



THE

CITY of PELLA

STAFF MEMO TO COUNCIL

ITEM NO: I-3
 SUBJECT: Community Center Renovation Project Update
 DATE: July 18, 2023

BACKGROUND:

The purpose of this Policy and Planning item is to provide an update regarding the Pella Community Center Renovation project. As background, in April of 2023, the City Council approved an agreement with Schemmer to conduct architectural and engineering services for this project.

Public Input

In May of 2023, a public meeting was held and an online questionnaire was distributed for the purpose of receiving public input to generate a Community Center future use plan. Questionnaire respondents were asked what items would attract them to the Pella Community Center more frequently. The top three responses received are listed below, in order of rank:

1. Gym space or an indoor kids play space (especially in poor weather)
2. Expanded art programming or increased availability
3. Importance of preserving historic structures in the community

Base Plan Cost Estimate

During the long-term facilities plan discussion in April of 2022, Council allocated \$5.5 million for a base plan for this project which includes the following items:

- Mechanical/electrical/plumbing upgrades
- Improved accessibility
- Exterior improvements
- Renovations to reopen the community gymnasium
- Fire protection enhancements

The preliminary cost estimate for the base plan is \$4,325,000, as shown in the memo attachment.

Base Plan Plus

Should additional funding over the identified \$5.5 million is acquired through grants, donations, or other sources, Schemmer has provided a base plan plus which would include an addition, new ADA entrance ramp, access to the gym floor, restroom remodel, new elevator, certified kitchen, flex space, and additional interior remodeling. A site plan and floor plans for the base plan plus are included in the memo attachment. It is important to note that a cost estimate for the base plan plus is unknown at this time.

Summary

Representatives with Schemmer will be in attendance during this meeting to share additional details regarding the Pella Community Center Renovation project.

ATTACHMENTS: Schemmer presentation
 REPORT PREPARED BY: Community Services Director
 REVIEWED BY: City Administrator, City Clerk
 RECOMMENDATION: Seeking Council direction



