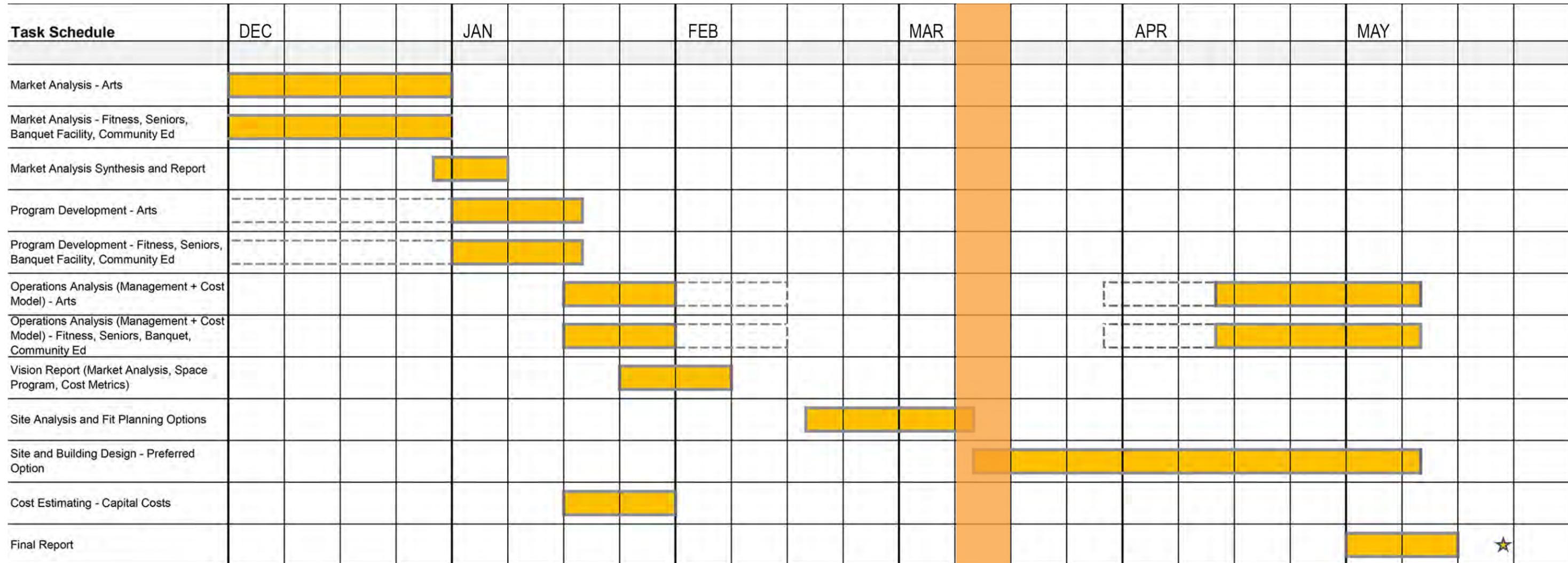
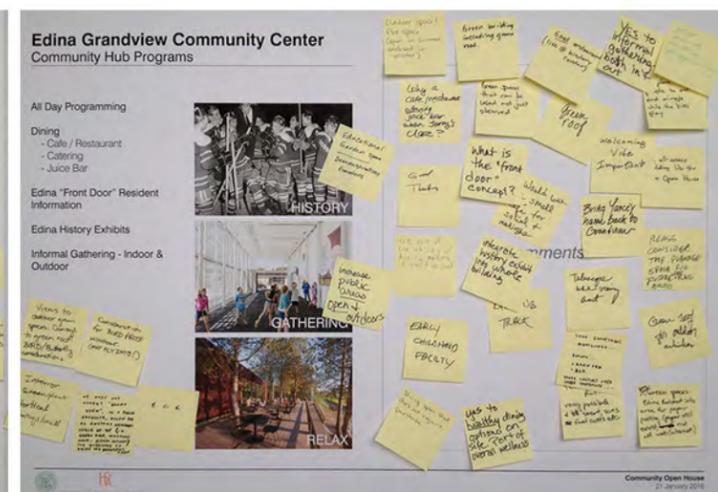
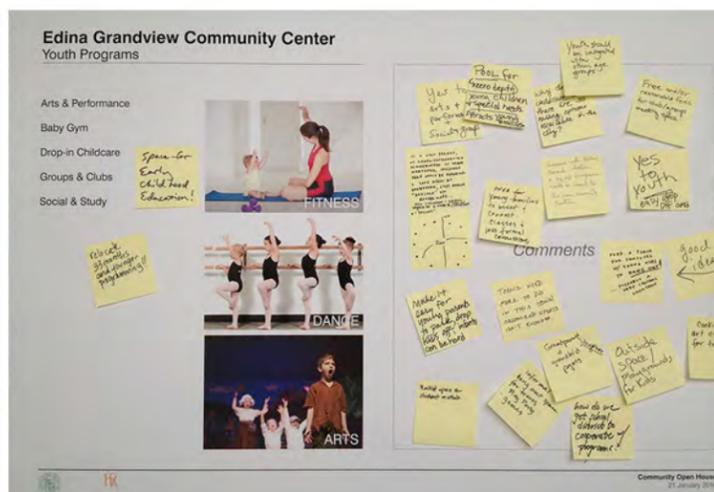
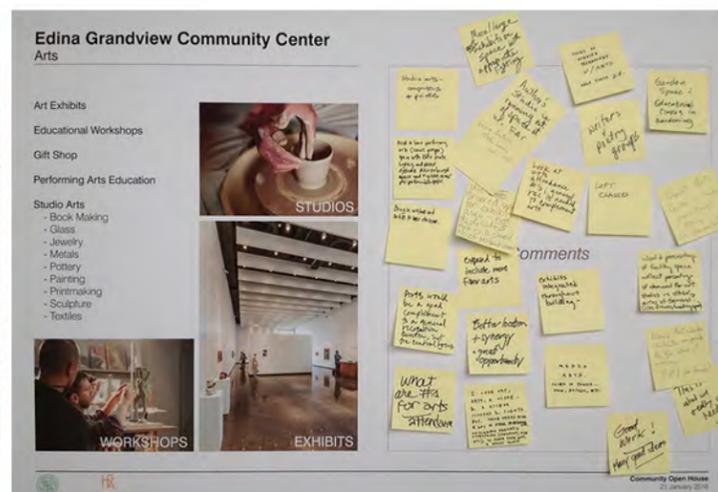
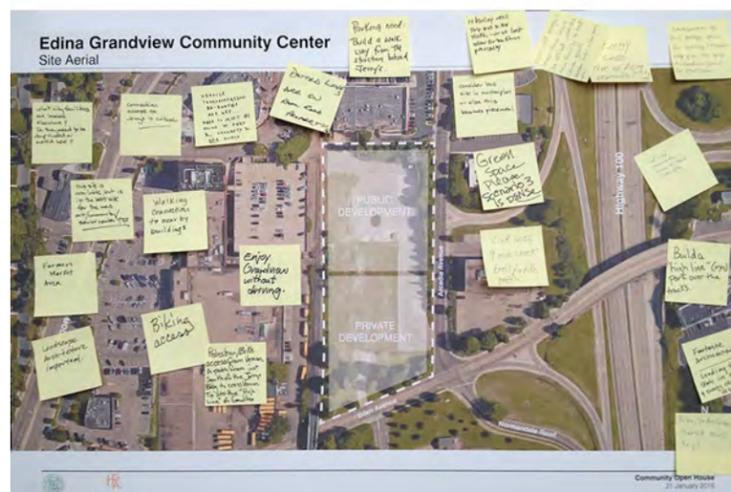
