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THE

# CITY of PELLA

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## STAFF MEMO TO COUNCIL

ITEM NO: J-1  
 SUBJECT: Discuss Performing Arts Center and Community Center Options  
 DATE: January 18, 2022

### BACKGROUND:

The purpose of this work session is to review options for building a new performing arts center versus upgrading the current Community Center. It is important to note, this analysis was previously requested by the City Council as part of our evaluation of the Pella Community Center. Listed below is background information on the current facility as well as options for a new performing arts center.

### Community Center Background Information

The Community Center is currently located at 712 Union Street and was originally constructed in 1915 as a school facility. Listed below is a summary of the major renovations/events which have occurred at the facility over the years:

1936	Additions were made to the north and east sides of the original building
1954	3 <sup>rd</sup> floor was added to the east wing
1978/79	The building was acquired by the City of Pella to be used as a Community Center
1980	An elevator was added to the southeast corner of the facility
1988	The auditorium and art gallery underwent renovations
2020	The facility was listed on the National Register of Historic Places

### Engineering Assessments

Since 2019, three engineering assessments have been conducted on the current Community Center, as summarized below. Please note, the estimated costs for each of the options have been adjusted to reflect current construction costs.

#### July 2019: Short Elliott Hendrickson, Inc. (SEH) - \$11.9 million

This was a high-level assessment performed by SEH as a part of the City's long-term facilities plan. The proposed renovation involved complete replacement of the mechanical, electrical, plumbing, and HVAC systems. Furthermore, most of the interior finishes of the facility were proposed to be replaced. The plan also involved accessibility enhancements along with additional restrooms. This plan could be viewed as a complete demolition and replacement of most of the non-structural components of the facility.

#### December 2020: Short Elliott Hendrickson, Inc. - \$5.2 million

This assessment was a more detailed assessment of life safety items which would need to be replaced over the next 20 years. The assessment was also based on the assumption of maintaining current service levels in the facility. In summary, this assessment could be viewed as a plan to address the major items which would likely need to be replaced in the next 20 years. In comparison, the 2019 assessment performed by SEH was a complete removal and replacement of all interior finishing in the building. As previously state, this option is estimated to cost \$11.9 million.

## **Engineering Assessments (continued)**

### September 2019: Schemmer - \$17.7 million

This engineering assessment was provided by the Friends of the Community Center. Similar to the 2019 assessment by SEH, it was intended to be a high-level assessment which involved replacement of most of the non-structural items in the current facility. The plan involved significant accessibility enhancements along with a new 9,400 sq. ft. wing addition, which was intended to increase service levels for the facility.

For this option, it is staff's understanding that the Friends of the Community Center would like to propose a partnership with the City of Pella for renovating and upgrading the facility. The estimated cost of this renovation/enhancement is approximately \$17.7 million which includes engineering/design fees. However, it is important to note this estimate does not include any furniture or fixtures. Furthermore, it is staff's understanding that the Friends of the Community Center believe they can raise approximately \$4.0 million to support this proposed enhancement, leaving the City of Pella with an estimated financial allocation of \$13.7 million for the project.

### **New Performing Arts Center**

SEH recently completed their analysis on a new performing arts center. In preparing this option, SEH conducted focus group meetings with elected officials and members of the Community Services Department. In addition, since a potential site for a new performing arts center was the former Second Christian Reformed Church, SEH interviewed the Police Chief, Fire Chief, and Ambulance Director.

In considering options for a new performing arts center, it is important to consider this is an initial draft and is meant to be a high-level overview. Furthermore, due to the size of the facility, it can easily accommodate use changes by the Pella City Council. Finally, the size of the facility is directly related to the on-site parking options Council would like to have. For discussion purposes, two options are presented: one with minimal on-site parking (16 spaces), and one with 70 on-site parking spaces.

#### *Proposed Uses of the Performing Arts Center*

The focus group generally indicated a strong desire for expansion of theater and art center operations within the community. As a result, the proposed performing arts center contains options for a 500- and 1,000-seat auditorium. Additionally, it contains space for the City's Art Center programs. Finally, the proposed facility includes space for a new council chambers, which would allow the Police Department to use 100% of their facility for Police Department uses.

#### *Public Safety Input*

The proposed site of the former Second Christian Reformed Church was generally supported by the focus group; however, the Fire Department and Pella Community Ambulance stated a desire to have a future public safety complex located in the downtown. As Council may be aware, the current long-term facilities plan proposes a combined Fire/EMS station at the former Second Christian Reformed Church property. At the time the facility plan was drafted, City Administration thought the need for a new Fire/EMS station would occur around the year 2029. The Pella Police Department stated they were indifferent to proposed locations for a future public safety complex.

Please keep in mind that the proposed site for the performing arts center is intended to facilitate discussion at this point. In addition, before this site is identified for a new performing arts center, staff recommends further discussions with the public safety agencies concerning the timeline and potential locations for a new Fire/EMS building.

#### *Estimated Cost*

The estimated cost of a 43,200 sq. ft. performing arts center with a 500-seat auditorium is \$18.6 million. Likewise, a 52,300 sq. ft. performing arts center with a 1,000-seat auditorium is \$22.8 million.

## Upgrading the current Community Center versus building a new Performing Arts Center

Listed below is a chart which compares the various options for renovating the current Community Center versus building a new performing arts center.

	Renovate Community Center		Build Performing Arts Center	
	SEH Assessment	Friends of the Comm. Center	Option A	Option B
Facility Size	39,480 sq. ft.	48,480 sq. ft.	52,345 sq. ft.	43,225 sq. ft.
Auditorium Capacity	339 seats	339 seats	1,000 seats	500 seats
Art Center Space	4,620 sq. ft.	3,285 sq. ft.	5,660 sq. ft.	5,660 sq. ft.
Gym Space	7,360 sq. ft.	7,360 sq. ft.	None	None
Council Chambers	None	None	1,450 sq. ft.	1,450 sq. ft.
Room Rental Space	5,371 sq. ft.	6,528 sq. ft.	None	None
Parking On-site	54 spaces (including library)	54 spaces (including library)	16 spaces	70 spaces
Parking Public Right-of-way	30 spaces	30 spaces	50 to 70 potential spaces	50 to 70 potential spaces
Estimated Cost	\$11,900,000	\$17,700,000*	\$22,800,000	\$18,600,000

*\* The Friends of the Pella Community Center have previously stated they would be willing to fundraise up to \$4.0 million to support this option.*

## Improvements Needed at the Pella Community Center to Extend Operations

In considering the long-term facilities plan, it is also important to note that the City Council is considering a new indoor recreation center for the community; therefore, if the Community Center project needs to be phased or scheduled for future years, SEH also estimated the improvements needed at the Community Center over the next five years to meet existing service level needs. The estimated cost of these improvements total \$753,000, as itemized below:

Elevator Modernization	\$ 140,000
Interior Ceiling Finishes	138,000
Restroom Improvements	120,000
Other/Contingency	205,000
Engineering/Permitting	<u>150,000</u>
<b>Total</b>	<b><u>\$ 753,000</u></b>

**Summary**

As Council is aware, we are still in the conceptual phases of formulating our long-term facilities plan; therefore, this Policy and Planning session is intended to be informational in nature and address questions Council may have related to the current Community Center and the new proposed performing arts center.

Finally, staff would like to mention that there will be future planning sessions related to the City's long-term facilities plan which will involve fiscal impacts of the project, size and scale options for the facilities, and prioritization of the improvements. Tentatively, staff has established March 31, 2022 as the deadline date for finalizing the City's long-term facilities plan.

ATTACHMENTS: Schemmer Assessment, Performing Arts Center Analysis

REPORT PREPARED BY: City Administration

REVIEWED BY: City Administrator, Community Services Director, City Clerk

RECOMMENDATION: Seeking Council direction



## Schematic Design

# Pella Community Center Addition & Rehabilitation

712 Union Street  
Pella, Iowa 50219

September 6th, 2019

# SCHEMMER

*Design with Purpose. Build with Confidence.*

Schematic Design  
**Pella Community Center Addition & Rehabilitation**  
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## I. BUILDING/PROPERTY SYSTEMS

### A. General Overview

1. The Schemmer Associates were hired by the Friends of Pella Community Center to create this report that includes schematic design floor plans and building system narratives. This schematic design report is intended to serve as a tool for the (FOPCC) to use for future fundraising efforts in an effort to preserve and enhance the historic Pella High School for future generations.
2. The schematic design goals of the FOPCC are as follows: improved ADA accessibility to the building (elevators & stairs), improved restrooms, retain historical character, more usable spaces, better programming adjacencies, new MEP systems, fire suppression, and improved image within the community.
3. The design enclosed in this report proposes to add an addition to the west of the existing building. The new addition will house new elevator, stairs, restrooms, as well as additional activity and meeting rooms. The existing building to be rehabilitated and re-used and support existing community center functions.

