



# **Brookview Community Center Feasibility Study Summary Report**

**12/31/14**

HGA COMMISSION NUMBER 2065-004-00



## 1. Executive Summary

The City of Golden Valley desired HGA Architects to work with the City-appointed Task Force in site evaluation and planning for a new community center facility to be located in Golden Valley, Minnesota. The Task Force considered three sites and five options and foregrounded two options for further study. Ultimately, the Task Force recommended a preferred design option on the existing Brookview Community Center and Golf Course site.

The information in this summary is a resource to help the Golden Valley City Council and staff guide the future direction for the replacement of Brookview Community Center. The team began by defining a building program that reflects the needs and desires of the community. Once the desired spaces were identified, site designs were tested. Lastly, the Task Force identified a preferred site configuration and HGA prepared a design option and cost estimate to reflect the Task Force vision. Our findings are documented in this report.

### 1.1 Project Stakeholders and Design Team

The Feasibility Study process was informed and guided by a Task Force appointed by the City of Golden Valley. The Task Force was comprised of a diverse group of 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 a community center that best meets the needs of the city.

The design team received guidance and direction from the City of Golden Valley Director of Parks and Recreation, Parks and Recreation staff, and Brookview Golf staff. The team included design professionals from HGA Architects (engineers and planners responsible for building programming, site analysis, site fit planning, and construction cost estimating); professionals from Gill Design, Inc, who provided analysis and planning of golf programs; and professionals from Ballard \* King & Associates LTC, who provided demographic summary, market review, and operation plan analysis. Stakeholders and members of the design team include:

#### City of Golden Valley Staff

Carrie Anderson	Recreation Supervisor
Rick Birno	Director of Parks & Recreation
Ben Disch	Golf Operations Manager
Brian Erickson	Recreation Supervisor
Jeanne Fackler	Recreation Supervisor
Chantell Knauss	Assistant City Manager
Jeff Oliver	City Engineer
Greg Spencer	Golf Course Superintendent
Cheryl Weiler	Communications Manager
Jason Zimmerman	Planning Management

### Community Center Task Force

Brittany Blazar	Teen Committee Representative
John Cornelius	Open Space and Recreation Commission
Pat Dale	Golden Valley Little League
Lynn Gitelis	Environmental Commission
Brad Kadue	Brookview Men’s Golf Association
John Kluchka	Planning Commission
Kelly Kuebelbeck	Open Space and Recreation Commission
Dean Penk	Environmental Commission
Karla Rose	Golden Valley Girls Softball
Merton Suckerman	Seniors Community
Mickie Weaver	Brookview Women’s Golf Association

### Design/Consultant Team

Nancy Blankfard, AIA	HGA - Project Manager
Garret Gill	Gill Design, Inc - Golf Consultant
Kari Haug	Gill Design, Inc - Golf Consultant
Jessica Horstkotte	HGA - Design Intern
Jeff King	Ballard*King - Operations Consultant
Victor Pechaty, AIA	HGA - Design Principal
Joe Tarlizzo	HGA - Cost Estimating
Glenn Waguespack, AIA	HGA - Project Architect

## 2. Establishing Need

### 2.1 Project Visioning

Identifying a clear project vision was a necessary first step in refining program needs for the Brookview Community Center. From this vision the Task Force formed guiding principles to ensure that all future explorations of building space programs and design options grew out of Golden Valley’s unique character and goals for the future. These principles acknowledge that Brookview Community Center will be a success if:

- it facilitates greater community engagement
  - it is fun and welcoming
  - it is accessible/easy to get in and out of
  - it has enough parking
  - it supports a variety of functions—from birthday parties to corporate events to club meetings to community programs
  - it meets needs and supports programs that attracts citizens of all ages
  - it serves as a destination, a central hub
  - it functions as a gathering place
  - it is a place where parents are comfortable dropping off their kids
  - it is the first place you’d want to go if you’re bored!
  - it functions as a storm shelter
  - it is an enjoyable place to be

- it is a source of community pride
  - it brings greater brand awareness of Golden Valley
  - it is a “legacy” building
  - it is architecturally significant
  - it becomes a historic 100-year landmark
  - it is compatible with the mid-century modern character in Golden Valley
  - it gets 20,000 likes on Facebook
  - it makes other cities jealous
  - it has a beam that looks like a tree, a nod to the existing building
  - it is a place to locate a community time capsule
- residents feel it is a good investment
  - it operates efficiently
  - it is revenue-generating
  - it doesn’t drain other programs
  - it maximizes view/daylight and is energy efficient

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 Brookview Community Center.