Pella Community Center Improvements Project

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Public Input

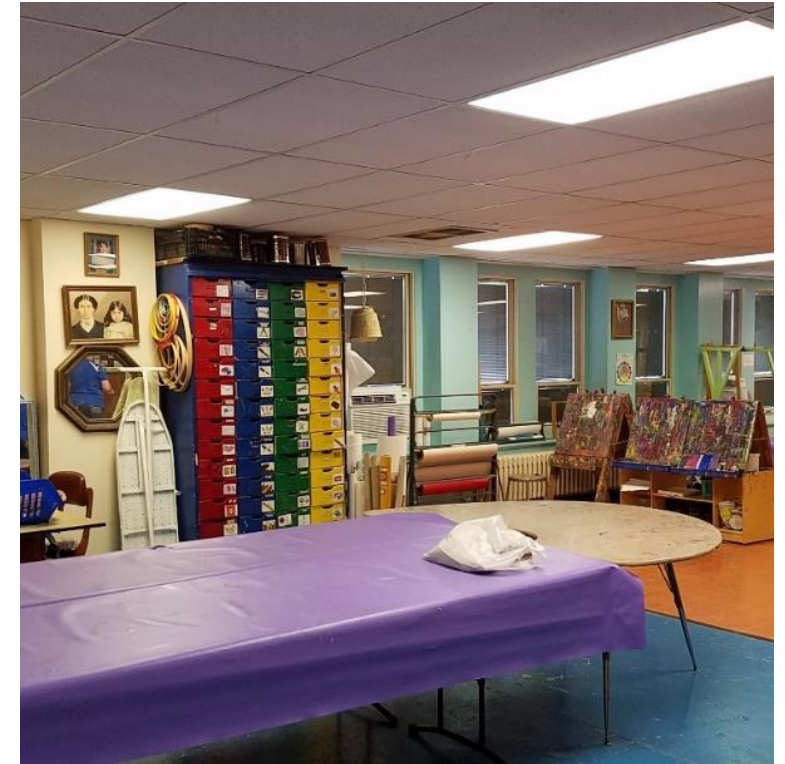
- Public Meeting
- Online Survey



Main Categories of Responses	
Gym/Indoor Kids Play Space/Especially in Poor Weather	69
Art Programming/Expanded Programming/More availability	61
Importance of Preserving History/Structures in town	56
Expanded hours (evenings & weekends)	53
Auditorium/Improvements to Space/Ability for multiple users	48
Importance of Central Location/Walkability	48
Union Street Players Expanded/Exclusive Usage	46
Meeting Space/High Tech/Family Gathering	34
Kitchen Space/Cooking Classes	23
Accessibility Improvements	23
Crossroads/Assistance Programming	23
Makerspace (Fiber Arts, Edit/Create Videos, Photography Studio)	15
Updated Facilities/Visible Entrance, Heat/AC, Bathroom Upgrades, Signage, Bottle Filling Stations	14
Senior Meals/Senior Activities	13
DOT services	11
Homeschool Use/Class Space	7
Library Use	7
Café/Snack Bar/Restaurant/Beverages	3
Dance Floor	1
Patio	1
Gift Shop	1
Outdoor Public Art	1
Rentable Office Space	1
Not in Favor of Project	1

Public Input Results

- Reopen gym for non-competitive activities
- Expanded art programming
- Expanded senior activities
- Improved accessibility
- Certified kitchen



Community Center Committee Recommendations

- Base Bid (deferred maintenance)
 - Improved accessibility
 - Exterior improvements
 - Gymnasium reopened
 - Mechanical/Electrical/Plumbing
 - Fire protection

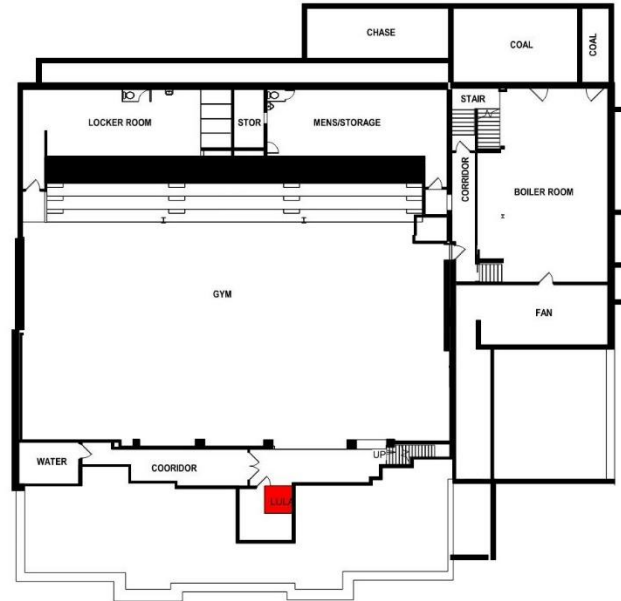
PRELIMINARY COST ESTIMATE

A preliminary estimate of probable costs has been prepared for renovation of the existing building and site. The estimate has been separated into various line items for consideration. The project cost estimate is summarized in the table below.