### B. Applicable Codes and Authorities Having Jurisdiction (AHJ)

1. City of Pella
  1. 2014 NEC, 2015 IBC, 2015 IEBC, 2015 IFC, 2015 IPC, 2015 IMC.
  2. Zoning: INS (no design/architectural review requirements)
    - 1) Setbacks: Front 35', Street Side Ward: 25', Interior Side Yard: 8', Rear: 25'
  3. See Appendix for zoning map.
2. Code Review
  1. Construction Type: IIIB - Fire Resistance Rating Requirements
    - 1) Primary Structural Framing: 0
    - 2) Bearing Walls: Exterior – 2. Interior – 1
    - 3) Non-Bearing Partitions: 0
    - 4) Floor Construction: 0
    - 5) Roof Construction: 0

2. Area / Occupancy

- 1) Existing Building is 3 stories above grade and 1 story below. 42,500 sf (including auditorium).
- 2) New addition is 3 stories above grade and 1 story below. New additions will be 9,440 sf.
- 3) Total building area to be 51,940.
- 4) Assume a fully sprinkled building with an A-1 occupancy as the most hazardous occupancy throughout the building the IBC 2015 allows 25,500 sf per floor and 3 stories above grade plane.

C. New Addition

1. Substructure

1. Foundations: Reinforced concrete footings.
  - 1) Exterior Footings:
    - a) Formed reinforced concrete walls with concrete footings extending below basement slab on grade (pending geotechnical report).
    - b) Perimeter insulation & waterproofing below grade.
  2. Slab on Grade: 4" concrete slab with W.W.F. 6x6 W2.9xW2.9 on 15 mil vapor barrier over 4" granular fill. Below slabs - replace 2' of existing soils with low plasticity clay/soil to avoid shrinking/swelling under slab. Soil replacement requirements may change based on final geotechnical recommendations.

2. **SHELL:** Type III-B Construction

1. Superstructure
  - 1) Second & 3<sup>rd</sup> floor framing:
    - a) Concrete filled metal deck supported by steel beams and interior steel columns. Exterior support is load bearing masonry walls.
  - 2) Roof framing:
    - a) Metal decking supported by steel joists. Rigid insulation over metal deck and provide fully adhered membrane over insulation.
2. Exterior Closure
  - 1) Exterior Walls, Typical:



- a) Brick masonry veneer, air space, 2-3" rigid insulation, fluid applied air barrier, 2hr load bearing cmu walls, 2 ½" metal studs, 5/8" gwb.
    - b) Curtainwall: EFCO 5600 w/ low E 1" insulated glazing.
  - 2) Exterior Doors:
    - a) Entry: thermally-broken aluminum framing with low E, 1" insulated clear glazing; aluminum doors with full height insulated clear glazing.
      - i. Automatic operators at new entry.
- 3. Interiors
  - 1. Interior Construction
    - 1) Corridor Walls:
      - a) 6" metal studs with 5-1/2" thick fiberglass acoustical sound batts and 5/8" gypsum wall board each side.
    - 2) Partitions:
      - a) 3 5/8" metal studs with 3-1/2" thick fiberglass acoustical sound batts and 5/8" gypsum board each side.
      - b) 1-hour rated UL Design No. U305 at hazardous spaces such as storage, laundry and soiled utility rooms.
      - c) Provide cementitious backing board at wet areas.
    - 3) Interior Doors:
      - a) Aluminum storefront with sidelights at offices and activity rooms.
      - b) Hollow metal doors and frames for restrooms, storage, and MEP rooms.
    - 4) Specialties:
      - a) Solid surfacing countertops at restrooms & kitchenette.
  - 2. Interior Finishes
    - 1) Wall Finishes:
      - a) Painted orange peel texture in activity/class rooms, typical.
      - b) Corridors & restrooms: Select locations to have porcelain tile with schluter edge trim.

## 2) Floor Finishes:

- a) Ceramic tile in public restrooms with bonded waterproof membrane set in thin-set mortar bed.
- b) Ceramic tile with inset carpet mat at entry vestibule.
- c) Corridors: Carpet tile, Porcelain tile
- d) Classroom/Activity rooms: Carpet tile, Luxury vinyl tile

## 3) Ceiling Finishes:

- a) 2' x 2' suspended acoustical tile with gypsum wall board soffits, typical in public areas.

## 4. Mechanical

## 1. Heating, Ventilation and Air Conditioning:

## 1) Demolition:

- a) All existing window air conditioning units.
- b) All existing diffusers, grilles, and registers.
- c) All existing supply/return ductwork.
- d) All existing mechanical rooftop units and associated appurtenance.
- e) Existing steam boilers.
- f) Existing ventilation fan arrays.

## 2) Hydronic Heating and Cooling:

- a) Two new gas fired condensing boilers will be provided for hydronic heating and reheat. These boilers will be installed in the Boiler Room with the pump(s) required.
- b) Two water cooled chillers will be installed in parallel to provide cooling water throughout, with a cooling tower installed on the roof structure. The chiller will also be installed in the Boiler Room with the required pumps.

## 3) Ventilation:

- a) The primary treated air and ventilation will be provided by two air handling units with hydronic heating and cooling coils.
  - i. AHU-1 will treat the Gymnasium and Bleachers space.

- ii. AHU-2 will provide heating and cooling throughout the rest of the building. The areas being served by AHU-2 will be divided into separate zones with the help of variable air volume units with hot water reheat coils.
  - b) Exhaust fans will be installed where required by ASHRAE 62.1 and applicable mechanical codes.
  - c) The commercial kitchen exhaust will be designed to accommodate the new kitchen design with Type 1 and 2 exhaust hoods where required by applicable mechanical code.
- 2. Plumbing
  - 1) Demolition:
    - a) All existing Restrooms.
    - b) All existing sanitary, sanitary vent and domestic water piping
    - c) Domestic water heater to be salvaged, if possible.
  - 2) New Fixtures:
    - a) New wall-hung toilets and urinals with either manual or automatic flush valves as requested by owner.
    - b) New floor drains.
    - c) New lavatories and sinks as required by the design with low-flow fixtures.
    - d) New mop sinks in Janitors closets as required.
  - 3) Kitchen Redesign:
    - a) Grease interceptor to be installed in new commercial kitchen as required by code.
- 3. Fire Protection
  - 1) All existing fire sprinkler system throughout building to be removed, and a new whole building sprinkler system shall be installed throughout.
- 5. Electrical
  - 1. Electrical Service & Power
    - 1) Existing 800A electrical service size has capacity to handle addition.

- 2) Existing electrical service equipment shows rust and corrosion, and shall be replaced, in adherence to NEC and AHJ. Any downstream power panels and panelboards shall be consolidated as much as possible, within scope of work. Downstream power panels and panelboards that are of acceptable condition and age may remain in areas out of scope, or where consolidation is not necessary.
  - 3) Power distribution to include wiring and connections for HVAC and miscellaneous equipment as well as disconnects and starting accessories. The type of branch wiring allowed to be confirmed with the AHJ.
  - 4) Provide power receptacles where required.
2. Lighting
- 1) Luminaires within scope of work shall be replaced in their entirety using LED exclusively. This includes, but is not limited to all interior luminaires, and exterior wall packs & building-mounted lights. This does NOT include any pole-mounted site lighting.
  - 2) Any existing historic or vintage luminaires that owner wishes to remain, may be retrofitted with new internals to allow for LED to be utilized. Feasibility of this will be on a case-by-case basis, as some existing luminaires will not be able to be salvaged because of condition, or other circumstances.
  - 3) Bollard luminaires shall be added to new and existing exterior walkways to provide adequate lighting for foot traffic.
  - 4) Lighting occupancy sensors to control lighting in individual rooms. Lighting energy usage shall be in accordance with the International Energy Conservation Code (IECC).
3. Data, Communication, and Special Electrical Systems
- 1) The scope of work required by the general contract for Data, Communications, and Special Systems shall include conduit rough-ins and power for the systems ONLY. The equipment and cabling provided by vendors directly to the Owner. The systems and their rough-in requirements shall be determined during design.
4. Fire Alarm
- 1) Existing fire alarm devices may remain if of acceptable condition and age, or they shall be replaced. Existing fire alarm system to be extended into the new addition and continue existing functionality. Devices include detection and A/V devices along the path of egress, A/V devices in common use spaces, detection in normally unoccupied spaces, and detection for mechanical equipment, fire protection monitoring, and elevator recall as required. Systems shall match

existing. The FA function shall include automatic and manual activation and automatic annunciation.