### **3. Facility Programs**

The City-appointed Task Force guided decisions regarding the programmatic needs for a new Golden Valley Community Center.

#### **3.1 Proposed Program**

##### **Golf Program**

The proposed golf program would replace and improve upon the existing golf program at Brookview Golf Course.

##### *Golf Operations*

The proposed spaces for golf operations include administrative offices and storage. The designated space would allow the golf administrative team to continue to operate at its current capacity.

##### *Pro Shop*

The pro shop capacity is consistent with the current space in the existing Brookview club house.

##### *Locker Rooms*

New golf locker rooms reflect a slight increase in space, allowing for the ability to store golf bags in lockers, thus eliminating the need for a bag room.

### *Cart Storage*

Currently, golf carts are stored remotely at Brookview and require significant staff resources and time to stage the carts at the club house at the beginning and end of each day. Providing on-site storage would eliminate the need for additional labor, making golf operations much more efficient. Included in the cart storage space is enough capacity for 80 carts, infrastructure for gas and electric vehicles, as well as a cart washing station.

### *Grill/Bistro*

The Brookview golf course currently operates a grill with a seating capacity for 77 people. With the recent acquisition of a liquor license, the grill currently serves beer and alcohol in addition to a limited menu. The Task Force would like to see this amenity expanded and enhanced to attract a broader customer base, drawing both from the increased traffic at the new community center as well as the broader community. The new grill/bistro space includes a larger kitchen and increased storage as well as a serverly and seating area to accommodate up to 125 patrons.

## **Parks and Recreation**

The City of Golden Valley's Parks and Recreation Department will continue to operate out of the community center.

### *Parks and Recreation Operations*

A designated space, including administrative offices and storage, would allow the Parks and Recreation administrative team to continue to operate at its current capacity.

### *Kids Play*

An indoor kids play area would continue to encourage multi-generational use of the community center as well as draw in revenue for the facility. The kids play facility would include an indoor play structure, an open play area with sports flooring, two birthday party rooms, and a parent waiting area.

## **Building Support**

In addition to the necessary restrooms, janitors closets, shipping/receiving, trash/recycling, mechanical, and electrical spaces, the Task Force expressed a desire for wide hallways to allow for art gallery space, an organics disposal space, ample coat closets, and a lobby that allows for gathering.

### *Lobby*

Particular importance was placed on making the lobby an open and welcoming space for the building. The Task Force wanted it to be a place of gathering as well as a place of entry, with amenities such as WiFi and charging stations, a fireplace, vending, and a reception desk to welcome guests.

## Community Gathering

A key priority identified by the Task Force was to develop a community center that functions as a central hub for community gathering. This is reflected in the variety of program spaces that encourage residents of all ages to use the building.

### *Banquet Facilities*

The Task Force expressed a strong desire for increasing the building's capacity to host large events such as weddings and conferences. The proposed banquet facility more than doubles the existing banquet space, with the capacity to seat 350 people at tables. This space could be subdivided when not being used at its maximum capacity. Support spaces for this facility include beverage stations, a catering kitchen, equipment storage, and a pair of green rooms.

### *Multiuse Performance*

The multiuse performance space is large enough to hold a 50-person orchestra and seat 100 people in the audience. However, this flexible space could also be used for dance and drama performances in addition to music. Also, the room could be configured to host lectures or other presentations. The technical requirements of the room would allow for performance lighting and audio. Supporting spaces include an AV control room and general storage space as well as storage for instrument, drama, and dance programs.

### *Multipurpose Classrooms*

Three classrooms of varying sizes include two adjacent classrooms (1,000 square feet and 1,500 square feet) with appropriate flooring and storage spaces to support healthy living activities such as yoga and pilates. The third classroom would be equipped for art, with easy to clean surfaces as well as necessary plumbing and drainage.

### *Seniors Gathering*

An expanded seniors space provides Golden Valley seniors with welcoming place to spend time throughout the week. This dedicated area includes a meeting room large enough for 50-60 seniors to be seated at four-top tables; a gathering area with a fireplace, comfortable seating, and residential kitchen; separate classroom space; and adequate storage.