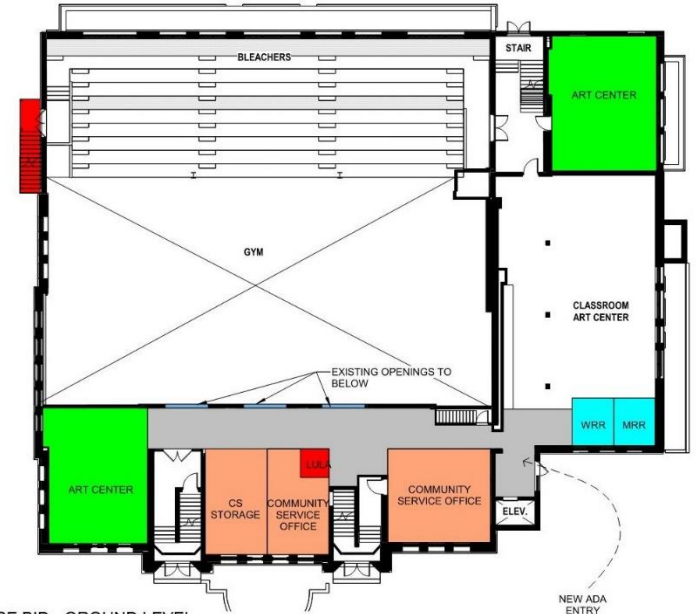
ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Exterior entry ramp / sidewalk	1	LS	\$30,000	\$30,000
Masonry Repairs	3,500	SF	\$22	\$77,000
Exterior Window Replacement	2,360	SF	\$55	\$130,000
Exterior Door Replacement	8	EA	\$2500	\$20,000
Replace Roofing at East Addition	2,415	SF	\$22	\$53,000
Restroom Renovation	2	EA	\$48,000	\$96,000
Interior Floor Finish Replacement ¹	4,850	SF	\$6	\$29,000
Interior Ceiling Finish Replacement ²	27,500	SF	\$4	\$110,000
Interior Gymnasium Ceiling Replacement ³	4,750	SF	\$23	\$110,000
Add Accessible Lift to Gymnasium ⁴	1	EA	\$90,000	\$90,000
Elevator Modernization	1	EA	\$120,000	\$120,000
Fire Sprinkler System Addition	40,000	SF	\$5.50	\$220,000
Plumbing System Upgrades	40,000	SF	\$4	\$160,000
HVAC System Upgrades	40,000	SF	\$36	\$1,440,000
Lighting System Upgrades ⁵	35,000	SF	\$8	\$280,000
Electrical Power System Upgrades	40,000	SF	\$9	\$360,000
Building and Site Subtotal:				\$3,325,000
Project Contingency (15%)				\$500,000
Soft Costs – Design Fees, Permitting, Testing, etc. (15%)				\$500,000
TOTAL PROJECT ESTIMATE:				\$4,325,000

Base Bid Floor Plans

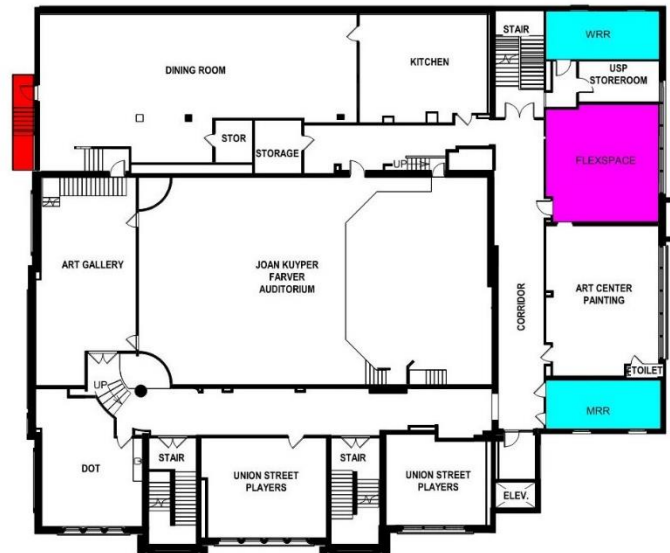
- Community Service Relocation
- New ADA entrance ramp
- ADA Access to gym floor
- Restroom remodel



