

EDINA GRANDVIEW COMMUNITY CENTER CITY COUNCIL PRESENTATION

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
SUMMARY	OPTION A	OPTION B	OPTION C	OPTION D	OPTION E	OPTION F
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
Total Project Cost	\$37,244,498	\$45,435,546	\$45,412,574	\$50,624,033	\$53,603,623	\$68,352,601
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
Total Cost Recovery (1st YEAR PRO FORMA)	70%	70%	102%	102%	102%	103%

**SELECTED
OPTION**

- 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 →			
ART CENTER				ADMINISTRATION			PARKING			
	nsf	gsf	cost		nsf	gsf	cost	spaces	cost	
Core	13,495	20,142	\$8,578,185	Core	2,262	3,376	\$1,402,045	Core	300	\$11,250,000
ACTIVE ADULT				BUILDING SUPPORT			SITE AMENITIES			
	nsf	gsf	cost		nsf	gsf	cost		gsf	cost
Core	6,890	10,284	\$4,407,155	Core	5,110	7,627	\$3,432,213	Core	n/a	\$578,125
COMMUNITY GATHERING										
	nsf	gsf	cost							
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							
FITNESS & WELLNESS										
	nsf	gsf	cost							
Studios	5,450	8,134	\$3,435,951							

SUMMARY - OPTION B

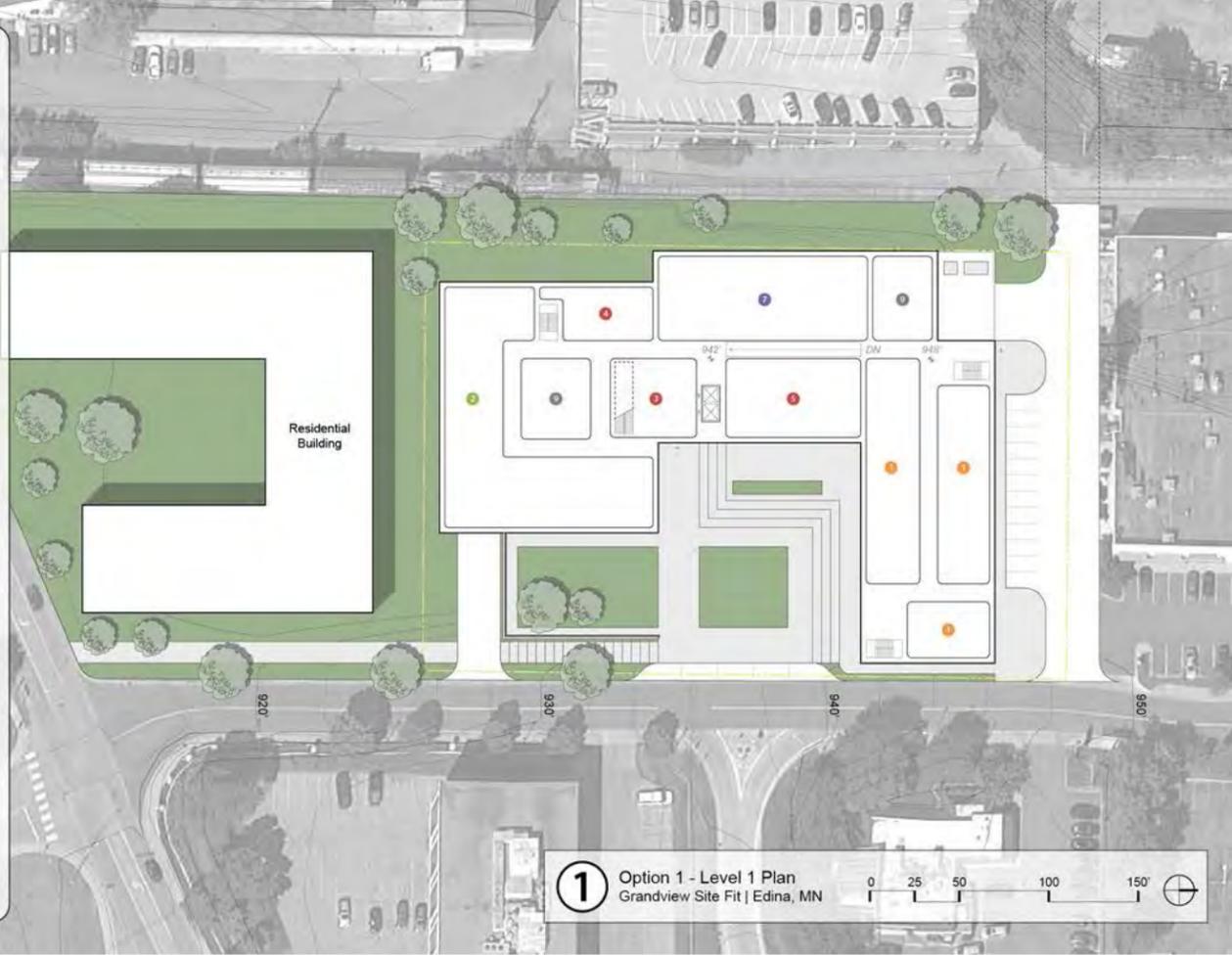
Building	69,294 gsf	\$30,607,421
Parking	380 spaces	\$14,250,000
Site Amenities		\$578,125
Total Project Cost		\$45,435,546