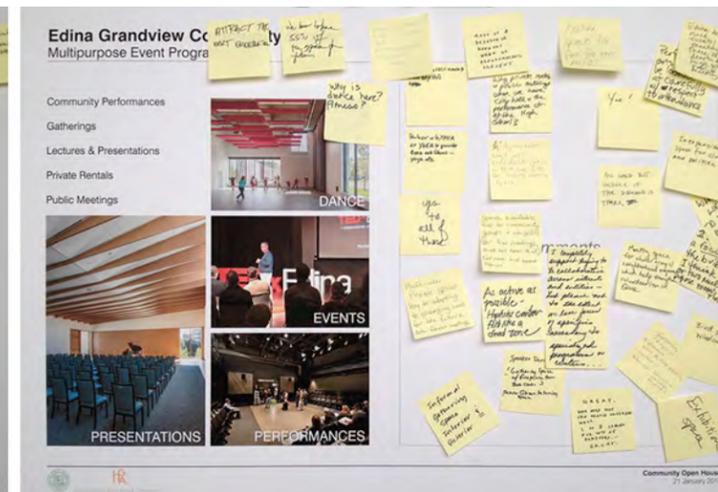
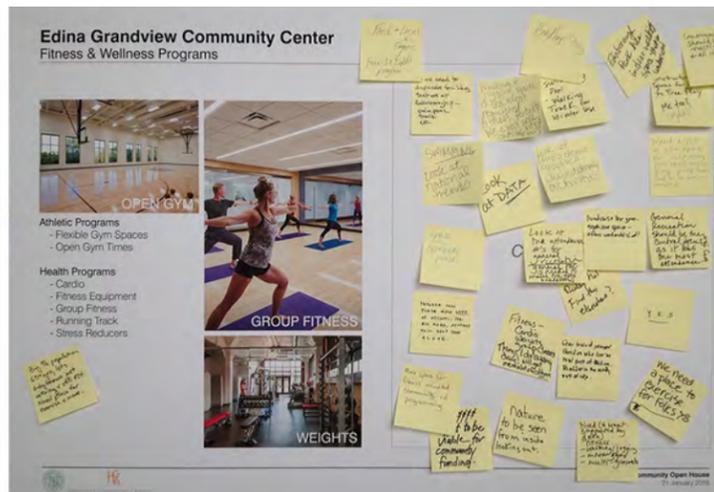
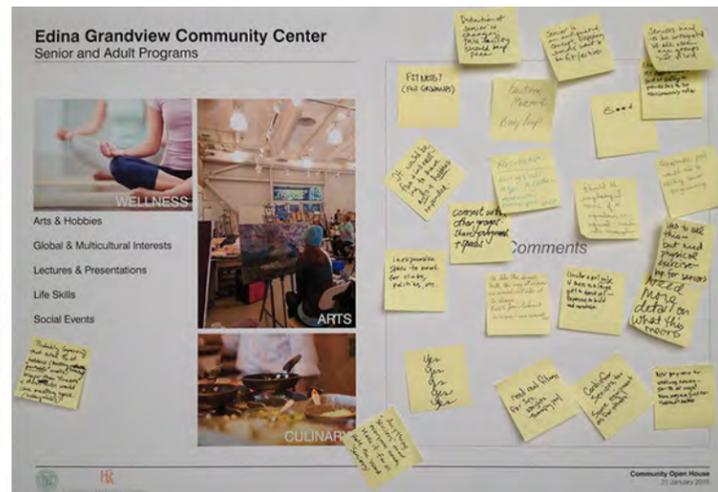
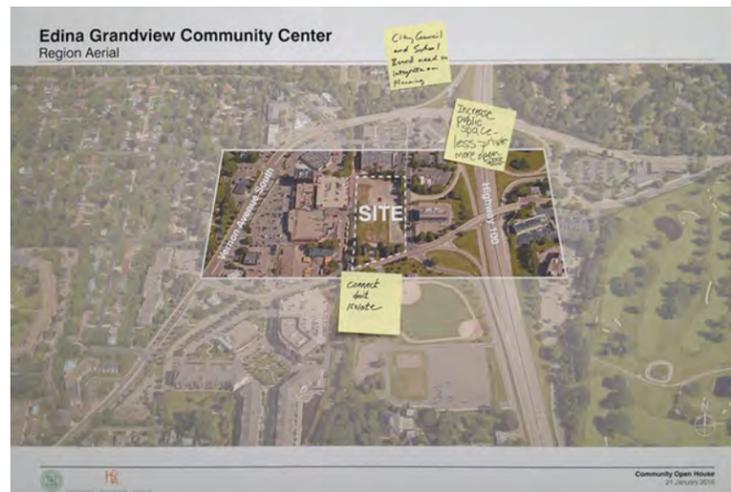




