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Appendix F

Community Center Study

Bloomington Community Center Potential Components

Component	Ideal sq. ft.	Est. Cost /sq. ft.	Subtotal	Equipment	Subtotal	Total
Parks & Recreation, Human Services Divisions						
Aerobics room/dance studio/yoga	2,000	\$135	\$270,000		\$270,000	
Banquet/congregate dining room/stage	5,000	\$135	\$675,000		\$675,000	
Billiards/pool room	1,800	\$135	\$243,000		\$243,000	
Ceramics room	1,800	\$135	\$243,000		\$243,000	
Coat storage	250	\$135	\$33,750		\$33,750	
Commercial kitchen/storage	2,000	\$175	\$350,000	\$150,000	\$500,000	
Community organization/service agencies offices (leased)	10,000	\$135	\$1,350,000		\$1,350,000	
Community Center Offices/work and file room	5,000	\$135	\$675,000		\$675,000	
Exhibit area	450	\$135	\$60,750		\$60,750	
Game room - video games, pool tables, etc.	1,500	\$135	\$202,500		\$202,500	
Gift shop/boutique	1,800	\$135	\$243,000		\$243,000	
Indoor playground	1,500	\$135	\$202,500	\$100,000	\$302,500	
Lapidary room	900	\$135	\$121,500		\$121,500	
Library/media center/Computer Lab	2,000	\$135	\$270,000		\$270,000	
Loading dock	1,000	\$135	\$135,000		\$135,000	
Mechanical rooms	896	\$135	\$120,960		\$120,960	
Meeting rooms (near banquet facilities)	4,000	\$135	\$540,000		\$540,000	
Outdoor patio/Healing Gardens	896	\$135	\$120,960		\$120,960	
Parking lot and lighting 300 spaces @\$4,500	300	4500	\$1,350,000		\$1,350,000	
Pre-school room/day care/crib room	1,500	\$135	\$202,500		\$202,500	
Restrooms (number proportioned to building size)	1,800	\$135	\$243,000		\$243,000	
Service counter and lobby	896	\$135	\$120,960		\$120,960	
Storage	900	\$135	\$121,500		\$121,500	
Transportation hub/Bus shelter	1,800	\$135	\$243,000		\$243,000	
Unisex bathroom	200	\$135	\$27,000		\$27,000	
Vending area	250	\$135	\$33,750		\$33,750	
Woodshop	1,200	\$135	\$162,000		\$162,000	
Youth coffee house	5,000	\$135	\$675,000		\$675,000	
Youth/teen center	2,500	\$135	\$337,500		\$337,500	
Subtotal - Parks & Recreation, Human Services Divisions					\$9,623,130	
Architect/Engineering @ 8.5%					\$962,313	
Furniture, Fixtures & Equipment @ 10%					\$817,966	
Contingency @ 10%					\$962,313	
Total - Parks & Recreation, Human Services Divisions						\$12,365,722

Public Health Division*

Est. 15,000 sq. ft. at \$135/sq. ft. for entire PHD area	15,000	\$135	\$2,025,000		\$2,025,000	
Separate entrance for health dept clients (privacy issues)						
Lab area with refrigerator						
Clinic toilets						
Public toilets						
Employee toilets						
Secure area for chart lock-up (data privacy)						
Library for health dept reference books and materials						
Storage space for health dept equipment, educational materials						
Coat and boot storage area						
Subtotal - Public Health Division					\$2,025,000	
Architect/Engineering @ 8.5%					\$202,500	
Furniture, Fixtures & Equipment @ 10%					\$172,125	
Contingency @ 10%					\$202,500	
Total - Public Health Division						\$2,602,125

* Public Health would not necessarily have to be in the Community Center, but if on a different site, there would be additional costs for parking, utilities, etc.

Bloomington Community Center Potential Components

Component	Ideal sq. ft.	Est. Cost /sq. ft.	Subtotal	Equipment	Subtotal	Total
Indoor Family Aquatic Center						
Indoor family aquatic center	25,000	\$175	\$4,375,000		\$4,375,000	
Zero-depth entry leisure pool	5,400	\$175	\$945,000		\$945,000	
Main pool area deck space	7,950	\$175	\$1,391,250		\$1,391,250	
Therapy Pool	3,100	\$175	\$542,500		\$542,500	
Pool locker rooms/toilets (includes family space)	3,700	\$135	\$499,500		\$499,500	
Pool mechanical room	1,650	\$135	\$222,750		\$222,750	
Control room and offices	1,345	\$135	\$181,575		\$181,575	
Misc. space, hallways	555	\$135	\$74,925		\$74,925	
Subtotal - Indoor Family Aquatic Center					\$8,232,500	
Architect/Engineering @ 8.5%					\$823,250	
Furniture, Fixtures & Equipment @ 10%					\$699,763	
Contingency @ 10%					\$823,250	
Subtotal - Indoor Family Aquatic Center						\$10,578,763
Add'l option:						
8-lane, 25-meter lap and exercise pool	5,000	\$175	\$875,000		\$875,000	
Architect/Engineering @ 8.5%					\$87,500	
Furniture, Fixtures & Equipment @ 10%					\$74,375	
Contingency @ 10%					\$87,500	
Subtotal - 8-lane, 25-meter lap and exercise pool						\$1,124,375
Total - Indoor Family Aquatic Center						\$11,703,138
Gymnasium or Domed Field House & Related Facilities						
Gymnasium (13,000 sq. ft.) or Domed Field House (80,000 sq. ft.)*		\$175	\$2,275,000		\$2,275,000	
Locker rooms/showers/toilets (included family space)	3,600	\$135	\$486,000		\$486,000	
Walking/running track (upper level of gym)	4,500	\$175	\$787,500		\$787,500	
Concessions/snack bar	450	\$135	\$60,750		\$60,750	
Fitness center, weight room	4,500	\$135	\$607,500	\$100,000	\$707,500	
Hobby/workshops/Crafts	1,200	\$135	\$162,000		\$162,000	
Indoor climbing wall	1,500	\$175	\$262,500	\$150,000	\$412,500	
Subtotal - Gymnasium or domed field house & related facilities					\$4,891,250	
Architect/Engineering @ 8.5%					\$489,125	
Furniture, Fixtures & Equipment @ 10%					\$415,756	
Contingency @ 10%					\$489,125	
Total - Gymnasium or domed field house & related facilities						\$6,285,256
* It appears that there may not be room on the current site for a domed field house. The facility could be located at another site.						
Grand Total						\$32,956,241