D. Equipment and Furnishings

1. Kitchen and equipment expansion design by others.

E. Building Site Work

1. Site Improvements

- a. Pavement for new sidewalks.
- b. Existing storm sewer will be modified as necessary for new building addition. New storm sewer conveyances will be added and tie into the existing storm system.
- c. Concrete sidewalk and guardrail repairs at south entry.

2. Site Electrical

- a. Site lighting extended to cover new entries.

3. Landscaping

- a. New landscaping at front new addition entrance/sidewalk.
- b. Existing south entry landscape to remain.

4. Signage

- a. Building signage: emergency egress, ADA, and wayfinding.

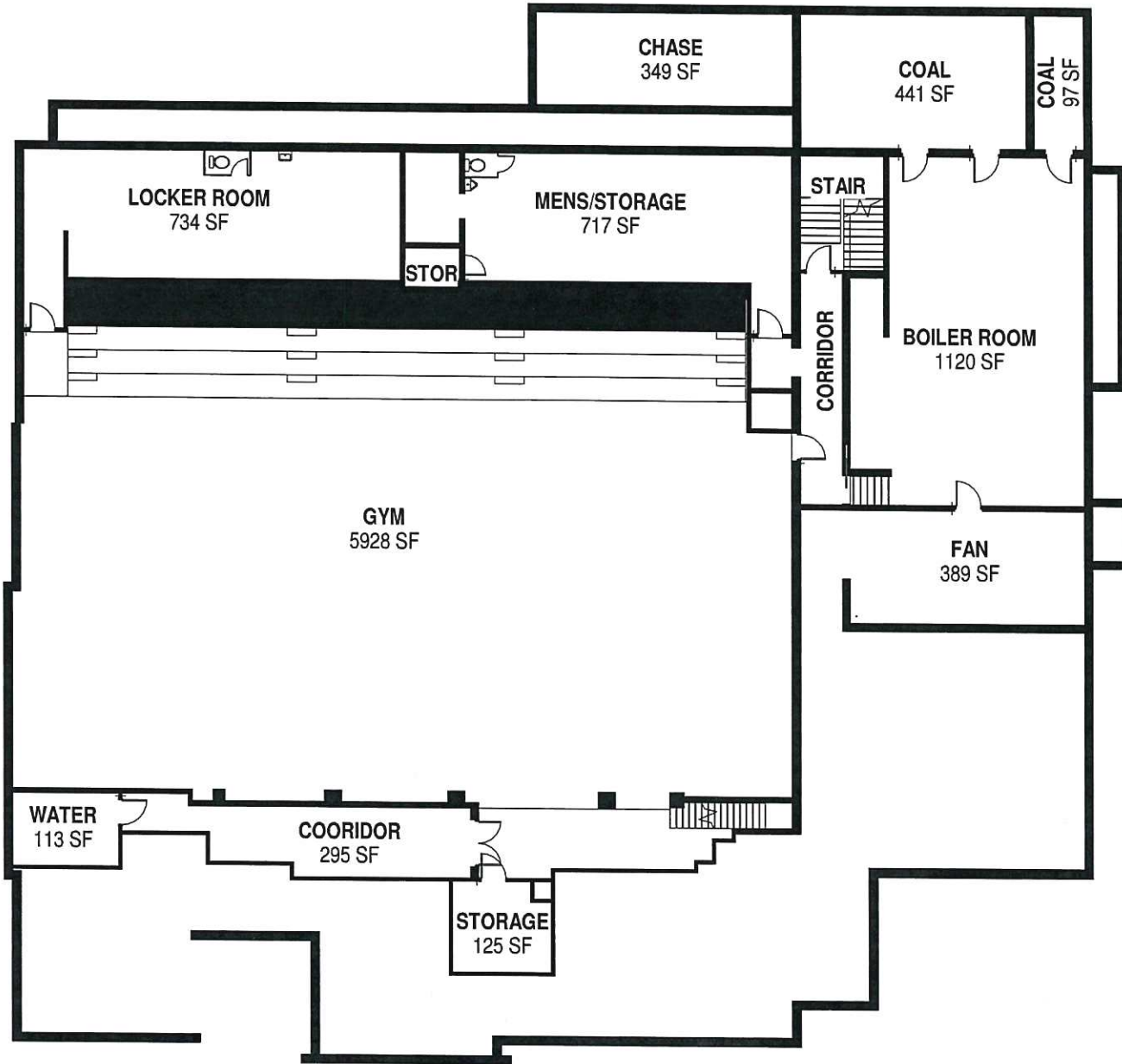
## II. APPENDIX

### A. Schematic Design Drawings

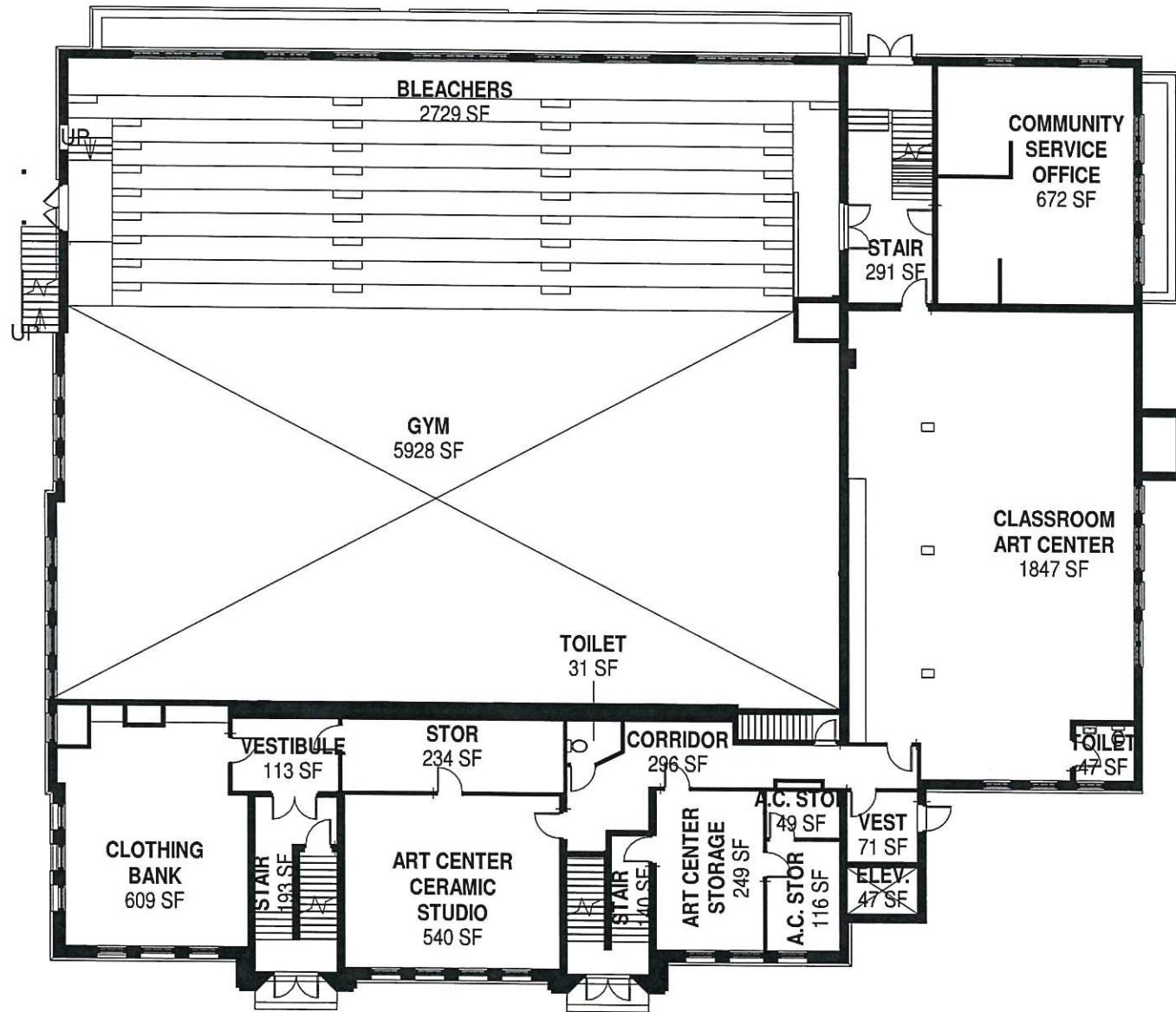
- i. Existing Floor Plans – Lower level thru Level 3
- ii. Proposed Floor Plans – Lower Level thru Level 3
- iii. Exterior Renderings