# EDINA GRANDVIEW COMMUNITY CENTER COMMUNITY OPEN HOUSE



# SCHEDULE



# COMMUNITY FEEDBACK



hobbies groups green-roof families light  
 outdoor performances meetings student  
 Grandview fitness gathering  
 fireplace public track arts youth  
 bookclub gym childcare bar educational  
 restaurant pool building children  
 Jerry market clubs Edina  
 center senior community  
 recreation classes demand

# COMMUNITY FEEDBACK

# CITY COUNCIL REVIEW

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## PROGRAM OPTION SUMMARY

### CAPITAL + OPERATING COST

	CORE PROGRAMS	CORE PROGRAMS + EVENT	CORE PROGRAMS + CHILDCARE + FITNESS	CORE PROGRAMS + CHILDCARE + FITNESS +GYMNASIUM	CORE PROGRAMS + CHILDCARE + EVENT + FITNESS	CORE + ALL ENHANCEMENT PROGRAMS
<b>SUMMARY</b>	<b>OPTION A</b>	<b>OPTION B</b>	<b>OPTION C</b>	<b>OPTION D</b>	<b>OPTION E</b>	<b>OPTION F</b>
Building	\$25,416,373	\$30,607,421	\$31,746,949	\$35,720,908	\$36,937,998	\$48,949,476
Parking	\$11,250,000	\$14,250,000	\$13,087,500	\$14,325,000	\$16,087,500	\$18,825,000
Site Amenities	\$578,125	\$578,125	\$578,125	\$578,125	\$578,125	\$578,125
<b>Total Project Cost</b>	<b>\$37,244,498</b>	<b>\$45,435,546</b>	<b>\$45,412,574</b>	<b>\$50,624,033</b>	<b>\$53,603,623</b>	<b>\$68,352,601</b>
Annual Revenue	\$1,401,100	\$1,462,200	\$2,807,500	\$2,824,300	\$2,873,600	\$2,947,100
Annual Expenditures	\$1,987,400	\$2,077,100	\$2,740,600	\$2,776,800	\$2,824,100	\$2,863,200
<b>Total Cost Recovery</b> (1st YEAR PRO FORMA)	<b>70%</b>	<b>70%</b>	<b>102%</b>	<b>102%</b>	<b>102%</b>	<b>103%</b>

- total project costs includes: site/building construction costs, all ancillary non-construction costs, and escalation to mid-point of construction June 1, 2017 at 4.5%



## CAPITOL COST – PROGRAM OPTION B

### CORE PROGRAMS + EVENT

				← BUILDING			SITE →			
<b>ART CENTER</b>	nsf	gsf	cost	<b>ADMINISTRATION</b>	nsf	gsf	cost	<b>PARKING</b>	spaces	cost
Core	13,495	20,142	\$8,578,185	Core	2,262	3,376	\$1,402,045	Core	300	\$11,250,000
<b>ACTIVE ADULT</b>	nsf	gsf	cost	<b>BUILDING SUPPORT</b>	nsf	gsf	cost	Event Venue	80	\$3,000,000
Core	6,890	10,284	\$4,407,155	Core	5,110	7,627	\$3,432,213	<b>SITE AMENITIES</b>	gsf	cost
<b>COMMUNITY GATHERING</b>	nsf	gsf	cost					Core	n/a	\$578,125
Commons	1,400	2,090	\$961,798							
Flexible Meeting	1,500	2,239	\$958,008							
Food Service	3,200	4,776	\$2,241,018							
Event Venue	7,120	10,627	\$5,191,049							
<b>FITNESS &amp; WELLNESS</b>	nsf	gsf	cost							
Studios	5,450	8,134	\$3,435,951							

#### SUMMARY - OPTION B

Building	69,294 gsf	\$30,607,421
Parking	380 spaces	\$14,250,000
Site Amenities		\$578,125
<b>Total Project Cost</b>		<b>\$45,435,546</b>

- net to gross square footage assumes a 67% efficiency factor  
 - costs reflect total project costs: site/building construction costs, all ancillary non-construction costs, and escalation to mid-point of construction June 1, 2017 at 4.5%

# SITE FIT STUDY

---



BERNON AVES

**SITE**  
143,750 SF

ARCADIA AVE

HWY 100

**CITY HALL**

EDEN AVE

0 100 200 400'





**SITE**  
143,750 SF

EDEN AVE

ARCADIA AVE

# SITE FIT | OPTION 1

---

**ART CENTER**

- 1 Visual Arts
  - Gallery
  - Studios
  - Pottery / Ceramics
  - Metal Arts
  - Glass / Jewelry
  - Gift Shop

**ACTIVE ADULT**

- 2 Center
  - Commons
  - Multipurpose Classrooms
  - Seminar Room
  - Game Room

**COMMUNITY GATHERING**

- 3 Commons
  - Lobby
  - Reception
- 4 Flexible Meeting
  - Multipurpose Classrooms
  - Seminar Room
- 5 Food Service
  - Cafe Restaurant
  - Catering Support
  - Culinary Arts Instruction
- 6 Event Venue
  - Venue
  - Dressing Suites