- 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%

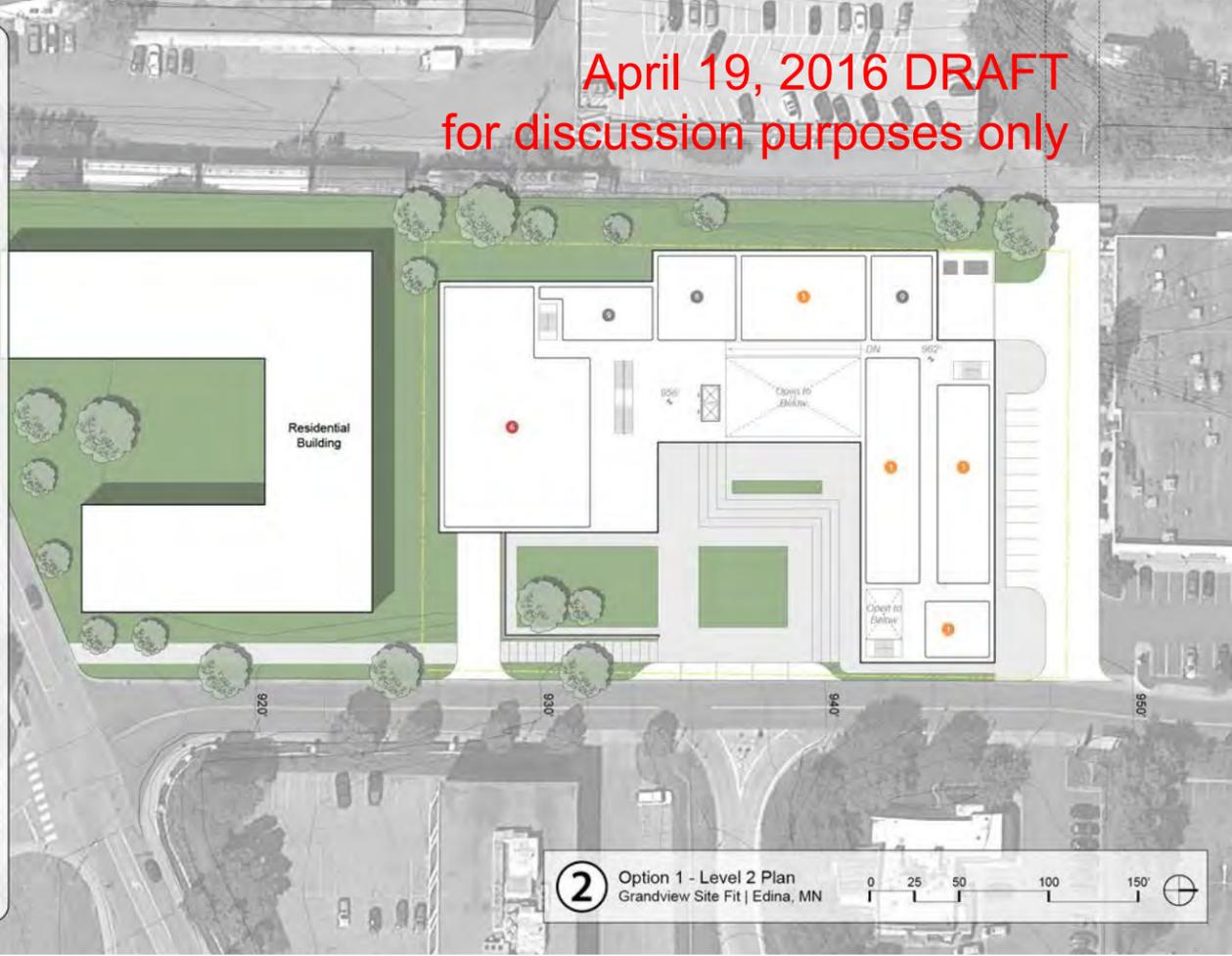
SITE & BUILDING | OPTION 1

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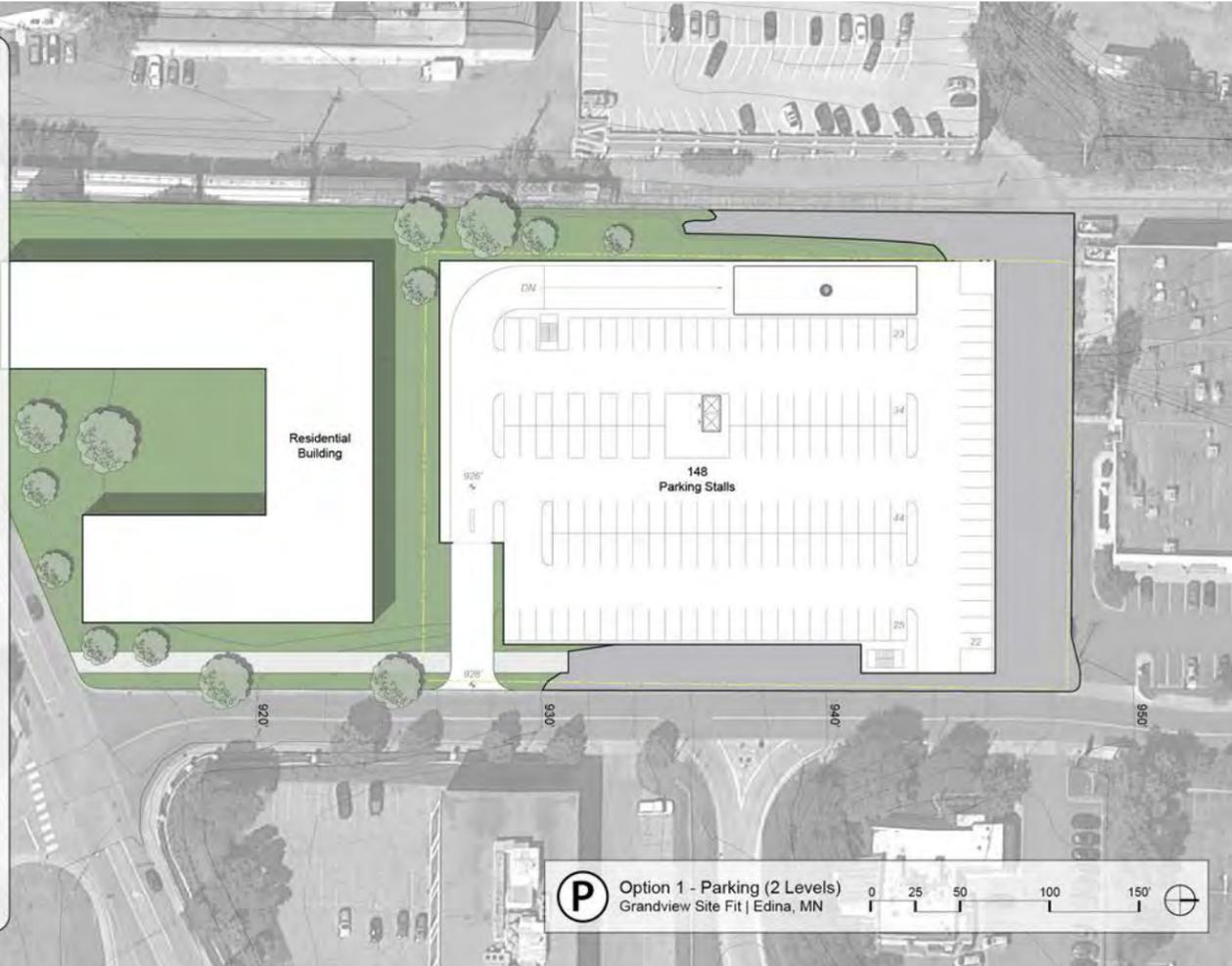
- ART CENTER**
 - 1 Visual Arts
 - Gallery
 - Studios
 - Pottery / Ceramics
 - Metal Arts
 - Glass / Jewelry
 - Gift Shop
- ACTIVE ADULT**
 - 2 Center
 - Commons
 - Multipurpose Classrooms
 - Seminar Room
 - Game Room
- COMMUNITY GATHERING**
 - 3 Commons
 - Lobby
 - Reception
 - 4 Flexible Meeting
 - 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 Office
 - Staff Offices
- BUILDING SUPPORT**
 - 9 Services
 - Building Storage
 - Mechanical / Electrical
 - Receiving / Service Dock
 - Restrooms