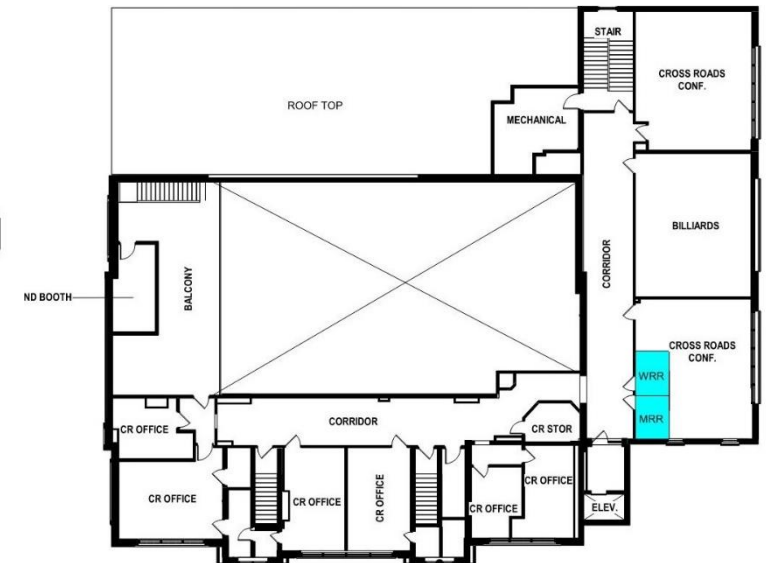
BASE BID - GYM LEVEL



BASE BID - GROUND LEVEL



