not limited to basketball, volleyball, pickle ball, etc. Overhead, operable basketball standards will be provided. Overhead volleyball nets will also be considered although the current budget anticipates floor mounted nets. Operable separation curtains will allow the courts to be divided for use and to control ball flight to adjacent courts.

The flooring will be a seamless multi-purpose sports floor that will accommodate many activities without the concerns associated with a wood floor. This will allow use by additional recreation groups such as baseball, softball and other "hard ball" sports. Additionally, this floor surface would allow more flexibility in uses such as community gatherings. A similar material will be incorporated at the walking/running track.

An equipment check-out and control area is located in the main recreation corridor. This is where the day to day equipment will be stored and checked out to recreation patrons. The room also provides direct access and visual connection to the gymnasiums improving safety and security concerns.

The elevated walking / running track runs along the entire perimeter of the gymnasiums. The track is accessed from two locations. A stair and elevator will provide vertical access at the south lobby and recreation corridor intersection. An additional stair at the north end will provide access at that point. A stretching / resting area above the equipment room provides relief from the track area. Windows at the corners of the track will afford great views to the exterior surroundings.

The second level south access point will also act as a small stretching, resting, social area that will have overlook views to the main lobby corridor and recreation corridor. It will also provide second floor overlook views to Lake Francis, the plaza and Lake Francis Park and Trail Development. Consideration is being given to an outdoor deck that could be accessed from this area. Budget and technical concerns will be part of that discussion.

Lockers / Restrooms / Showers:

Restrooms along with a locker/shower area will be provided for males and females adjacent to the gymnasium spaces. The restrooms will serve the recreation users without having to access the locker/shower area. Tile floors and painted CMU are anticipated in these spaces.

Kids Zone:

The kids zone is located off the main recreation circulation corridor and is approximately 800 SF. This space is anticipated to host small child use through the incorporation of age appropriate climbing / play equipment. The location of this area will work well with the active gym space environment while providing for the opportunity for co-activities of parents and children. Additional space use ideas / options will be gathered at the community input session.

Future Options and Potential Alternates:

The masterplan for the facility includes consideration for expansions to the senior and learning module to the west and south. An additional space module could be added to the east end of the building through an extension of the corridor near the elevator. Recreation and/or other space use options could easily be added through an extension of the recreation corridor to the north.

A reasonably tall climbing wall could be achieved at the north end of the building by utilizing the vertical precast panels of the gymnasium and enclosing the area. This could be an alternate or future feature.

An outdoor pool location has been identified that would take advantage of being centrally located to the main parking and to utilities that would come from the west. No specific details or budgeting has taken place on this amenity to date.

A drop-off canopy could be added at the main entry. The current design of the entrance vestibule and roof element could easily accommodate a separate "floating" drop-off canopy without affecting the main building structure. It's possible that the footings and foundations could be placed initially to facilitate future installation.

An exterior deck and roof canopy has been considered in the masterplan but is not currently part of the budget. This feature could provide an extremely unique opportunity for outdoor enjoyment, socializing and views to the lake and trails. Options will be considered for integral and/or future incorporation of this element.

Numerous opportunities for landscape features, plazas and trails, exist on this unique site. The budget will attempt to accommodate as much as possible but will also rely on future improvements to complete the overall exterior landscaping vision.

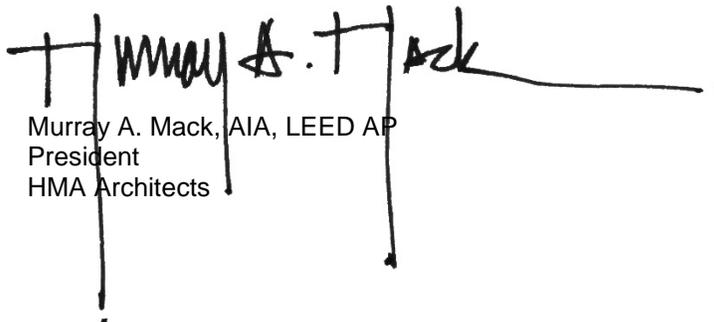
Consideration is being given to a "lakeside" storage and equipment building to serve lake activities including but not limited to paddle boats, paddle boards, kayaks, fishing, etc. The building could also serve as a warming house and gathering space for ice skating on the lake and cross country skiing on the trails.