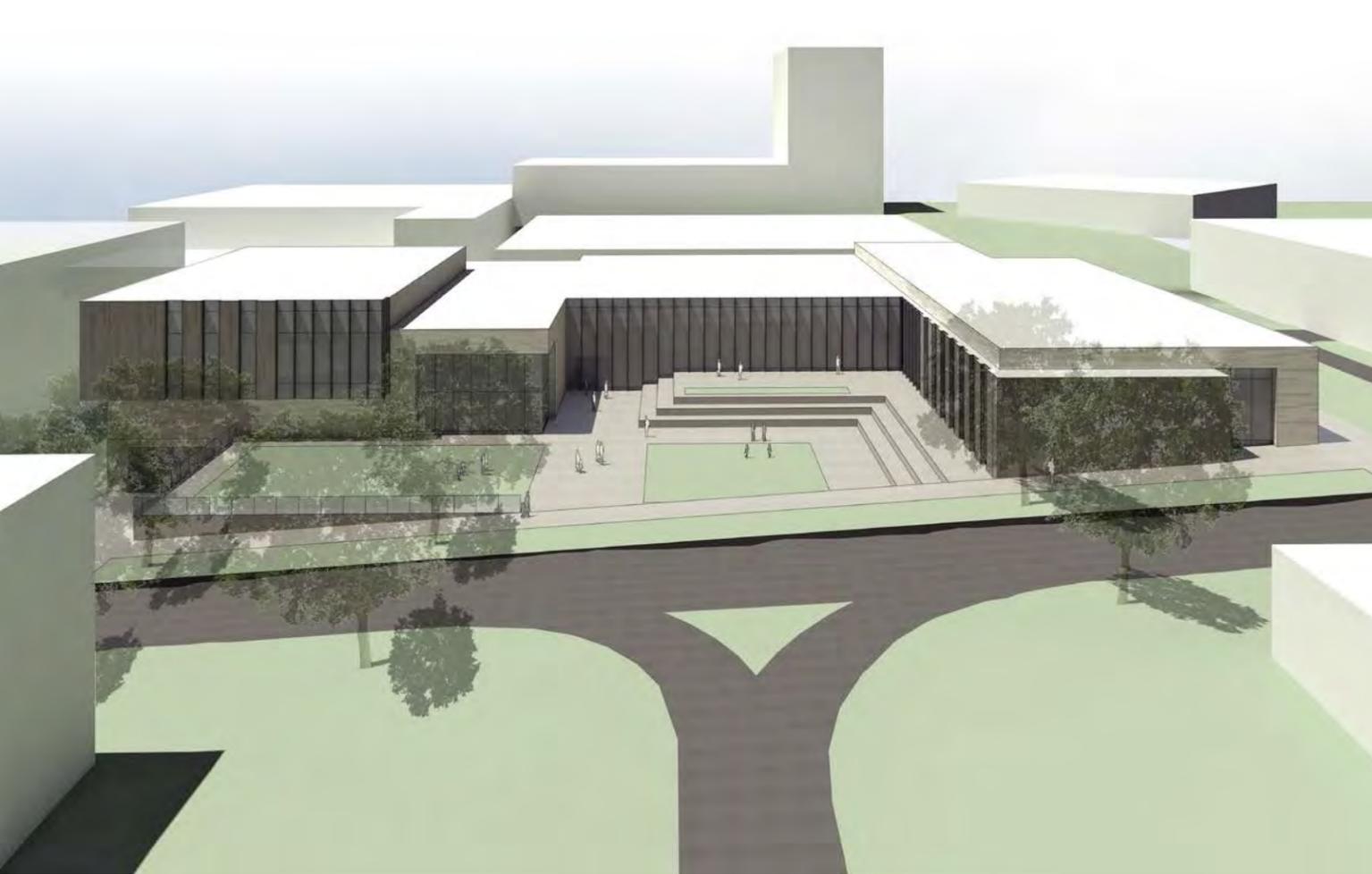
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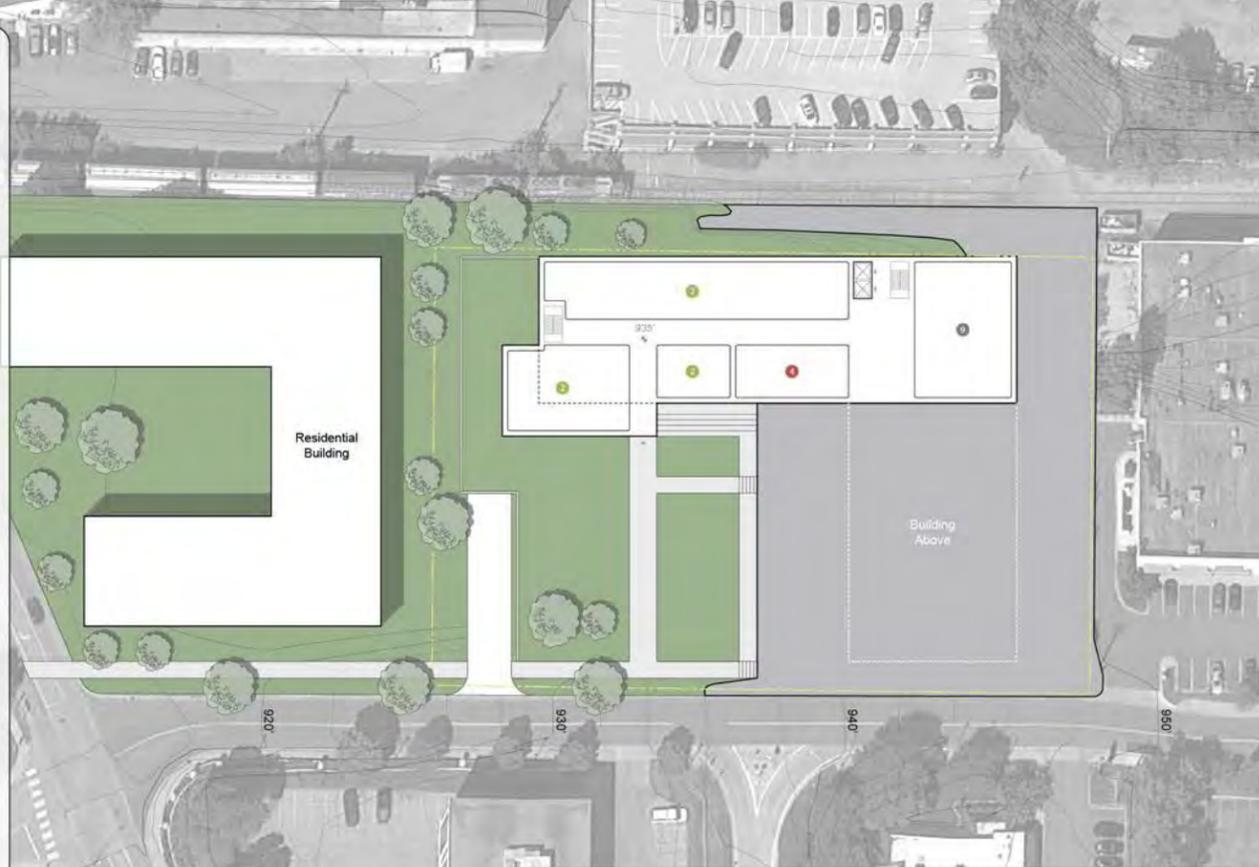
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SITE & BUILDING | OPTION 2