**WELLNESS**

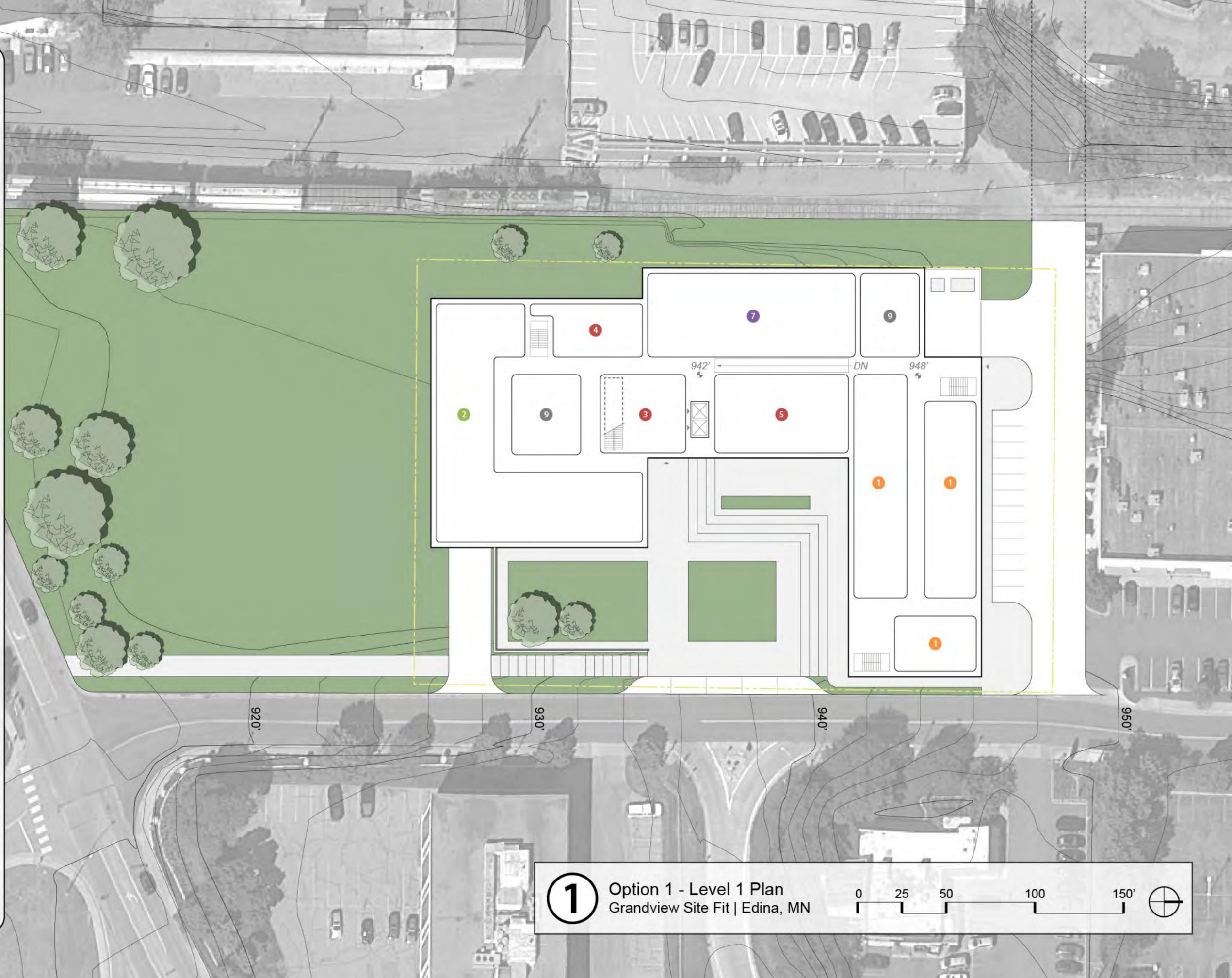
- 7 Wellness Studios

**ADMINISTRATION**

- 8 Operations
  - Director Offices
  - Staff Offices

**BUILDING SUPPORT**

- 9 Services
  - Building Storage
  - Mechanical / Electrical
  - Receiving / Service Dock
  - Restrooms



**1** Option 1 - Level 1 Plan  
 Grandview Site Fit | Edina, MN

0 25 50 100 150'

**ART CENTER**

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  - Cafe Restaurant
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  - Culinary Arts Instruction
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  - Venue
  - Dressing Suites

**WELLNESS**

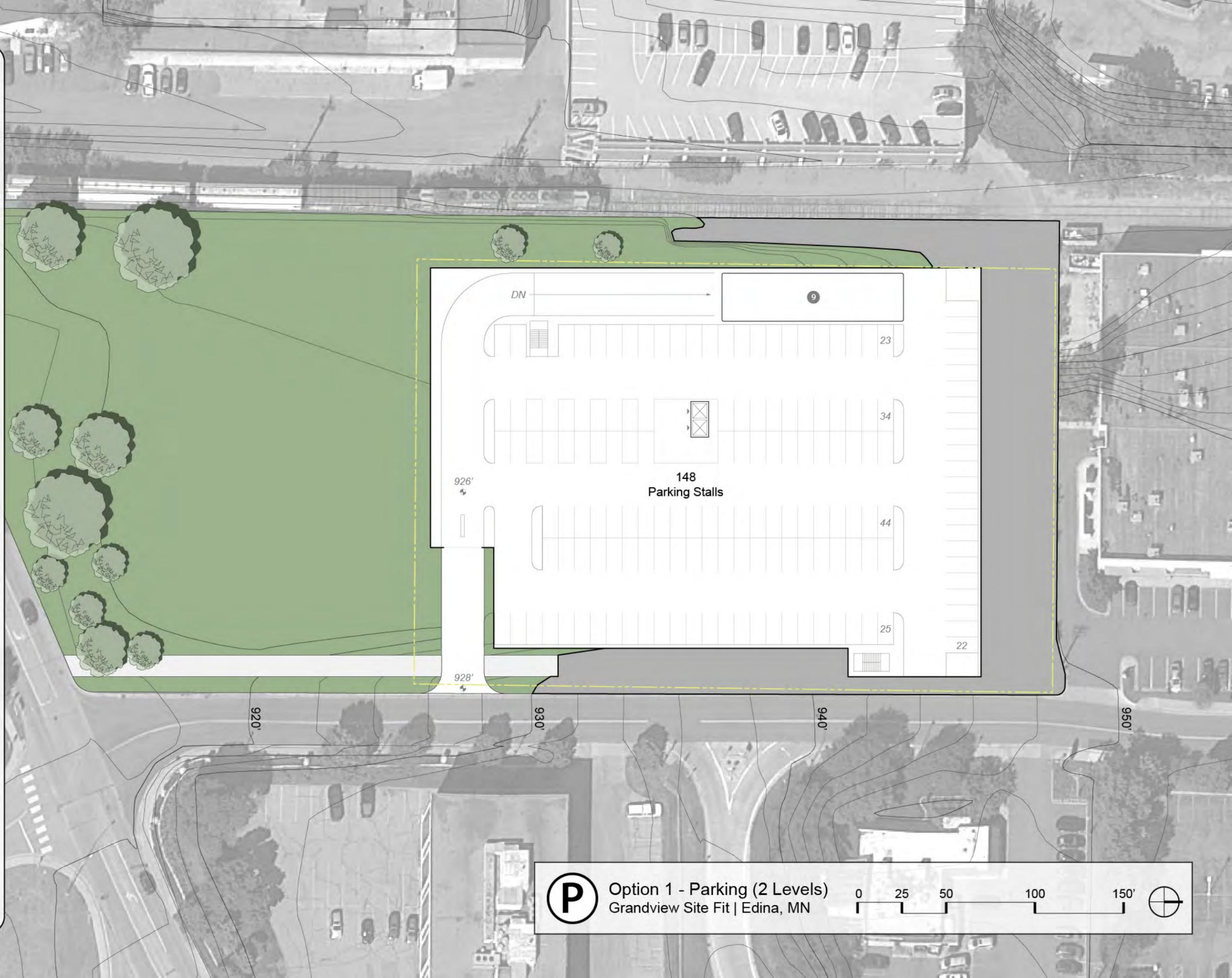
- 7 Wellness Studios

**ADMINISTRATION**

- 8 Operations
  - Director Offices
  - Staff Offices

**BUILDING SUPPORT**

- 9 Services
  - Building Storage
  - Mechanical / Electrical
  - Receiving / Service Dock
  - Restrooms



**P** Option 1 - Parking (2 Levels)  
Grandview Site Fit | Edina, MN

0 25 50 100 150'

**ART CENTER**

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  - Metal Arts
  - Glass / Jewelry
  - Gift Shop

**ACTIVE ADULT**

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**COMMUNITY GATHERING**

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- 5 Food Service
  - Cafe Restaurant
  - Catering Support
  - Culinary Arts Instruction
- 6 Event Venue
  - Venue
  - Dressing Suites