Conclusion:

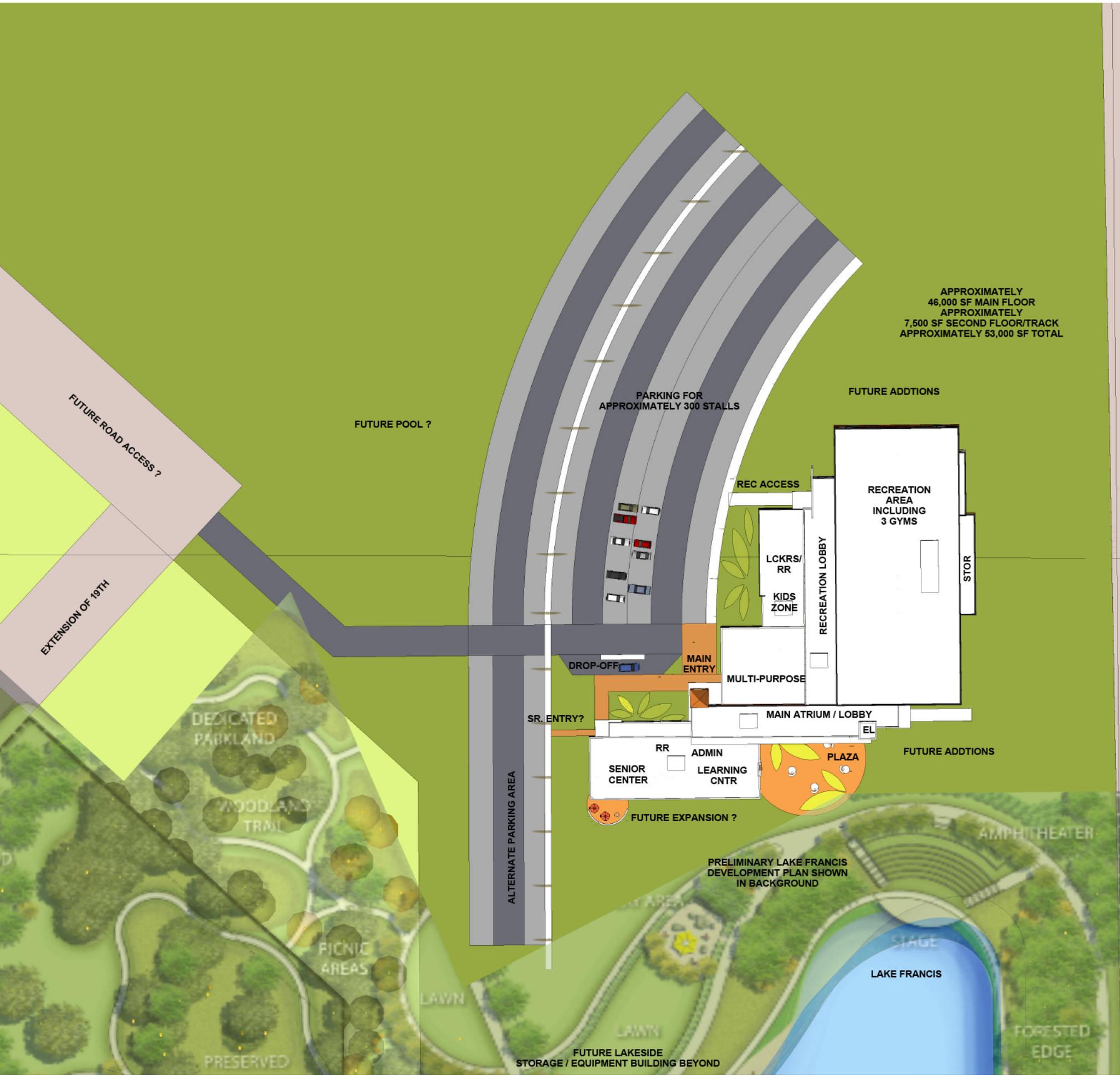
Although many of the program elements and design considerations for this project have come into focus, there is significant work remaining. The design team has attempted to incorporate as much of what was gathered for needs while responding to various functional concerns. Budget is critical. A reasonably solid budget cannot be established until relatively detailed designs are presented. The entire team understands that we have work yet to do on the design and budget and certainly look forward to the upcoming community input session to further mold this project into the best community center that the City of Sartell can build at this time.

We look forward to updating the Council in further detail on Monday night. Thank you for your support and guidance as this exciting project moves forward.

Sincerely,



Murray A. Mack, AIA, LEED AP
President
HMA Architects



APPROXIMATELY
46,000 SF MAIN FLOOR
APPROXIMATELY
7,500 SF SECOND FLOOR/TRACK
APPROXIMATELY 53,000 SF TOTAL

PARKING FOR
APPROXIMATELY 300 STALLS

FUTURE ADDTIONS

FUTURE POOL ?

REC ACCESS

RECREATION
AREA
INCLUDING
3 GYMS

LCKRS/
RR

KIDS
ZONE

RECREATION LOBBY

STOR

DROP-OFF

MAIN
ENTRY

MULTI-PURPOSE

SR. ENTRY?

MAIN ATRIUM / LOBBY

EL

FUTURE ADDTIONS

RR

ADMIN

SENIOR
CENTER

LEARNING
CNTR

PLAZA

FUTURE EXPANSION ?