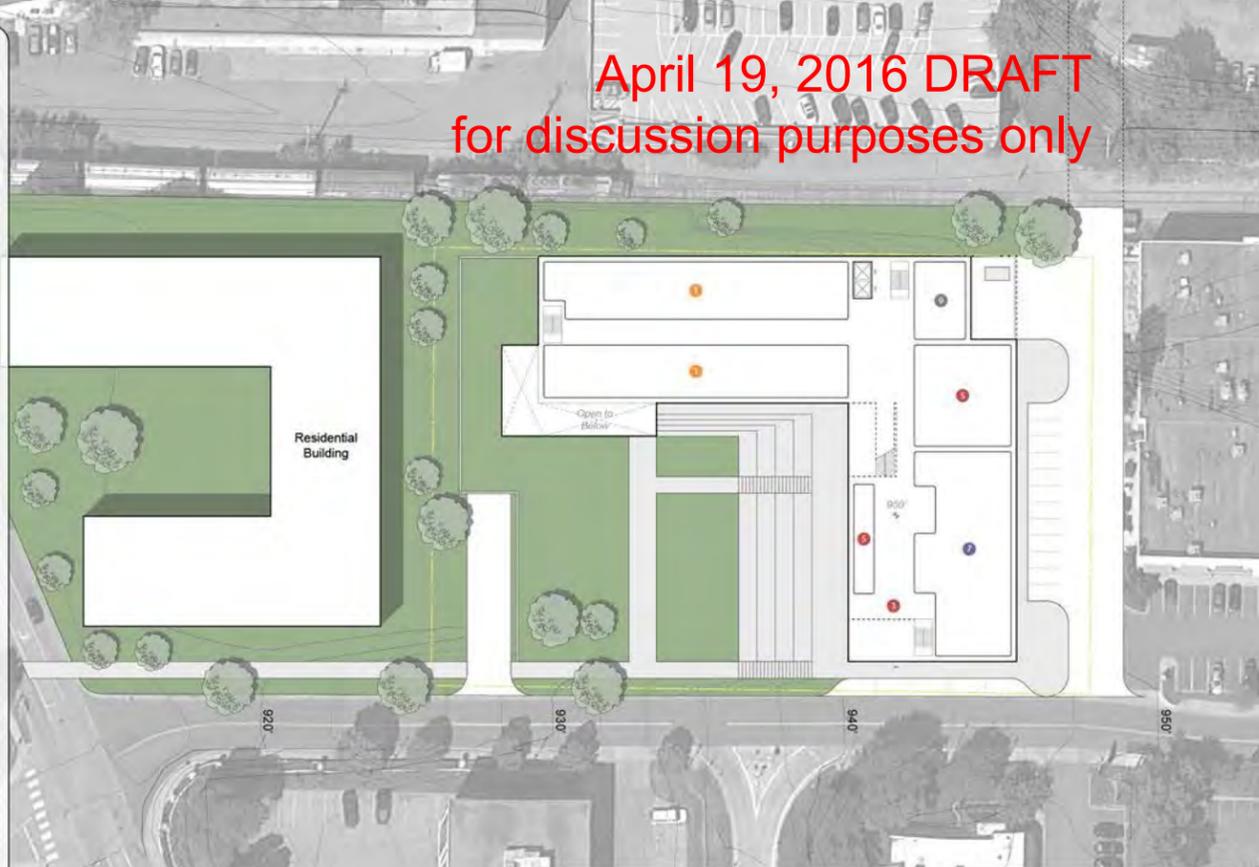
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1 Option 2 - Level 1 Plan
Grandview Site Fit | Edina, MN