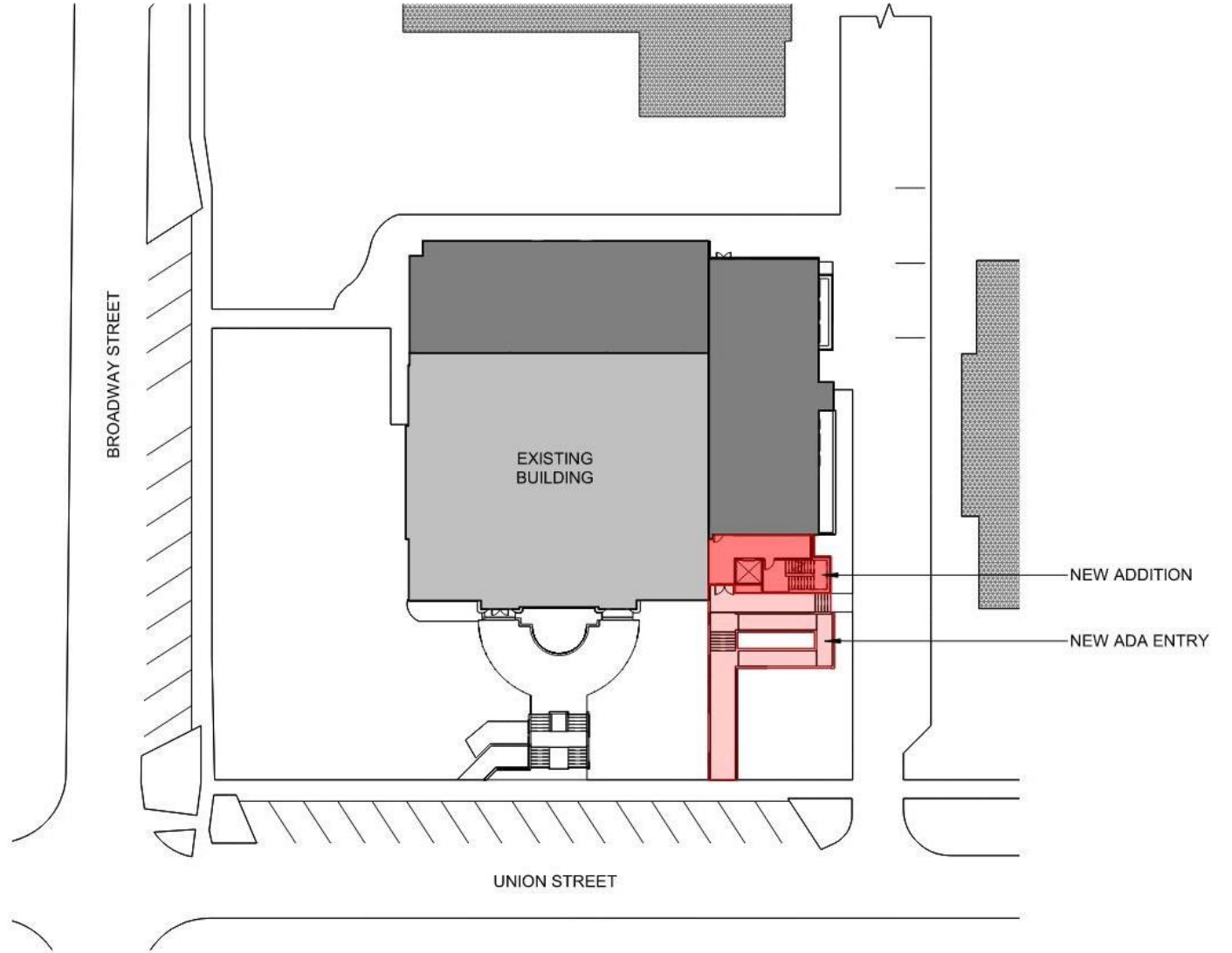
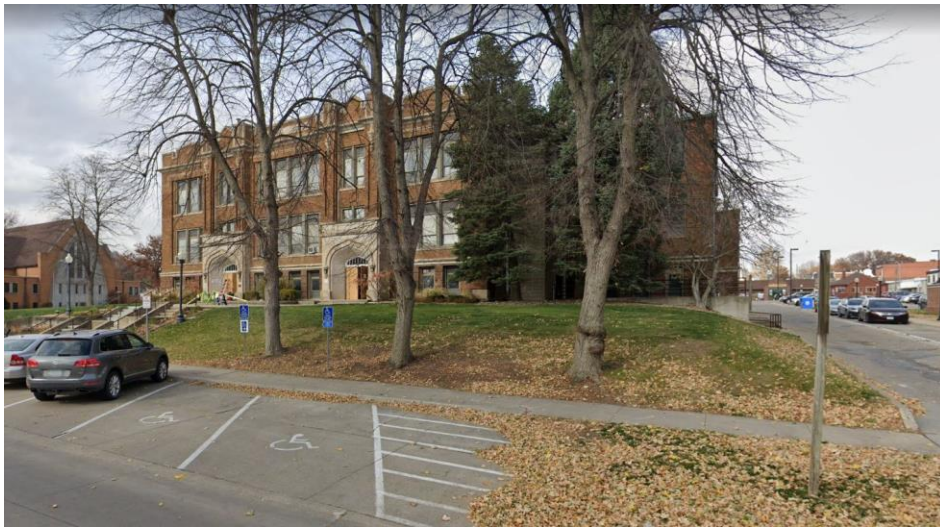
BASE BID - SECOND FLOOR