### *Tenant Offices*

Tenant offices would be available for community organizations to rent at affordable rates.



seasonal activities



weddings



golf



lawn bowling



garden areas



outdoor dining



mini golf

## Site Amenities

The Task Force identified a number of site related programs and improvements to ensure the golf course is operated at a comparable level to a new facility as well as to capitalize on the unique location of a new community center.

### *Lawn Bowling*

Due to the immediate success of the new lawn bowling rink at the current community center site, adding a second rink was identified as a priority. Rotating between the rinks would allow one to regrow while the other is in use. Additionally, it would allow for increased capacity for tournaments on a limited basis.

### *Outdoor Event Space*

An outdoor event space adjacent to the banquet facilities would provide a protected area for weddings, parties, or other gatherings. With the backdrop of the golf course, this space capitalizes on the unique pairing of community center and golf clubhouse.

### *Golf Cart Staging*

A paved area near the first tee is necessary to stage golf carts at the beginning and end of each day, as well as for large golf events.

### *Garden Space*

A designated garden space would create an ideal backdrop for wedding photography as well as provide the opportunity for community members to tend the garden.

### *Patio Dining*

Patio dining would serve as an outdoor extension to the grill/bistro and provide diners with views and access to the golf course and lawn bowling as well as food service to these outdoor programs.

### *Mini Golf*

Mini golf would be an addition to the existing golf program to attract patrons of all ages.

### *Putting Green*

To better serve golf patrons, the size of the existing putting green should be increased.

### *Driving Range Improvements*

To increase the appeal of Brookview Golf Course, improvements should be made to the existing driving range to allow for a full range of clubs to be used.



grill/bistro



banquets and



art classroom



healthy living



performance



seniors



kids

### 3.2 Program Summary

<b>Building Amenities</b>	<b>Net Square Feet</b>
Golf Operations	2,070
Pro Shop	1,300
Locker Rooms	1,900
Cart Storage	7,700
Grill/Bistro	3,900
Banquet Facilities	6,710
Multiuse Performance	3,220
Multipurpose Classrooms	3,960
Seniors Gathering	3,400
Tenant Offices	1,280
Parks and Rec Operations	3,620
Kids Play	4,730
Lobby	2,050
Building Support	6,648
Subtotal (net square feet)	52,488
Non-assign able (net to gross multiplier 1.54)	28,263
<b>Total Area (gross square feet)</b>	<b>80,751</b>

#### Site Amenities

- Existing Golf Course
- Lawn Bowling Expansion
- Outdoor Event Space
- Golf Cart Staging
- Garden Spaces
- Patio Dining
- Putting Green
- Driving Range Improvements

## 4. Preferred Option

Following the presentation of the five building options, two were identified as potential for further study—Option 2 and Option 3. The Task Force went through a prioritization exercise to distill the project scope to something in between these two options. Materials from this exercise, including a cost breakdown by program element, can be found in the addenda. The preferred option reflects the same programmatic elements as Option 3 as recommended by the Task Force. The following building development, cost, and operations estimates detail the preferred option.