- ART CENTER**
 - Visual Arts
 - Gallery
 - Studios
 - Pottery / Ceramics
 - Metal Arts
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 - Gift Shop
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 - Center
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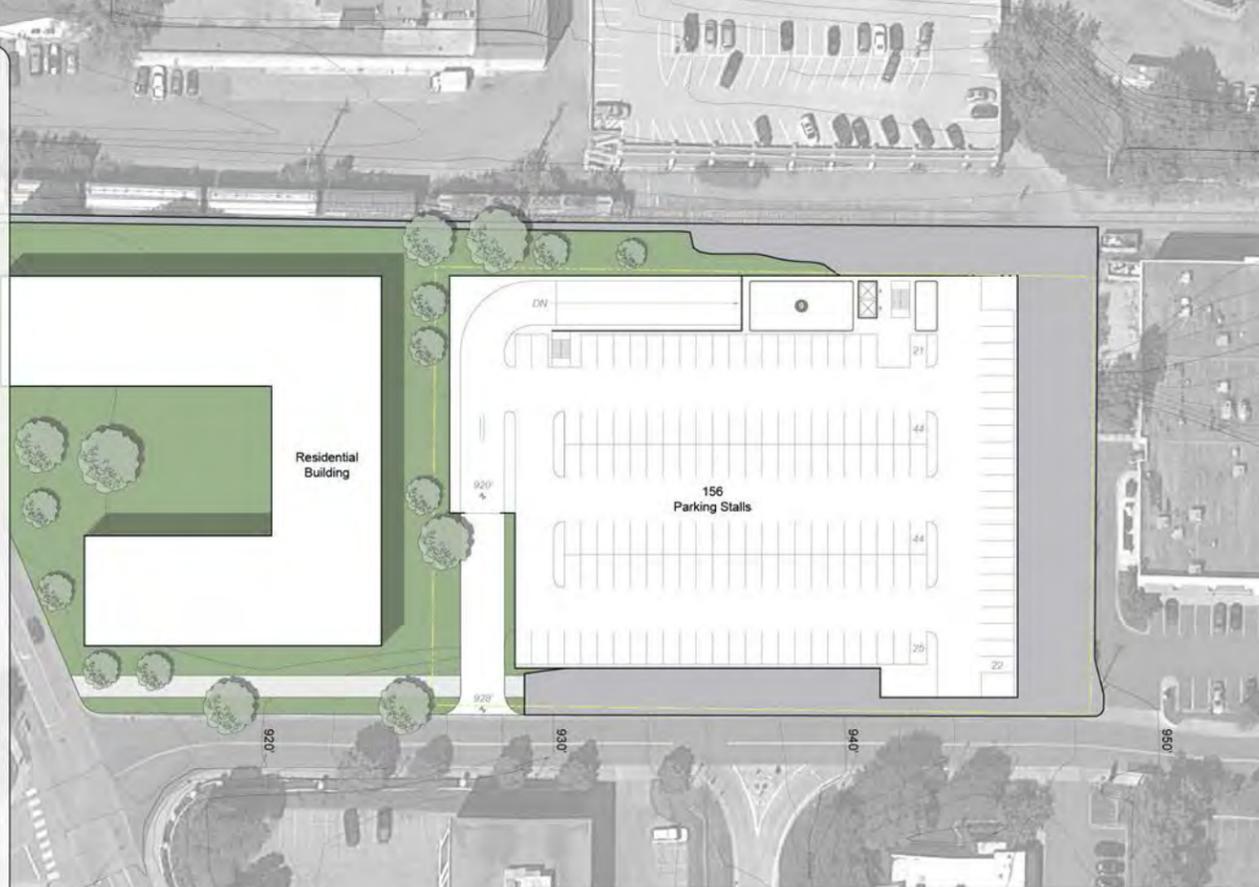
2 Option 2 - Level 2 Plan
Grandview Site Fit | Edina, MN

- ART CENTER**
 - Visual Arts
 - Gallery
 - Studios
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 - Metal Arts
 - Glass / Jewelry
 - Gift Shop
- ACTIVE ADULT**
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- BUILDING SUPPORT**
 - Services
 - Building Storage
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 - Restrooms



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

- ART CENTER**
 - Visual Arts
 - Gallery
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P Option 2 - Parking (2 Levels)
Grandview Site Fit | Edina, MN

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SITE & BUILDING | PREFERRED OPTION

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
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 - Seminar Room
- 5 Food Service
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6 Event Venue