**WELLNESS**

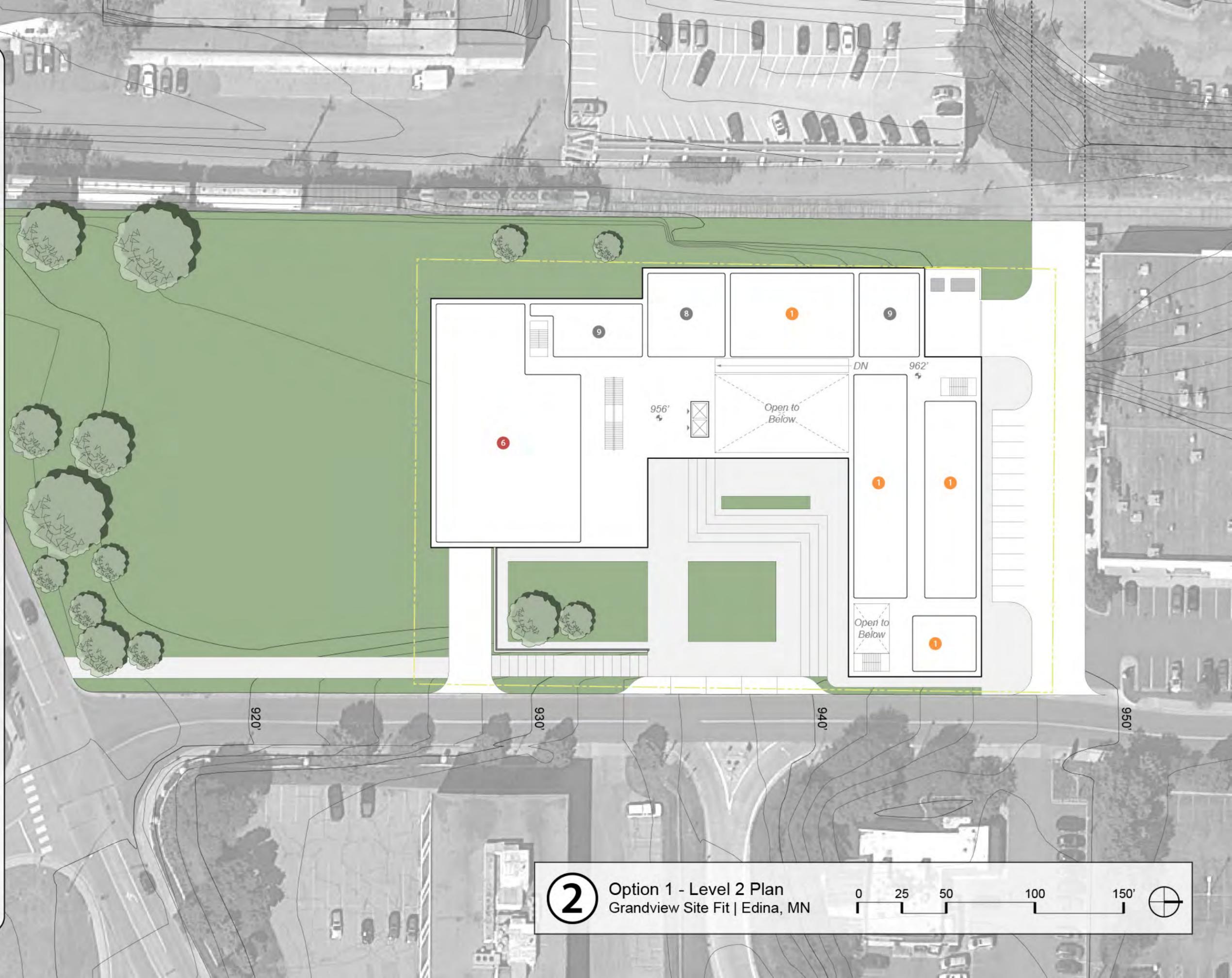
- 7 Wellness Studios

**ADMINISTRATION**

- 8 Operations
  - Director Offices
  - Staff Offices

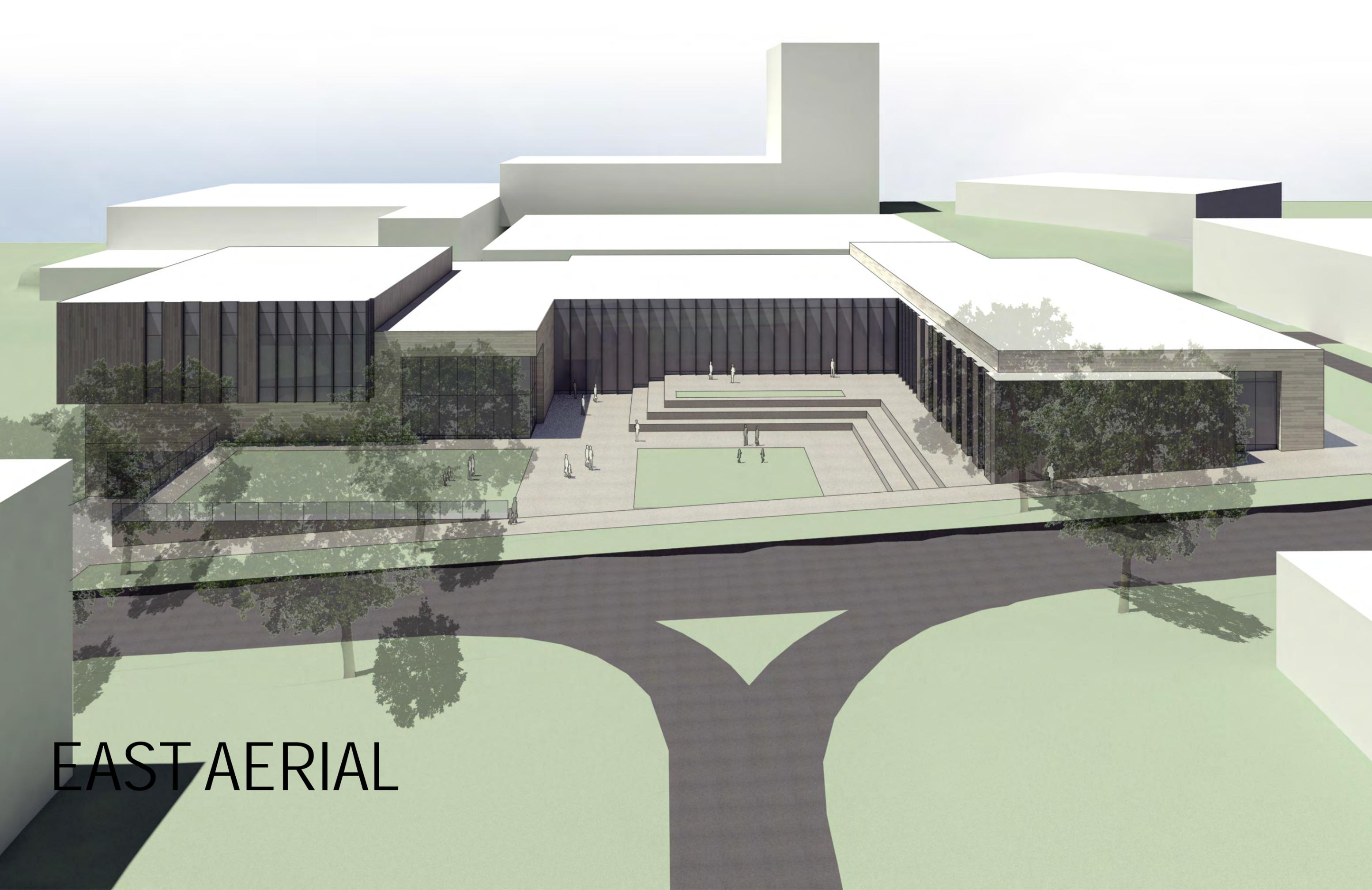
**BUILDING SUPPORT**

- 9 Services
  - Building Storage
  - Mechanical / Electrical
  - Receiving / Service Dock
  - Restrooms



**2** Option 1 - Level 2 Plan  
 Grandview Site Fit | Edina, MN

0 25 50 100 150'



EAST AERIAL



EAST PERSPECTIVE



SOUTHEAST AERIAL

# SITE FIT | OPTION 2

---

**ART CENTER**

- 1 Visual Arts
  - Gallery
  - Studios
  - Pottery / Ceramics
  - Metal Arts
  - Glass / Jewelry
  - Gift Shop

**ACTIVE ADULT**

- 2 Center
  - Commons
  - Multipurpose Classrooms
  - Seminar Room
  - Game Room

**COMMUNITY GATHERING**

- 3 Commons
  - Lobby
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- 4 Flexible Meeting
  - Multipurpose Classrooms
  - Seminar Room

- 5 Food Service
  - Cafe Restaurant