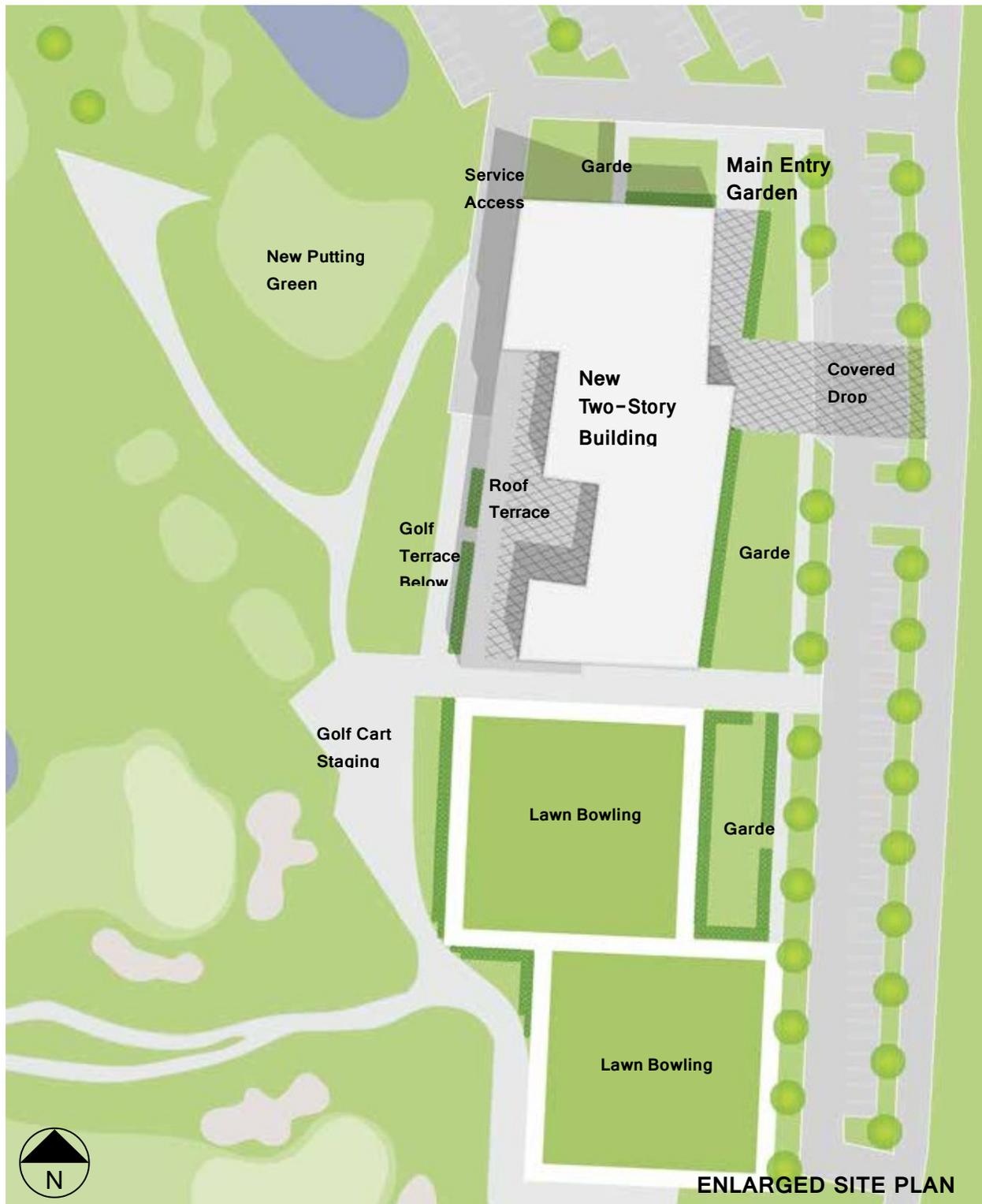
### 4.1 Concept Design Site Plan



Images 4.1 reflect the development of the site immediately surrounding the proposed building. Notable elements include:

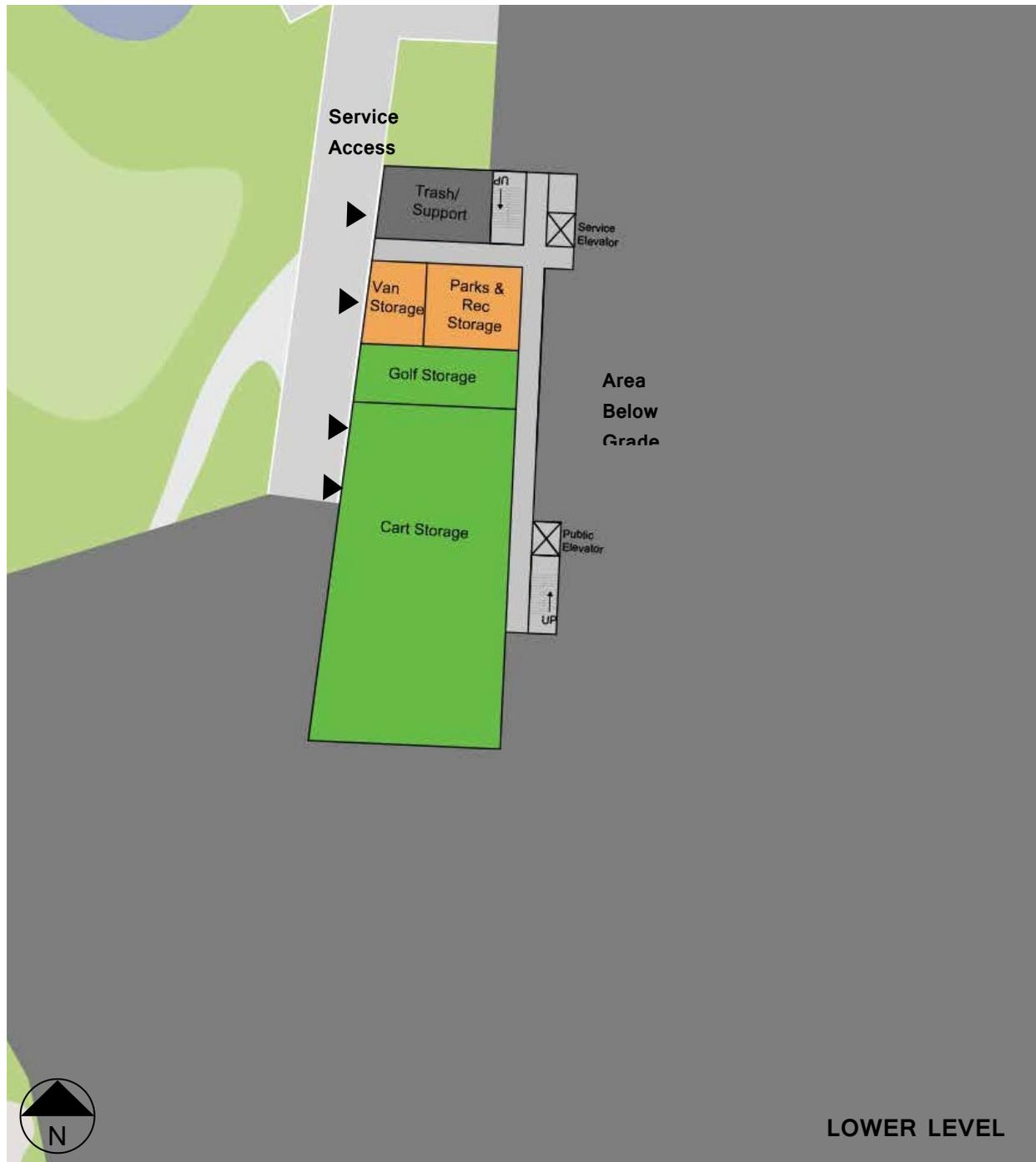
- two lawn bowling rinks to the south of the building
- ample garden space surrounding the building
- reconfiguring the starting and finishing holes of the golf course
- covered drop-off at building entry
- new surface parking lot to north of building
- new mini golf course
- new and expanded putting green
- expanded golf cart staging area
- Brookview Parkway S re-established as a road separate from parking

### 4.1 Concept Design Site Plan (continued)



## 4.2 Concept Design Building Plan

The lowest level of the proposed building plan is primarily underground, taking advantage of the significant grade change at this site. Service access would be located on this level, with access from the adjacent parking lot to the north.