### B. Construction SF Estimate

### C. Pella Zoning Map

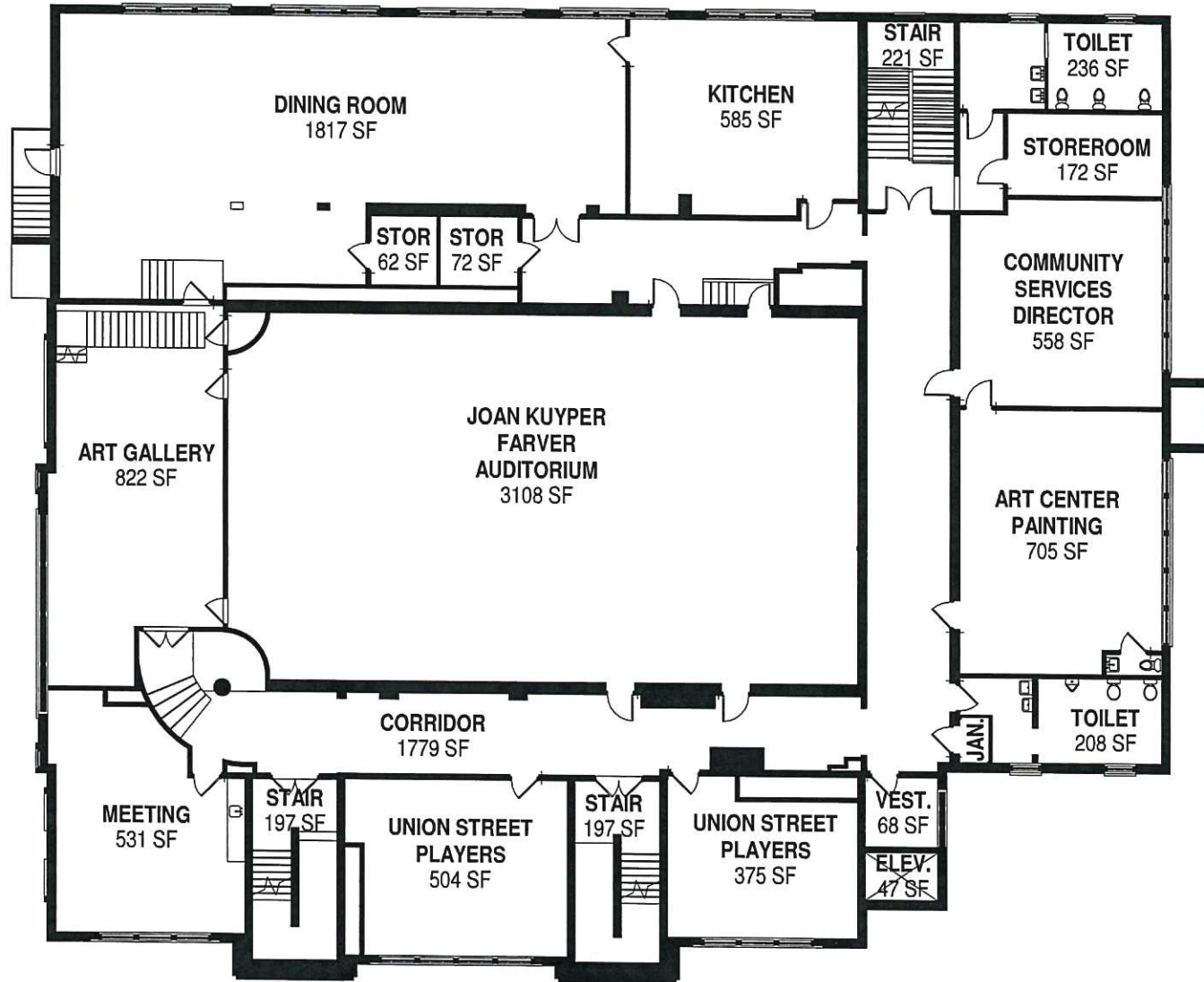


09/09/19  
PELLA COMMUNITY CENTER  
EXISTING - BASEMENT (GYM LEVEL) FLOOR PLAN  
07630.001

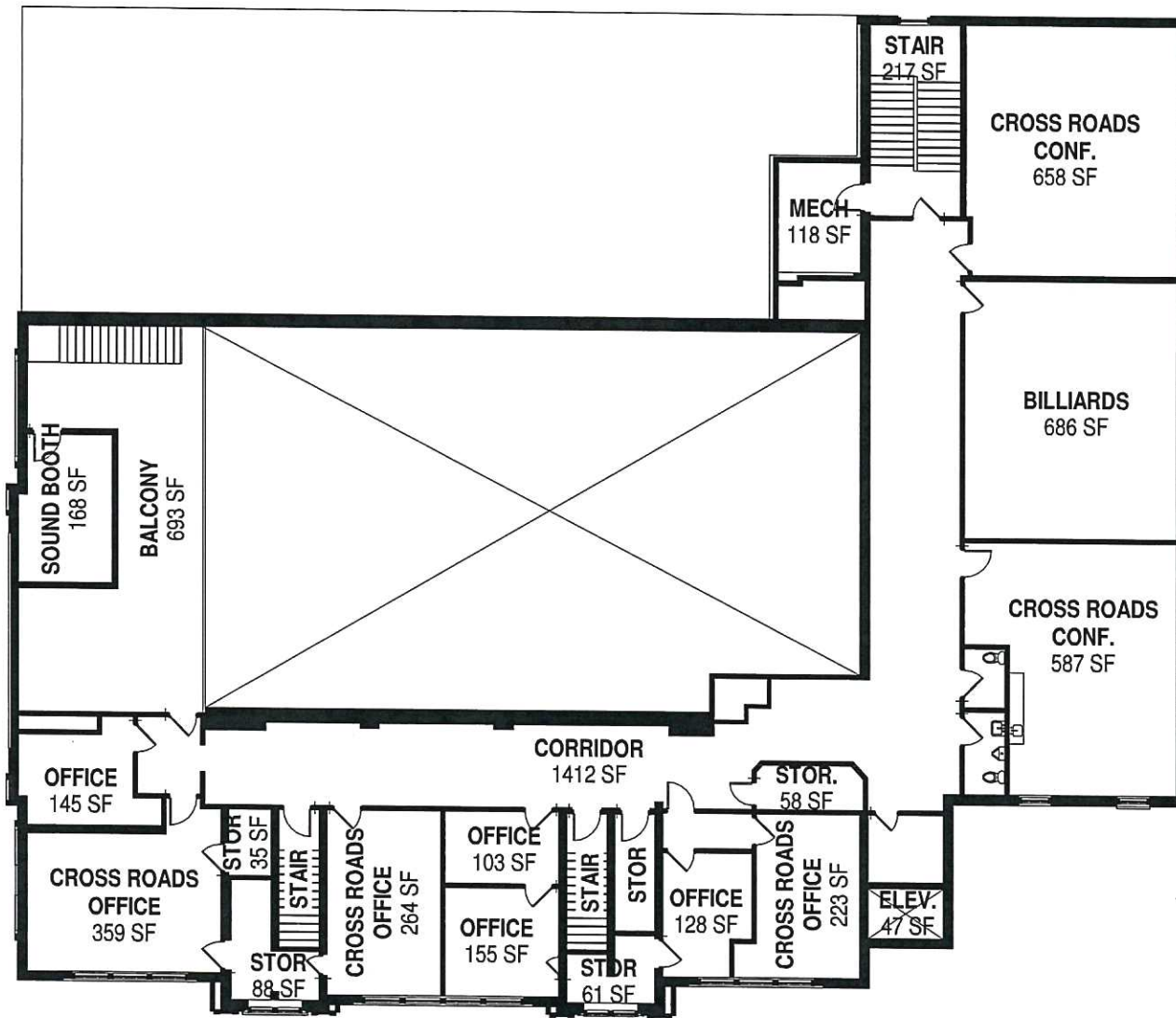


09/09/19  
PELLA COMMUNITY CENTER  
EXISTING - FIRST (ENTRY LEVEL) FLOOR PLAN  
07630.001

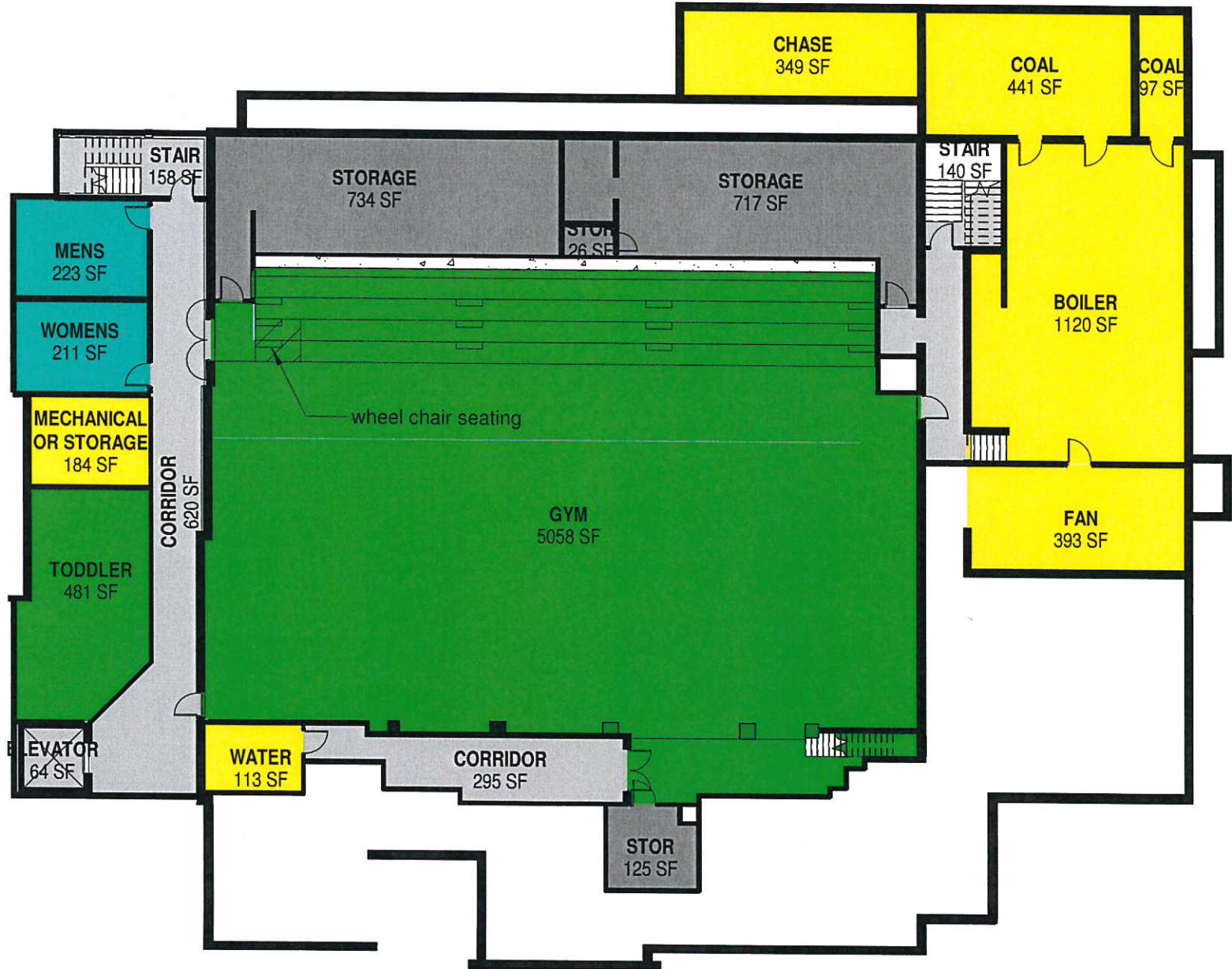




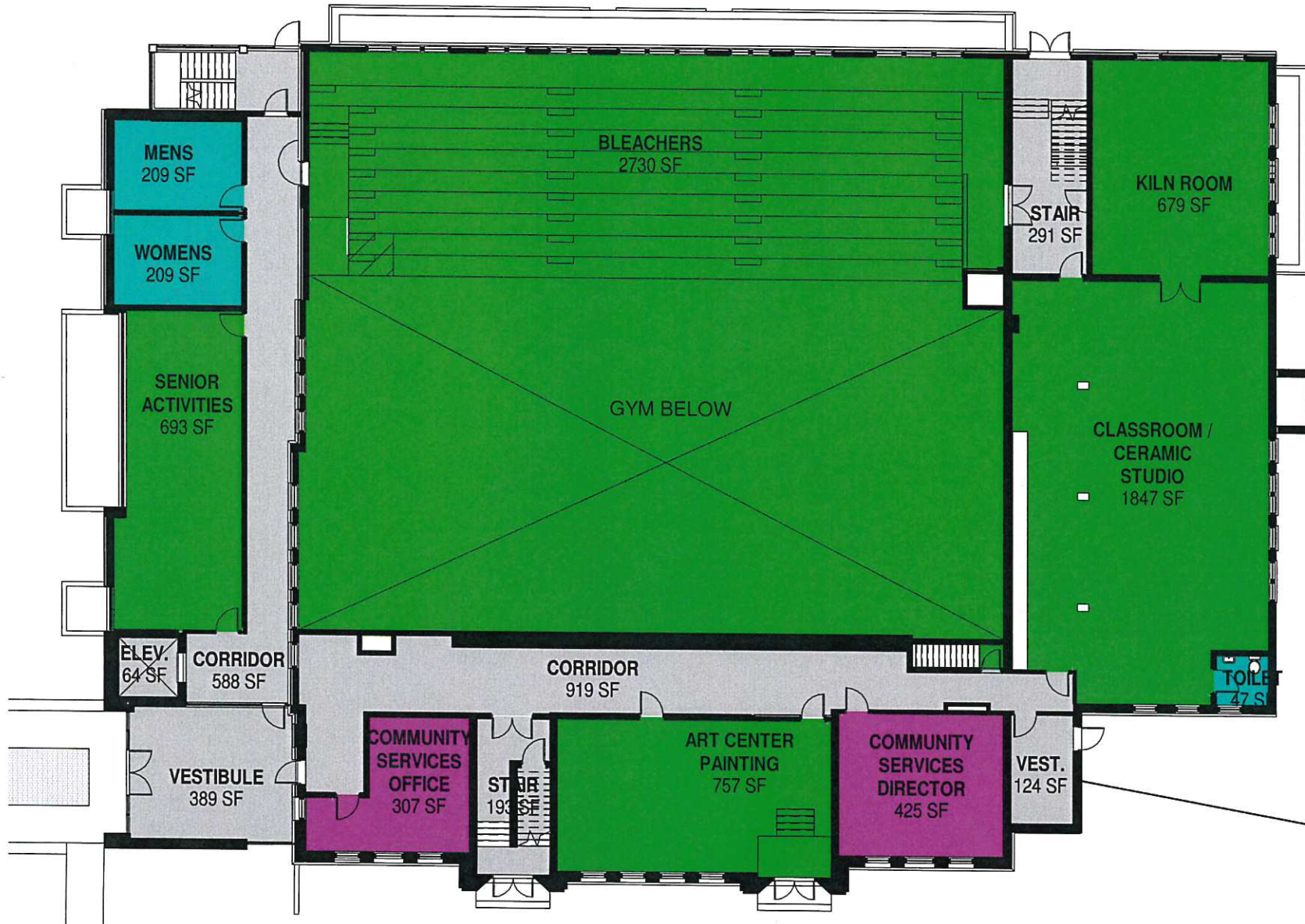
09/09/19  
PELLA COMMUNITY CENTER  
EXISTING - SECOND FLOOR PLAN  
07630.001



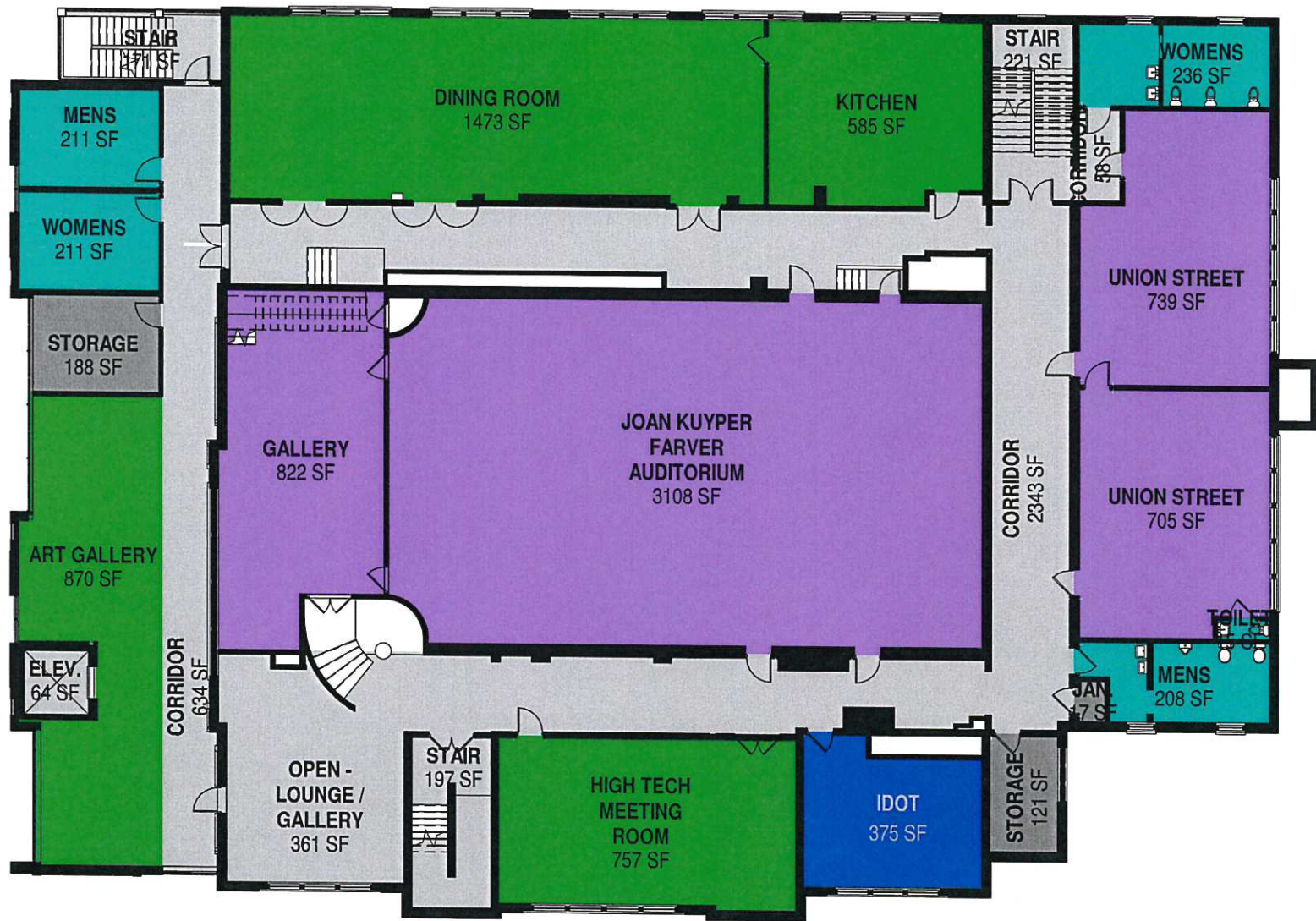
09/09/19  
PELLA COMMUNITY CENTER  
EXISTING - THIRD FLOOR PLAN  
07630.001



08/12/19  
PELLA COMMUNITY CENTER  
CONCEPT 4 - BASEMENT (GYM LEVEL) FLOOR PLAN  
07630.001



08/12/19  
PELLA COMMUNITY CENTER  
CONCEPT 4 - FIRST (ENTRY LEVEL) FLOOR PLAN  
07630.001



08/12/19  
PELLA COMMUNITY CENTER  
CONCEPT 4 - SECOND FLOOR PLAN  
07630.001





09/09/19  
PELLA COMMUNITY CENTER  
EXTERIOR RENDERING  
07630.001

**B. Construction SF Estimate**

**Pella Community Center - SD Cost Estimate**

**New Addition**

	total SF		
	9440		
new construction	9440	\$ 450.00	\$ 4,248,000.00
<b>Subtotal</b>			<b>\$ 4,248,000.00</b>

**Existing Building**

	total SF		
	42500		
<b>interior remodel</b>			
minor remodel		\$ 25.00	\$ -
intermediate remodel	10946	\$ 100.00	\$ 1,094,600.00
extensive remodel	31554	\$ 250.00	\$ 7,888,500.00
exterior enhancement			\$ 100,000.00
<b>Subtotal</b>			<b>\$ 9,083,100.00</b>
<b>Schematic Design Contingency</b>		10%	\$ 908,310.00
<b>Total</b>			<b>\$ 14,239,410.00</b>



### C. Pella Zoning Map

- About Content Legend
- Legend**
  - Pella City Limits
  - Two Mile ETJ
- Marion CO Parcels**
- Mahaska CO Parcels**
- Zoning Districts**
  - Planned Unit Development
  - A1 - Agricultural
  - RR - Rural Residential
  - R1 - Low Density SF Residential