- Venue
- Dressing Suites

WELLNESS

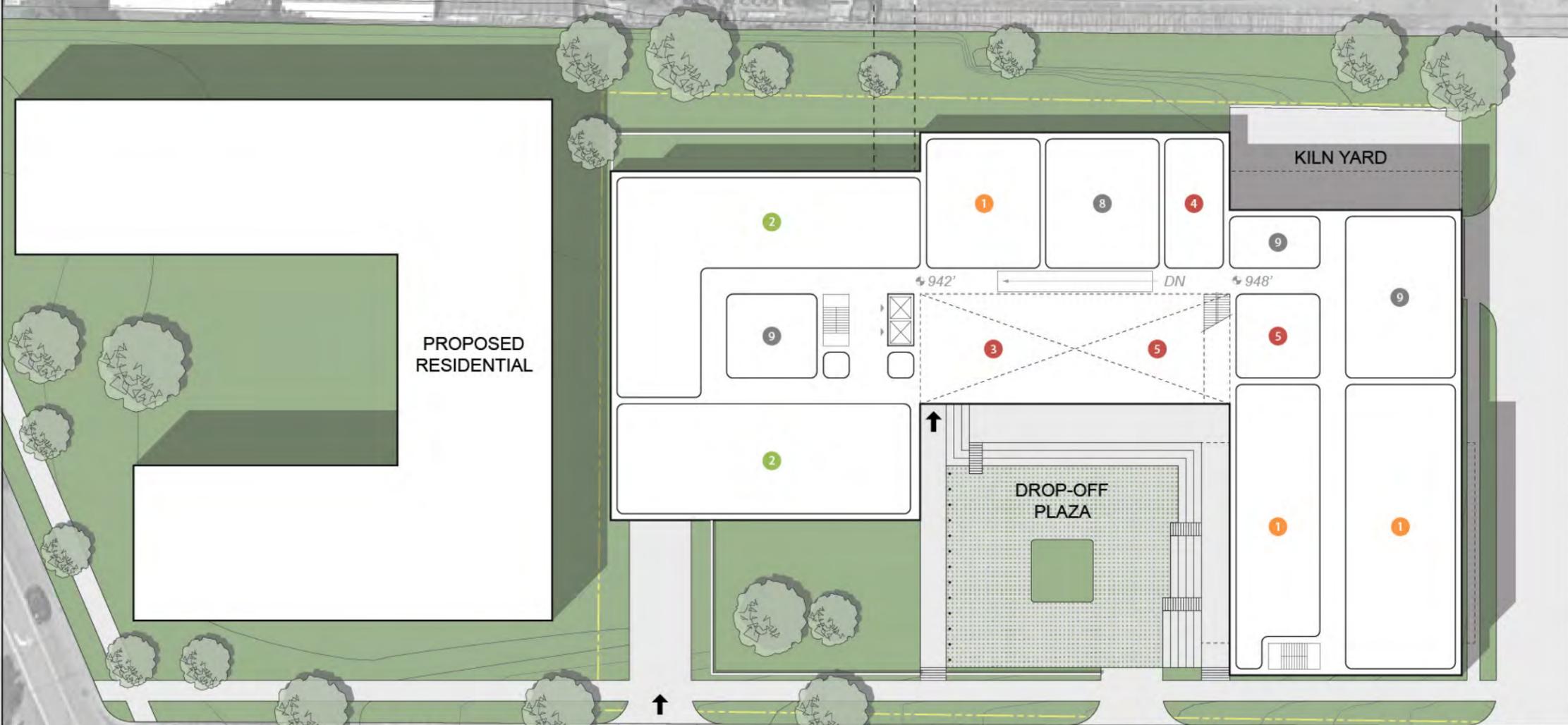
- 7 Wellness Studios

ADMINISTRATION

- 8 Operations
 - Director Offices
 - Staff Offices

BUILDING SUPPORT

- 9 Services
 - Building Storage
 - Mechanical / Electrical
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 - Restrooms



1 Level 1 Plan
Grandview Site Fit | Edina, MN

0 25 50 100 150'

ART CENTER

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ACTIVE ADULT

- 2 Center
 - Commons
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COMMUNITY GATHERING

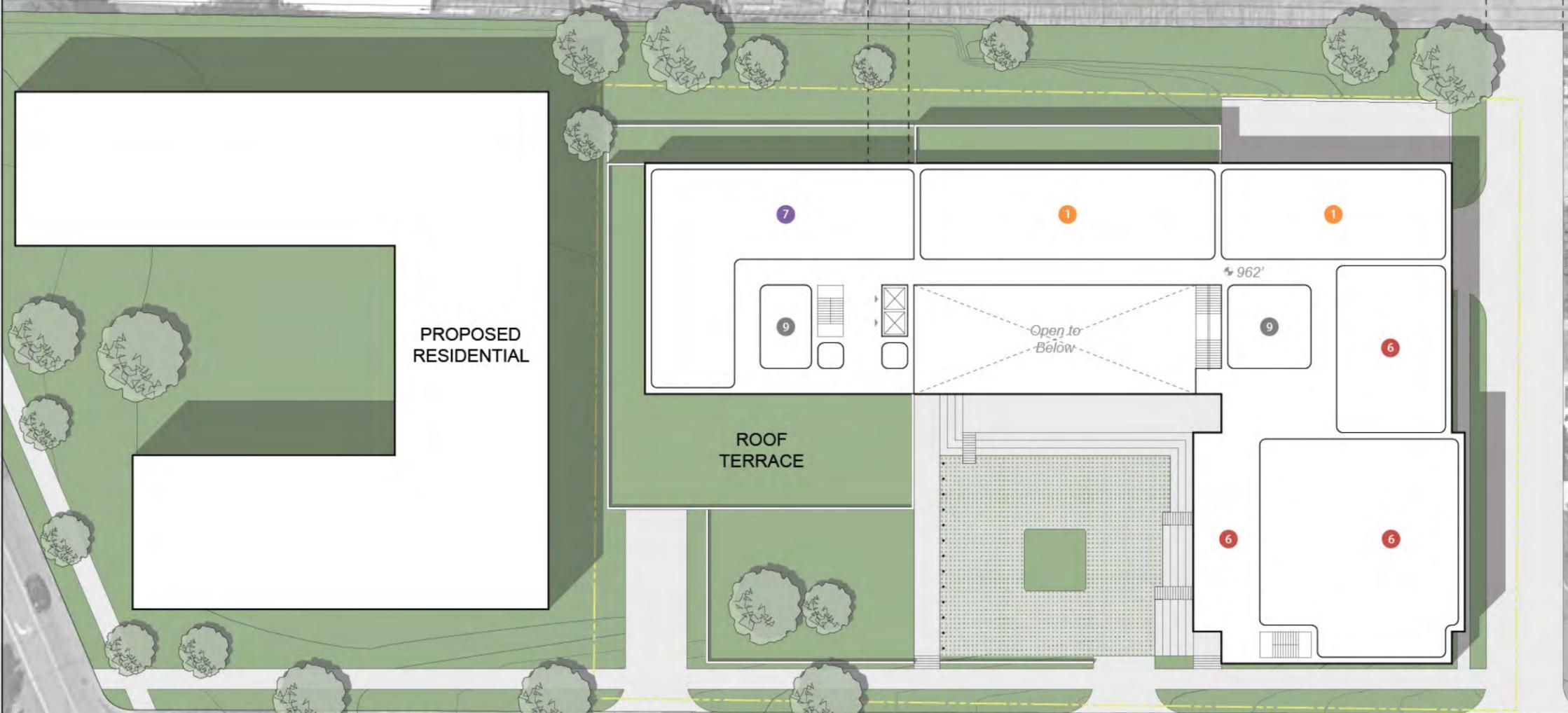
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2 Level 2 Plan
Grandview Site Fit | Edina, MN