BASE BID - THIRD FLOOR



Base Bid (+) Site Plan



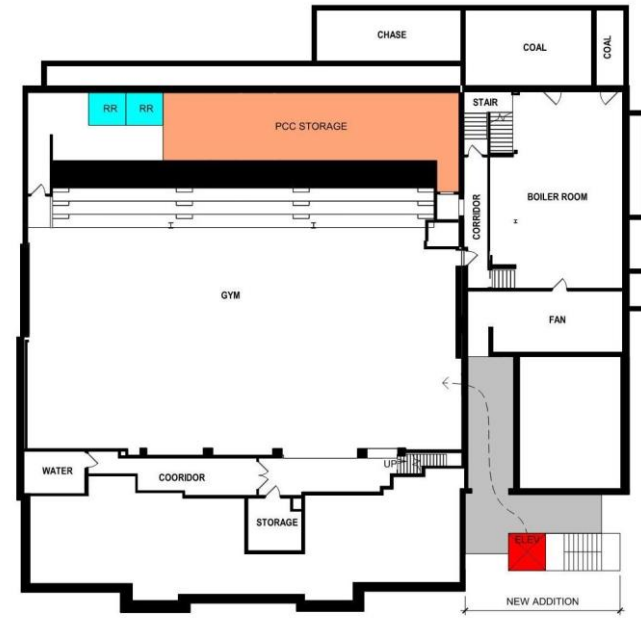
SITE PLAN



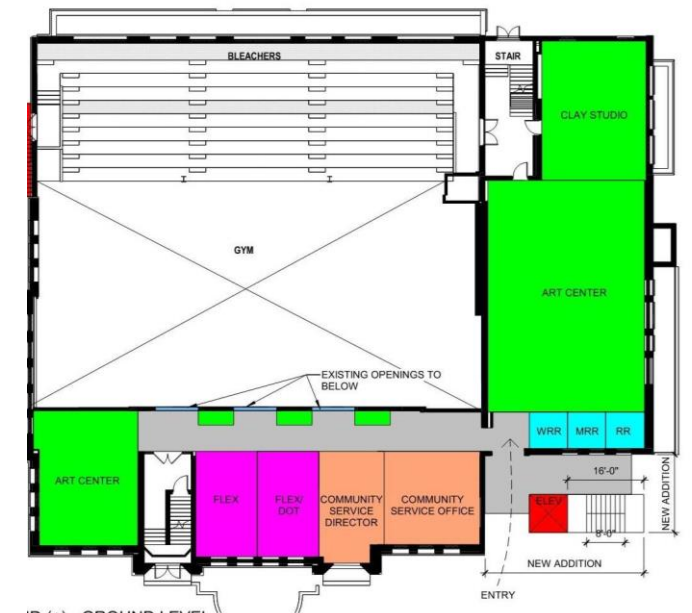
Base Bid (+) 3D Views

Base Bid (+) Floor Plans

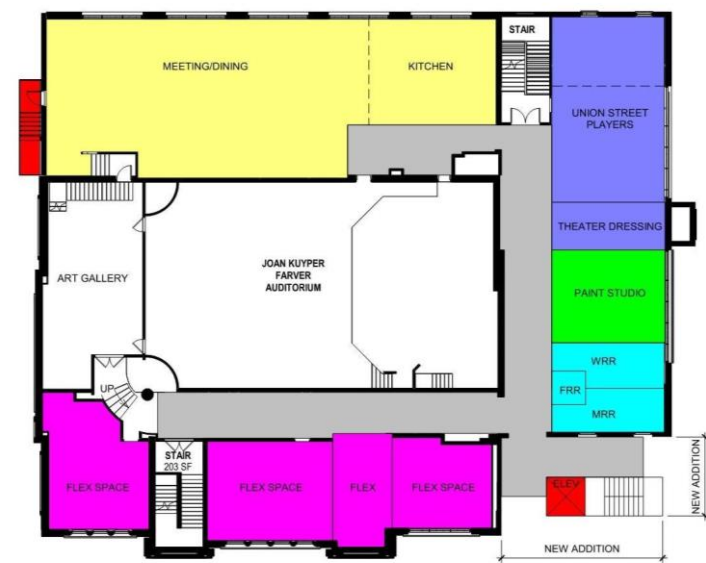
- Includes deferred maintenance
- New elevator and stair addition
- Certified kitchen
- Additional interior remodeling
- Flex space



BASE BID (+) - GYM LEVEL



ID (+) - GROUND LEVEL



BASE BID (+) - SECOND FLOOR



BID (+) - THIRD FLOOR

Community Center Committee Recommendation Summary

- **Base Bid** (deferred maintenance)
 - Improved accessibility
 - Exterior improvements
 - Gymnasium reopened
 - Mechanical/Electrical/Plumbing
- **Base Bid (+)** Non city fundraising
 - New elevator/stair main entry
 - Certified Kitchen
 - Additional interior remodeling/improvements





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Thank You!