  - R1A - Moderate Density SF Residential
  - R1B - Medium Density SF Residential
  - R1C - Neotraditional SF Residential
  - R2 - Two Family Residential
  - R3 - Multiple Family Residential
  - R4 - Mobile Home Park
  - CBD - Commercial Central Business
  - CUC - Commercial Mixed Use Urban
  - CC - Community Commercial
  - INS - Institutional
  - M1 - Limited/Light Industrial
  - M2 - Heavy Industrial





# Community and Performing Arts Center Concept Design Study

City of Pella, Iowa

January 14, 2022

SEH Project No. PELLA 163479



Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists

# EXECUTIVE SUMMARY

## INTRODUCTION

The City of Pella retained Short Elliott Hendrickson Inc. (SEH) to develop a Space Needs Assessment and Concept Design Study related to a proposed new Community and Performing Arts Center.

The city is exploring the possibility of developing a new facility that would provide space for community arts programming, a performing arts auditorium, city council chambers and related support spaces. This study focused on developing a preliminary understanding of the goals and needs of the Arts Center and development of concept design diagrams to confirm the feasibility of the two sites identified.

The Space Needs Assessments attached in Appendix A provides a detailed understanding of the individual spaces and functions that are planned for this facility. The needs were developed through a series of meetings with various focus groups, city staff, the mayor, and members of the city council.

## SCOPE OF WORK

The scope of work conducted by SEH in support of the study included the following major tasks:

1. **Conduct interviews with focus groups.** Conducted interviews with the mayor, members of the city council, and city staff. Interviews were conducted to gather input and develop an understanding of the project goals.
2. **Develop space needs assessment.** Based on feedback provided from the focus group interviews a preliminary space needs assessment and spreadsheet were developed to confirm to total size of the building required. Space needs spreadsheets are attached to the report in Appendix A for reference.
3. **Develop concept building and site options.** Conceptual building and site design options to include building and major site features.
4. **Develop preliminary cost estimate.** Preliminary estimates of probable cost for each concept building and site option as well as for basic upgrades to the existing community center building.

# CONCEPT DESIGN OPTIONS

## Concept Design Option-A

Concept Design Option-A focused on developing a new Community and Performing Arts Facility on the former site of the Second Christian Reform Church site. The site which is approximately 1.5 acres in size sits directly east of the existing Pella Police and Fire department facilities. This site offers space for an approximately 37,000 square foot building footprint as well as green space, a public entry plaza, service entry and an additional 16 parking stalls along the west edge. It would be recommended that the existing alley located west of the proposed Arts Center be closed to general traffic and be limited to emergency response personnel only.

Based on the preliminary space needs assessment approximate 52,000 square feet of building area would be required to accommodate the identified functions which include community art classrooms and program space, a city council chamber, performing arts auditorium with an approximate seating capacity of 1,000 people, backstage support spaces and administrative offices.