  - Catering Support
  - Culinary Arts Instruction

- 6 Event Venue
  - Venue
  - Dressing Suites

**WELLNESS**

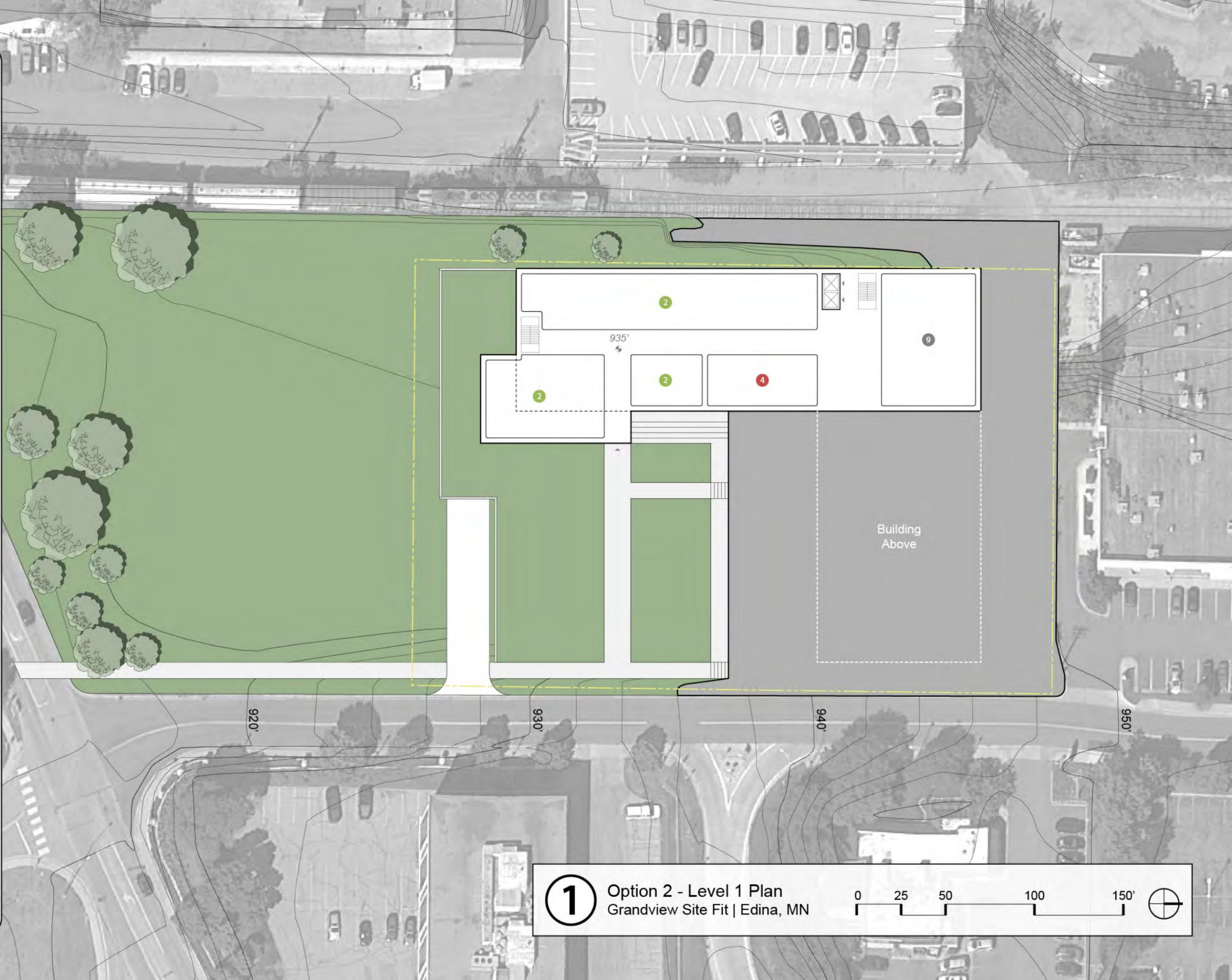
- 7 Wellness Studios

**ADMINISTRATION**

- 8 Operations
  - Director Offices
  - Staff Offices

**BUILDING SUPPORT**

- 9 Services
  - Building Storage
  - Mechanical / Electrical
  - Receiving / Service Dock
  - Restrooms



**1** Option 2 - Level 1 Plan  
Grandview Site Fit | Edina, MN

0 25 50 100 150'

**ART CENTER**

- 1 Visual Arts
  - Gallery
  - Studios
  - Pottery / Ceramics
  - Metal Arts
  - Glass / Jewelry
  - Gift Shop

**ACTIVE ADULT**

- 2 Center
  - Commons
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**COMMUNITY GATHERING**

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- 5 Food Service
  - Cafe Restaurant
  - Catering Support
  - Culinary Arts Instruction
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  - Venue
  - Dressing Suites