PRELIMINARY LAKE FRANCIS
DEVELOPMENT PLAN SHOWN
IN BACKGROUND

AMPHITHEATER

LAKE FRANCIS

FORESTED
EDGE

FUTURE LAKESIDE
STORAGE / EQUIPMENT BUILDING BEYOND

LAWN

LAWN

PRESERVED

DEDICATED
PARKLAND

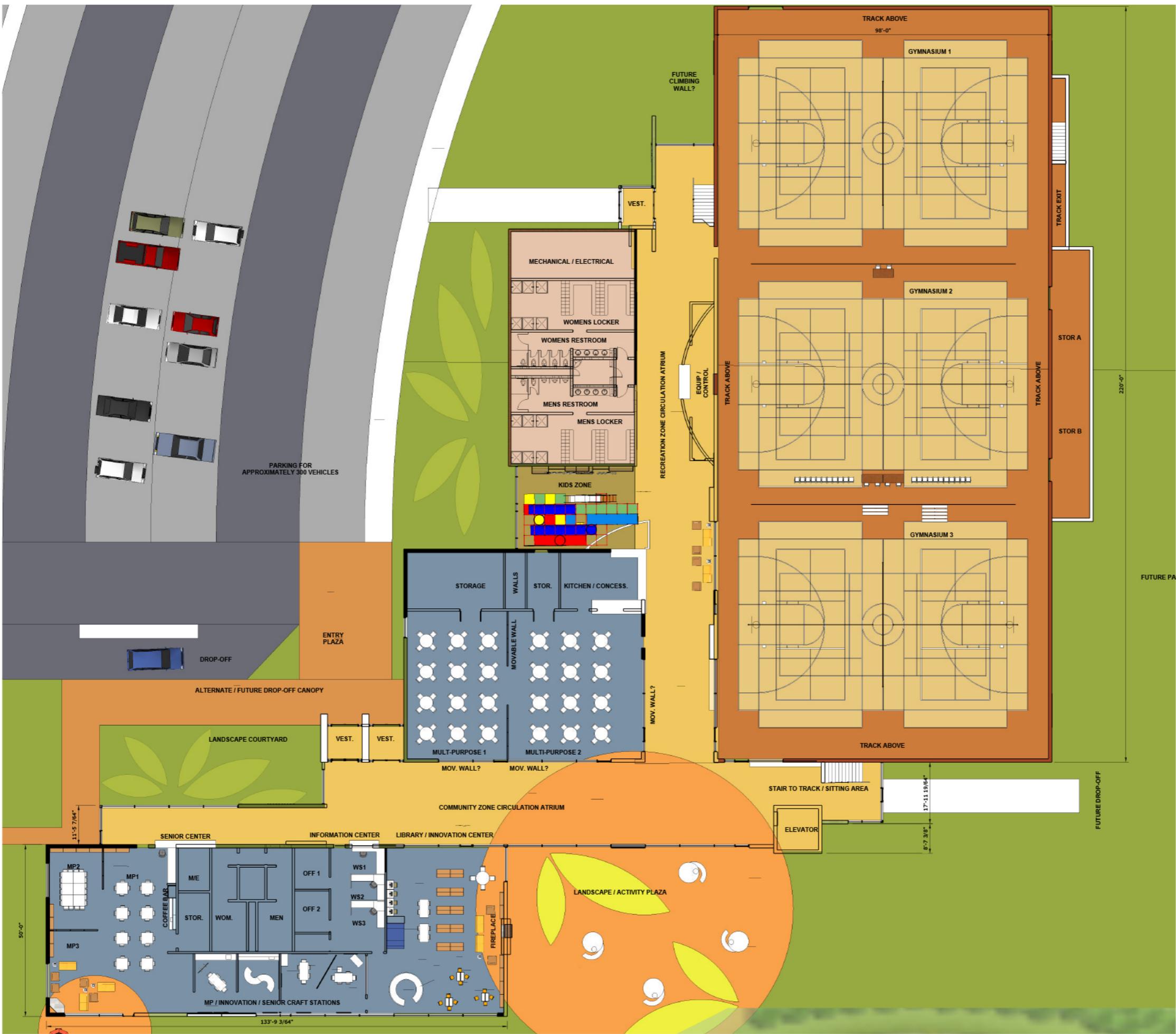
WOODLAND
TRAIL

PICNIC
AREAS

FUTURE ROAD ACCESS ?

EXTENSION OF 19TH

Site Plan
1" = 30'-0"



Main Level Floor Plan
3/32" = 1'-0"



Upper Level Floor Plan
3/32" = 1'-0"



South Elevation 3/32" = 1'-0"



West Elevation 3/32" = 1'-0"



North Elevation 3/32" = 1'-0"



East Elevation 3/32" = 1'-0"

• BRICK COMPLIMENTARY TO CITY HALL
• METAL PANEL SYSTEM
• STANDING SEAM METAL ROOF

• STONE WALL

• SCREENED ROOF TOP UNITS TYPICAL
• PRECAST PANELS WITH INTEGRAL COLOR AND VARIOUS FINISH OPTIONS
• INSULATED ALUM. WINDOWS
• CURTAIN WALL GLAZING



Sartell Community Center Conceptual Rendering

10.8.2015

Summer View





Sartell Community Center Conceptual Rendering

10.8.2015

Winter View