\*An alternate layout option for this proposed site would allow for approximately 70 parking stalls on the site with the reduction of the auditorium seating to a capacity to approximately 500 to 600 people.

**Option-A Preliminary Cost Estimate**

A preliminary estimate of probable costs has been prepared for Concept Design Option-A. The estimate has been separated into various line items for consideration. The project cost estimate is summarized in the table below.

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
General Building Areas	30,500	SF	\$300	\$9,150,000
Auditorium Construction	21,500	SF	\$425	\$9,137,000
Site Construction	1	LS	\$600,000	\$500,000
<b>Building and Site Subtotal:</b>				<b>\$18,787,000</b>
Special Inspections and Testing				\$190,000
Fixtures, Furnishings & Equipment				\$940,000
Project Contingency (10%)				\$1,880,000
Approximate Design Fees				\$1,000,000
<b>TOTAL PROJECT ESTIMATE:</b>				<b>\$22,798,000</b>

- Estimates are based on SEH's historical data from similar projects, 2021 RS Means, and current industry market trends.
- The following are not included in this estimate:
  - Inflation costs beyond 2023 (estimated at approximately 5% per year).
  - Land acquisition
  - Site clearing or removal of existing structures
- The preliminary Estimate of Probable Cost prepared by the Architect represent the Architect's judgement as a design professional. It is recognized that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid process, or competitive bidding market conditions. Accordingly, the Architect cannot and does not warrant or represent that bid process will not vary from the Owner's budget for the Cost of the Work or from any Estimates of Probable Cost prepared or agreed to by the Architect.

**Concept Design Option-B**

Concept Design Option-B looks at developing the Community and Performing Arts Facility on the same site as the previous option with the addition of a surface parking lot. This site offers space for an approximately 28,000 square foot building footprint as well as green space, a public entry plaza, service entry and parking for 70 vehicles. It would be recommended that the existing alley located west of the proposed Arts Center be closed to general traffic and be limited to emergency response personnel only.

Based on the preliminary space needs assessment approximately 43,000 square feet of building area would be required to accommodate the identified functions which include community art classrooms and program space, a city council chamber, performing arts auditorium with an approximate seating capacity of 500 people, backstage support spaces and administrative offices



**Option-B Preliminary Cost Estimate**

A preliminary estimate of probable costs has been prepared for Concept Design Option-B. The estimate has been separated into various line items for consideration. The project cost estimate is summarized in the table below.

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
General Building Areas	30,500	SF	\$300	\$9,150,000
Auditorium Construction	13,000	SF	\$425	\$5,525,000
Site Construction	1	LS	\$600,000	\$500,000
<b>Building and Site Subtotal:</b>				<b>\$15,175,000</b>
Special Inspections and Testing				\$150,000
Fixtures, Furnishings & Equipment				\$750,000
Project Contingency (10%)				\$1,500,000
Approximate Design Fees				\$1,000,000
<b>TOTAL PROJECT ESTIMATE:</b>				<b>\$18,575,000</b>

- Estimates are based on SEH's historical data from similar projects, 2021 RS Means, and current industry market trends.
- The following are not included in this estimate:
  - Inflation costs beyond 2023 (estimated at approximately 5% per year).
  - Land acquisition
  - Site clearing or removal of existing structures
- The preliminary Estimate of Probable Cost prepared by the Architect represent the Architect's judgement as a design professional. It is recognized that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid process, or competitive bidding market conditions. Accordingly, the Architect cannot and does not warrant or represent that bid process will not vary from the Owner's budget for the Cost of the Work or from any Estimates of Probable Cost prepared or agreed to by the Architect.

# EXISTING COMMUNITY CENTER IMPROVMENTS

Included in the scope of this study is the development of a preliminary cost estimate for improvements to the existing Pella Community to address immediate needs and support its continued use for the future. Below are two options, the first provides minimal improvements to support the continued use of the facility for the next 5-years and the second looks at a larger project that would support the facilities needs for 10 to 20 years.

## 5-year Option

This option is focused on providing minimal improvements to the existing facility to support its continued use as a Community Center for a 5-year period. The improvements include basic building envelope, accessibility and life safety upgrades such as a partial roof replacement, addition of a fully accessible building entry and restrooms, modernization of the elevator and replacement of existing ceilings to address ongoing issues with plaster finishes that have been falling.

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Exterior entry ramp / sidewalk	1	LS	\$50,000	\$50,000
Replace Roofing at East Addition	2,415	SF	\$23	\$55,000
Restroom Renovation	2	EA	\$60,000	\$120,000
Interior Ceiling Finish Replacement <sup>1</sup>	27,500	SF	\$5	\$138,000
Elevator Modernization	1	EA	\$140,000	\$140,000
<b>Building and Site Subtotal:</b>				<b>\$503,000</b>
Project Contingency (20%)				\$100,000
Soft Costs – Design Fees, Permitting, Testing, etc. (30%)				\$150,000
<b>TOTAL PROJECT ESTIMATE:</b>				<b>\$753,000</b>

- Estimates are based on SEH's historical data from similar projects, 2021 RS Means, and current industry market trends.
- The following are not included in this estimate:
  - Inflation costs beyond 2023 (estimated at approximately 5% per year).
  - Fixtures, Furniture and Equipment (FF&E)
  - Hazardous material abatement (asbestos, lead, etc.)
- The preliminary Estimate of Probable Cost prepared by the Architect represent the Architect's judgement as a design professional. It is recognized that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid process, or competitive bidding market conditions. Accordingly, the Architect cannot and does not warrant or represent that bid process will not vary from the Owner's budget for the Cost of the Work or from any Estimates of Probable Cost prepared or agreed to by the Architect.

<sup>1</sup> Excludes gymnasium and theater spaces



PELLA COMMUNITY CENTER CONCEPT DESIGN STUDY

**10 to 20-year Option**

In December of 2020 SEH reviewed the existing Community Center and prepared a study outlining recommended improvements to preserve and maintain the building for its current use for a 10-to-20-year period. The previous study defined the basic upgrades needed to extend the useful life of the facility while providing the necessary life safety and accessibility improvements required to meet the needs of the building occupants. The approach taken assumed the use of the building and general interior and exterior layout will remain as it is currently configured. The estimate provided below has been updated from the previous study to account for anticipated inflation to the year 2023.

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Exterior entry ramp / sidewalk	1	LS	\$50,000	\$50,000
Masonry Repairs	3,500	SF	\$25	\$88,000
Exterior Window Replacement	2,360	SF	\$62	\$146,000
Exterior Door Replacement	8	EA	\$2700	\$22,000
Replace Roofing at East Addition	2,415	SF	\$23	\$55,000
Restroom Renovation	2	EA	\$60,000	\$120,000
Interior Floor Finish Replacement <sup>2</sup>	4,850	SF	\$8	\$39,000
Interior Ceiling Finish Replacement <sup>3</sup>	27,500	SF	\$5	\$138,000
Interior Gymnasium Ceiling Replacement <sup>4</sup>	4,750	SF	\$26	\$124,000
Add Accessible Lift to Gymnasium <sup>5</sup>	1	EA	\$105,000	\$105,000
Elevator Modernization	1	EA	\$140,000	\$140,000
Fire Sprinkler System Addition	40,000	SF	\$6	\$240,000
Plumbing System Upgrades	40,000	SF	\$5	\$200,000
HVAC System Upgrades	40,000	SF	\$40	\$1,600,000
Lighting System Upgrades <sup>6</sup>	35,000	SF	\$10	\$360,000
Electrical Power System Upgrades	40,000	SF	\$11	\$440,000
<b>Building and Site Subtotal:</b>				<b>\$3,867,000</b>
Project Contingency (15%)				\$580,000
Soft Costs – Design Fees, Permitting, Testing, etc. (20%)				\$765,000
<b>TOTAL PROJECT ESTIMATE:</b>				<b>\$5,212,000</b>

- Estimates are based on SEH's historical data from similar projects, 2020 RS Means, and current industry market trends.
- The following are not included in this estimate:
  - Inflation costs beyond 2023 (estimated at approximately 5% per year).
  - Land acquisition
  - Fixtures, Furniture and Equipment (FF&E)
  - Hazardous material abatement (asbestos, lead, etc.)
- The preliminary Estimate of Probable Cost prepared by the Architect represent the Architect's judgement as a design professional. It is recognized that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid process, or competitive bidding market conditions. Accordingly, the Architect cannot and does not warrant or represent that bid process will not vary from the Owner's budget for the Cost of the Work or from any Estimates of Probable Cost prepared or agreed to by the Architect.