**WELLNESS**

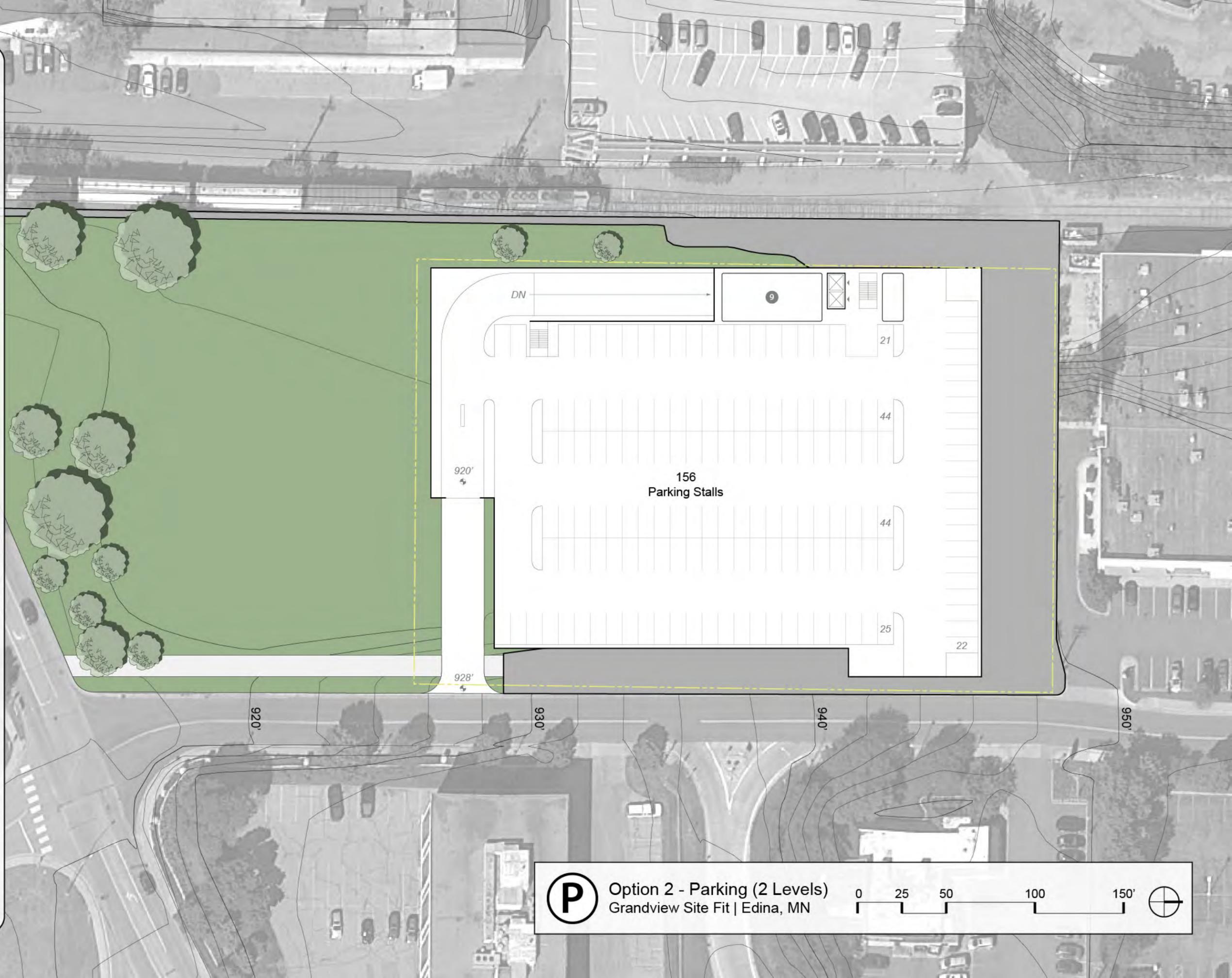
- 7 Wellness Studios

**ADMINISTRATION**

- 8 Operations
  - Director Offices
  - Staff Offices

**BUILDING SUPPORT**

- 9 Services
  - Building Storage
  - Mechanical / Electrical
  - Receiving / Service Dock
  - Restrooms



**P** Option 2 - Parking (2 Levels)  
Grandview Site Fit | Edina, MN

0 25 50 100 150'

**ART CENTER**

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  - Pottery / Ceramics
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  - Glass / Jewelry
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**ACTIVE ADULT**

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- 5 Food Service
  - Cafe Restaurant
  - Catering Support
  - Culinary Arts Instruction
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  - Venue
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**WELLNESS**