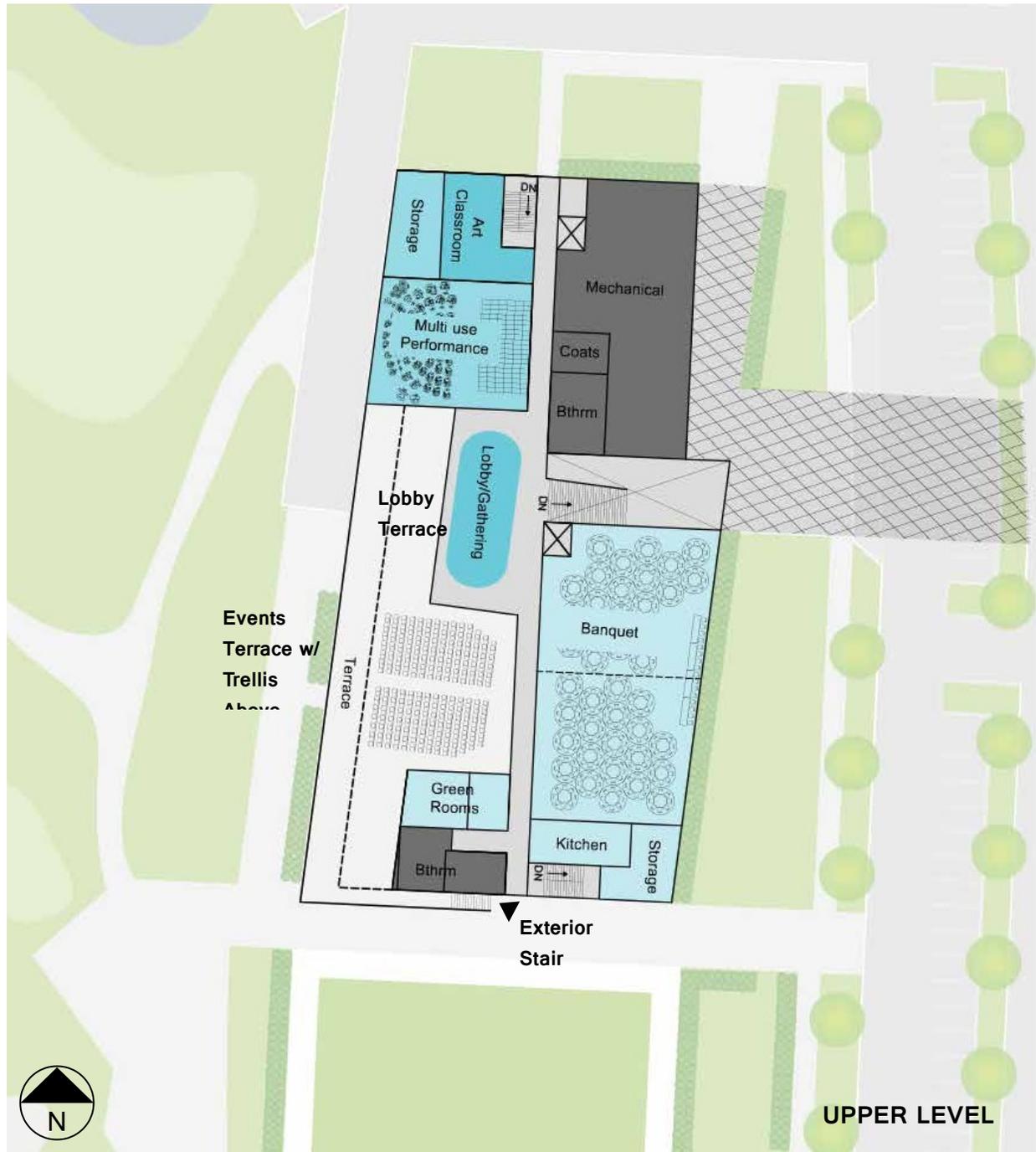
## 4.2 Concept Design Building Plan (continued)

The main level is focused on community center and golf programs. Key adjacencies include kids play, main lobby, and Parks & Recreation offices; seniors gathering space and gathering lobby; grill/bistro, patio dining, and lawn bowling; pro shop and the first hole tee.



## 4.2 Concept Design Building Plan (continued)

The upper level consists of the primary event spaces. Taking advantage of surrounding landscape, the outdoor event space has been incorporated onto a roof terrace above the main level.



### 4.3 Cost Estimate

Below is a summary of the cost estimate for the preferred building option.

**Building Vision Estimate** **\$33,557,555**

- Demolition of existing building
- New 80,751-square-foot building (\$320/sf)
- Project soft costs (30% construction cost)

**Site Vision Estimate** **\$4,823,819**

- Parking/site work
- Golf improvements
- Outdoor program amenities
- Project soft costs (15% construction cost)

**Total Investment** **\$38,381,374**

#### Clarification Notes

Specific LEED strategies evaluated during next design phase. Alternative funding methods for sustainability initiatives may be available.

LEED Silver (standard industry building practice)	included
LEED Gold	5% +/-
LEED Platinum	15% +/-

<b><i>Escalation in construction costs based on start date</i></b>	
• If construction starts in Q1 2016	included
• If construction starts in Q1 2017	4% +/-
• If construction starts in Q1 2018	8% +/-

#### 4.4 Operations Analysis

Summary for the preferred building option

##### Expenditure – Revenue Comparison

Category	Facility Budget
Expenditures	\$825,367
Revenue	\$494,640*
Difference	(\$330,727)
Recovery percentage	60%

*\*Golf Revenue is not factored into operational model.*

*Demand estimates are conservative and do not acknowledge premium for view/location, etc.*

##### Five-Year Revenue Expense Comparison

Years	Recovery %
2016	60%
2017	61%
2018	62%
2019	63%
2020	63%

##### Maximizing Revenue-Generating Programs

- Grill/bistro
- Lawn bowling expansion
- Banquet facility sized to market demand
- Play area with party rooms
- Tenant office space
- Miniature golf course
- Views to the golf course and new design will increase demand
- Appeal to people of all ages
- Capturing lost opportunities for revenue