<sup>2</sup> Main public corridors and entrances only

<sup>3</sup> Excludes gymnasium and theater spaces

<sup>4</sup> Includes allowance for asbestos abatement

<sup>5</sup> Includes modifications to create a vertical shaft

<sup>6</sup> Excludes Theater space

**Appendix A**  
Space Needs Spreadsheets

**Community and Performing Arts Center - 500 Seat Theater**

<b>Staff/Component Description</b>	<b>Space Code</b>	<b>Unit NSF</b>	<b>Units</b>	<b>Subtotal NSF</b>	<b>Comments</b>
<b>Community Arts Administration</b>					
Community Services Director	PO	200	1	200	Space for small conference table
Business / Community Center Mgr.	PO	150	1	150	
Theater Management Office	PO	200	3	600	
Administrative Assistant	WS	100	1	100	Share space or adjacent to work area
Work Area (copy/print/billing/supply)	OA	200	1	200	Adjacent to Admin. Assistant
File Room/Storage	ER	200	1	200	
Small Meeting Room	ER	150	1	150	Space for up to 8 people seated at table
Staff Restroom	ER	80	1	80	
Staff Lunch Room	ER	150	1	150	
Game Rental	ER	150	1	150	Close to office staff for supervision
			Subtotal	<b>1,980</b>	
<b>Public Meeting Areas</b>					
City Council Room	ER	1,200	1	1,200	Accommodate up to 100 people seated in chairs. Also serve as Zoning Board Room
Table and Chair Storage	ER	200	1	250	One room for each (large meeting, council and zoning rooms)
			Subtotal	<b>1,450</b>	
<b>Community Art Programs</b>					
Art Director	PO	150	1	150	
Art Instructor	WS	75	2	150	Adjacent to art room and art director 1 for lead and 1 shared WS
Art Center / Maker Space	ER	1,500	1	1,500	
Art Supply Room	ER	500	1	500	Adjacent to art room
Paint Studio	ER	750	1	750	
Paint Supply	ER	150	1	150	Adjacent to paint room
Clay Studio	ER	750	1	750	
Kiln Room	ER	350	1	350	Adjacent to clay studio
Glass Studio	ER	500	1	500	Includes kiln
Dark Room	ER	200	1	200	
Student Lockers	OA	10	50	500	50 cubbies for kids coats/back packs with bench seating
Staff Restroom	ER	80	2	160	
			Subtotal	<b>5,660</b>	
<b>Theater Area</b>					
Stage	OA	2,000	1	2,000	
Main Floor Theater Seating	OA	4,800	1	4,800	Seating for 400 at 12 square feet
Balcony Seating	OA	1,200	1	1,200	Seating for 100 at 12 square feet
Orchestra Pit	OA	750	1	750	
Control Booth	ER	300	1	300	On Balcony

**Community and Performing Arts Center - 500 Seat Theater**

Staff/Component Description	Space Code	Unit NSF	Units	Subtotal NSF	Comments
Box Office	ER	300	1	300	
			Subtotal	<b>9,350</b>	
<b>Backstage Spaces</b>					
Dressing Room	ER	250	4	1,000	
Restrooms	ER	250	2	500	
Makeup Room	ER	350	1	350	
Wood Shop	ER	1,200	1	1,200	
Wardrobe Storage	ER	400	1	400	
Large Storage	ER	750	1	750	
			Subtotal	<b>4,200</b>	
<b>Support Spaces</b>					
Entry Vestibule	ER	200	3	600	
Public Lobby	OA	2,000	1	2,000	First floor and Second Floor Lobby, Display areas within Lobby
Refreshment / Kitchenette Storage	ER	100	1	100	Adjacent to main lobby
IT Room	ER	100	2	200	
Mechanical Room	ER	750	1	750	Possible divided into two spaces or mechanical penthouse
Public Restrooms	ER	500	4	2,000	
Mothers Nursing Rooms	ER	80	1	80	
Janitorial Closets	ER	100	2	200	Dispersed throughout building
Stairs	ER	200	3	600	
Elevator Shaft and Equipment	ER	200	1	200	
General Storage	ER	500	1	500	May be several smaller rooms throughout building
			Subtotal	<b>8,235</b>	
<b>Subtotal - Net Square Feet</b>				<b>30,875</b>	
Circulation Multiplier 40%				12,350	
<b>TOTAL GROSS SQUARE FEET</b>				<b>43,225</b>	

**Community and Performing Arts Center - 1,000 Seat Theater**

Staff/Component Description	Space Code	Unit NSF	Units	Subtotal NSF	Comments
<b>Community Arts Administration</b>					
Community Services Director	PO	200	1	200	Space for small conference table
Business / Community Center Mgr.	PO	150	1	150	
Theater Management Office	PO	200	3	600	
Administrative Assistant	WS	100	1	100	Share space or adjacent to work area
Work Area (copy/print/billing/supply)	OA	200	1	200	Adjacent to Admin. Assistant
File Room/Storage	ER	200	1	200	
Small Meeting Room	ER	150	1	150	Space for up to 8 people seated at table
Staff Restroom	ER	80	1	80	
Staff Lunch Room	ER	150	1	150	
Game Rental	ER	150	1	150	Close to office staff for supervision
			Subtotal	<b>1,980</b>	
<b>Public Meeting Areas</b>					
City Council Room	ER	1,200	1	1,200	Accommodate up to 100 people seated in chairs. Also serve as Zoning Board Room
Table and Chair Storage	ER	200	1	250	One room for each (large meeting, council and zoning rooms)
			Subtotal	<b>1,450</b>	
<b>Community Art Programs</b>					
Art Director	PO	150	1	150	
Art Instructor	WS	75	2	150	Adjacent to art room and art director 1 for lead and 1 shared WS
Art Center / Maker Space	ER	1,500	1	1,500	
Art Supply Room	ER	500	1	500	Adjacent to art room
Paint Studio	ER	750	1	750	
Paint Supply	ER	150	1	150	Adjacent to paint room
Clay Studio	ER	750	1	750	
Kiln Room	ER	350	1	350	Adjacent to clay studio
Glass Studio	ER	500	1	500	Includes kiln
Dark Room	ER	200	1	200	
Student Lockers	OA	10	50	500	50 cubbies for kids coats/back packs with bench seating
Staff Restroom	ER	80	2	160	
			Subtotal	<b>5,660</b>	
<b>Theater Area</b>					
Stage	OA	2,500	1	2,500	
Main Floor Theater Seating	OA	9,600	1	9,600	Seating for 800 at 12 square feet
Balcony Seating	OA	2,400	1	2,400	Seating for 200 at 12 square feet
Orchestra Pit	OA	750	1	750	
Control Booth	ER	300	1	300	On Balcony

**Community and Performing Arts Center - 1,000 Seat Theater**

Staff/Component Description	Space Code	Unit NSF	Units	Subtotal NSF	Comments
Box Office	ER	300	1	300	
			Subtotal	<b>15,850</b>	
<b>Backstage Spaces</b>					
Dressing Room	ER	250	4	1,000	
Restrooms	ER	250	2	500	
Makeup Room	ER	350	1	350	
Wood Shop	ER	1,200	1	1,200	
Wardrobe Storage	ER	400	1	400	
Large Storage	ER	750	1	750	
			Subtotal	<b>4,200</b>	
<b>Support Spaces</b>					
Entry Vestibule	ER	200	3	600	
Public Lobby	OA	2,000	1	2,000	First floor and Second Floor Lobby, Display areas within Lobby
Refreshment / Kitchenette Storage	ER	100	1	100	Adjacent to main lobby
IT Room	ER	100	2	200	
Mechanical Room	ER	750	1	750	Possible divided into two spaces or mechanical penthouse
Public Restrooms	ER	500	4	2,000	
Mothers Nursing Rooms	ER	80	1	80	
Janitorial Closets	ER	100	2	200	Dispersed throughout building
Stairs	ER	200	3	600	
Elevator Shaft and Equipment	ER	200	1	200	
General Storage	ER	500	1	500	May be several smaller rooms throughout building
			Subtotal	<b>8,235</b>	
<b>Subtotal - Net Square Feet</b>				<b>37,375</b>	
Efficiency Multiplier 40%				14,950	
<b>TOTAL GROSS SQUARE FEET</b>				<b>52,325</b>	



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