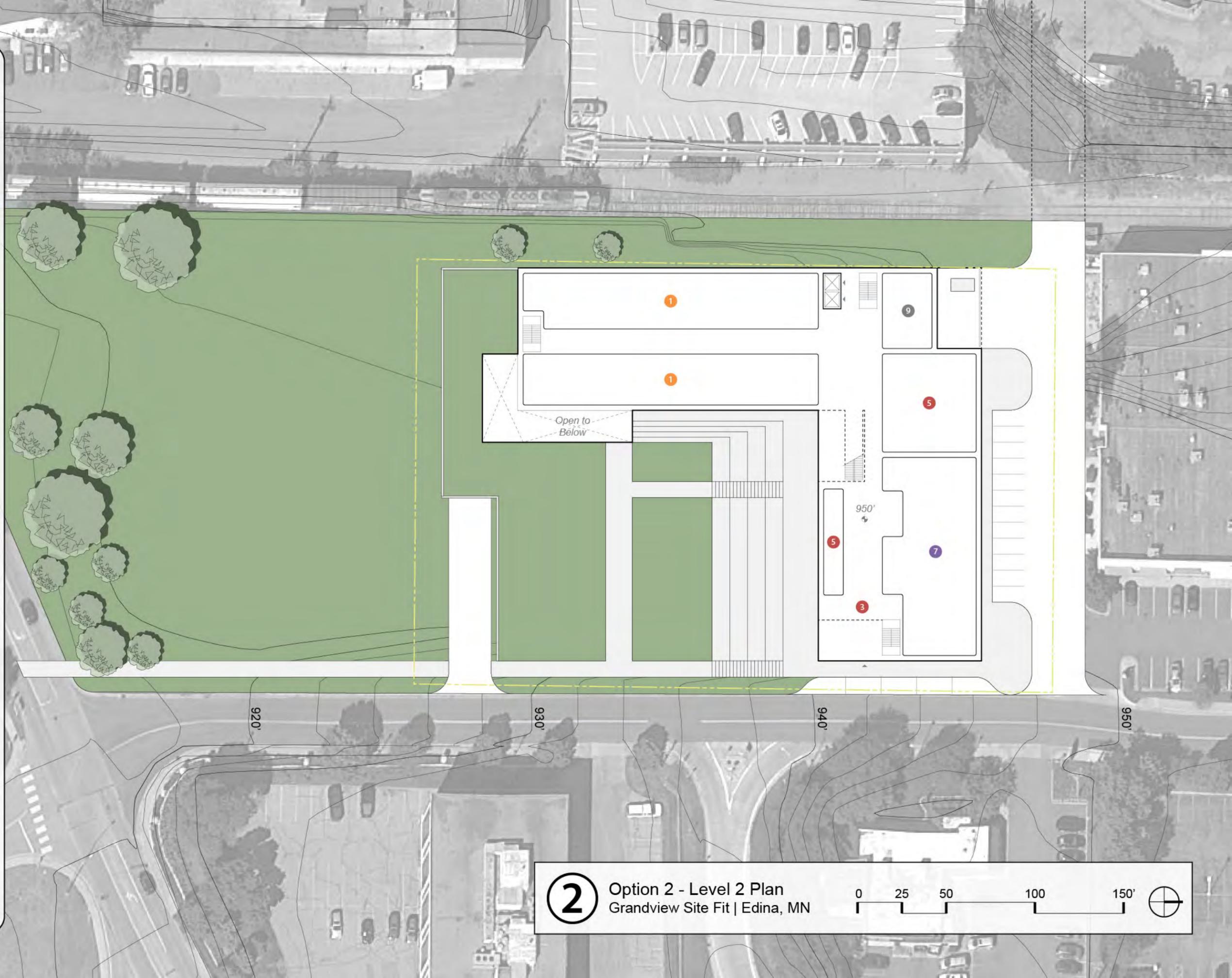
- 7 Wellness Studios

**ADMINISTRATION**

- 8 Operations
  - Director Offices
  - Staff Offices

**BUILDING SUPPORT**

- 9 Services
  - Building Storage
  - Mechanical / Electrical
  - Receiving / Service Dock
  - Restrooms



**2** Option 2 - Level 2 Plan  
 Grandview Site Fit | Edina, MN

0 25 50 100 150'

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**WELLNESS**

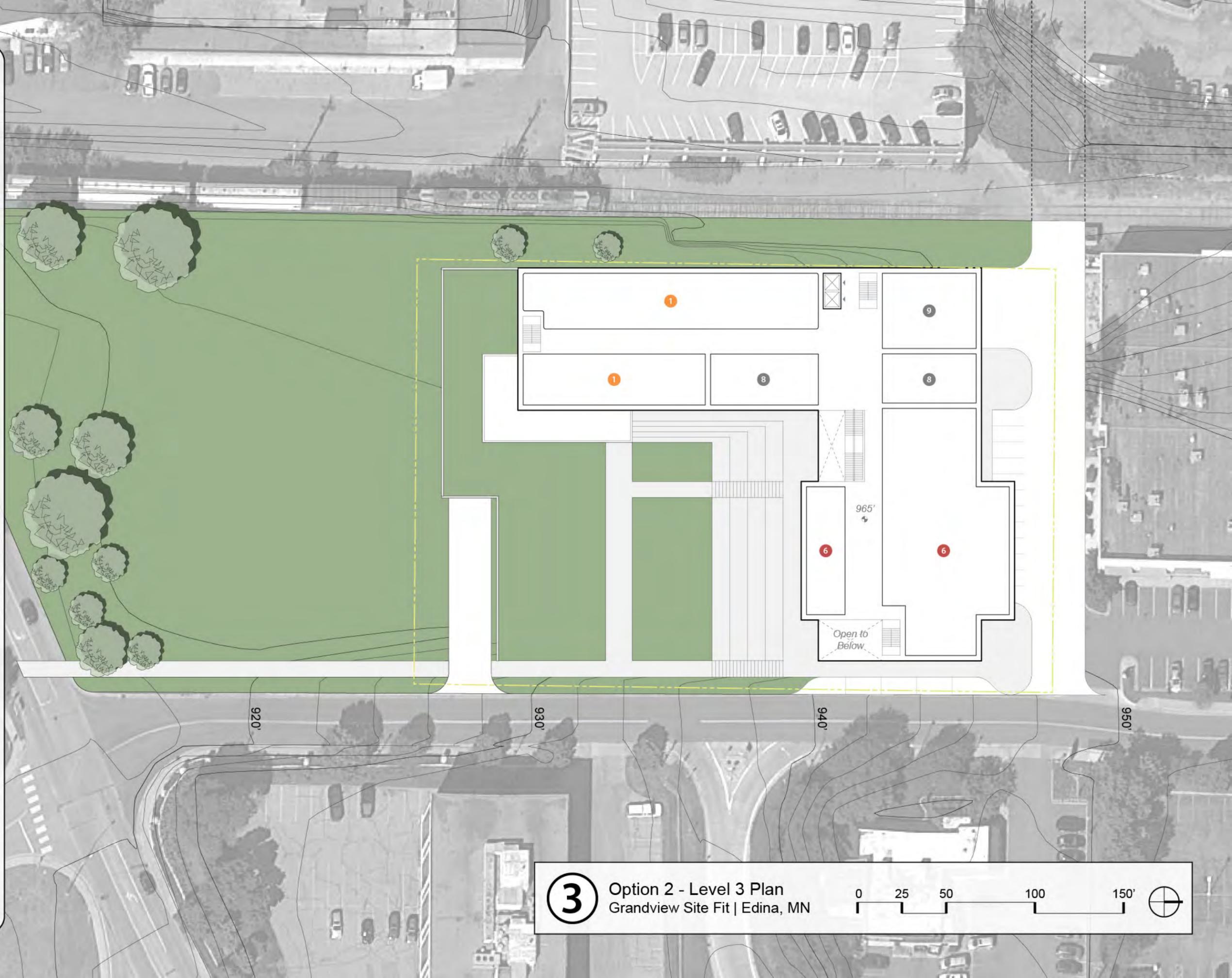
- 7 Wellness Studios

**ADMINISTRATION**

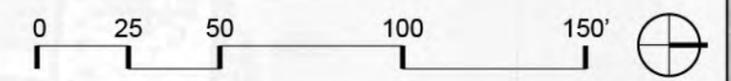
- 8 Operations
  - Director Offices
  - Staff Offices

**BUILDING SUPPORT**

- 9 Services
  - Building Storage
  - Mechanical / Electrical
  - Receiving / Service Dock
  - Restrooms



**3** Option 2 - Level 3 Plan  
Grandview Site Fit | Edina, MN





SOUTHEAST AERIAL



EAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



The CITY of  
**EDINA**

THANK YOU.