0 25 50 100 150'

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WELLNESS

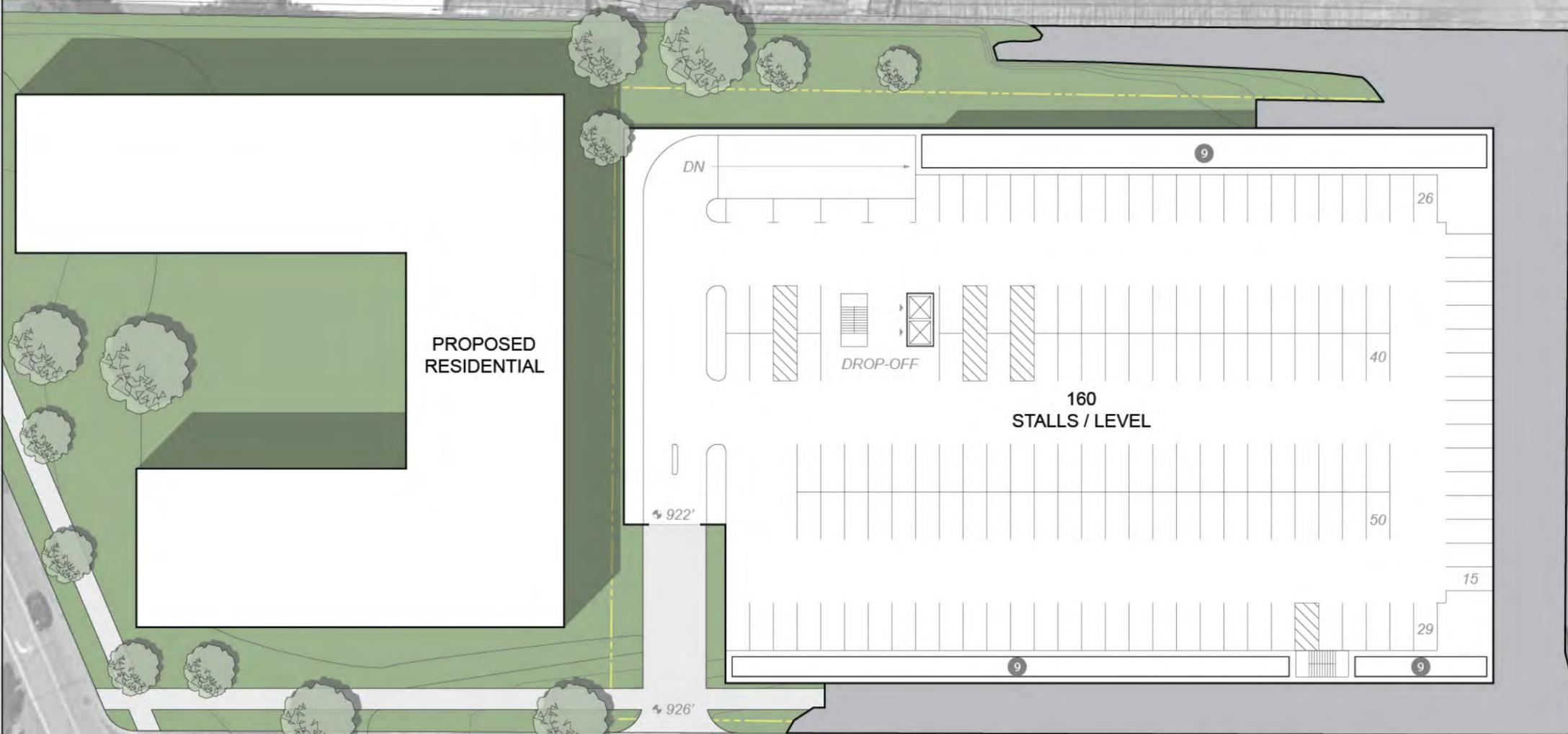
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ADMINISTRATION

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P Parking Plan (2 Levels)
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EAST AERIAL

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EAST PERSPECTIVE

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SOUTHEAST AERIAL

THANK YOU.